City of Hutto

Agenda

City Council Special Meeting

Thursday, August 13, 2026 at 6:00 PM

Council Chambers, City Hall – 500 W. Live Oak Street

1. CALL SESSION TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

Please fill out required registration form before meeting. Public comment is limited to 3 minutes. City Council can not talk about any items not on the agenda per state law. Written comments for this meeting may also be sent to comments@huttotx.gov PRIOR to 4:00 pm on August 13, 2026. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

4. OTHER BUSINESS

4.1. Consideration and possible action on Resolution No. R-2026-164 calling and setting a public hearing on September 3, 2026, at 7:00 PM and September 10, 2026, at 7:00 PM on the proposed tax rate for fiscal year 2026-2027 and determining the proposed tax rate to be included in the hearing notice; providing proper notice and meeting, and providing an effective date. (Alberta Barrett)

4.2. Consideration and possible action on Ordinance No. O-2026-037 calling a bond election to be held in the City of Hutto, Texas on November 3, 2026; making provision for the conduct of the election; and resolving other matters related to that election. (Legal)

4.3. Consideration and possible action on Ordinance No. O-2026-038 amending the budget for FY 2026 for various expenditures of the City of Hutto's General Fund, Capital Replacement Fund and Utility Fund. (Alberta Barrett)

4.4. Consideration and possible action on Resolution No. R-2026-165 approving a joint election agreement and contract for election services between Williamson County Elections Administrator and the City of Hutto for a special bond election to be held on November 3, 2026; and authorizing the City Manager to execute the contract. (Laura Hallmark)

4.5. **Joint Meeting with Planning and Zoning Commission** - Call to Order & Roll Call:

Rick Hudson, Chair	Joelle Dan
Tony Wertz, Vice-Chair	Cory Hall
Jose DeLaCruz	Brandon DeLeon
Norman Delay	

4.5. (a) Discussion and review of proposed amendments to the Unified Development Code. (Howard Koontz)

4.5. (b) Consideration and possible action by the Planning and Zoning Commission relating to a recommendation for an ordinance for the adoption of the Unified Development Code and the Engineering Criteria Manual by reference. (Howard Koontz)

4.5. (c) Planning and Zoning Commission Adjourn.

5. ADJOURNMENT

6. CERTIFICATION

I certify that this notice of the August 13, 2026 Hutto City Council meeting was posted in accordance with the Texas Open Meetings Act on the City of Hutto website (huttotx.gov) and the City Hall bulletin board (500 W. Live Oak Street) on August 7, 2026 before 5:30 P.M.

Laura Hallmark

Laura Hallmark

The City of Hutto is committed to complying with the Americans with Disabilities Act. The Hutto City Council Chamber is wheelchair accessible. Request for reasonable special accommodations must be made 48 hours prior to the meeting. Please email the City Secretary's office at CitySecretary@huttotx.gov or call (512) 759-4839 for assistance.

AGENDA ITEM REPORT
4.1.

To:	City Council
Subject:	Consideration and possible action on Resolution No. R-2026-164 calling and setting a public hearing on September 3, 2026, at 7:00 PM and September 10, 2026, at 7:00 PM on the proposed tax rate for fiscal year 2026-2027 and determining the proposed tax rate to be included in the hearing notice; providing proper notice and meeting, and providing an effective date. (Alberta Barrett)
Meeting:	Thursday, August 13, 2026
Department:	Finance /
Staff Contact:	Alberta Barrett

ITEM SUMMARY:

Discuss and consider a resolution calling and setting a public hearing on September 3, 2026 at 7:00PM on the proposed tax rate for fiscal year 2026-2027 and determining the proposed tax rate to be included in the hearing notice.

The No New Revenue property tax rate is included in the FY 2027 Proposed Budget as follows:

Proposed Rate	No New Revenue Rate	Revenues Generated
M&O Rate	0.280331	$16,348,414
I&S Rate	0.116680	$ 6,804,574
Total Rate	0.397011	$23,152,988

This agenda item does not adopt the tax rate; this is the record vote for the proposed tax rate to include in the public hearing notice. Following this initial hearing, the City Council may revised the proposed tax rate at a later date, subject to applicable legal requirements.

If the No New Revenue property tax rate is accepted as proposed, then there is only a need to have one public hearing and adopt the tax rate after the public hearing which would be September 3, 2026. However, if Council desires to set a rate higher than the No New Revenue rate, there will be a need to hold two public hearings, with the first public hearing being held on September 3, 2026 and the second public hearing and adoption of the tax rate would occur on September 10, 2026. An alternate resolution is attached for this purpose. Keep in mind the FY 2027 Budget has to be adopted BEFORE the tax rate is adopted.

The proposed calendar for adoption is as follows:
August 13, 2026 Record vote on the proposed tax rate
August 23, 2026 Notice of public hearing published in the Taylor Press

AGENDA ITEM REPORT
4.1.

September 3, 2026 Public hearing, adoption of the budget and the tax rate
September 10, 2026 Second public hearing, adoption of the budget and tax rate. This public hearing is only needed if the budget and tax rate are not adopted on September 3, 2026.

FISCAL NOTES:

There is no fiscal impact associated with this agenda item.

ATTACHMENTS:

1. Hutto Res public hearing for FY 2027
2. Hutto Res public hearing for FY 2027 ALTERNATE

RESOLUTION NO. R-2026-###

A RESOLUTION OF THE CITY OF HUTTO, TEXAS, CALLING AND SETTING A PUBLIC HEARING ON SEPTEMBER 3, 2026, AT 7:00 PM ON THE PROPOSED TAX RATE FOR FISCAL YEAR 2026-2027 AND DETERMINING THE PROPOSED TAX RATE TO BE INCLUDED IN THE HEARING NOTICE; PROVIDING PROPER NOTICE AND MEETING, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council desires to call and set a public hearing on September 3, 2026, at 7:00 PM on the proposed tax rate for fiscal year 2026-2027 and determining the proposed tax rate to be included in the hearing notice.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS, THAT:

SECTION 1: The findings set forth in the recitals of this Resolution are hereby found to be true and correct and are hereby adopted as findings of the City Council and are incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2: That the Hutto City Council hereby calls and sets a public hearing on September 3, 2026, at 7:00 PM on the proposed tax rate for fiscal year 2026-2027 and determining the proposed tax rate to be included in the hearing notice.

SECTION 3: The City Council hereby finds and declares that written notice of the date, hour, place, and subject of the meeting at which this Resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

SECTION 4: This Resolution shall take effect immediately upon its passage.

PASSED AND APPROVED by the CITY COUNCIL of the CITY OF HUTTO, on the 13th of August, 2026, on a vote of ____ AYES; _____ NAYS; and _____ ABSTENTIONS.

Mayor Mike Snyder	Aye ___ Nay ___ Abstained ___ Absent ___
Mayor Pro Tem Evan Porterfield	Aye ___ Nay ___ Abstained ___ Absent ___
Council Member Corina Zepeda	Aye ___ Nay ___ Abstained ___ Absent ___
Council Member Jerrel Reynolds	Aye ___ Nay ___ Abstained ___ Absent ___
Council Member Jim Morris	Aye ___ Nay ___ Abstained ___ Absent ___
Council Member Dan Thornton	Aye ___ Nay ___ Abstained ___ Absent ___
Council Member Aaron King	Aye ___ Nay ___ Abstained ___ Absent ___

CITY OF HUTTO, TEXAS

_____

Mike Snyder, Mayor

ATTEST

_____

Laura Hallmark, City Secretary

ALTERNATE

RESOLUTION NO. R-2026-###

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Mayor Pro Tem Evan Porterfield	Aye ___ Nay ___ Abstained ___ Absent ___
Council Member Corina Zepeda	Aye ___ Nay ___ Abstained ___ Absent ___
Council Member Jerrel Reynolds	Aye ___ Nay ___ Abstained ___ Absent ___
Council Member Jim Morris	Aye ___ Nay ___ Abstained ___ Absent ___
Council Member Dan Thornton	Aye ___ Nay ___ Abstained ___ Absent ___
Council Member Aaron King	Aye ___ Nay ___ Abstained ___ Absent ___

CITY OF HUTTO, TEXAS

_____
Mike Snyder, Mayor

ATTEST

_____
Laura Hallmark, City Secretary

AGENDA ITEM REPORT
4.2.

To:	City Council
Subject:	Consideration and possible action on Ordinance No. O-2026-037 calling a bond election to be held in the City of Hutto, Texas on November 3, 2026; making provision for the conduct of the election; and resolving other matters related to that election. (Legal)
Meeting:	Thursday, August 13, 2026
Department:	Legal /
Staff Contact:	David Amsler

ITEM SUMMARY:

The City has been planning to construct a new Justice Center to address current and future public safety needs. The existing facilities have operational limitations and do not adequately support the long-term needs of the Police Department, Municipal Court, Emergency Management, and other public safety functions.

Over the past several years, the City has completed planning, programming, and architectural design efforts to refine the project scope and develop reliable construction cost estimates. These efforts have allowed staff to identify a project that meets operational requirements while remaining fiscally responsible.

Calling the election allows Hutto voters to determine whether the City should be authorized to finance construction of the Justice Center through general obligation bonds.

The recommended bond amount of approximately $44 million is based on the current project scope and the latest design and cost estimates. The amount presented to voters establishes the maximum bond authorization. If approved, bonds would be issued over time as project funding is needed and authorized by the City Council. Should the Council choose to reduce the proposed authorization, staff would evaluate whether project scope, phasing, or other funding strategies would be necessary to deliver the project within the approved amount.

FISCAL NOTES:

The City contracts with Williamson County Elections Department (companion agenda item) to conduct its municipal elections. Expenses are set once the number of entities and their respective election items, polling locations, poll workers, and associated forms and equipment have been finalized. Funds are included in the FY 2027 budget as follows:

General Fund (10)

AGENDA ITEM REPORT
4.2.

Account Number: 10-060-003-6431 (City Secretary)
Account Name: Election Services
Budgeted Amount: $69,340

ATTACHMENTS:

1. City of Hutto - ordinance v2
2. City of Hutto - ordinance - waiver of notice - special meeting
3. CoHutto_PD Justice Center 25CD Deliverable_8.7.26

ORDINANCE NO. _____

AN ORDINANCE CALLING A BOND ELECTION TO BE HELD IN THE CITY OF HUTTO, TEXAS; MAKING PROVISION FOR THE CONDUCT OF THE ELECTION; AND RESOLVING OTHER MATTERS RELATED TO THAT ELECTION

WHEREAS, the City Council (the *Council*) of the CITY OF HUTTO, TEXAS (the *City*), located in Williamson County, Texas (the *County*), finds that a special election (the *Election*) should be held to determine whether the City will be authorized to issue general obligation bonds in the amount and for the public purposes identified in this ordinance (the *Ordinance*); and

WHEREAS, the City will contract with the County, by and through its elections administrator (the *Administrator*) to conduct all aspects of the Election for all registered voters of the City; and

WHEREAS, the Election may be held jointly with other political subdivisions (collectively, the *Participants*) pursuant to a joint election agreement according to the Texas Election Code, as amended (the *Code*); and

WHEREAS, the Council hereby finds that the actions described above are in the best interests of the residents of the City; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS THAT:

SECTION 1. Election Ordered; Purpose; Amount. The Election will be held in the CITY OF HUTTO, TEXAS on November 3, 2026 (*Election Day*), which is a uniform election date under the Code and is not less than 78 days nor more than 90 days from the date of the adoption of this Ordinance, for the purpose of submitting the following legal question to the eligible voters of the City:

City of Hutto Measure A

Should the City Council of the City of Hutto, Texas be authorized to issue and sell one or more series of general obligation bonds of the City in the aggregate principal amount of not more than _____ for designing, acquiring, constructing, purchasing, renovating, improving, upgrading, updating, enlarging, demolishing, and equipping public safety facilities, including a new Justice Center to serve as police headquarters, and the purchase of land, easements, rights-of-way, and other real property interests necessary therefor or incidental thereto, and completing related landscaping, with the bonds to mature, bear interest, and be issued and sold as permitted by law, and will the City Council be authorized to levy and pledge, and cause to be assessed and collected, annual ad valorem taxes on all taxable property in the City sufficient, within the limits provided by law, to pay the annual interest and provide a sinking fund to pay the bonds at maturity?

SECTION 2. Method of Voting; Ballots. The Council authorizes voting electronically, by paper, or any combination thereof. Voters will vote on the official ballots by marking "FOR" or "AGAINST" the measure above with the following ballot language:

City of Hutto Proposition A

THIS IS A TAX INCREASE; the issuance of bonds in the amount of _____ for a new Justice Center to serve as police headquarters and the levy of taxes sufficient to pay the principal of and interest on the bonds.

SECTION 3. Polling Details.

A. One or more City election precincts are established for Election Day from 7:00 a.m. to 7:00 p.m. with one or more corresponding polling places as identified on Exhibit A to this Ordinance. As permitted by the Code, polling places may be changed without further Council action; any changes will not affect this Ordinance or subsequent notice of election.

B. Exhibit A also includes the places, dates, and hours for early voting in person. As permitted by the Code, these details may be changed without further Council action; any changes will not affect this Ordinance or subsequent notice of election. Applications for voting by mail should be received no later than the close of business on October 23, 2026. Applications should be sent to the Early Voting Clerk named below. If an application for ballot by mail is faxed or emailed (or if a federal postcard application is faxed), the applicant must also mail the original.

SECTION 4. Election Officials. To the extent required by the Code or other applicable law, the appointment of election officials at polling locations will include a person fluent in the Spanish language.

A. The Administrator will appoint poll workers in compliance with legal requirements, including access to Spanish translators and any other applicable languages.

B. The Early Voting Clerk is the Administrator, Bridgette Escobedo—mailing address: P.O. Box 209, Georgetown, Texas 78627; physical address: 301 S.E. Inner Loop, Suite 104, Georgetown, Texas 78626; phone: (512) 943-1630; fax: (512) 943-1634; email: bridgette.escobedo@wilco.org; and website https://www.wilcotx.gov/185/Elections. The Early Voting Clerk will appoint the Deputy Early Voting Clerks.

C. The Administrator is authorized to establish an Early Voting Ballot Board and to designate the Presiding Judge of the Early Voting Ballot Board and, if needed, the members of Signature Verification Committee.

D. The Administrator is authorized to use a Central Counting Station (the *Station*) if needed. The Administrator or the Administrator's designee is appointed as the Manager of the Station with the authority to appoint the Tabulation Supervisor, the Programmer, and any Clerks.

SECTION 5. Legal Compliance. The Election and notice of Election will be held and conducted according to the Code and other applicable law. To the extent required by law, materials relating to the Election will be printed in English, Spanish, and any other required language.

SECTION 6. Debt Obligations. The following information is calculated based on bond market conditions as of the date of the adoption of this Ordinance; is further explained in one or more voter information documents attached to this Ordinance as exhibits; and is not intended to serve as a cap or other restriction should the bonds be authorized at the Election.

A. The aggregate amount of the outstanding principal of the City's debt totaled $622,645,000 (including maintenance tax debt, if any).

B. The aggregate amount of the interest owed on the City's debt obligations, through respective maturity, totaled $446,644,816.

C. The City levied an ad valorem debt service tax rate for its outstanding debt obligations of $0.133120 per $100 of taxable assessed valuation.

D. The maturity date of the proposed bonds will not exceed the maximum number of years authorized by law.

E. The maximum interest rate for any series of bonds authorized at the Election is 5.00% (expressed as a net effective interest rate).

SECTION 7. Contracting Authority. The Council authorizes the Mayor, the City Manager, or their designees to negotiate and enter into one or more joint election agreements, election services contracts, or similar contracts with the County, acting by and through the Administrator, and any Participants if desired or if required to comply with applicable law.

SECTION 8. Modifications. The Council acknowledges that information required to complete the Exhibits to this Ordinance may not be available when the Election is ordered, and the Council therefore authorizes the City Secretary, the City Manager, or their designees to correct, modify, or change the Exhibits to the extent permitted by applicable law. Additionally, the Council authorizes these individuals to make technical modifications to this Ordinance that are necessary for compliance with applicable law or to carry out the intent of the Council as evidenced in this Ordinance.

SECTION 9. Findings. The recitals contained in this Ordinance are found to be true.

SECTION 10. Conflicts. All ordinances and resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance will be and remain controlling as to the matters ordered herein.

SECTION 11. Controlling Law. This Ordinance will be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION 12. Open Meetings. It is found that the meeting at which this Ordinance is adopted was open to the public, and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given.

SECTION 13. Severability. If any provision of this Ordinance or the application of this Ordinance to any person or circumstance is held invalid, then the remainder of this Ordinance remains effective.

SECTION 14. Effective Date. Pursuant to Section 1201.028, as amended, Texas Government Code, this Ordinance is effective immediately upon adoption,

* * *

PASSED AND APPROVED on August 13, 2026.

CITY OF HUTTO, TEXAS

_____

Mike Snyder
Mayor

ATTEST:

_____

Laura Hallmark
City Secretary

(CITY SEAL)

[Signature Page to Ordinance Calling a Bond Election]

Exhibit A *(Anexo A)*

Polling places, dates, and times to be determined at a later date by the County.

Exhibit B *(Anexo B)* *(example)*

VOTER INFORMATION DOCUMENT *(DOCUMENTO DE INFORMATIVO PARA LOS VOTANTES)*

City of Hutto, Texas Proposition A:
(Propuesta A del la Ciudad de Hutto, Texas:)

□ For *(a favor)* □ Against *(en contra)*	THIS IS A TAX INCREASE; the issuance of bonds in the amount of _____ for a new Justice Center to serve as police headquarters and the levy of taxes sufficient to pay the principal of and interest on the bonds.	

principal of debt obligations to be authorized *(capital de obligaciones de deuda que se autorizará)*	$42,000,000
estimated interest for the debt obligations to be authorized presuming an interest rate of 5.00% *(interés estimado para las obligaciones de deuda que se autorizarán asumiendo una tasa de interés del 5.00%)*	$32,500,080
estimated combined principal and interest required to pay on time and in full the debt obligations to be authorized amortized over 25 years *(capital e intereses consolidados estimados necesarios para pagar a tiempo y en su totalidad las obligaciones de deuda que se autorizarán amortizar durante 25 años)*	$74,500,080
as of the date the election was ordered, principal of all outstanding debt obligations *(a partir de la fecha en que se ordenó la elección, el capital de todas las obligaciones de deuda pendientes)*	$622,645,000
as of the date the election was ordered, the estimated interest on all outstanding debt obligations *(a partir de la fecha en que se ordenó la elección, el interés estimado de todas las obligaciones de deuda pendientes)*	$446,644,816
as of the date the election was ordered, the ad valorem debt service tax rate per $100 of taxable assessed valuation *(a partir de la fecha en que se ordenó la elección, la tasa impositiva ad valorem de servicio de la deuda por cada $100 de valuación tasada gravable)*	$0.133120
estimated combined principal and interest required to pay on time and in full all outstanding debt obligations amortized over 31 years *(capital e intereses consolidados estimados necesarios para pagar a tiempo y en su totalidad las obligaciones de deuda pendientes amortizadas durante 31 años)*	$1,069,289,816
estimated maximum annual increase in the amount of taxes on a residence homestead with an appraised value of $100,000 to repay the debt obligations to be authorized, if approved *(aumento anual máximo estimado de la cantidad de impuestos sobre una residencia principal con un valor estimado de $100,000 para saldar las obligaciones de deuda que se autorizarán, si se aprueba).* As noted above, this figure makes conservative assumptions about the amortization period of the debt obligations and the estimated interest rate. *(Como se señaló anteriormente, esta cifra hace suposiciones conservadoras sobre el período de amortización de las obligaciones de deuda y la tasa de interés estimada.)* Estimated future appraised values in the City are not expected to change. *(No se espera que los valores tasados futuros estimados en la Ciudad cambien.)*	$50.61

WAIVER OF NOTICE AND CONSENT TO SPECIAL MEETING

WE, the undersigned members of the City Council of the City of Hutto, Texas, HEREBY WAIVE NOTICE and CONSENT to the holding of a special meeting of the City Council on the August 13, 2026, at _____ o'clock, __.m., in the regular meeting place of the City Council for the purpose of passing, adopting, or otherwise acting upon

> AN ORDINANCE CALLING A BOND ELECTION TO BE HELD IN THE CITY OF HUTTO, TEXAS; MAKING PROVISION FOR THE CONDUCT OF THE ELECTION; AND RESOLVING OTHER MATTERS RELATED TO THAT ELECTION

and for the purpose of acting upon such other matters as may properly come before such meeting.

_____	_____	_____
Date Signed	Absent Member's Printed Name	Absent Member's Signature

_____	_____	_____
Date Signed	Absent Member's Printed Name	Absent Member's Signature

* * * *

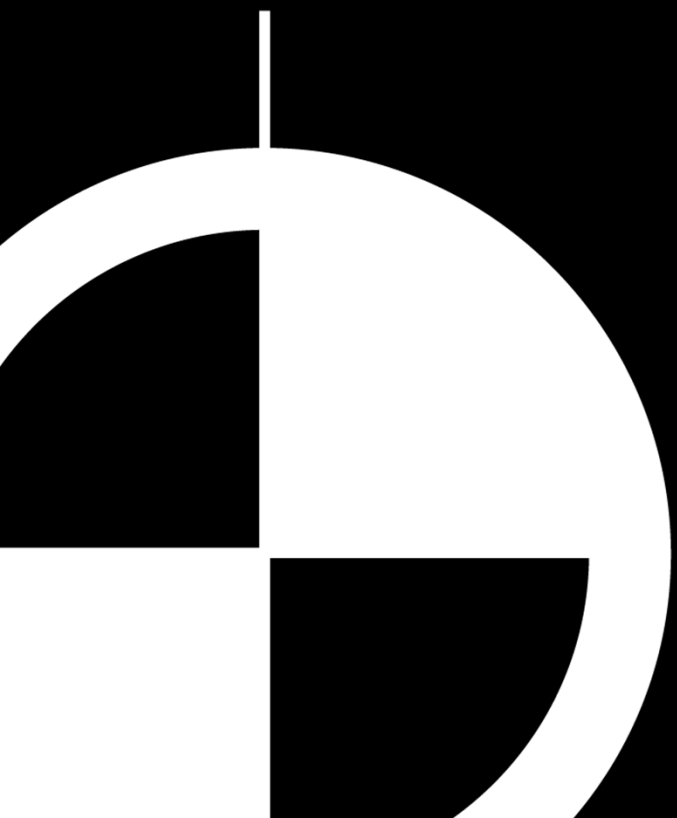
City of Hutto | Justice Center

25% CD | August 7th , 2026

Contents:

1. Basis of Estimate
2. Cost Summary
3. Preconstruction Schedule

Basis of Estimate



August 7, 2026

VIA ELECTRONIC MAIL
Ms. Kate Moriarty, MPA
Executive Director of Administrative Services
500 W. Live Oak St.
Hutto, TX 78634

RE: **25CD ESTIMATE |** City of Hutto PD Justice Center Project

Dear Ms. Moriarty,

On behalf of CORE Construction, I am pleased to submit our 25CD Estimate for the City of Hutto Police Department and Justice Center Project.

25CD Estimate Summary:

CoHutto PD Justice Center Project	**$47,385,600**

Enclosed you will find the Basis of Estimate Clarifications, 25CD Estimate Cost Summary and Schedule of Values, and a Construction Schedule.

We look forward to a successful and enjoyable project together. Thank you for this opportunity, please do not hesitate to contact me directly with any questions or comments.

Respectfully submitted,

Sarah Shultz

Sarah Shultz
Preconstruction Asst. Manager
CORE Construction

ASSUMPTIONS, CLARIFICATIONS, & EXCLUSIONS

Schedule

Project Construction Duration and Substantial Completion shall remain dependent upon the Site Development Approval and the following criteria:

- Substantial Completion is based upon XX weather days for the entire project.
- The following milestones are to be met. The dates listed below are the latest possible dates to meet these milestones and any delays will impact the Substantial Completion Date and potentially additional costs to General Conditions.
    - GMP approval to be received no later than XXXXXX
    - NTP and Building Construction to start by XXXXXX
    - Power to site received no later than XXXXXX
    - Building Permit to be received no later than XXXXXX
    - If NTP is received prior to the date listed above, the Substantial Completion date will not adjust to an earlier date, due to material lead times.
    - If the above criteria are unachievable, Substantial Completion will need to be adjusted or acceleration costs further discussed.
- Substantial Completion: XXXXXX

Owner Items

- City of Hutto and CORE each acknowledge that national and international markets, have been and will continue to be, affected by supply chain issues and other factors, impacting the availability of materials as well as pricing. In the event labor and/or materials or pricing are affected by unforeseen market factors, pandemic, port delays caused by labor shortages, shutdowns, or other factors, the parties shall negotiate an equitable adjustment to the Contract Price and Schedule as needed due to negative impacts to the Project arising from market conditions. Additionally, substitutions or materials, equipment, systems, etc. may be necessary or partially necessary if specified items are not available.
- In the event of an unexpected Tarriff: The City and Contractor agree to work together to source domestic materials to avoid any cost escalation. Any cost escalation, not caused by the Contractor, shall be remedied via Owner's contingency.
- Testing, as well as and Special Inspections, are by Owner, and are not included.
- Third-party Commissioning is by Owner and is not included. CORE will provide coordination as required.
- Platting and/or re-platting, licensing agreements, land-use permitting, and site development permits as well as any cost related thereto, is not included.
- Building permit costs, plan expediter fees, plan check fees, impact fees and their associated permits, site development permits/fees, gas and electrical service charges, utility recovery or tap fees, and/or water meter fees shall be paid for by Owner and are not included.

- Liquidated Damages shall not apply to Final Completion date as specified in the Contract, if the Owner caused reasons for CMAR delay in Final Completion, including adding additional scope and/or authorizing use of Owner Contingency for additional scope not currently contracted to complete.

Contingency, Fee, and Allowances

- **Construction Contingency of 2% ($947,712 direct cost)** is included in this proposal – Construction Contingency is intended to be used at CORE's discretion to cover costs that have not been identified as a trade specific scope on the GMP setting documents and may require further clarification or coordination. These costs may include scope gap, coordination issues between trades, and missed scope during the subcontractor bidding process. Construction Contingency does not account for design revisions or additional scope requests made by the Owner or Architect. Owner's approval shall not be unreasonably withheld.
- **Design Contingency of 2% ($947,712 direct cost)** – is included in this proposal – Design contingency is intended to be used at the owner's discretion to cover unforeseen conditions, design revisions, or additional scope requests made by the Design Team.
- **Owner Contingency of 2% ($947,712 direct cost)** – is included in this proposal – Owner contingency is intended to be used at the owner's discretion to cover unforeseen conditions, design revisions, or additional scope requests made by the Owner.
- **Escalation Allowance of 3% ($1,421,568 direct cost) –** Escalation Allowance is included in this proposal – This allowance shall account for an increase in price of materials, equipment or products between the date of this proposal and the time when the job is ready for the installation of the affected material. The allowance shall be used at CORE's discretion to reflect the additional cost to obtain the materials, provided that the Contractor gives the Owner written, indisputable notice and documentation of the increased costs.
- **Steel Allowance per Drawings ($80,000) –** Steel Allowance is assuming (10) tons of possible additional steel as outlined in 25% CD set drawings.
- **Concrete Allowance per Drawings ($50,000) –** Concrete Allowance assuming possible additional cubic yards of building concrete as outlined in 25% CD set drawings.
- **Pier Casing Allowance per Drawings ($100,000) –** Pier Casing Allowance is assuming possible 50% of piers will require casing pending geotechnical reports.
- **City Permit/ADA Allowance ($25,000) –** Permitting and ADA Allowance as required pending further City comments.
- **ERCES Allowance ($54,145) –** Emergency Responder Communication Enhancement System Allowance as required at an assumed rate of $1 per square foot.
- **Graphics Allowance ($80,000) –** Graphics Allowance pending further development between PBK and City of Hutto.
- **Fallen Officer Memorial Allowance ($65,000) –** Memorial Allowance pending further development between PBK and City of Hutto.
- **FF&E Allowance ($2,000,000) –** Furniture, Fixtures, & Equipment Allowance pending Responsibility Matrix determinations.

Alternates

- **Alternate No. 1 – Covered Parking –** Price to be determined
- **Alternate No. 2 – Offsite East Road –** Price to be determined
- **Alternate No. 3 – EV Charging Pads (4) Rough-in –** Price to be determined
- **Alternate No. 4 – Drones with Housing Assembly –** Price to be determined
- **Alternate No. 5 - High Density Storage –** Price to be determined
- **Deductive Alternate No. 6 – Underground Stormwater Detention Option –** Price to be determined

Unit Prices

- **To be clarified prior to GMP bidding**

General Assumptions

1. Estimate is based on 25% CD documents issued by PBK Architects as enumerated in the List of Documents.
2. General Conditions, as defined by the Contract, shall be considered Cost of Work items.
3. We assume normal working hours. However, to maintain the schedule we may perform work outside of normal working hours. We will advise Owner when we plan to work outside of normal work hours.
4. Normal shrinkage cracking of the slab is expected and shall not be cause for removal or replacement of structurally sound slabs.
5. Use of on-site gas, electric, & water utilities at no cost to CORE.
6. Warranty periods begin upon substantial completion of any phase and occupancy of space.
7. The Contractor and the Owner agree that the following rates are fixed and will not be subject to audit or change unless otherwise expressly stated in this contract or mutually agreed to and will be used to determine and define "Actual Costs".
    - SDI is included at a fixed rate of 1.50% x enrolled trade partners
    - Payment and Performance Bond is included at a fixed rate of 0.67%
    - GL Insurance is included at a fixed rate of 1.00%
    - Labor Rates included below. The Actual Costs for each of the agreed-to rates includes all normal and customary payroll paid by the Contractor plus all fringe benefits, taxes and insurances. Labor rates are subject to 3% increase annually, January 1st.

	Standard Rate	Overtime Rate
Project Management:		
Project Director	$170.00	-
Sr. Project Manager	$155.00	-
Project Manager	$148.00	-
Scheduler	$129.00	-
Asst. Project Manager	$113.00	-
Construction Coordinator	$107.00	-
Project Accountant	$99.00	-
Project Engineer	$95.00	-
Contracts Administrator	$95.00	-
Information Systems Technician	$95.00	-
Project Engineer Intern	$75.00	$95.00

Field Operations:		
Director of Field Operations	$176.00	-
General Superintendent	$170.00	-
Sr. Superintendent	$155.00	-
Safety Director	$130.00	-
Quality Control Director	$130.00	-
Superintendent	$130.00	-
Asst. Superintendent	$112.00	-
Quality Control Manager	$112.00	-
Warranty Manager	$103.00	-
Safety Manager	$103.00	-
Field Engineer	$91.00	-
Carpenter	$72.00	$98.00
Skilled Laborer	$72.00	$98.00
Laborers	$62.00	$82.00

Specific Exclusions to GMP

a. Preconstruction Fee. This amount is billed outside of the GMP with separate invoices.
b. 2024 IBC Code is excluded from the cost estimate and GMP.
c. Tariffs which may be imposed between when the project was bid and when materials are delivered to the site.
d. Rock or foreign material excavation and haul off.
e. Wellpoint or any similar systems to mitigate below grade water table.
f. Temporary generators of any kind. CORE assumes none will be required.
g. The following are excluded and assumed to be by owner or owner's vendor:
    - FF&E - Furniture, Fixtures, and Equipment is carried as Allowance No. 8.
    - Packing, handling, unloading, or distributing FFE items of any kind, unless otherwise noted
    - Test, balance, and commissioning of HVAC system.

Other Scope Specific Assumptions and Clarifications:

LINE ITEM 27 | Building Concrete

1. We have included:
    - Primary entrance as detailed in L-305 instead of AS001 per design team.

LINE ITEM 30 | Steel Package

1. We have included:
    - Miscellaneous Steel Allowance of 10 tons.

LINE ITEM 31 | Pre-Engineered Metal Building

1. We have included:

- 24G exposed fastener wall panels at PEMB ILO MPU1 and MPU2 per design team.

LINE ITEM 34 | Applied Fireproofing

1. We have NOT included:
    - All fireproofing scope due to building construction type II-B

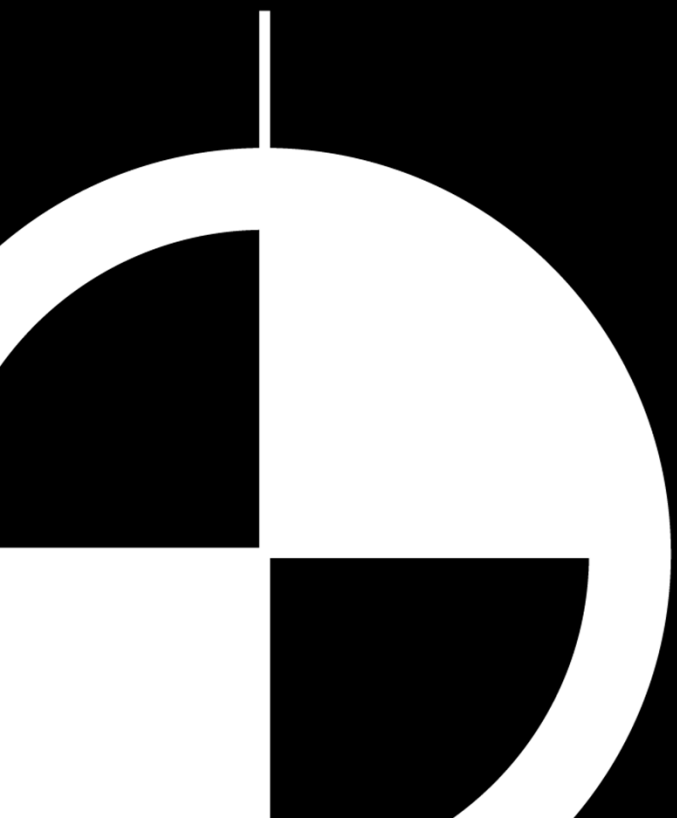
LINE ITEM 47 | Membrane Roofing

1. We have included:
    - Shop fabricated coping and metals in lieu of prefabricated.

LINE ITEM 55 | Finished Carpentry & Millwork

1. We have NOT included:
    - AWI Certs and Labels

Cost Summary



Project Name - City of Hutto PDJC

25CD - 08/07/2026

LOCATION: Hutto, TX
ARCHITECT: PBK
DURATION(mnths): 17
WARRANTY(yrs): 1
SITE ACREAGE: 16
SQUARE FOOTAGE: 54145

Current Status	Description	All Costs For Reference	Total Accepted Construction Costs
BASE PRICE			
Accepted	**Base Price**	$47,385,600	**$47,385,600**

ALTERNATES			
	ALT #1 Covered Parking		Not Accepted
	ALT #2 Offsite East Road		Not Accepted
	ALT #3 EV Charging Rough-Ins (4)		Not Accepted
	ALT #4 Drones with Housing Assembly		Not Accepted
	ALT #5 High Density Storage		Not Accepted
	ALT #6 Underground Detention Option		Not Accepted

Estimate Total	**$47,385,600**

Project Name - City of Hutto PDJC

25CD - 08/07/2026

Hutto, TX

PBK

DURATION(mnths): 17

WARRANTY(yrs): 1

SITE ACREAGE: 16.0

SQUARE FOOTAGE: 54,145

#	Description		Base Price	$/SF *(direct cost)*	% *(of direct cost total)*
	GENERAL REQUIREMENTS		**$988,863**	**$18.26**	***2.32%***
GR1	General Requirements		**$967,205**	$17.86	*2.27%*
MT	Material Testing		**By Owner**		
FC	Final Clean		**$21,658**	$0.40	*0.05%*
	SITE WORK (ROUGH)		**$6,899,759**	**$127.43**	***16.20%***
6	Surveying/Staking		**$75,000**	$1.39	*0.18%*
7	Earthwork & Paving		**$5,408,799**	$99.89	*12.70%*
8	Site Utilities		**$1,410,050**	$26.04	*3.31%*
11	Soil Treatment		**$5,910**	$0.11	*0.01%*
	SITE WORK (FINISH)		**$1,864,570**	**$34.44**	***4.38%***
14	Site Signage & Striping		**$22,520**	$0.42	*0.05%*
15	Landscaping & Irrigation		**$506,100**	$9.35	*1.19%*
16	Artificial Turf/Athletic Surfaces		**$12,600**	$0.23	*0.03%*
17	Exterior Athletic Equipment		**None Assumed**		
18	Fencing & Gates		**$252,900**	$4.67	*0.59%*
19	Site Concrete		**$970,000**	$17.91	*2.28%*
21	Flagpole		**$33,000**	$0.61	*0.08%*
22	Canopies, Carport & Trellis		**$44,000**	$0.81	*0.10%*
24	Site Furnishings		**$23,450**	$0.43	*0.06%*
	STRUCTURE		**$4,264,502**	**$78.76**	***10.01%***
27	Building Concrete		**$1,181,127**	$21.81	*2.77%*
30	Steel Package		**$2,548,500**	$47.07	*5.98%*
31	Railing and Misc. Metals		**In Steel**		
32	Pre-Engineered Metal Building		**$345,000**	$6.37	*0.81%*
33	Rough Carpentry		**$189,875**	$3.51	*0.45%*
34	Applied Fireproofing		**$0**	$0.00	
	ENCLOSURE		**$2,944,171**	**$54.38**	***6.91%***
37	Damproofing / Waterproofing / Air Barrier		**$319,735**	$5.91	*0.75%*
40	Glass & Glazing		**$467,270**	$8.63	*1.10%*
41	Metal Wall Panels		**$201,790**	$3.73	*0.47%*
42	Masonry and Stone Veneer		**$1,186,150**	$21.91	*2.79%*
46	Louvers & Vents		**$4,800**	$0.09	*0.01%*
47	Membrane Roofing		**$764,426**	$14.12	*1.80%*
	INTERIOR FINISHES		**$4,994,608**	**$92.25**	***11.73%***
55	Finished Carpentry & Millwork		**$502,176**	$9.27	*1.18%*
56	HM Frames, Doors, & Hardware		**$1,208,400**	$22.32	*2.84%*
57	Overhead Coiling Doors		**$137,538**	$2.54	*0.32%*
59	Metal Studs & Drywall Package		**$2,130,720**	$39.35	*5.00%*
61	Painting		**$352,774**	$6.52	*0.83%*
62	Acoustical Ceilings & Wall Panels		**In Drywall**		
64	Tile Package		**$252,564**	$4.66	*0.59%*
65	Flooring Package		**$322,061**	$5.95	*0.76%*
66	Concrete Sealing, Grinding & Polishing		**$88,375**	$1.63	*0.21%*
68	Specialty Floors		**In Floors**		
69	Decorative Railings		**In Steel & Glass**		
	SPECIALTIES		**$490,075**	**$9.05**	***1.15%***
71	Visual Display Boards		**$14,400**	$0.27	*0.03%*
72	Window Shades & Curtains		**$28,400**	$0.52	*0.07%*
73	Signage Package		**$105,000**	$1.94	*0.25%*
74	Entrance Mats & Frames		**$11,575**	$0.21	*0.03%*
75	Toilet Partitions & Accessories		**$60,000**	$1.11	*0.14%*
77	Wall Protection & Corner Guards		**$30,000**	$0.55	*0.07%*
78	Fire Extinguishers & Cabinets		**$29,500**	$0.54	*0.07%*

79	Lockers		$76,300	$1.41	0.18%
80	Misc. Building Specialties		$134,900	$2.49	0.32%
	EQUIPMENT		$632,541	$11.68	1.49%
84	Smart Screens		In A/V		
85	Operable Walls		$47,500	$0.88	0.11%
86	Residential Appliances		$51,900	$0.96	0.12%
87	Kitchen (Cafe) Equipment		$90,000	$1.66	0.21%
89	Indoor Athletic Equipment		$25,000	$0.46	0.06%
90	Lab Equipment		$298,141	$5.51	0.70%
91	High Density Storage		See Alt. 5		
93	Elevators		$120,000	$2.22	0.28%
	MEP SYSTEMS		$11,087,347	$204.77	26.04%
97	Fire Sprinkler Systems		$507,310	$9.37	1.19%
98	Plumbing Systems		$1,590,000	$29.37	3.73%
99	HVAC Systems		$3,994,066	$73.77	9.38%
100	HVAC Controls		In HVAC		
101	Test & Balance		$67,681	$1.25	0.16%
102	Electrical Systems		$4,477,500	$82.69	10.51%
103	Fire Alarm Systems		$100,790	$1.86	0.24%
104	Generator		$350,000	$6.46	0.82%
	SPECIAL SYSTEMS		$1,728,000	$31.91	4.06%
109	Structured Cabling Systems		$512,000	$9.46	1.20%
110	Security/Access Control Systems		$680,000	$12.56	1.60%
111	Audio Visual Systems		$536,000	$9.90	1.26%
112	Intercom Systems		In A/V		
	CONTINGENCIES & ALLOWANCES		$6,688,849	$123.54	15.71%
2.0%	Construction Contingency		$947,712	$17.50	2.23%
2.0%	Design Contingency		$947,712	$17.50	2.23%
2.0%	Owner Contingency		$947,712	$17.50	2.23%
3.0%	Escalation Contingincy		$1,421,568	$26.25	3.34%
AL1	Steel Allowance per Drawings (assumed10 TNS)		$80,000	$1.48	0.19%
AL2	Concrete Allowance per Drawings		$50,000	$0.92	0.12%
AL3	Pier Casing Allowance per Drawings (50%)		$100,000	$1.85	0.23%
AL4	City Permit/ADA Allowance		$25,000	$0.46	0.06%
AL5	ERCES		$54,145	$1.00	0.13%
AL6	Graphics Allowance		$65,000	$1.20	0.15%
AL7	Fallen Officer Memorial		$50,000	$0.92	0.12%
AL8	FF&E Allowance		$2,000,000	$36.94	4.70%

Subtotal		**$42,583,285**

	GENERAL CONDITIONS		**SUB TOTAL**
REQUIRED	General Conditions		$2,250,057

Subtotal (with General Conditions)		**$44,833,342**

	INSURANCE, BONDS, AND BUILDERS RISK		**SUB TOTAL**
REQUIRED	General Liability		$448,333
REQUIRED	Subcontractor Insurance		$625,691
REQUIRED	Payment and Performance Bond		$300,383
REQUIRED	Builders Risk Insurance		$67,250

Subtotal (with GC's & Insurance)		**$46,275,000**

RATE	**CONTRACTOR'S FEE**		**SUB TOTAL**
2.40%	Construction Manager At Risk Fee		$1,110,600

Subtotal (GC's, Insurance & Fee)		**$47,385,600**

		Estimate Amount
Estimate Total		**$47,385,600**
	$/SF	$875.16

DESCRIPTION	QUANTITY		UNIT COST	TOTAL	CHECK
GROSS BUILDING AREA				154,935 SF	
Building Area Breakdown					
Main	46,645	SF			
1st Floor	31,825	SF			
2nd Floor	14,820	SF			
PEMB	7,500	SF			
Building Total	**54,145**	SF			
Pavement	147,500	SF			
Site	350,000	SF			
GENERAL REQUIREMENTS				$21,658	
GR1 General Requirements				**$0**	
Temp HVAC				0	0
Scaffolding				0	0
Stairwell				0	0
Elevator Shaft				0	0
Stairtower at Roof				0	0
MT Material Testing				**$0**	
By Owner	1	LS		0	0
FC Final Clean				**$21,658**	
Main Building				0	0
Final Clean	46,645	SF	0.40	18,658	18,658
PEMB				0	0
Final Clean	7,500	SF	0.40	3,000	3,000
DEMOLITION/ OFF-SITE INFRASTRUCTURE				$0	
1 Demolition				**$0**	
None	1	LS		0	0
3 Off-site Utility Infrastructure				**$0**	
Site	0	LS		0	0
None				0	0
SITE WORK (ROUGH)				$6,899,759	
6 Surveying/Staking				**$75,000**	
Surveying	1	LS	45,000.00	45,000	45,000
Pre-Build Control	1	LS	30,000.00	30,000	30,000
7 Earthwork & Paving				**$5,408,799**	
Site - Based on Kimley-Horn - OPTION 1	1	LS	4,855,199.00	4,855,199	4,855,199
Fill and Grade east private road	1	LS	60,000.00	See Alternate / 60000	See Alternate / 60000
SWPPP Documentation & Inspections	1	LS	45,000.00	45,000	45,000
SWPPP Installation	1	LS	25,000.00	25,000	25,000
SWPPP Maintenance	1	LS	15,000.00	15,000	15,000
Construction Entrances	2	EA	7,500.00	15,000	15,000
Construction Entrances & SWPPP Removal	1	LS	25,000.00	25,000	25,000
Strip & Stockpile Topsoil	1	LS	included	included	included
Re-spread Topsoil including back of curb	1	LS	included	included	included
Spoil Import - Mass Excavation/Grading	1	LS	included	included	included
Excavate sidewalks, plus 6" flex base	1	LS	included	included	included
Building Pad Prep: FFE#1 = 684.3, FFE#2 = 682.3	1	LS	included	included	included
Paving Prep, plus 8" flex base	1	LS	included	included	included
Lime Stabilization - none included	1	LS	-	0	0
West Detention pond (per K-H elevations)	1	LS	included	included	included
East detention pond (cut 'wedge' 0' to -5')	1	LS	included	included	included
Concrete Flume @ west pond	120	LF	30.00	3,600	3,600
Grade existing (beyond construction area), to sheet drain N & S	1	LS	included	included	included
Misc excavation & grading	1	LS	15,000.00	15,000	15,000
Temp Roads (See SLP) - Note: SLP road/entry plan differs from current design	1	LS	50,000.00	50,000	50,000
Temp Staging / Laydown (See SLP) - 6" Type D flex over filter fabric	120,000	SF	3.00	360,000	360,000
8 Site Utilities				**$1,410,050**	
Site Utilities - Includes Storm System - OPTION 1	1	LS	1,308,300.00	1,308,300	1,308,300
Maintenance Bond	1	LS	25,000.00	25,000	25,000
Layout	1	LS	15,000.00	15,000	15,000
Spoil haul off	1	LS	included	included	included
Storm (Based on Kimley-Horn) sketch	1	LS	included	included	included
New dention pond - West - headwalls, Rip Rap	1	LS	included	included	included

DESCRIPTION	QUANTITY		UNIT COST	TOTAL	CHECK
East Detention Pond - cut in 'wedge'	1	LS	included	included	included
Storm Piping	1	LS	included	included	included
Structures	1	LS	included	included	included
Roof drain boots and tie-ins to roof drains	1	LS	45,000.00	45,000	45,000
Sanitary	1	LS	included	included	included
Lift Station (sized for future expansion)	1	EA	included	included	included
8" Sanitary	962	LF	included	included	included
6" Sanitary	82	LF	included	included	included
4" Sanitary - force main	238	LF	included	included	included
SSMH	2	EA	included	included	included
Connection to existing @ cul-de-sac	1	EA	included	included	included
Remove - Replace existing paving @ cul-de-sac	50	SF	35.00	1,750	1,750
Water	1	LS	included	included	included
Tap existing 16"	2	LS	included	included	included
Vault / DDCVA / Meter	3	LS	included	included	included
12" Fire - Domestic main	4	LS	included	included	included
8" Fire - Domestic main	5	LS	included	included	included
6" Fire to A/B & Support	6	LS	included	included	included
Gate valves	1	LS	included	included	included
4" Domestic water	75	LS	included	included	included
2" Domestic water	455	LF	included	included	included
4" BFP & Meter vault	1	EA	included	included	included
1" Irrigation stub w/ BFP & meter	20	LF	included	included	included
Connect 8" main to existing 6" @ cul-de-sac	1	EA	included	included	included
Valves / misc fittings / thrust blocks	1	LS	included	included	included
Fire riser	2	EA	included	included	included
6" to hydrants and FDC's	200	LF	included	included	included
Hydrants	6	EA	included	included	included
Remote FDC, includes valves and MH	2	EA	included	included	included
Testing / Flush / Chlorinate / Camera	1	LS	included	included	included
SWPPPP	1	LS	15,000.00	15,000	15,000
11 Soil Treatment				**$5,910**	
Main Facility				0	0
Termite Treatment - Main	32,000	SF	0.15	4,800	4,800
PEMB				0	0
Termite Treatment - PEMB	7,400	SF	0.15	1,110	1,110
SITE WORK (FINISH)				$1,864,570	
14 Site Signage & Striping				**$22,520**	
Parking Stalls	*304*	EA	10.00	3,040	3,040
Fire Lane Painting (path assumed)	*2,800*	LF	0.75	2,100	2,100
Handicap logos (assumed)	*7*	*EA*	55.00	385	385
Wheel stops (HC Only)	*7*	*EA*	135.00	945	945
Handicap parking signs (PREMIUM - tub steel, concrete footings)	*7*	*EA*	450.00	3,150	3,150
Cross Walks / Cross Hatching	*500*	*SF*	4.00	2,000	2,000
Stop bar	*2*	*EA*	500.00	1,000	1,000
Misc signs - (stop, left turn only, etc)	*6*	*LS*	400.00	2,400	2,400
Power wash	*1*	*LS*	7,500.00	7,500	7,500
15 Landscaping & Irrigation				**$506,100**	
Landscape & Irrigation	1	LS	405,000.00	405,000	405,000
Shade Trees	60	EA	included	Included	Included
Ornamental Trees	10	EA	included	Included	Included
Planted Areas (shrubs, ground cover, mulch)	20,280	SF	included	Included	Included
Raised Planters (" ")	2,145	SF	included	Included	Included
Sod	130,050	SF	included	Included	Included
Bermuda Seed @ (3) outlots	250,000	SF	0.10	25,000	25,000
Bioswale ***(NIC per 7.27.26 civil meeting)***	0	SF		NIC	NIC
Compost (2" at sod areas)	116,000	SF	included	Included	Included
Additional Detention Pond Landscaping (east pond)	1	LS	20,000.00	20,000	20,000
Topsoil import and spread ***(BY EARTHWORK)***	0	LS		NIC	NIC
Blackstar stone (could VE for River Run)	5,110	SF	included	Included	Included
Steel Edging	2,000	LF	included	Included	Included
Fabric, stakes, etc.	1	LS	included	Included	Included
Pavers	3,300	SF	17.00	56,100	56,100
Irrigation	1	LS	included	Included	Included
Sleeves	1	LS	included	Included	Included
Temp Irrigation	1	LS	included	Included	Included
16 Artificial Turf/Athletic Surfaces				**$12,600**	
North of PEMB (per PBK sketch, rec'd 7.29.26)	700	SF	18.00	12,600	12,600

DESCRIPTION	QUANTITY		UNIT COST	TOTAL	CHECK
17 Exterior Athletic Equipment				**$0**	
None shown	0	SF	-	0	0
18 Fencing & Gates				**$252,900**	
Mow strip (see site concrete)	*0*	*LF*	-	0	0
27' Split - cantilevered gates (based on Fortress, 7' high)	*2*	*EA*	45,000.00	90,000	90,000
Access control for slide gates: operators, key pad entry, detector loops, Knox box key switch (OPTICOM system - Not Req'd per 7.27.26 civil meeting)	*2*	*EA*	included	included	included
Perimeter Fence 8' high (BOD is Fence-Crete) 1,075 LF	*8,600*	*SF*	18.00	154,800	154,800
Chain Link Fence 8' high (per 7.27.26 civil meeting)	*140*	*LF*	45.00	6,300	6,300
Chain Link Double Gate 12' wide	*1*	*EA*	1,800.00	1,800	1,800
Vehicular Gate (NIC - per 7.27.26 civil meeting)					
19 Site Concrete				**$970,000**	
Site	1	LS	970,000.00	970,000	970,000
Standard Parking 6"	*66,890*	*SF*	*included*	Included	Included
Fire Lane 7"	*33,978*	*SF*	*included*	Included	Included
Concrete Approach	*885*	*SF*	*included*	Included	Included
Sidewalks	*20,055*	*SF*	*included*	Included	Included
Sidewalks (Salt Finish)	*1,200*	*SF*	*included*	Included	Included
East Road, including Decel lane	*15,840*	*SF*	*included*	Included	Included
East Road Curb	*1,200*	*LF*	*included*	Included	Included
Curbs	*4,300*	*LF*	*included*	Included	Included
Light Pole Base	*19*	*EA*	*included*	Included	Included
Barrier Free Ramps	*12*	*EA*	*included*	Included	Included
Mow Strips	1,000	*LF*	*included*	Included	Included
Chiller Pad	1,400	*SF*	*included*	Included	Included
Transformer Pad	*1*	*EA*	*included*	Included	Included
Raised Planters	2,145	*SF*	*included*	included	included
Planter walls (assumed 3' high)	1,470	*SF*	*included*	included	included
Concrete Seat	42	*LF*	*included*	included	included
21 Flagpole				**$33,000**	
30' Aluminum Flag Poles	2	EA	16,500.00	33,000	33,000
22 Canopies, Carport & Trellis				**$44,000**	
Covered Parking Canopy (187' x 30' - includes painting)	*5,891*	SF	55.00	See Alternate / 324005	See Alternate / 324005
Canopy west side at A/B	*230*	SF	100.00	23,000	23,000
Trellis (assume this is Aluminum ?)	420	SF	50.00	21,000	21,000
24 Site Furnishings				**$23,450**	
A1 - Ratio Benches	8	EA	1,400.00	11,200	11,200
A2 - Bike Racks (Bola Embedded)	5	EA	550.00	2,750	2,750
A3 - Waste Recepticles (Generation 50, side opening)	5	EA	1,900.00	9,500	9,500
STRUCTURE				$4,279,502	
27 Building Concrete				**$1,181,127**	
Main Building	1	LS	868,942.00	868,942	868,942
5" Slab on grade	39,120	SF	12.50	Included	Included
Grade beams		LF	285.00	Included	Included
Pilasters		EA	1,250.00	Included	Included
Piers (22' depth)	98	EA	3,500.00	Included	Included
Increased pier length of 10' per Kimley-Horn FFE to 684.3 & 682.3	1	LS	85,800.00	85,800	85,800
4" Slab on deck	14,000	SF	8.50	Included	Included
7.5" Slab on deck	15,780	SF	11.50	Included	Included
Trench drains		LF	175.00	Included	Included
Add Blocking for Sleeves for Mechanical in Deck	1	LS	50,000.00	Included	Included
MEP Pads		EA	500.00	Included	Included
Pan-Filled Stairs		EA	500.00	Included	Included
Washout Pit	1	LS	10,000.00	10,000	10,000
PEMB	1	LS	205,556.00	205,556	205,556
5" Slab on grade	7,400	SF	12.50	Included	Included
Grade beams		LF	285.00	Included	Included
Pilasters		EA	1,250.00	Included	Included
Piers (22' depth)	28	EA	3,500.00	Included	Included
8" Slab on void		SF	19.00	Included	Included
4" Slab on deck		SF	8.50	Included	Included
7.5" Slab on deck		SF	11.50	Included	Included
Trench drains		LF	175.00	Included	Included
ALLOWANCE - Pier Casings	0	LS	100,000.00	0	0
ALLOWANCE - Additional Cubic Yards of Concrete	0	LS	50,000.00	0	0

	DESCRIPTION	QUANTITY		UNIT COST	TOTAL	CHECK
	Floor Flatness Inspection	54,145	SF	0.20	10,829	10,829
	DED: in SOL				0	0
	30 Steel Package				**$2,548,500**	
	Main Facility	1	LS		0	0
	Steel Fabrication & Erect	317	TN	6,500.00	2,060,500	Included
	Joists and Beams	37	TN	6,500.00	240,500	240,500
	Floor and Roof Deck	450	SQ	550.00	247,500	Included
17 / AS010	Dumpster Gates and 6" diameter posts (24' w x 7' h)	1	LS		Included	Included
	Columns	1	LS		Included	Included
	Elevator HSS Guidrail Supports	1	LS		Included	Included
	Deck Edge Angle	1	LS		Included	Included
	Standard Steel Pan Stairs and Landing	1	LS		Included	Included
	Stair Railings	1	LS		Included	Included
	Overhead Door Support	1	LS		Included	Included
	Anchor Bolts - Furnish	1	LS		Included	Included
	Base Plates - Furnish	1	LS		Included	Included
	Embeds - Furnish	1	LS		Included	Included
	ALLOWANCE - Misc Steel		TN	8,000.00	0	0
	Lintels	1	LS		Included	Included
	Bollards	4	EA	750.00	Included	Included
	Relief Angle over 30'	1	LS		Included	Included
	Site				0	0
	Bollards	4	EA	750.00	Included	Included
	31 Railing and Misc. Metals				**$15,000**	
	WANT: picket railing alternate		LS			0
	NEED: Lobby aluminum stair rail	1	EA	15,000.00	15,000	15,000
	Glass Railing 2nd Floor Lobby	40	LF		0	0
	32 Pre-Engineered Metal Building				**$345,000**	
	PEMB					
	PEMB	7,500	SF	46.00	345,000	345,000
	24G Standing Seam Roof Panels				Included	Included
	24G PBR Wall Panels				Included	Included
	24G Gutters & Downspouts				Included	Included
	R-30 Roof Insulation System				Included	Included
	R-20 Wall Insulation System				Included	Included
	PVDF Paint Finish				Included	Included
	33 Rough Carpentry				**$189,875**	
	Main Facility				0	0
	Rough Carpentry - Main	1	LS	180,500.00	180,500	180,500
	PEMB				0	0
	Rough Carpentry - PEMB	7,500	SF	1.25	9,375	9,375
ENCLOSURE					$2,944,171	
	37 Damproofing / Waterproofing / Air Barrier				**$319,735**	
	Main Facility					0
	Below grade damproofing at grade beams and elevator pits	1	LS	6,535.00	6,535	6,535
	Rigid insulation at masonry, metal wall panels, soffits	1	LS	104,572.00	104,572	104,572
	Air and water barriers at masonry, metal wall panels, soffits	1	LS	78,429.00	78,429	78,429
	Sheet Metal Flashing and Trim	1	LS	71,893.00	71,893	71,893
	Building and Site Sealants	1	LS	58,306.00	58,306	58,306
	40 Glass & Glazing				**$467,270**	
	Main Facility	1	LS		0	0
	Curtain wall - 2.5" x 7.5"	590	SF	95.00	56,050	56,050
	Exterior Storefront - 2" x 4.5"	1,632	SF	85.00	138,720	138,720
	Interior Glazing - RACO	2,695	SF	40.00	107,800	107,800
	Aluminum Wide Stile Doors at Main Entrance	1	Pair	10,000.00	10,000	10,000
	Transaction Pass Thru	1	EA	6,000.00	6,000	6,000
	Reception Windows	2	EA	5,500.00	11,000	11,000
	Ultra S800 Safety & Security Film	500	SF	30.00	15,000	15,000
	Glass Railings	1	LS	50,000.00	50,000	50,000
	Storefront door hardware	1	EA	10,000.00	10,000	10,000
	Clear Plate Mirrors in Gym	420	SF	30.00	12,600	12,600
	Window Testing and Temp Protection	1	LS	45,000.00	45,000	45,000
	PEMB	1	LS		0	0
	Storefront	60	SF	85.00	5,100	5,100
	41 Metal Wall Panels				**$201,790**	
	Main Facility	1	LS		0	0
	MPU2	1,255	SF	46.00	57,730	57,730

DESCRIPTION	QUANTITY		UNIT COST	TOTAL	CHECK
MPU1	3,430	SF	42.00	144,060	144,060
PEMB				0	0
MPU2	0	SF	46.00	0	0
42 Masonry and Stone Veneer				**$1,186,150**	
Main Facility	1	LS	1,110,000.00	1,110,000	1,110,000
Chiller Yard Screen Wall - 8"CMU w/ Brick Front	850	SF		0	0
12" CMU	1,250	SF		0	0
SMV-1	10,600	SF		0	0
SMV-2	10,000	SF		0	0
Interior Stone Veneer - SMV01	220	SF		0	0
Entry Monument Sign	1	LS	10,000.00	10,000	10,000
Site				0	0
Planter beds veneer	1,470	SF	45.00	66,150	66,150
46 Louvers & Vents				**$4,800**	
Main Facility	1	LS		0	0
Assumed Aluminum Louver 4' x 4'	48	SF	100.00	4,800	4,800
47 Membrane Roofing				**$764,426**	
Main Facility				0	0
60MIL Fleeceback TPO Roof System	*48,402*	*SF*	13.00	629,226	629,226
Walk pads	*1,000*	*SF*	10.00	10,000	10,000
Roof associated blocking	*1,300*	*LF*	1.50	1,950	1,950
Coping	*1,300*	*LF*	10.00	13,000	13,000
Roof hatches	*3*	*EA*	5,000.00	15,000	15,000
Pedestal pavers	*650*	*SF*	85.00	55,250	55,250
Roof Access and Fall Protection	1	LS	40,000.00	40,000	40,000
Walk pad for Drone				0	0
INTERIOR FINISHES				$5,100,611	
55 Finished Carpentry & Millwork				**$502,176**	
Main Facility	1	LS	472,276.00	425,048	425,048
PL-1 Casework	1	LS		Included	Included
PL-2 Countertops	1	LS		Included	Included
QRC-1 Countertops	1	LS		Included	Included
WD-1 Stained Casework	1	LS		Included	Included
WD-1 Stained Paneling	1	LS		Included	Included
Standard Hardware - pulls, pins, slides, hinges	1	LS		Included	Included
Standard Keys & Cores	85	EA	100.00	8,500	8,500
Specialty Keys & Cores	50	EA	200.00	10,000	10,000
In-wall Blocking	0	LS	45,000.00	0	0
LOCATIONS:	1	LS		Included	Included
A100 Lobby - desk	1	LS		Included	Included
A100 Lobby - S wall paneling	1	LS		Included	Included
A105 Lobby - N transaction window	1	LS		Included	Included
A106 Lobby - S transaction window	1	LS		Included	Included
A107 Court - N wall wood veneer wainscoting	1	LS		Included	Included
A107 Court - W wall wood veneer wainscoting	1	LS		Included	Included
A107 Court - S wall wood veneer wainscoting	1	LS		Included	Included
A118 Jury - S wall casework	1	LS		Included	Included
A124 Pros - W wall casework	1	LS		Included	Included
A143 Mail - NE corner casework	1	LS		Included	Included
A144 Records - N transaction counter	1	LS		Included	Included
A144 Records - N wall casework	1	LS		Included	Included
A152 Training - N wall casework	1	LS		Included	Included
A159 Break - N counter	1	LS		Included	Included
A159 Break - S casework	1	LS		Included	Included
A201 Offices - S casework	1	LS		Included	Included
A217 Mail - N wall casework	1	LS		Included	Included
A217 Mail - S wall casework	1	LS		Included	Included
A219 Serene - E wall casework	1	LS		Included	Included
A220 Break - N wall casework	1	LS		Included	Included
A221 Work - E wall casework	1	LS		Included	Included
A227 Strategy - cabinet and countertop	1	LS		Included	Included
A242 Victim - W wall casework	1	LS		Included	Included
A247 Prof - cabinet and countertop	1	LS		Included	Included
A256 Admin - N wall floating counter	1	LS		Included	Included
B102 Evidence - cabinet and countertop	1	LS		Included	Included
B103 Evidence - desk/island	1	LS		Included	Included
B112 Forensics - desk/island	1	LS		Included	Included
B123 Patrol - W wall casework	1	LS		Included	Included

	DESCRIPTION	QUANTITY		UNIT COST	TOTAL	CHECK
	B124 Patrol Break - SW corner casework	1	LS		Included	Included
	B138 Crisis - S wall casework	1	LS		Included	Included
	PEMB	0	LS	472,276.00	47,228	47,228
	PL-1 Casework	1	LS		Included	Included
	PL-2 Countertops	1	LS		Included	Included
	QRC-1 Countertops	1	LS		Included	Included
	WD-1 Stained Casework	1	LS		Included	Included
	WD-1 Stained Paneling	1	LS		Included	Included
	Standard Hardware - pulls, pins, slides, hinges	1	LS		Included	Included
	Standard Keys & Cores	24	EA	100.00	2,400	2,400
	Specialty Keys & Cores	45	EA	200.00	9,000	9,000
	In-wall Blocking	0	LS	45,000.00	0	0
	LOCATIONS:	1	LS		Included	Included
	C101 K9 - SW wall casework	1	LS		Included	Included
	C102 Animal - NW corner casework	1	LS		Included	Included
	C110 SWAT - W wall casework	1	LS		Included	Included
	C112 Tatical - W wall casework	1	LS		Included	Included
	C114 Vehicle Bay - cabinet and countertops	1	LS		Included	Included
	C119 Mobile Bay - cabinet and countertops	1	LS		Included	Included
56	**HM Frames, Doors, & Hardware**				**$1,208,400**	
	Main Facility	1	LS	1,208,400.00	1,208,400	1,208,400
	Area A	1	LS	Included	Included	Included
	HM Frames	7	EA	350.00	Included	Included
	HM Doors	7	EA	500.00	Included	Included
	Aluminum Frames - single/double	0	EA	400.00	Included	Included
	Aluminum Frames - w sidelites	128	EA	1,250.00	Included	Included
	Wood Doors	128	EA	200.00	Included	Included
	Bulletproof doors - none assumed	0	EA			
	Hardware sets	135	EA	Included	Included	Included
	Installation	1	LS	Included	Included	Included
	Area B	1	LS	Included	Included	Included
	HM Frames	4	EA	350.00	Included	Included
	HM Doors	3	EA	500.00	Included	Included
	Aluminum Frames - single/double	0	EA	400.00	Included	Included
	Aluminum Frames - w sidelites	54	EA	1,250.00	Included	Included
	Wood Doors	57	EA	200.00	Included	Included
	Bulletproof doors - none assumed	0	EA			
	Hardware	60	LS	Included	Included	Included
	Area D	1	LS	Included	Included	Included
	HM Frames	2	EA	350.00	Included	Included
	HM Doors	2	EA	500.00	Included	Included
	Hardware sets	2	EA	Included	Included	Included
	Installation	1	LS	Included	Included	Included
	PEMB				Included	Included
	Area C	1	LS	Included	Included	Included
	Hollow metal doors	10	EA	350.00	Included	Included
	Wood doors	13	EA	500.00	Included	Included
	Furnish hollow metal frames	23	EA	400.00	Included	Included
	Hardware sets	23	EA	1,250.00	Included	Included
	Bulletproof doors - none assumed	0	EA			
	Hardware	1	LS	Included	Included	Included
57	**Overhead Coiling Doors**				**$137,538**	
	Main Facility	1	LS	Included	Included	Included
B101	*8'8' Cookson coiling door*	1	EA	11,190.00	11,190	11,190
	Control wiring	1	EA	6,850.00	6,850	6,850
	Installation	1	LS	Included	Included	Included
	ADD: Powder Coat	1	LS	3,293.00	3,293	3,293
	PEMB	1	LS	Included	Included	Included
C119	*10'x14' Cookson coiling door*	1	EA	8,100.00	8,100	8,100
C112, C114, C120	*10'x12' Cookson coiling door*	3	EA	15,400.00	46,200	46,200
	8'x8' Cookson coiling door	1	EA	11,190.00	11,190	11,190
	Control wiring	5	EA	6,850.00	34,250	34,250
	Installation	1	LS	Included	Included	Included
	ADD: Powder Coat	1	LS	16,465.00	16,465	16,465
59	**Metal Studs & Drywall Package**				**$2,130,720**	
	05400 Cold-Formed Metal Framing :	1	LS	339,691.00	339,691	339,691
	G90 coating at all exterior CFMF, 16 gauge				Included	Included
	2-1/2" slotted deep-leg deflection track at full height walls				Included	Included
	3-5/8" studs/track at exterior soffit uplift bracing.				Included	Included

DESCRIPTION	QUANTITY		UNIT COST	TOTAL	CHECK
6" studs/track installed at typical exterior walls				Included	Included
U-channel bridging & clips installed 48" OC horizontally.				Included	Included
Soffit grid/framing as indicated on the provided reflected ceiling plans.				Included	Included
Box Headers and jamb studs installed at exterior openings				Included	Included
06100 Rough Carpentry:	1	LS	28,740.00	28,740	28,740
2x8 blocking for ADA required accessories in restrooms.				Included	Included
3/4" Plywood blocking for wall-mounted TVs indicated on the plans.				Included	Included
3/4" Exterior-grade plywood at back of parapet walls				Included	Included
Wood blocking installed atop parapets				Included	Included
06164 Gypsum Sheathing:	1	LS	90,262.00	90,262	90,262
5/8" Densglass sheathing at exterior facing walls				Included	Included
5/8" Densglass sheathing installed at all soffits				Included	Included
07210 Thermal Insulation:	1	LS	110,998.00	110,998	110,998
R-11 Unfaced fiberglass insulation at 3 5/8" walls				Included	Included
R-19 Unfaced fiberglass insulation at 6" walls				Included	Included
07800 Fire Protection:				Included	Included
Hilti fire stopping system at fire rated drywall partitions only.				Included	Included
08100 Doors and Frames:	1	LS	50,331.00	50,331	50,331
Labor to install hollow metal door frames at framed walls				Included	Included
Access Doors				Included	Included
09110 Non-Structural Metal Framing:	1	LS	644,854.00	644,854	644,854
2-1/2" Deep-leg top track installed at full height walls to deck.				Included	Included
1-5/8", 2-1/2", 3-5/8", and 6" studs/track at typical interior walls				Included	Included
Jamb studs installed at either side of wall-openings				Included	Included
Light-gauge headers installed at openings within partitions				Included	Included
Light-gauge headers at interior bulkheads per the provided "ceiling details".				Included	Included
Suspended drywall ceiling system for new drywall ceilings.				Included	Included
09250 Gypsum Board:	1	LS	798,576.00	798,576	798,576
5/8" type X gypsum board at interior partitions				Included	Included
5/8" type X gypsum board at new ceilings				Included	Included
5/8" type X mold/moisture-resistant gypsum board at wet walls.				Included	Included
5/8" Denshield installed at walls scheduled to receive tile.				Included	Included
FRP installed to 4' AFF at walls behind mop sinks. .				Included	Included
Corner bead/control joints installed per plan notes/details.				Included	Included
Hilti sound/smoke rated sealant at all partitions				Included	Included
ArmorCore Bullet Resistant Fiberglass Panels, LVL 03				Included	Included
09500 Acoustical Ceilings:	1	LS	284,711.00	284,711	284,711
Armstrong Dune 1775 2'x2' Tile				Included	Included
Armstrong Suprafine XL 9/16"				Included	Included
09540 Specialty Ceilings:	1	LS	177,165.00	177,165	177,165
Armstrong Woodworks				Included	Included
Amstrong Metalworks				Included	Included
09950 Wall Covering:	1	LS	105,392.00	105,392	105,392
Felt Wall Panels				Included	Included
Budget Reconcilliation	1	LS	(500,000.00)	-500,000	-500,000
				Included	Included
61 Painting				**$352,774**	
Main Facility	46,645	SF	4.65	216,899	216,899
Interior				0	0
Fire tape rated walls				0	0
Tape walls that are to be covered by other finishes				0	0
Tape bed and texture walls and ceilings				0	0
Prime and paint walls and ceilings				0	0
Paint accent colors				0	0
Paint exposed ceilings and structure				0	0
Paint guard rails	1	LS	5,000.00	5,000	5,000
Paint stairs and railings				0	0
Paint ladders				0	0
Paint hollow metal doors and doorframes				0	0
Paint hollow metal window frames				0	0
Block fill and paint cmu walls				0	0
Paint structural columns				0	0
Paint tectum panels				0	0
Wall coverings				0	0
Painted graphics				0	0
Paint touch up	1	LS	25,000.00	25,000	25,000
Exterior				0	0
Paint brick lintels				0	0
Paint gas pipes on roof				0	0

DESCRIPTION	QUANTITY		UNIT COST	TOTAL	CHECK
Paint structural columns				0	0
Paint hollow metal doors and frames				0	0
PEMB	7,500	SF	4.65	34,875	34,875
Interior				0	0
Fire tape rated walls				0	0
Tape walls that are to be covered by other finishes				0	0
Tape bed and texture walls and ceilings				0	0
Prime and paint walls and ceilings				0	0
Paint accent colors				0	0
Paint exposed ceilings and structure				0	0
Paint guard rails				0	0
Paint stairs and railings				0	0
Paint ladders				0	0
Paint hollow metal doors and doorframes				0	0
Paint hollow metal window frames				0	0
Block fill and paint cmu walls				0	0
Paint structural columns				0	0
Paint tectum panels				0	0
Wall coverings				0	0
Painted graphics				0	0
Paint touch up	1	LS	25,000.00	25,000	25,000
Exterior				0	0
Paint brick lintels				0	0
Paint gas pipes on roof				0	0
Paint structural columns				0	0
Paint hollow metal doors and frames				0	0
Temporary Protection	1	LS	46,000.00	46,000	46,000
64 Tile Package				**$252,564**	
Main Facility	1	LS			0
PCT-1 Floor Tile	6,228	SF	10.00	62,280	62,280
PCT-2 Floor Tile	108	SF	12.00	1,296	1,296
WT-1 Wall Tile	12,167	SF	11.00	133,837	133,837
WT-2 Wall Tile	2,627	SF	13.00	34,151	34,151
Showerpans/waterproofing	8	EA	2,000.00	16,000	16,000
Transitions	1	LS	5,000.00	5,000	5,000
PEMB				0	0
Wall tile				0	0
65 Flooring Package				**$322,061**	
Main Facility	1	LS			0
Walkoff Carpet		SF	15.00	0	0
CPT1	1,728	SY	30.00	51,840	51,840
CPT2	611	SY	30.00	18,330	18,330
CPT3	557	SY	30.00	16,710	16,710
CPT4	170	SY	30.00	5,100	5,100
LVT1	14,472	SF	5.00	72,360	72,360
RFT1	269	SF	4.00	1,076	1,076
RF-1	1,925	SF	11.00	21,175	21,175
RB-1	8,760	LF	2.00	17,520	17,520
Moisture Testing	1	LS	7,500.00	7,500	7,500
Self-Leveling	103	EA	150.00	15,450	15,450
Protection	1	LS	70,000.00	70,000	70,000
PEMB	1	LS	25,000.00	25,000	25,000
Rubber flooring				0	0
Insert Scope				0	0
66 Concrete Sealing, Grinding & Polishing				**$88,375**	
Main Facility	1	LS	67,000.00	67,000	67,000
Polished Concrete	0	SF	4.75	0	0
Sealed Concrete		SF	1.25	0	0
Floor Protection (Ramboard)		sf	0.50	0	0
Mockup		SF	12.50	0	0
PEMB		LS		0	0
Polished Concrete	4,500	SF	4.75	21,375	21,375
Sealed Concrete		SF	1.25	0	0
Floor Protection (Ramboard)		sf	0.50	0	0
Mockup		SF	12.50	0	0
Insert Scope				0	0
68 Specialty Floors				**$106,003**	
Main Facility	1	LS		0	0
Indoor Athletic Flooring	1,750	SF	10.00	17,500	17,500

DESCRIPTION	QUANTITY		UNIT COST	TOTAL	CHECK
Terrazzo	13	SF	6,807.92	88,503	88,503
Stair treads and risers		SF		Included	Included
Elevator floors		SF		Included	Included
SPECIALTIES				$490,075	
71 Visual Display Boards				**$14,400**	
Main Facility				0	0
Visual Display Boards	10	EA	1,200.00	12,000	12,000
PEMB				0	0
Visual Display Boards	2	EA	1,200.00	2,400	2,400
Insert Scope				0	0
72 Window Shades & Curtains				**$28,400**	
Main Facility	1	LS	28,400.00	28,400	28,400
Window Shades 20% of exterior glass		LF	35.00	0	0
PEMB					0
Window Shades 20% of exterior glass		LF	35.00	0	0
Insert Scope				0	0
73 Signage Package				**$105,000**	
Main Facility	1	LS	95,000.00	95,000	95,000
Room Identification Signage Type A		EA	90.00	0	0
Glass Backing for Type A		EA	28.00	0	0
Type B - Office Room Signs		EA	200.00	0	0
Glass Backing for Type B		EA	45.00	0	0
Type C - Fire Riser, Electrical Room Signs		EA	250.00	0	0
Type D - Restroom and Locker Room Signs with Pictogram		EA	165.00	0	0
Type F- Stair / Ladder ID		EA	165.00	0	0
Type H, No Smoking		EA	408.00	0	0
Type 5, Fire Evacuation Maps at Elevators		EA	260.00	0	0
Type 6, Exit Signs		EA	70.00	0	0
Type 7, MOC Signs		EA	160.00	0	0
Type 8, Push Button for Assistance Sign		EA	120.00	0	0
Type 9, Ring Doorbell for Assistance		EA	150.00	0	0
Type 10, Directional Signs		EA	170.00	0	0
Hours of Operation, Department Badge, and 6" Address Numbers		LS	300.00	0	0
Cast Aluminum Plaque		EA	2,500.00	0	0
City of Hutto Police Department		EA	900.00	0	0
install / trip charges	1	LS	5,000.00	5,000	5,000
PEMB					0
Room Identification Signage Type A		EA	90.00	0	0
Glass Backing for Type A		EA	28.00	0	0
Type B - Office Room Signs		EA	200.00	0	0
Glass Backing for Type B		EA	45.00	0	0
Type C - Fire Riser, Electrical Room Signs		EA	250.00	0	0
Type D - Restroom and Locker Room Signs with Pictogram		EA	165.00	0	0
Type 6, Exit Signs		EA	70.00	0	0
Type 7, MOC Signs		EA	160.00	0	0
Type 8, Push Button for Assistance Sign		EA	120.00	0	0
Type 9, Ring Doorbell for Assistance		EA	150.00	0	0
Type 10, Directional Signs		EA	170.00	0	0
Hours of Operation, Department Badge, and 6" Address Numbers		LS	300.00	0	0
Cast Aluminum Plaque		EA	2,500.00	0	0
City of Hutto Police Department		EA	900.00	0	0
install / trip charges	1	LS	5,000.00	5,000	5,000
Site					0
Monument Sign		EA		0	0
Insert Scope				0	0
74 Entrance Mats & Frames				**$11,575**	
Main Facility				0	0
Walk Off Mats - frameless/non-recessed	463	SF	25.00	11,575	11,575
PEMB				0	0
Walk Off Mats - frameless/non-recessed	0	SF	25.00	0	0
Insert Scope				0	0
75 Toilet Partitions & Accessories				**$60,000**	
Main Facility	1	LS	60,000.00	60,000	60,000
Toilet Accessories		LS	26,700.00	0	0
Paper Towel Dispensor - Surface Mount		ea		Included	Included
Paper Towel Dispensor - recessed & 12 gal waste		ea		Included	Included
Paper Towel Dispensor - recessed & 7 gal waste		ea		Included	Included
SS Shelf w/ tissue holder		ea		Included	Included

DESCRIPTION	QUANTITY		UNIT COST	TOTAL	CHECK
36" Grab Bar		ea		Included	Included
42" Grab Bar		ea		Included	Included
18"x36" Mirror		ea		Included	Included
Vanity Mounted Soap Dispensor		ea		Included	Included
Surface Mounted Soap Dispensor		ea		Included	Included
Soap Dish		ea		Included	Included
Shower Curtain		ea		Included	Included
SS Curtain Hook		ea		Included	Included
72" Curtain Rod		ea		Included	Included
Sanitary Waste Disposal		ea		Included	Included
24" Grab Bar		ea		Included	Included
48" Grab Bar		ea		Included	Included
26" Mop Rack		ea		Included	Included
Insert Scope				0	0
Insert Scope				0	0
Insert Scope				0	0
Toilet Partitions					0
Stainless Ceiling Hung		ea	1,750.00	0	0
Stainless Screens		ea	850.00	0	0
PEMB		LS		0	0
Toilet Accessories		LS	26,700.00	0	0
Paper Towel Dispensor - Surface Mount		ea		Included	Included
Paper Towel Dispensor - recessed & 12 gal waste		ea		Included	Included
Paper Towel Dispensor - recessed & 7 gal waste		ea		Included	Included
SS Shelf w/ tissue holder		ea		Included	Included
36" Grab Bar		ea		Included	Included
42" Grab Bar		ea		Included	Included
18"x36" Mirror		ea		Included	Included
Vanity Mounted Soap Dispensor		ea		Included	Included
Surface Mounted Soap Dispensor		ea		Included	Included
Soap Dish		ea		Included	Included
Shower Curtain		ea		Included	Included
SS Curtain Hook		ea		Included	Included
72" Curtain Rod		ea		Included	Included
Sanitary Waste Disposal		ea		Included	Included
24" Grab Bar		ea		Included	Included
48" Grab Bar		ea		Included	Included
26" Mop Rack		ea		Included	Included
Insert Scope				0	0
Insert Scope				0	0
Insert Scope				0	0
Toilet Partitions					0
Stainless Ceiling Hung		ea	1,750.00	0	0
Stainless Screens		ea	850.00	0	0
Insert Scope				0	0
76 Cubicle Track and Curtain				**$0**	
Main Facility				0	0
Cubicle Track & Curtain	0	ea	4,500.00	0	0
PEMB				0	0
Cubicle Track & Curtain	0	ea	4,500.00	0	0
Insert Scope				0	0
77 Wall Protection & Corner Guards				**$30,000**	
Main Facility				0	0
Corner Guards - Main Building, 10', stainless steel	100	EA	300.00	30,000	30,000
PEMB				0	0
Corner Guards - Main Building, 10', stainless steel	0	EA	300.00	0	0
Insert Scope				0	0
78 Fire Extinguishers & Cabinets				**$29,500**	
Main Facility				0	0
Fire Extinguishers/Cabinets	20	EA	750.00	15,000	15,000
Fire Extinguishers	15	EA	350.00	5,250	5,250
PEMB				0	0
Fire Extinguishers/Cabinets	10	EA	750.00	7,500	7,500
Fire Extinguishers	5	EA	350.00	1,750	1,750
Insert Scope				0	0
79 Lockers				**$76,300**	
Main Facility				0	0
Z Style 12"x21" Lockers	79	EA	700.00	55,300	55,300
Personnel Duty Lockers 36"x24" w/bench		EA	800.00	0	0

	DESCRIPTION	QUANTITY		UNIT COST	TOTAL	CHECK
	12"x24" Locker		EA	750.00	0	0
	30x30 4 tier		EA	850.00	0	0
	8x12 4 tier		EA	500.00	0	0
	Personnel Duty Lockers 24"x24" w/bench		EA	1,100.00	0	0
	PEMB				0	0
	Z Style 12"x21" Lockers	30	EA	700.00	21,000	21,000
	Personnel Duty Lockers 36"x24" w/bench		EA	800.00	0	0
	12"x24" Locker		EA	750.00	0	0
	30x30 4 tier		EA	850.00	0	0
	8x12 4 tier		EA	500.00	0	0
	Personnel Duty Lockers 24"x24" w/bench		EA	1,100.00	0	0
	80 Misc. Building Specialties				**$134,900**	
	Main Facility				0	0
	Knox Locks				0	0
	security gates - site	1	EA	400.00	400	400
	main entrance - Main Building	1	EA	500.00	500	500
	AED - Main Building	7	EA	1,650.00	11,550	11,550
	Display case	1	EA	12,000.00	12,000	12,000
	Misc. Specialties	1	LS	90,000.00	90,000	90,000
	PEMB				0	0
	Knox Locks				0	0
	security gates - site	1	EA	400.00	400	400
	main entrance - Main Building	1	EA	500.00	500	500
	AED - Main Building	7	EA	1,650.00	11,550	11,550
	Metal Shelving - 18x36	172	LS	0.00	0	0
	Metal Shelving - 18x48	12	LS	0.00	0	0
	Wire Mesh Partitions	1	LS	8,000.00	8,000	8,000
EQUIPMENT					$632,541	
	84 Smart Screens					
	Main Facility	1	LS	75,000.00	75,000	75,000
	Large Smart Screens - IN FFE	6	EA		0	0
	PEMB				0	0
	Insert Scope				0	0
	85 Operable Walls				**$47,500**	
	Main Facility	1	LS	40,000.00	40,000	40,000
	Modernfold 34'-0" x 12'-6" operable partition	1	EA		0	0
	Misc steel support	1	EA	7,500.00	7,500	7,500
	PEMB					0
	Modernfold 34'-0" x 12'-6" operable partition	0	EA		0	0
	Misc steel support	0	EA		0	0
	86 Residential Appliances				**$51,900**	
	Main Facility	0	LS	300,000.00	0	0
	Microwave Ovens	4	EA	150.00	600	600
	Wall Ovens	0	EA	3,000.00	0	0
	Refrigerators / Freezers	3	EA	2,000.00	6,000	6,000
	Refrigerators	1	EA	2,000.00	2,000	2,000
	Undercounter Fridge	2	EA	750.00	1,500	1,500
	Freestanding Ice Makers	1	EA	8,000.00	8,000	8,000
	Countertop Ice Makers	4	EA	1,000.00	4,000	4,000
	Dishwashers	1	EA	1,400.00	1,400	1,400
	Coffee Machines	4	EA	500.00	2,000	2,000
	Washing Machine	2	EA	1,600.00	3,200	3,200
	Dryers	2	EA	1,600.00	3,200	3,200
	Safe	2	EA	2,000.00	4,000	4,000
	Wall mounted gun locker	4	EA	2,000.00	8,000	8,000
	PEMB				0	0
	Washing Machine	0	EA	1,600.00	0	0
	Dryers	0	EA	1,600.00	0	0
	Safe	4	EA	2,000.00	8,000	8,000
	87 Kitchen (Cafe) Equipment				**$90,000**	
	Main Facility				0	0
B106	*Walk-in - 15x12*	1	EA	90,000.00	90,000	90,000
	89 Indoor Athletic Equipment				**$25,000**	
	Wall mats in Defense Tactics	1	LS	25,000.00	25,000	25,000
	90 Lab Equipment				**$298,141**	
	Main Facility	0	LS	325,000.00	0	0
	Science Casework and Tops	1	LS	95,366.00	95,366	95,366

DESCRIPTION	QUANTITY		UNIT COST	TOTAL	CHECK
Equipment	1	LS	12,000.00	12,000	12,000
Air Science SafeFume Cyanoacrylate fuming Chamber- CA24S-A	1	EA	8,310.00	8,310	8,310
Air Science SafeFume Cyanoacrylate fuming Chamber- CA30T-A	1	EA	12,654.00	12,654	12,654
Air Science Downflow Fume hood: DWS36	1	EA	10,695.00	10,695	10,695
Air Science Downflow Fume hood: DWS48	1	EA	10,185.00	10,185	10,185
Air Science Evidence drying Cabinet FDC-003	1	EA	1,168.07	1,168	1,168
Air Science Evidence drying Cabinet FDC-005	1	EA	1,132.00	1,132	1,132
Air Science Fume Hood P5-24-XTS	1	EA	10,876.00	10,876	10,876
Air Science Fume Hood P5-36-XTS	1	EA	6,352.00	6,352	6,352
Air Science Fume Hood P5-48-XTS	1	EA	9,730.00	9,730	9,730
Kewaunee pegboard 2121-4048	3	EA	19,221.59	57,665	57,665
Safety Showers (Model in spec discontinued) Watersaver SSBF909	2	EA	4,252.00	8,504	8,504
1001, 1005, 1012, 1024, 1027, 1047	1	LS	45,000.00	45,000	45,000
PEMB				0	0
Air Science Evidence drying Cabinet FDC-005		EA	1,132.00	0	0
Air Science Fume Hood P5-24-XTS		EA	10,876.00	0	0
Safety Showers (Model in spec discontinued) Watersaver SSBF909	2	EA	4,252.00	8,504	8,504
91 High Density Storage				**$0**	
Insert Scope	1	LS	1,500,000.00	See Alternate / 1500000	See Alternate / 1500000
92 FF&E				**$0**	
FFE - See Alternate	0	LS	2,000,000.00	0	0
93 Elevators				**$120,000**	
Main Facility	1	LS	120,000.00	120,000	120,000
Two stop elevator	2	EA	125,000.00	included	included
Cab protection	2	EA	4,500.00	included	included
Cab finishes	2	EA	5,000.00	included	included
Additional Weight for Terrazzo Floors	1	LS		0	0
MEP SYSTEMS				$11,087,347	
97 Fire Sprinkler Systems				**$507,310**	
Main Facility					0
Fire sprinkler systems	1	LS	351,550.00	351,550	351,550
Fire pump and jockey pump	1	EA	80,000.00	80,000	80,000
PEMB					0
Fire sprinkler systems	1	LS	75,760.00	75,760	75,760
Insert Scope				0	0
98 Plumbing Systems				**$1,590,000**	
Main Facility	1	LS	1,500,000.00	1,500,000	1,500,000
BIM Coordination	1	LS	10,000.00	10,000	10,000
Condensate Lines	1	LS	50,000.00	50,000	50,000
Fixtures - Public & Private Areas				0	0
Water closets with sensor/manual flush valves		EA	7,500.00	0	0
Urinals with sensor/manual flush valves		EA	7,000.00	0	0
Lavatories with sensor/manual faucets		EA	7,500.00	0	0
Stainless steel single/double compartment sinks with manual faucets		EA	7,000.00	0	0
Showers with thermostatic shower valves and 2.0 GPM shower heads		EA	11,000.00	0	0
Electric water coolers – dual height with bottle fillers		EA	13,000.00	0	0
Mop sinks with manual faucets		EA	6,500.00	0	0
Misc. Plumbing		LS	150,000.00	0	0
Fixtures - Inmate Areas				0	0
Stainless steel WC/LAV combo security fixtures		EA	9,500.00	0	0
Stainless steel shower security fixtures		EA	10,500.00	0	0
Equipment				0	0
High-efficiency, condensing, natural gas water heaters – Main		EA	35,000.00	0	0
Electric water heater - 50-gallon capacity – Asset Building		EA	20,000.00	0	0
Tankless electric instantaneous water heaters for remote fixtures		LS	70,000.00	0	0
Domestic water circulation pumps		EA	5,000.00	0	0
Anticipated Water Softener		EA	5,000.00	0	0
Expansion tanks		EA	5,000.00	0	0
Elevator sump pumps with Oil Minder Sensor and control panels		EA	25,000.00	0	0
Oil/sand interceptor		EA	30,000.00	0	0
Hair/lint interceptor		EA	10,000.00	0	0
4" RPZ backflow preventor with air gap fitting		EA	7,500.00	0	0
Frost proof wall hydrants on exterior walls		LS	85,000.00	0	0
Floor drains with trap guard seals as required		LS	85,000.00	0	0
Floor sinks in mechanical room as required		LS	45,000.00	0	0
Roof drains and overflow drains as required		LS	150,000.00	0	0
Clean-outs as required		LS	15,000.00	0	0
Water hammer arrestors as required		LS	15,000.00	0	0
Thermostatic mixing valves as required		LS	15,000.00	0	0

DESCRIPTION	QUANTITY		UNIT COST	TOTAL	CHECK
Hose bibbs with vacuum breakers in mechanical rooms and near jail		LS	7,500.00	0	0
Excavation, backfill and tamping of ditches		LS	40,000.00	0	0
Piping				0	0
Underslab Pipe Suspension System, SureVoid		SF	4.00	0	0
Domestic Hot and Cold Water Piping		LS	250,000.00	0	0
4" and smaller – Type L drawn-temper hard copper with sil-phosed				0	0
4" and smaller – Type L drawn-temper hard copper with soldered or				0	0
Sanitary Sewer and Vent Piping		LS	185,000.00	0	0
PVC Sch40 pipe with DWV drainage pattern fittings with solvent weld				0	0
Cast iron no-hub pipe and fittings with heavy duty no-hub couplings				0	0
Storm Drain Piping		LS	175,000.00	0	0
PVC Sch40 pipe with DWV drainage pattern fittings with solvent weld				0	0
grade				0	0
Cast iron no-hub pipe and fittings with heavy duty no-hub couplings				0	0
Natural Gas Piping		LS	95,000.00	0	0
ASTM A-53 Grade B electric-resistance black carbon steel pipe with				0	0
Compressed Air Piping		LS	75,000.00	0	0
2" and smaller – Type L drawn-temper hard copper with soldered				0	0
Water pipes subject to freezing temperatures		LS	85,000.00	0	0
1-1/2" insulation with heat trace (electrician to make final connection)				0	0
Insulation for pipe, valves, and fittings as specified				0	0
PEMB				0	0
BIM Coordination	1	LS	5,000.00	5,000	5,000
Condensate Lines	1	LS	25,000.00	25,000	25,000
Fixtures - Public & Private Areas				0	0
Water closets with sensor/manual flush valves		EA	7,500.00	0	0
Urinals with sensor/manual flush valves		EA	7,000.00	0	0
Lavatories with sensor/manual faucets		EA	7,500.00	0	0
Stainless steel single/double compartment sinks with manual faucets		EA	7,000.00	0	0
Showers with thermostatic shower valves and 2.0 GPM shower heads		EA	11,000.00	0	0
Electric water coolers – dual height with bottle fillers		EA	13,000.00	0	0
Mop sinks with manual faucets		EA	6,500.00	0	0
Misc. Plumbing		LS	150,000.00	0	0
Fixtures - Inmate Areas				0	0
Stainless steel WC/LAV combo security fixtures		EA	9,500.00	0	0
Stainless steel shower security fixtures		EA	10,500.00	0	0
Equipment				0	0
High-efficiency, condensing, natural gas water heaters – Main		EA	35,000.00	0	0
Electric water heater - 50-gallon capacity – Asset Building		EA	20,000.00	0	0
Tankless electric instantaneous water heaters for remote fixtures		LS	70,000.00	0	0
Domestic water circulation pumps		EA	5,000.00	0	0
Expansion tanks		EA	5,000.00	0	0
Anticipated Water Softener		EA	5,000.00	0	0
Elevator sump pumps with Oil Minder Sensor and control panels		EA	25,000.00	0	0
Oil/sand interceptor		EA	30,000.00	0	0
Hair/lint interceptor		EA	10,000.00	0	0
4" RPZ backflow preventor with air gap fitting		EA	7,500.00	0	0
Frost proof wall hydrants on exterior walls		LS	85,000.00	0	0
Floor drains with trap guard seals as required		LS	85,000.00	0	0
Floor sinks in mechanical room as required		LS	45,000.00	0	0
Roof drains and overflow drains as required		LS	150,000.00	0	0
Clean-outs as required		LS	15,000.00	0	0
Water hammer arrestors as required		LS	15,000.00	0	0
Thermostatic mixing valves as required		LS	15,000.00	0	0
Hose bibbs with vacuum breakers in mechanical rooms and near jail		LS	7,500.00	0	0
Excavation, backfill and tamping of ditches		LS	40,000.00	0	0
Piping				0	0
Underslab Pipe Suspension System, SureVoid		SF	4.00	0	0
Domestic Hot and Cold Water Piping		LS	250,000.00	0	0
4" and smaller – Type L drawn-temper hard copper with sil-phosed				0	0
4" and smaller – Type L drawn-temper hard copper with soldered or				0	0
Sanitary Sewer and Vent Piping		LS	185,000.00	0	0
PVC Sch40 pipe with DWV drainage pattern fittings with solvent weld				0	0
Cast iron no-hub pipe and fittings with heavy duty no-hub couplings				0	0
Storm Drain Piping		LS	175,000.00	0	0
PVC Sch40 pipe with DWV drainage pattern fittings with solvent weld				0	0
grade				0	0
Cast iron no-hub pipe and fittings with heavy duty no-hub couplings				0	0
Natural Gas Piping		LS	95,000.00	0	0
ASTM A-53 Grade B electric-resistance black carbon steel pipe with				0	0
Compressed Air Piping		LS	75,000.00	0	0
2" and smaller – Type L drawn-temper hard copper with soldered				0	0
Water pipes subject to freezing temperatures		LS	85,000.00	0	0

DESCRIPTION	QUANTITY		UNIT COST	TOTAL	CHECK
1-1/2" insulation with heat trace (electrician to make final connection)				0	0
Insulation for pipe, valves, and fittings as specified				0	0
Insert Scope				0	0
99 HVAC Systems				**$3,994,066**	
Main Facility	1	LS	3,616,021.00	3,616,021	3,616,021
Air cooled chillers - vibration isolation curbs as scheduled	3	EA		0	0
End suction pumps for the chilled water system	3	EA		0	0
Chilled water air handling units - electric SCR heating coils, enthalpy	4	EA		0	0
Sound Attenuators	11	EA		0	0
Energy recover unit - chilled water coil, natural gas furnace, enthalpy	1	EA		0	0
Fan coil units	7	EA		0	0
DX air conditioning for the MDF/IDF and electrical rooms	13	EA		0	0
VAV boxes with electric reheat	146	EA		0	0
Snow melt zones	5	EA		0	0
Exhaust fans	23	EA		0	0
Transfer fans	4	EA		0	0
Detratification fans (HVLS)	8	EA		0	0
Electric unit heaters	13	EA		0	0
Medium pressure supply air duct	1	LS		0	0
Cnstant and variable volume low pressure supply air duct	1	LS		0	0
Return air duct	1	LS		0	0
Outside air / fresh air duct	1	LS		0	0
Exhaust air duct	1	LS		0	0
Security bars for ducts	1	LS		0	0
Chilled water piping 2" and smaller, 2" and larger	1	LS		0	0
Refrigerant piping for VRF systems	1	LS		0	0
HVAC condensate drains	1	LS		0	0
Water pipes subject to freezing temps fitted with 1-1/2" insulation	1	LS		0	0
Insulation for pipes, valves, and fittings	1	LS		0	0
Chemical water treatment	1	LS		0	0
Core drilling and sleeving as necessary	1	LS		0	0
Fire caulking for HVAC penetrations	1	LS		0	0
Pipe and duct testing	1	LS		0	0
Commissioning assistance	1	LS		0	0
Man and material lifts as required	1	LS		0	0
DED: Wall thickness	0	LS	(372,000.00)	0	0
DED: Remove electro fin E coatings and UV lights	0	LS	(13,000.00)	0	0
BIM Coordination	1	LS	60,000.00	60,000	60,000
PEMB	1	LS	298,045.00	298,045	298,045
Air cooled chillers - vibration isolation curbs as scheduled	3	EA		0	0
End suction pumps for the chilled water system	3	EA		0	0
Chilled water air handling units - electric SCR heating coils, enthalpy	4	EA		0	0
Sound Attenuators	11	EA		0	0
Energy recover unit - chilled water coil, natural gas furnace, enthalpy	1	EA		0	0
Fan coil units	7	EA		0	0
DX air conditioning for the MDF/IDF and electrical rooms	13	EA		0	0
VAV boxes with electric reheat	146	EA		0	0
Snow melt zones	5	EA		0	0
Exhaust fans	23	EA		0	0
Transfer fans	4	EA		0	0
Detratification fans (HVLS)	8	EA		0	0
Electric unit heaters	13	EA		0	0
Medium pressure supply air duct	1	LS		0	0
Cnstant and variable volume low pressure supply air duct	1	LS		0	0
Return air duct	1	LS		0	0
Outside air / fresh air duct	1	LS		0	0
Exhaust air duct	1	LS		0	0
Security bars for ducts	1	LS		0	0
Chilled water piping 2" and smaller, 2" and larger	1	LS		0	0
Refrigerant piping for VRF systems	1	LS		0	0
HVAC condensate drains	1	LS		0	0
Water pipes subject to freezing temps fitted with 1-1/2" insulation	1	LS		0	0
Insulation for pipes, valves, and fittings	1	LS		0	0
Chemical water treatment	1	LS		0	0
Core drilling and sleeving as necessary	1	LS		0	0
Fire caulking for HVAC penetrations	1	LS		0	0
Pipe and duct testing	1	LS		0	0
Commissioning assistance	1	LS		0	0
Man and material lifts as required	1	LS		0	0
CSP - Temporary Protection of Roof and floor Openings	1	LS	20,000.00	20,000	20,000
Insert Scope				0	0
100 HVAC Controls				**$0**	

DESCRIPTION	QUANTITY		UNIT COST	TOTAL	CHECK
Main Facility - Bacnet Controls		SF	8.28	0	0
AHUs - VAV	4	EA		0	0
ERU	1	EA		0	0
CHW System	1	EA		0	0
DX Splits	12	EA		0	0
VAV boxes with ERH - temp only	99	EA		0	0
VAV boxes with ERH - T/C02	17	EA		0	0
VAV boxes with ERH - smoke control	16	EA		0	0
Fan coil units	7	EA		0	0
Exhaust fans - general	9	EA		0	0
Exhaust fans - labs	1	EA		0	0
Exhaust fans - powder	2	EA		0	0
Exhaust fans - sally port	1	EA		0	0
Exhaust fans - crime	1	EA		0	0
Exhaust fans - dryer	1	EA		0	0
Ventilation fans	2	EA		0	0
Transfer fans	3	EA		0	0
Destratification fans - exercise	2	EA		0	0
Storm shelter	1	EA		0	0
Electric unit heaters	4	EA		0	0
CRAC units	6	EA		0	0
2nd Floor Patio Ceiling Fans	3	EA		0	0
PEMB	0	SF	8.28	0	0
AHUs - VAV	4	EA		0	0
ERU	1	EA		0	0
CHW System	1	EA		0	0
DX Splits	12	EA		0	0
VAV boxes with ERH - temp only	99	EA		0	0
VAV boxes with ERH - T/C02	17	EA		0	0
VAV boxes with ERH - smoke control	16	EA		0	0
Fan coil units	7	EA		0	0
Exhaust fans - general	9	EA		0	0
Exhaust fans - labs	1	EA		0	0
Exhaust fans - powder	2	EA		0	0
Exhaust fans - sally port	1	EA		0	0
Exhaust fans - crime	1	EA		0	0
Exhaust fans - dryer	1	EA		0	0
Ventilation fans	2	EA		0	0
Transfer fans	3	EA		0	0
Destratification fans - exercise	2	EA		0	0
Storm shelter	1	EA		0	0
Electric unit heaters	4	EA		0	0
CRAC units	6	EA		0	0
Insert Scope				0	0
101 Test & Balance				**$67,681**	
Main Facility				0	0
Testing and balancing	46,645	SF	1.25	58,306	58,306
PEMB				0	0
Testing and balancing	7,500	SF	1.25	9,375	9,375
102 Electrical Systems				**$4,477,500**	
Main Facility	1	LS	4,375,000.00	4,375,000	4,375,000
Main facility power		SF	57.00	0	0
Distribution Equipment and Feeders		LS	750,000.00	0	0
Lighting & Lighting Controls package		LS	1,500,000.00	0	0
Power and single point connections to mechanical equipment.				0	0
Power and single point connections to plumbing equipment.				0	0
Disconnects for RTU's water heaters, condensing units & unit heaters				0	0
Conduit stub-ups and wall boxes for fire alarm, voice & data outlets.				0	0
EV Charger rough-in (per 7.27.26 civil meeting)	4	EA	5,000.00	20,000	20,000
Vehicular Rated Bollard Light	30	EA	750.00	22,500	22,500
Lightning protection.				0	0
Conduit, fittings, and wire for a complete installation.				0	0
Cable Tray				0	0
Low voltage backboxes and raceways to accessible ceiling				0	0
Mechanical sleeves in metal deck				0	0
Electrical permit by validation only.				0	0
BIM Coordination		LS	60,000.00	0	0
PEMB				0	0
Main facility power		SF	57.00	0	0
Distribution Equipment and Feeders		LS	750,000.00	0	0
Lighting & Lighting Controls package		LS	1,500,000.00	0	0
Power and single point connections to mechanical equipment.				0	0

DESCRIPTION	QUANTITY		UNIT COST	TOTAL	CHECK
Power and single point connections to plumbing equipment.				0	0
Disconnects for RTU's water heaters, condensing units & unit heaters				0	0
Conduit stub-ups and wall boxes for fire alarm, voice & data outlets.				0	0
Lightning protection.				0	0
Conduit, fittings, and wire for a complete installation.				0	0
Cable Tray				0	0
Low voltage backboxes and raceways to accessible ceiling				0	0
Electrical permit by validation only.				0	0
BIM Coordination	1	LS	60,000.00	60,000	60,000
Site				0	0
L-300 - Vehicular lighted bollards & Flood lights	1	LS		0	0
Insert Scope				0	0
103 Fire Alarm Systems				**$100,790**	
Main Facility				0	0
Notifier alarm system	46,645	SF	2.00	93,290	93,290
PEMB				0	0
Notifier alarm system	7,500	SF	1.00	7,500	7,500
Insert Scope				0	0
104 Generator				**$350,000**	
Main Building	1	LS		0	0
1300KW Natural Gas Generator	1	EA	350,000.00	350,000	350,000
PEMB				0	0
None				0	0
Insert Scope				0	0
SPECIAL SYSTEMS				$1,728,000	
109 Structured Cabling Systems				**$512,000**	
Main Facility	1	LS	430,000.00	430,000	430,000
Drop Table				0	0
1-Cable, camera	91	EA		0	0
1-Cable, floor	26	EA		0	0
1-Cable, ceiling	7	EA		0	0
1-Cable, wall phone	2	EA		0	0
1-Cable, wall	76	EA		0	0
1-Cable, wifi	35	EA		0	0
2-Cable 1D/1C, TV	63	EA		0	0
2-Cable, ceiling	22	EA		0	0
2-Cable, cube	92	EA		0	0
2-Cable, floor	30	EA		0	0
2-Cable, wall	416	EA		0	0
4-Cable, wall	16	EA		0	0
4-Cable, floor	44	EA		0	0
6-Cable, floor	24	EA		0	0
6-Cable, wall	12	EA		0	0
24-Cable, furniture	264	EA		0	0
Backbone				0	0
48-Strand OS2 fiber for data		LS		0	0
24-Strand OS2 fiber for AV		LS		0	0
25-Pair cat 3 copper cable		LS		0	0
Fiber termination using LC fusion spliced connectors		LS		0	0
Copper termination on patch panels		LS		0	0
Cable Pathway Installation				0	0
J-hooks for secondary support		LS		0	0
Securing of J hooks to structure		LS		0	0
System testing, labeling and documentation		LS		0	0
PEMB	1	LS	82,000.00	82,000	82,000
Drop Table				0	0
1-Cable, camera	91	EA		0	0
1-Cable, floor	26	EA		0	0
1-Cable, ceiling	7	EA		0	0
1-Cable, wall phone	2	EA		0	0
1-Cable, wall	76	EA		0	0
1-Cable, wifi	35	EA		0	0
2-Cable 1D/1C, TV	63	EA		0	0
2-Cable, ceiling	22	EA		0	0
2-Cable, cube	92	EA		0	0
2-Cable, floor	30	EA		0	0
2-Cable, wall	416	EA		0	0
4-Cable, wall	16	EA		0	0
4-Cable, floor	44	EA		0	0

DESCRIPTION	QUANTITY		UNIT COST	TOTAL	CHECK
6-Cable, floor	24	EA		0	0
6-Cable, wall	12	EA		0	0
24-Cable, furniture	264	EA		0	0
Backbone				0	0
48-Strand OS2 fiber for data		LS		0	0
24-Strand OS2 fiber for AV		LS		0	0
25-Pair cat 3 copper cable		LS		0	0
Fiber termination using LC fusion spliced connectors		LS		0	0
Copper termination on patch panels		LS		0	0
Cable Pathway Installation				0	0
J-hooks for secondary support		LS		0	0
Securing of J hooks to structure		LS		0	0
System testing, labeling and documentation		LS		0	0
Insert Scope				0	0
110 Security/Access Control Systems				**$680,000**	
Main Facility	1	LS	680,000.00	680,000	680,000
Access control	0	SF	5.22	0	0
Open Options Professional Training (Essentials, In-Person)		LS		0	0
Security System Completion / Readiness Checklist		LS		0	0
Final Acceptance Test		LS		0	0
Access control system				0	0
DNA Fusion Additional Client Licenses - DNA-CWS	2	EA		0	0
DNA Fusion Additional Badging Client License - DNA-IPID	1	EA		0	0
DNA Fusion Badging (software-Hardware Pkg.) - DNA-IPID-CAM	1	EA		0	0
DNA Fusion 20 Additional Subcontroller License - DNA-SC-20	4	EA		0	0
Proximity Cards - HID - 1431	1,000	EA		0	0
Access control doors				0	0
Intelligent (2dr) IP Controller (LP1502) - LP1502	10	EA		0	0
Dual Reader Interface (MR52-S3) - MR52-53	70	EA		0	0
Powered Access Control Enclosure (16) - Lifesafety - FPO150/250-3D8P2M8NL4E8M1/P16-A	10	EA		0	0
Batteries - 12VDC, 7aH - powersonic - PS-1270	30	EA		0	0
Proximity Card Reader - iClass SE RP40 - 920PTNNEK00000	97	EA		0	0
Proximity Card Reader - iClass SE RPK40 - 921PTNNEK0004J	5	EA		0	0
Proximity Card Reader - iClass SE RP15 - 910PTNNEK00000	16	EA		0	0
Biometric Reader - iClass SE Biometric Series - HID - 25BNKS-10-000000	3	EA		0	0
Wiegand Cable Extender - cypress - SPX-1300	4	EA		0	0
EncomPass4 SeGo (RS232/485) Tolltag Reader - controlled products - 10-4002-001	12	EA		0	0
Tolltag Reader Cable - 5ft - controlled products - 58-1620-001	12	EA		0	0
Mounting Bracket - controlled products - WALLMTBRCKT	12	EA		0	0
Transformer - controlled products - MGT-1850P	12	EA		0	0
Cypress Serial Data Convertor - controlled products - CVX1468-A	12	EA		0	0
Cypress OS1000 Wiaegand-OSDP Convertor	12	EA		0	0
AVI Tall Pedestal - THC - PS5094-AVIB	12	EA		0	0
Gate Stanchion, 72" Dual Height - pedestal pro - 72-DSP-3-12-12	12	EA		0	0
Upper Housing w/Hood - pedestal pro - Portra-CS-8x14-E	12	EA		0	0
Lower Housing w/Hood - pedestal pro - Lando-CS-20x14-E	12	EA		0	0
Buffer Plate for RP40 Card Readers (on steel surface) - pedestal pro - 45PLA-PRO-001-HDP	12	EA		0	0
Door Release Button - USP - HUB-2SA	12	EA		0	0
Door Contact, 3/4" Recessed, SPST (white) - GRI - 180-12WG-W	110	EA		0	0
Door Contact - Roll Up Door - nascom - N505AUTMC-ST	12	EA		0	0
Composite Wiegand Access Control Cable (yellow) - windy city - 4461030	25,000	EA		0	0
22awg, 2-pair Cable (white) - windy city wire - 150100	3,000	EA		0	0
18awg, 4-conductor Cable (white) - windy city - 442380	3,000	EA		0	0
Terminate Single Door Lock Hardware by Others	100	EA		0	0
Terminate Double Door Lock Hardware by Others	5	EA		0	0
Terminate Controlled Motorized Overhead/Roll Up Door/Gate	12	EA		0	0
Security System Completion/Readiness Checklist	1	EA		0	0
Spares				0	0
Intelligent (2dr) IP Controller (LP1502) - LP1502	1	EA		0	0
Dual Reader Interface (MR52-S3) - MR52-53	7	EA		0	0
Proximity Card Reader - iClass SE RPK40 - 920PTNNEK00000	2	EA		0	0
Proximity Card Reader - iClass SE RP15 - 921PTNNEK0004J	2	EA		0	0
Proximity Card Reader - iClass SE RP15 - 910TNNEK00000	2	EA		0	0
Biometric Reader - iClass SE Biometric Series - HID - 25BNKS-10-000000	1	EA		0	0

DESCRIPTION	QUANTITY		UNIT COST	TOTAL	CHECK
Door Contact, 1" Recessed, SPST (white) - GRI - 184-12WG-W	10	EA		0	0
Door Contact - Roll Up Door - nascom - N505AUTMC-ST	2	EA		0	0
Video Surveillance	0	SF	2.54	0	0
Workstation - avigilon - RM7-WKS-4MN-NA	2	EA		0	0
24" Monitor - dell - P2224h	4	EA		0	0
Report Printer - HP - laserjet pro 3001Dw	1	EA		0	0
Card Badge Printer - HID - DTC5500	1	EA		0	0
Signature Capture Pad - CDW - T-LBK462-HSB-R	1	EA		0	0
Desktop Enrollment Reader - HID - V-VENROLL-PXSMT	1	EA		0	0
Facility Surveillance System				0	0
Seneca Assurance 300 Video Recording Server - seneca - AS18-192T4L-M1.0-G2.1-W3-R6	1	EA		0	0
Seneca xVault SAN Storage 160TB - seneca - XVD216-12	1	EA		0	0
Xprotect Corporate Device License - milestone - XPCODL	81	EA		0	0
1Year Care Plus Xprotect Corporate - milestone - YXPCODL	81	EA		0	0
5MP Fixed IP Camera - Indoor (P3267-LV - axis - 02329-001	29	EA		0	0
AXIS Pendant Cap T94K01D (indoor) - axis - 5505-081	29	EA		0	0
AXIS Wall Mount T91E61 - axis - 5506-481	29	EA		0	0
5MP Fixed IP Camera - outdoor (P3267-LVE) - axis - 02330-001	52	EA		0	0
AXIS Pendant Cap TP3103-E (outdoor) - axis - 02548-001	52	EA		0	0
AXIS Wall Mount T91E61 - axis - 5506-481	52	EA		0	0
AXIS Surge Protector (outdoor) T8129-E - axis - 01148-001	52	EA		0	0
Interview Room Recording System				0	0
Seneca Assurance 300 Video Recording Server - seneca - AS12-96T-M1.0-W3-R6	1	EA		0	0
Seneca xVault SAN Storage - seneca - XVD216-12	1	EA		0	0
Xprotect Corporate Device License - milestone - XPCODL	26	EA		0	0
1Year Care Plus Xprotect Corporate - milestone - YXPCODL	26	EA		0	0
AXIS 2nd Gen 4-chan Main Unit F-series - axis - 01991-001	1	EA		0	0
AXIS 2nd Gen Cable (8-meter) 4-pack - axis - 022510-991	1	EA		0	0
AXIS 2nd Gen F-series Dome Sensor (F-4105-LRE) - axis - 02364-001	2	EA		0	0
Recording Control Switch - camden - CM-1210-60KA	13	EA		0	0
AXIS 'Recording Active' Indicator Light - axis - 017650991	13	EA		0	0
AXIS Indoor Microphone TU1001 - axis - 02270-001	15	EA		0	0
Microphone Extension Cable - axis - 01589-001	15	EA		0	0
Owner Furnish / Contractor Install Cameras				0	0
AXIS 4-chan Main Unit F-series (OFCI) - T&M	12	EA		0	0
AXIS F-series Sensor (OFCI) - T&M	24	EA		0	0
5-Year access control maintenance plan		LS	255,663.19	0	0
5-Year video maintenance plan		LS	150,137.30	0	0
PEMB	0	LS		0	0
Access control	0	SF	5.22	0	0
Open Options Professional Training (Essentials, In-Person)		LS		0	0
Security System Completion / Readiness Checklist		LS		0	0
Final Acceptance Test		LS		0	0
Access control system				0	0
DNA Fusion Additional Client Licenses - DNA-CWS	2	EA		0	0
DNA Fusion Additional Badging Client License - DNA-IPID	1	EA		0	0
DNA Fusion Badging (software-Hardware Pkg.) - DNA-IPID-CAM	1	EA		0	0
DNA Fusion 20 Additional Subcontroller License - DNA-SC-20	4	EA		0	0
Proximity Cards - HID - 1431	1,000	EA		0	0
Access control doors				0	0
Intelligent (2dr) IP Controller (LP1502) - LP1502	10	EA		0	0
Dual Reader Interface (MR52-S3) - MR52-53	70	EA		0	0
Powered Access Control Enclosure (16) - Lifesafety - FPO150/250-3D8P2M8NL4E8M1/P16-A	10	EA		0	0
Batteries - 12VDC, 7aH - powersonic - PS-1270	30	EA		0	0
Proximity Card Reader - iClass SE RP40 - 920PTNNEK00000	97	EA		0	0
Proximity Card Reader - iClass SE RPK40 - 921PTNNEK0004J	5	EA		0	0
Proximity Card Reader - iClass SE RP15 - 910PTNNEK00000	16	EA		0	0
Biometric Reader - iClass SE Biometric Series - HID - 25BNKS-10-000000	3	EA		0	0
Wiegand Cable Extender - cypress - SPX-1300	4	EA		0	0
EncomPass4 SeGo (RS232/485) Tolltag Reader - controlled products - 10-4002-001	12	EA		0	0
Tolltag Reader Cable - 5ft - controlled products - 58-1620-001	12	EA		0	0
Mounting Bracket - controlled products - WALLMTBRCKT	12	EA		0	0
Transformer - controlled products - MGT-1850P	12	EA		0	0
Cypress Serial Data Convertor - controlled products - CVX1468-A	12	EA		0	0
Cypress OS1000 Wiaegand-OSDP Convertor	12	EA		0	0
AVI Tall Pedestal - THC - PS5094-AVIB	12	EA		0	0

DESCRIPTION	QUANTITY		UNIT COST	TOTAL	CHECK
Gate Stanchion, 72" Dual Height - pedestal pro - 72-DSP-3-12-12	12	EA		0	0
Upper Housing w/Hood - pedestal pro - Portra-CS-8x14-E	12	EA		0	0
Lower Housing w/Hood - pedestal pro - Lando-CS-20x14-E	12	EA		0	0
Buffer Plate for RP40 Card Readers (on steel surface) - pedestal pro - 45PLA-PRO-001-HDP	12	EA		0	0
Door Release Button - USP - HUB-2SA	12	EA		0	0
Door Contact, 3/4" Recessed, SPST (white) - GRI - 180-12WG-W	110	EA		0	0
Door Contact - Roll Up Door - nascom - N505AUTMC-ST	12	EA		0	0
Composite Wiegand Access Control Cable (yellow) - windy city - 4461030	25,000	EA		0	0
22awg, 2-pair Cable (white) - windy city wire - 150100	3,000	EA		0	0
18awg, 4-conductor Cable (white) - windy city - 442380	3,000	EA		0	0
Terminate Single Door Lock Hardware by Others	100	EA		0	0
Terminate Double Door Lock Hardware by Others	5	EA		0	0
Terminate Controlled Motorized Overhead/Roll Up Door/Gate	12	EA		0	0
Security System Completion/Readiness Checklist	1	EA		0	0
Spares				0	0
Intelligent (2dr) IP Controller (LP1502) - LP1502	1	EA		0	0
Dual Reader Interface (MR52-S3) - MR52-53	7	EA		0	0
Proximity Card Reader - iClass SE RPK40 - 920PTNNEK00000	2	EA		0	0
Proximity Card Reader - iClass SE RP15 - 921PTNNEK0004J	2	EA		0	0
Proximity Card Reader - iClass SE RP15 - 910TNNEK00000	2	EA		0	0
Biometric Reader - iClass SE Biometric Series - HID - 25BNKS-10-000000	1	EA		0	0
Door Contact, 1" Recessed, SPST (white) - GRI - 184-12WG-W	10	EA		0	0
Door Contact - Roll Up Door - nascom - N505AUTMC-ST	2	EA		0	0
Video Surveillance	0	SF	2.54	0	0
Workstation - avigilon - RM7-WKS-4MN-NA	2	EA		0	0
24" Monitor - dell - P2224h	4	EA		0	0
Report Printer - HP - laserjet pro 3001Dw	1	EA		0	0
Card Badge Printer - HID - DTC5500	1	EA		0	0
Signature Capture Pad - CDW - T-LBK462-HSB-R	1	EA		0	0
Desktop Enrollment Reader - HID - V-VENROLL-PXSMT	1	EA		0	0
Facility Surveillance System				0	0
Seneca Assurance 300 Video Recording Server - seneca - AS18-192T4L-M1.0-G2.1-W3-R6	1	EA		0	0
Seneca xVault SAN Storage 160TB - seneca - XVD216-12	1	EA		0	0
Xprotect Corporate Device License - milestone - XPCODL	81	EA		0	0
1Year Care Plus Xprotect Corporate - milestone - YXPCODL	81	EA		0	0
5MP Fixed IP Camera - Indoor (P3267-LV - axis - 02329-001	29	EA		0	0
AXIS Pendant Cap T94K01D (indoor) - axis - 5505-081	29	EA		0	0
AXIS Wall Mount T91E61 - axis - 5506-481	29	EA		0	0
5MP Fixed IP Camera - outdoor (P3267-LVE) - axis - 02330-001	52	EA		0	0
AXIS Pendant Cap TP3103-E (outdoor) - axis - 02548-001	52	EA		0	0
AXIS Wall Mount T91E61 - axis - 5506-481	52	EA		0	0
AXIS Surge Protector (outdoor) T8129-E - axis - 01148-001	52	EA		0	0
Interview Room Recording System				0	0
Seneca Assurance 300 Video Recording Server - seneca - AS12-96T-M1.0-W3-R6	1	EA		0	0
Seneca xVault SAN Storage - seneca - XVD216-12	1	EA		0	0
Xprotect Corporate Device License - milestone - XPCODL	26	EA		0	0
1Year Care Plus Xprotect Corporate - milestone - YXPCODL	26	EA		0	0
AXIS 2nd Gen 4-chan Main Unit F-series - axis - 01991-001	1	EA		0	0
AXIS 2nd Gen Cable (8-meter) 4-pack - axis - 022510-991	1	EA		0	0
AXIS 2nd Gen F-series Dome Sensor (F-4105-LRE) - axis - 02364-001	2	EA		0	0
Recording Control Switch - camden - CM-1210-60KA	13	EA		0	0
AXIS 'Recording Active' Indicator Light - axis - 017650991	13	EA		0	0
AXIS Indoor Microphone TU1001 - axis - 02270-001	15	EA		0	0
Microphone Extension Cable - axis - 01589-001	15	EA		0	0
Owner Furnish / Contractor Install Cameras				0	0
AXIS 4-chan Main Unit F-series (OFCI) - T&M	12	EA		0	0
AXIS F-series Sensor (OFCI) - T&M	24	EA		0	0
5-Year access control maintenance plan		LS	255,663.19	0	0
5-Year video maintenance plan		LS	150,137.30	0	0
Insert Scope				0	0
111 Audio Visual Systems				**$536,000**	
Main Facility	1	LS	506,000.00	506,000	506,000
Main Facility	1	LS		0	0
Large Smart Screens	6	EA		0	0
Typ Room					0

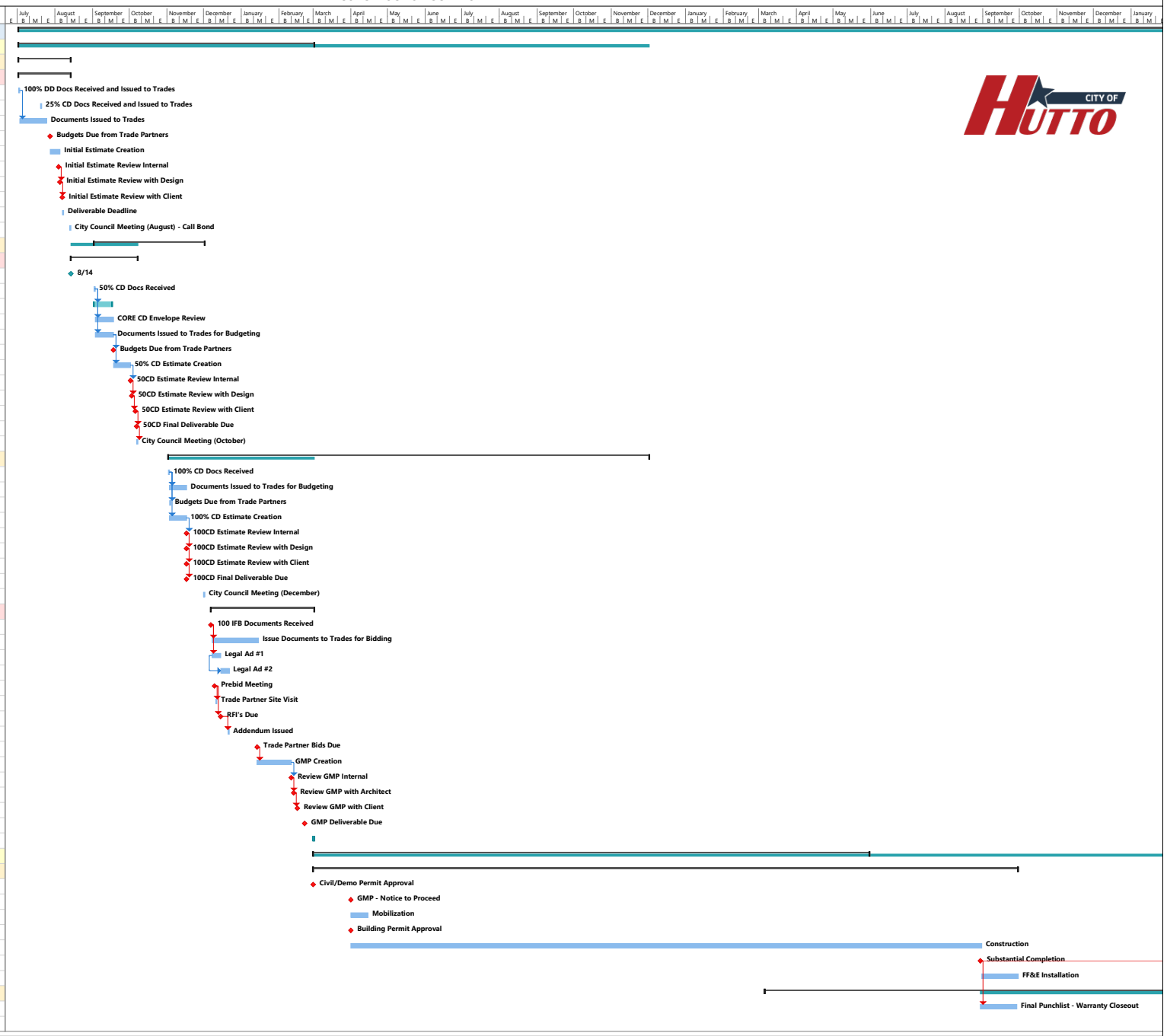
DESCRIPTION	QUANTITY		UNIT COST	TOTAL	CHECK
8 X 55" Ultra Narrow Video Wall Panels 8 x Video Wall Mounts 8 x In-Wall Boxes		LS	27,833.28	0	0
6 x Encoders 2 x Wall Plate Encoder 10 x Decoders 2 x Air Media		LS	19,072.10	0	0
1 x 4-Series Control Processor 2 x 7" Wall Mounted TP 1 x Partion Sensor 1x Network Switch for Control and AVoIP		LS	7,410.22	0	0
1 x Core Digital Signal Processor 1 x Multi-Channel Amplifier 12 x In-Ceiling Speakers 1 x Quad Wireless Microphone Receiver 2 x Wireless Microphone Chargers 2 x Handheld Microphones 2 x Wireless Bodypack Transmitters 2 x Over the Ear Microphones 4 x Antennas 2 x Assited Listening Kits		LS	20,654.25	0	0
2 x Lectern with 12 RU Rack, Keyboard Tray, Charging Station, Wireless Charging Puck, and Heavy Duty Casters.		LS	3,676.86	0	0
Room cabling and materials		LS	3,420.75	0	0
Project Professional Services and Programming		LS	7,177.12	0	0
Installation, Integration, and Comissioning		LS	19,478.92	0	0
PEMB	1	LS	30,000.00	30,000	30,000
Typ Room					0
8 X 55" Ultra Narrow Video Wall Panels 8 x Video Wall Mounts 8 x In-Wall Boxes		LS	27,833.28	0	0
6 x Encoders 2 x Wall Plate Encoder 10 x Decoders 2 x Air Media		LS	19,072.10	0	0
1 x 4-Series Control Processor 2 x 7" Wall Mounted TP 1 x Partion Sensor 1x Network Switch for Control and AVoIP		LS	7,410.22	0	0
1 x Core Digital Signal Processor 1 x Multi-Channel Amplifier 12 x In-Ceiling Speakers 1 x Quad Wireless Microphone Receiver 2 x Wireless Microphone Chargers 2 x Handheld Microphones 2 x Wireless Bodypack Transmitters 2 x Over the Ear Microphones 4 x Antennas 2 x Assited Listening Kits		LS	20,654.25	0	0
2 x Lectern with 12 RU Rack, Keyboard Tray, Charging Station, Wireless Charging Puck, and Heavy Duty Casters.		LS	3,676.86	0	0
Room cabling and materials		LS	3,420.75	0	0
Project Professional Services and Programming		LS	7,177.12	0	0
Installation, Integration, and Comissioning		LS	19,478.92	0	0
112 **Intercom Systems**				**$0**	
Main Building	0	LS	85,000.00	0	0
Insert Scope				0	0
PEMB				0	0
Insert Scope				0	0
Site				0	0
Insert Scope				0	0
CONTINGENCIES & ALLOWANCES				$4,548,233	
Contingencies				**$4,293,233**	
Construction Contingency	2.00%			954,052	954,052
Design Contingency	2.00%			954,052	954,052
Owner Contingency	2.00%			954,052	954,052
Escalation Contingincy	3.00%			1,431,078	1,431,078
Allowances				**$255,000**	

DESCRIPTION	QUANTITY	UNIT COST	TOTAL	CHECK
Steel Allowance per Drawings (assumed10 TNS)			80,000	80,000
Concrete Allowance per Drawings			50,000	50,000
Pier Casing Allowance per Drawings (50%)			100,000	100,000
City Permit/ADA Allowance			25,000	25,000
ERCES			54,145	54,145
Graphics Allowance			65,000	65,000
FF&E Allowance			2,000,000	2,000,000
TOTAL CONSTRUCTION COST			$47,702,584	

Preconstruction Schedule

City of Hutto
PD & Justice Center
PRECONSTRUCTION SCHEDULE

ID	Task Mode	Task Name	Duration	Start
1		**City of Hutto - Police Department and Justice Center**	**664 days?**	**Thu 7/2/26**
2		**DESIGN & PRECONSTRUCTION**	**168 days?**	**Thu 7/2/26**
3		**Design Development**	**31 days?**	**Thu 7/2/26**
4		**100% DD / 25% CD**	**31 days?**	**Thu 7/2/26**
5		100% DD Docs Received and Issued to Trades	1 day?	Thu 7/2/26
6		25% CD Docs Received and Issued to Trades	1 day?	Mon 7/20/26
7		Documents Issued to Trades	16 days	Fri 7/3/26
8		*Budgets Due from Trade Partners*	*0 days*	*Tue 7/28/26*
9		Initial Estimate Creation	6 days	Tue 7/28/26
10		*Initial Estimate Review Internal*	*0 days*	*Tue 8/4/26*
11		*Initial Estimate Review with Design*	*0 days*	*Wed 8/5/26*
12		*Initial Estimate Review with Client*	*0 days*	*Fri 8/7/26*
13		Deliverable Deadline	1 day?	Fri 8/7/26
14		**City Council Meeting (August) - Call Bond**	**1 day?**	**Thu 8/13/26**
15		**Construction Documents**	**62 days?**	**Wed 9/2/26**
16		**50% CD**	**38 days?**	**Fri 8/14/26**
17		*Site Survey Report Anticipated*	*0 days*	*Fri 8/14/26*
18		50% CD Docs Received	1 day	Wed 9/2/26
19		CORE CD Constructability Review	10 days	Wed 9/2/26
20		CORE CD Envelope Review	10 days	Thu 9/3/26
21		Documents Issued to Trades for Budgeting	10 days	Thu 9/3/26
22		*Budgets Due from Trade Partners*	*0 days*	*Thu 9/17/26*
23		50% CD Estimate Creation	10 days	Fri 9/18/26
24		*50CD Estimate Review Internal*	*0 days*	*Thu 10/1/26*
25		*50CD Estimate Review with Design*	*0 days*	*Fri 10/2/26*
26		*50CD Estimate Review with Client*	*0 days*	*Mon 10/5/26*
27		*50CD Final Deliverable Due*	*0 days*	*Tue 10/6/26*
28		**City Council Meeting (October)**	**1 day?**	**Wed 10/7/26**
29		**100% CD**	**275 days?**	**Mon 11/2/26**
30		100% CD Docs Received	1 day?	Mon 11/2/26
31		Documents Issued to Trades for Budgeting	10 days	Tue 11/3/26
32		*Budgets Due from Trade Partners*	1 day?	Tue 11/3/26
33		100% CD Estimate Creation	10 days	Tue 11/3/26
34		*100CD Estimate Review Internal*	*0 days*	*Mon 11/16/26*
35		*100CD Estimate Review with Design*	*0 days*	*Mon 11/16/26*
36		*100CD Estimate Review with Client*	*0 days*	*Mon 11/16/26*
37		*100CD Final Deliverable Due*	*0 days*	*Mon 11/16/26*
38		**City Council Meeting (December)**	**1 day?**	**Tue 12/1/26**
39		**GMP**	**59 days?**	**Mon 12/7/26**
40		*100 IFB Documents Received*	*0 days*	*Mon 12/7/26*
41		Issue Documents to Trades for Bidding	26 days	Tue 12/8/26
42		Legal Ad #1	5 days	Tue 12/8/26
43		Legal Ad #2	5 days	Tue 12/15/26
44		*Prebid Meeting*	*0 days*	*Thu 12/10/26*
45		Trade Partner Site Visit	1 day?	Fri 12/11/26
46		*RFI's Due*	*0 days*	*Mon 12/14/26*
47		Addendum Issued	1 day	Mon 12/21/26
48		*Trade Partner Bids Due*	*0 days*	*Thu 1/14/27*
49		GMP Creation	20 days	Thu 1/14/27
50		*Review GMP Internal*	*0 days*	*Wed 2/10/27*
51		*Review GMP with Architect*	*0 days*	*Fri 2/12/27*
52		*Review GMP with Client*	*0 days*	*Mon 2/15/27*
53		*GMP Deliverable Due*	*0 days*	*Mon 2/22/27*
54		**City Council Approval (March)**	**1 day?**	**Mon 3/1/27**
55		**CONSTRUCTION PHASE**	**322 days**	**Mon 3/1/27**
56		**Construction Phase**	**408 days**	**Mon 3/1/27**
57		*Civil/Demo Permit Approval*	*0 days*	*Mon 3/1/27*
58		*GMP - Notice to Proceed*	*0 days*	*Thu 4/1/27*
59		Mobilization	10 days	Thu 4/1/27
60		*Building Permit Approval*	*0 days*	*Thu 4/1/27*
61		Construction	364 days	Thu 4/1/27
62		*Substantial Completion*	*0 days*	*Wed 8/30/28*
63		FF&E Installation	21 days	Thu 8/31/28
64		**POST CONSTRUCTION SERVICES**	**379 days**	**Mon 3/6/28**
65		Final Punchlist - Warranty Closeout	21 days	Wed 8/30/28
66		One Year Review / Walk	1 day	Wed 8/29/29



Task Milestone Summary Project Summary External Milestone Deadline Critical Progress

Printed on: Wed 7/22/26

CORE

AGENDA ITEM REPORT
4.3.

To:	City Council
Subject:	Consideration and possible action on Ordinance No. O-2026-038 amending the budget for FY 2026 for various expenditures of the City of Hutto's General Fund, Capital Replacement Fund and Utility Fund. (Alberta Barrett)
Meeting:	Thursday, August 13, 2026
Department:	Finance /
Staff Contact:	Alberta Barrett

ITEM SUMMARY:

This amendment is intended to offset the cost of one-time material and equipment needs that staff identified as affordable within this fiscal year's appropriation. Reductions are drawn from areas with known savings or areas where spending is not anticipated to reach the fully budgeted amount.

Key items include:

- Vacancy savings across several departments offset increased costs for equipment, software, and rising operating expenses identified since adoption.
- A $178,400 increase in the transfer from the General Fund to the General Capital Replacement Fund funds new software and equipment, including a digital sign board, a concrete mixer, and Avant attachments.
- A $20,000 settlement from the Preserve Hutto CCN Release is recognized as revenue in the Utility Operating Fund.

FISCAL NOTES:

This amendment increases the General Fund balance by $39,894, has no net effect on the General Capital Replacement Fund, and increases the Utility Operating Fund balance by $23,250, for a combined net increase of $63,144 across the three funds. Full line-item detail is provided in Exhibit A.

ATTACHMENTS:

1. Proposed O-2026-xxx Budget Amendment
2. FY26 Amendment Materials & Equipment 2026.08.10

AGENDA ITEM REPORT
4.3.

ORDINANCE NO. O-2026-xxx

AN ORDINANCE OF THE CITY OF HUTTO, TEXAS, AMENDING THE BUDGET FOR THE FISCAL YEAR OF OCTOBER 1, 2025, THROUGH SEPTEMBER 30, 2026, BY APPROPRIATING AND SETTING ASIDE THE NECESSARY FUNDS FOR CERTAIN EXPENDITURES IN ACCORDANCE WITH EXISTING STATUTORY REQUIREMENTS; FINDING MUNICIPAL PURPOSES; PLACING ADDITIONAL RESTRICTIONS ON SAID FUNDS; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Hutto, Texas (the "City"), is a duly constituted home-rule municipality and, as such, is authorized to; and

WHEREAS, the City Council for the City of Hutto, Texas, adopted the City's Fiscal Year 2025-2026 Budget in September of 2025; and

WHEREAS, pursuant to Texas Local Government Code Section 102.010, the City Council has determined that it is necessary to amend the City's Fiscal Year 2025-2026 Budget, and that the budget amendment serves a municipal purpose; and

WHEREAS, after adoption of the budget, the City Council may by ordinance make certain amendments to the budget pursuant to Section 8.07 of the City of Hutto Home Rule Charter; and

WHEREAS, pursuant to Section 8.07(a) of the City of Hutto Home Rule Charter, after adoption of the budget, if the City Manager certifies that there are revenues available for appropriation in excess of those estimated in the budget, the City Council may by ordinance make supplemental appropriations for the year up to the amount of such excess; and

WHEREAS, pursuant to Section 8.07(b) of the City of Hutto Home Rule Charter, after adoption of the budget, the City Council may by ordinance make emergency appropriations to meet a public emergency affecting life, health, property, or the public peace, or to avoid a material cost or public expense; and

WHEREAS, pursuant to Section 8.07(d) of the City of Hutto Home Rule Charter, after adoption of the budget, the City Council may by ordinance transfer part or all of the unencumbered appropriation balance from one department or major organizational unit to the appropriations for other department or major organizational units; and

WHEREAS, pursuant to Section 8.07(d) of the City of Hutto Home Rule Charter, the City Manager may transfer part or all of any unencumbered appropriation balances among programs within a department or organization unit and shall report such transfers to the City Council no later than the next regular City Council meeting; and

WHEREAS, Exhibit A shows the proposed budget amendments as follows:

General Fund (10)
Capital Replacement Fund (13); and
Utility Fund (50)

WHEREAS, the City finds that this ordinance was passed and approved at a meeting of the City Council of the City of Hutto held in strict compliance with the Texas Open Meetings Act at which a quorum of the City Council Members was present and voting; and

WHEREAS, the City Council has determined that all prerequisites to the adoption of this Ordinance have been met.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS, THAT:

SECTION 1: All of the above recitations are found to be true and correct and are incorporated into the body of this Ordinance.

SECTION 2: The appropriations for the fiscal year beginning October 1, 2025, and ending September 30, 2026, for the support of the general government of the City of Hutto, Texas, shall be amended as shown in **Exhibit A.**

SECTION 3. The amendment, as shown in words and figures in **Exhibit A**, is hereby approved by the City Council in all aspects and adopted as an amendment to the City budget for the fiscal year October 1, 2025, through September 30, 2026.

SECTION 4. A copy of the amended budget shall be placed in the office of the Williamson County Clerk as required by Texas Local Government Code Section 102.011.

SECTION 5: The City Secretary shall publish this ordinance on the City's website and shall publish the adoption of this ordinance by the City Council in the approved City Council minutes as required by Hutto City Charter Section 3.13.

SECTION 6: The provisions of this ordinance are severable, and if any sentence, section, or other parts of this ordinance should be found to be invalid, such invalidity shall not affect the remaining provisions, and the remaining provisions shall continue in full force and effect.

SECTION 7: All ordinances and resolutions and parts thereof in conflict herewith are hereby expressly repealed insofar as they conflict.

SECTION 8: The City Council hereby finds and declares that written notice of the date, hour, place, and subject of the meeting at which this ordinance was adopted was posted and that such meeting was open to the public as required by law at all times during which this ordinance and the subject hereof were discussed, considered, and formerly acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

SECTION 9: Pursuant to Section 3.13 of the Hutto City Charter, this ordinance is adopted and enacted.

PASSED AND APPROVED by the CITY COUNCIL of the CITY OF HUTTO, TEXAS, on the 13th day of August, 2026 on a vote of _____ AYES; _____ NAYS; _____ ABSTENTIONS.

(Remainder of page intentionally left blank.)

CITY OF HUTTO, TEXAS:

_____

Mike Snyder, Mayor

ATTEST:

_____

Laura Hallmark, City Secretary

Note: Items below are only accounts that are included in this budget amendment

General Fund (Fund 10)		Original Budget	Current Budget	Amendment	Revised Budget	Notes
Expenditures						
Human Resources						
10-010-004-6001	Salaries	407,415	333,415	(10,000)	323,415	savings from vacancies and reclassifications
10-010-004-6051	FICA	31,265	31,265	(6,420)	24,845	savings from vacancies and reclassifications
10-010-004-6053	TMRS	54,601	54,601	(10,800)	43,801	savings from vacancies and reclassifications
Finance						
10-020-001-6001	Salaries	1,105,325	1,078,825	(5,000)	1,073,825	savings from vacancies
10-020-001-6201	Office Supplies	1,900	1,900	144	2,044	Adobe Pro license
10-020-001-6212	Technology Equipment & Supplies	0	6,493	1,127	7,620	desktop scanner
10-020-001-6412	Software Licensing & Maintenance	56,192	59,578	5,833	65,411	ClearGov data integration (pro-rated for FY26; plus FY27 fee)
Municipal Court						
10-020-011-6211	Furniture & Office Equipment	0	0	5,000	5,000	Cubicle walls
10-020-011-6212	Technology Equipment & Supplies	0	0	1,652	1,652	scanner and signature pads
Development Services						
10-030-021-6001	Salaries	1,067,405	904,905	(25,000)	879,905	savings from vacancies and reclassifications
10-030-021-6051	FICA	81,625	73,625	(6,200)	67,425	savings from vacancies and reclassifications
10-030-021-6053	TMRS	143,754	143,754	(26,100)	117,654	savings from vacancies and reclassifications
Engineering						
10-040-023-6001	Salaries	1,193,510	1,021,095	(100,000)	921,095	savings from vacancies
10-040-023-6051	FICA	79,177	79,177	(8,510)	70,667	savings from vacancies
10-040-023-6053	TMRS	143,419	143,419	(19,360)	124,059	savings from vacancies
Facilities Maintenance						
10-040-051-6001	Salaries	166,758	177,988	(15,000)	162,988	savings from vacancies
10-040-051-6051	FICA	12,013	13,728	(1,160)	12,568	savings from vacancies
10-040-051-6053	TMRS	22,550	22,550	(575)	21,975	savings from vacancies
Construction Inspection						
10-040-059-6001	Salaries	537,475	522,476	(3,000)	519,476	savings from vacancies
Streets & Drainage						
10-040-060-6001	Salaries	827,333	814,388	(3,000)	811,388	savings from vacancies
10-040-060-6215	Small Tools & Equipment	2,250	8,750	7,625	16,375	utility trailer for concrete mixer
Police						
10-050-001-6521	Utilities	19,250	19,250	2,700	21,950	Increase for higher electric utility costs
Emergency Management						
10-050-037-6001	Salaries	240,518	225,518	(5,000)	220,518	savings from vacancies

	General Fund (Fund 10)	Original Budget	Current Budget	Amendment	Revised Budget	Notes
Strategic Operations Admin						
10-060-001-6001	Salaries	208,527	208,527	(27,000)	181,527	savings from vacancies and reclassifications
10-060-001-6051	FICA	15,985	15,985	(1,990)	13,995	savings from vacancies and reclassifications
10-060-001-6053	TMRS	27,916	27,916	(3,360)	24,556	savings from vacancies and reclassifications
Information Technology						
10-060-030-6412	Software Licensing & Maintenance	441,022	417,879	5,000	422,879	PowerBI for Strategic Operations
Library						
10-090-020-6212	Technology Equipment & Supplies	0	0	600	600	barcode scanners
Parks & Recreation						
10-090-039-6215	Small Tools & Equipment	1,900	2,550	17,950	20,500	assorted small tools for maintenance
10-090-039-6299	Other Supplies & Materials	85,150	80,950	6,950	87,900	Avant attachment and muck remover pellets
10-090-039-6521	Utilities	56,650	56,650	2,100	58,750	Increase for higher utility costs
Non-Departmental						
10-100-000-6521	Utilities-Electric	52,600	52,600	2,500	55,100	Increase for higher electric utility costs
10-100-000-6713	Transfer to Fund 13	390,975	391,075	178,400	569,475	increase for more fixed assets
	Expenditures			**(39,894)**		
	Net Increase (Decrease)			**39,894**		

	General Capital Replacement Fund (Fund 13)	Original Budget	Current Budget	Amendment	Revised Budget	Notes
Revenues						
13-5810	Transfer from Fund 10	390,975	391,075	178,400	569,475	increase from General Fund for new fixed assets
	Revenues			**178,400**		
Expenditures						
City Administration						
13-010-001-6605	Computer Software & Equipment	0	0	32,000	32,000	Addition of new Capital Project Constructuon and Design software
Streets & Drainage						
13-040-060-6603	Machinery & Equipment	62,008	62,008	59,700	121,708	digital sign board and concrete mixer
Parks & Recreation						
13-090-039-6603	Machinery & Equipment	0	0	86,700	86,700	Avant attachments, pressure waser, dump trailer
	Expenditures			**178,400**		
	Net Increase (Decrease)			**0**		

	Utility Operating Fund (Fund 50)	Original Budget	Current Budget	Amendment	Revised Budget	Notes
Revenues						
50-5321	Settlements	0	0	20,000	20,000	Preserve Hutto CCN Release Settlement
	Revenues			**20,000**		
Expenditures						
Utility Billing						
50-020-010-6001	Salaries	428,951	427,301	(5,000)	422,301	savings from vacancies
50-020-010-6302	Equipment Repair & Maintenance	500	632	30,764	31,396	replacement meter boxes
50-020-010-6413	Communication Services	5,000	5,000	(5,000)	0	Wireless connectivity costs absorbed by IT
Utilities						
50-040-058-6001	Salaries	1,374,738	1,373,238	(20,000)	1,353,238	savings from vacancies
50-040-058-6051	FICA	106,738	106,738	(3,200)	103,538	savings from vacancies
50-040-058-6053	TMRS	181,957	181,957	(1,100)	180,857	savings from vacancies
50-040-058-6231	Fuel & Mileage	40,652	40,652	17,736	58,388	Increased fuel consumption and pricing
50-040-058-6315	Wastewater Pumps and Maintenance	206,850	533,196	(17,450)	515,746	Enclave lift station improvement overstated
	Expenditures			**(3,250)**		
	Net Increase (Decrease)			**23,250**		

Budget Amendments by Division					
	Description	Adopted Budget	Current Budget	Amendment	Revised Budget
	General Fund Operating (10)				
	Budgeted Beginning Fund Balance	8,133,953	10,904,059		10,904,059
	Revenues				
	Property Taxes	14,504,924	15,189,073		15,189,073
	Sales Taxes	11,201,255	10,827,151		10,827,151
	Franchise Fees	1,550,259	1,593,916		1,593,916
	Permits & Licenses	4,834,300	4,250,241		4,250,241
	Intergovernmental Revenue	0	0		0
	Charges for Services	396,800	396,800		396,800
	Fines	732,147	732,147		732,147
	Interest Earned	535,000	535,000		535,000
	Other Revenues	661,800	64,911		64,911
	Other Financing Sources	7,500	7,500		7,500
	Drainage Fees	682,500	682,500		682,500
	Transfers In from Other Funds	775,168	775,168		775,168
	Total Revenues	**35,881,653**	**35,054,407**	**0**	**35,054,407**
	Expenditures				
Administrative Services	**Administration**				
	Personnel	789,730	789,560		789,560
	Supplies	10,720	11,867		11,867
	Contractual Services	500	540		540
	General	72,843	71,656		71,656
	Total Administration	**873,793**	**873,623**	**0**	**873,623**
	City Council				
	Personnel	73,915	73,915		73,915
	Supplies	10,950	10,950		10,950
	Contractual Services	273,100	273,100		273,100
	General	580,645	580,645		580,645
	Total City Council	**938,610**	**938,610**	**0**	**938,610**
	Legal				
	Contractual Services	840,042	840,042		840,042
	Total Legal	**840,042**	**840,042**	**0**	**840,042**
	Human Resources				
	Personnel	524,408	450,278	(27,220)	423,058
	Supplies	45,935	42,980		42,980
	Contractual Services	118,139	148,524		148,524
	General	30,572	31,561		31,561
	Total Human Resources	**719,054**	**673,343**	**(27,220)**	**646,123**

Administrative Services	**Finance**				
	Personnel	1,443,748	1,416,888	(5,000)	1,411,888
	Supplies	3,400	11,620	1,271	12,891
	Contractual Services	315,632	319,329	5,833	325,162
	General	63,722	64,022		64,022
	Total Finance	**1,826,502**	**1,811,859**	**2,104**	**1,813,963**
	Municipal Court				
	Personnel	517,964	518,043		518,043
	Supplies	2,800	2,800	6,652	9,452
	Contractual Services	55,700	55,700		55,700
	General	91,808	91,808		91,808
	Total Municipal Court	**668,272**	**668,351**	**6,652**	**675,003**
Development & Infrastructure	**Economic Development**				
	Personnel	394,999	394,840		394,840
	Supplies	9,514	9,514		9,514
	Contractual Services	10,040	10,040		10,040
	General	31,222	41,923		41,923
	Total Economic Development	**445,775**	**456,317**	**0**	**456,317**
	Development Services				
	Personnel	1,399,839	1,228,128	(57,300)	1,170,828
	Supplies	8,800	13,451		13,451
	Maintenance	53,150	48,499		48,499
	Contractual Services	313,600	313,800		313,800
	General	26,745	26,545		26,545
	Total Development Services	**1,802,134**	**1,630,423**	**(57,300)**	**1,573,123**
	Engineering				
	Personnel	1,509,381	1,336,810	(127,870)	1,208,940
	Supplies	11,300	5,600		5,600
	Contractual Services	31,203	73,703		73,703
	General	21,530	12,230		12,230
	Total Engineering	**1,573,414**	**1,428,343**	**(127,870)**	**1,300,473**
	Fleet Maintenance				
	Personnel	207,577	208,283		208,283
	Supplies	3,291	3,291		3,291
	Maintenance	133,297	133,297		133,297
	Contractual Services	8,720	8,720		8,720
	General	2,000	2,000		2,000
	Total Fleet Maintenance	**354,885**	**355,591**	**0**	**355,591**

Development & Infrastructure	**Facility Maintenance**				
	Personnel	222,312	235,147	(16,735)	218,412
	Supplies	22,171	24,771		24,771
	Maintenance	269,112	269,112		269,112
	Contractual Services	127,452	127,452		127,452
	General	3,250	650		650
	Total Facility Maintenance	**644,297**	**657,132**	**(16,735)**	**640,397**
	Construction Inspection				
	Personnel	704,404	689,067	(3,000)	686,067
	Supplies	29,531	29,532		29,532
	Contractual Services	65,370	65,570		65,570
	General	8,615	8,415		8,415
	Total Construction Inspection	**807,920**	**792,584**	**(3,000)**	**789,584**
	Streets & Drainage				
	Personnel	1,082,077	1,071,678	(3,000)	1,068,678
	Supplies	148,087	163,865	7,625	171,490
	Maintenance	2,408,500	2,392,722		2,392,722
	Contractual Services	475,255	475,255		475,255
	General	411,413	411,413		411,413
	Total Streets & Drainage	**4,525,332**	**4,514,933**	**4,625**	**4,519,558**
Strategic Operations	**Police**				
	Personnel	8,696,762	8,655,448		8,655,448
	Supplies	594,825	588,264		588,264
	Maintenance	86,325	75,839		75,839
	Contractual Services	2,060,507	2,069,406		2,069,406
	General	234,876	195,026	2,700	197,726
	Capital Outlay	0	48,000		48,000
	Total Police	**11,673,295**	**11,631,983**	**2,700**	**11,634,683**
	Emergency Management				
	Personnel	311,402	296,283	(5,000)	291,283
	Supplies	12,988	12,621		12,621
	Contractual Services	37,207	37,554		37,554
	General	9,200	9,200		9,200
	Total Emergency Management	**370,797**	**355,658**	**(5,000)**	**350,658**
	Strategic Operations Administration				
	Personnel	275,769	275,745	(32,350)	243,395
	Supplies	350	371		371
	Total Strategic Operations Administration	**276,119**	**276,116**	**(32,350)**	**243,766**

Strategic Operations	**City Secretary**				
	Personnel	288,215	288,167		288,167
	Supplies	560	433		433
	Contractual Services	151,361	184,401		184,401
	General	5,900	5,987		5,987
	Total City Secretary	**446,036**	**478,988**	**0**	**478,988**
	Communications				
	Personnel	428,741	428,662		428,662
	Supplies	1,671	1,671		1,671
	Contractual Services	88,533	87,793		87,793
	General	10,635	11,375		11,375
	Total Communications	**529,580**	**529,501**	**0**	**529,501**
	Information Technology				
	Personnel	679,773	654,984		654,984
	Supplies	27,159	28,168		28,168
	Contractual Services	995,012	1,023,012	5,000	1,028,012
	General	11,508	11,508		11,508
	Total Information Technology	**1,713,452**	**1,717,672**	**5,000**	**1,722,672**
Community Services	**Community Services Administration**				
	Personnel	393,470	393,426		393,426
	Supplies	5,100	5,100		5,100
	General	1,100	1,100		1,100
	Total Community Services Administration	**399,670**	**399,626**	**0**	**399,626**
	Library				
	Personnel	671,757	661,755		661,755
	Supplies	64,525	65,268	600	65,868
	Contractual Services	6,300	6,300		6,300
	General	19,060	19,060		19,060
	Grant Expenses	0	1,111		1,111
	Total Library	**761,642**	**753,494**	**600**	**754,094**
	Parks & Recreation				
	Personnel	1,248,667	1,228,414		1,228,414
	Supplies	231,985	260,445	24,900	285,345
	Maintenance	119,900	134,950		134,950
	Contractual Services	391,395	392,495		392,495
	General	83,070	72,870	2,100	74,970
	Total Parks & Recreation	**2,075,017**	**2,089,174**	**27,000**	**2,116,174**

Non-Dept

Non-Departmental				
Personnel	220,733	235,139		235,139
Supplies	19,220	19,220		19,220
Contractual Services	16,126	16,126		16,126
General	565,331	573,922	2,500	576,422
Total Non-Departmental	**821,410**	**844,407**	**2,500**	**846,907**
Transfer Out to Other Funds	**455,975**	**504,352**	**178,400**	**682,752**
Total Expenditures	**35,543,023**	**35,222,122**	**(39,894)**	**35,182,228**
Net Change in Fund Balance	338,630	(167,715)	39,894	(127,821)
Ending Fund Balance	**8,472,583**	**10,736,344**		**10,776,238**
Reserve Requirement (25%)	8,771,762	8,771,762		8,771,762
Excess (Deficit)	(299,179)	1,964,582		2,004,476

Budget Amendments by Division				
Description	Adopted Budget	Current Budget	Amendment	Revised Budget
Utility Fund Operating (50)				
Budgeted Beginning Fund Balance	11,960,143	14,475,915		14,475,915
Revenues				
Charges for Services	25,230,200	28,388,654		28,388,654
Miscellaneous Income	730,100	1,224,734	20,000	1,244,734
Total Operating Revenue	**25,960,300**	**26,420,934**	**20,000**	**29,633,388**
Total Transfers In	10,769,900	10,769,900		10,769,900
TOTAL REVENUES	**36,730,200**	**37,190,834**	**20,000**	**40,403,288**
Expenses				
Utility Billing				
Personnel	591,228	589,362	(5,000)	584,362
Supplies	184,870	558,249	30,764	589,013
Repair & Maintenance	1,000	1,000		1,000
Contractual Services	303,507	372,413	(5,000)	367,413
General	83,471	82,571		82,571
Total Utility Billing Expenses	**1,164,076**	**1,603,594**	**20,764**	**1,624,358**
Public Works - Admin				
Personnel	681,381	681,245		681,245
Supplies	4,800	4,800		4,800
Contractual Services	135,158	185,158		185,158
General	25,892	25,892		25,892
Total Utility Admin Expenses	**847,231**	**897,095**	**0**	**897,095**
Public Works - Engr				
Total Public Works - Engr	**37,898**	**37,898**		**37,898**
Public Works - Operations				
Personnel	1,918,440	1,988,523	(24,300)	1,964,223
Supplies	379,497	492,536	17,736	510,272
Repair & Maintenance	548,869	1,043,365	(17,450)	1,025,915
Contract Services	9,450,269	9,122,229		9,122,229
General	754,976	785,153		785,153
Capital Outlay	237,600	237,600		237,600
Total Public Works Expenses	**13,289,651**	**13,669,406**	**(24,014)**	**13,645,392**

Budget Amendments by Division				
Description	**Adopted Budget**	**Current Budget**	**Amendment**	**Revised Budget**
Non-Departmental				
Personnel	15,736	15,736		15,736
Contract Services	357,133	404,230		404,230
Total Non-Departmental	**372,869**	**419,966**	**0**	**419,966**
Total Operating Expense	**15,711,725**	**16,627,959**	**(3,250)**	**16,624,709**
Bond Expense				
Total Bond Expense	**24,554,140**	**24,554,140**		**24,554,140**
Transfer Out to Other Funds	**0**	**1**		**1**
TOTAL EXPENSE	**40,265,865**	**41,182,100**	**(3,250)**	**41,178,850**
Net Change in Fund Balance	(3,535,665)	(3,991,266)	23,250	(775,562)
Ending Fund Balance	**8,424,478**	**8,558,766**		**13,700,353**
Reserve Requirement (25%)	10,007,066	10,007,066		10,007,066
Excess (Deficit)	(1,582,588)	(1,448,300)		3,693,287

Budget Amendments by Division				
Description	Adopted Budget	Current Budget	Amendment	Revised Budget
General Capital Replacement (13)				
Budgeted Beginning Fund Balance	384	70,827		70,827
Revenues				
Interest Earned	401	401		401
Transfers from Other Funds	450,975	451,075	178,400	629,475
Total Revenues	**451,376**	**451,476**	**178,400**	**629,876**
Expenditures				
Capital Outlay	450,975	511,565	178,400	689,965
Total Expenditures	**450,975**	**511,565**	**178,400**	**689,965**
Net Change in Fund Balance	401	(60,089)	0	(60,089)
Ending Fund Balance	**785**	**10,738**	**0**	**10,738**

AGENDA ITEM REPORT
4.4.

To:	City Council
Subject:	Consideration and possible action on Resolution No. R-2026-165 approving a joint election agreement and contract for election services between Williamson County Elections Administrator and the City of Hutto for a special bond election to be held on November 3, 2026; and authorizing the City Manager to execute the contract. (Laura Hallmark)
Meeting:	Thursday, August 13, 2026
Department:	City Secretary /
Staff Contact:	Laura Hallmark

ITEM SUMMARY:

City Council is ordering a Special Bond Election to be held on November 3, 2026 in a companion agenda item. In those orders, the City expressed its intent for the Williamson County Elections Administrator to conduct these elections pursuant to terms of an election services contract to be executed between the City and the County.

For several years, the City of Hutto has contracted with Williamson County Elections Department for the administration of its municipal elections. Participation in this joint election contract, along with the other entities within Williamson County, enables a "bulk" rate pricing structure, which allows us to capitalize on the pricing for quantity. This participation also allows the City to reap the benefits of the experience and access to the resources of the Williamson County Elections Department. Because of the City's participation in this Joint Election Agreement, it enables Hutto residents the opportunity to vote at any Williamson County voting location.

The Joint Election Agreement and Contract for Election Services for the November 2026 Uniform Election is attached. Exhibits will be finalized and provided after the final day to cancel an election as prescribed by the Texas Secretary of State's Election Law Calendar.

FISCAL NOTES:

The City contracts with Williamson County Elections Department (companion agenda item) to conduct its municipal elections. Expenses are set once the number of entities and their respective election items, polling locations, poll workers, and associated forms and equipment have been finalized. Funds are included in the FY 2027 budget as follows:

General Fund (10)
Account Number: 10-060-003-6431 (City Secretary)
Account Name: Election Services
Budgeted Amount: $69,340

AGENDA ITEM REPORT
4.4.

ATTACHMENTS:

1. Proposed R-2026-xxx Election Contract with Williamson County Nov 3, 2026
2. Contract for Election Services_November_3_2026

RESOLUTION NO. R-2026-xxx

A RESOLUTION OF THE CITY OF HUTTO, TEXAS, APPROVING A JOINT ELECTION AGREEMENT AND CONTRACT FOR ELECTION SERVICES BETWEEN THE WILLIAMSON COUNTY ELECTIONS ADMINISTRATOR AND THE CITY OF HUTTO; AUTHORIZING THE CITY MANAGER TO EXECUTE THE CONTRACT; PROVIDING PROPER NOTICE & MEETING; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council desires to enter into a Joint Election Agreement and Contract for Election Services ("Contract") between the Williamson County Elections Administrator and the City of Hutto, Texas ("City") for the November 3, 2026 Uniform Election Date; and

WHEREAS, the terms of this Joint Election Agreement are stated in the Contract, a copy of same being attached hereto as Exhibit A and incorporated herein for all purposes; and

WHEREAS, the City Council desires to authorize the City Manager to execute the contract, attached as Exhibit A.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS, THAT:

SECTION 1: The findings set forth in the recitals of this Resolution are hereby found to be true and correct and are hereby adopted as findings of the City Council and are incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2: The City Council hereby approves and authorizes the City Manager to execute the Contract, a copy of same being attached hereto as Exhibit A and incorporated herein for all purposes.

SECTION 3: The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

SECTION 4: This Resolution shall take effect immediately upon its passage.

PASSED & APPROVED by the CITY COUNCIL of the CITY OF HUTTO, on the 13th day of August 2026 on a vote of __AYES; ___NAYS; __ABSTENTIONS.

(Remainder of page intentionally left blank.)

CITY OF HUTTO, TEXAS:

_____

Mike Snyder, Mayor

ATTEST:

_____

Laura Hallmark, City Secretary

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

JOINT ELECTION AGREEMENT AND CONTRACT FOR ELECTION SERVICES

This Election Agreement and Contract for Election Services ("Contract") is made by and between the Williamson County Elections Administrator ("Elections Administrator") and political subdivisions ("Participating Authority" or "Participating Authorities") located entirely or partially inside the boundaries of Williamson County. The complete list of Participating Authorities will be available after the final day to cancel an election as prescribed by the Secretary of State's election calendar and will be listed as **Attachment A**.

This Contract is made pursuant to Texas Election Code Sections 31.092 and 271.002 and Texas Education Code Section 11.0581 for an election to be held on the election date of November 3, 2026, and administered by Bridgette Escobedo, Williamson County Elections Administrator. This Contract supersedes any and all prior contracts and agreements to conduct an election between a Participating Authority and the Elections Administrator.

RECITALS

WHEREAS each Participating Authority listed above plans to hold an election on November 3, 2026;

WHEREAS, Williamson County owns an electronic voting system, the Election System and Software (ES&S) EVS 6300 Voting System, which includes the DS200 and DS300 precinct scanners, the DS850 and DS950 central scanner, the Ballot on Demand printer, and the ExpressVote ballot marking device has been duly approved by the Secretary of State pursuant to Texas Election Code Chapter 122 as amended and is compliant with the accessibility requirements for persons with disabilities set forth by Texas Election Code Section 61.012. The Participating Authority's desire to use Williamson County's electronic voting system, to compensate Williamson County for such use, and to share in certain other expenses connected with elections, in accordance with the applicable provisions of Chapters 31 and 271 of the Texas Election Code, as amended; and

NOW THEREFORE, in consideration of the mutual covenants, agreements, and benefits to the parties, IT IS AGREED, as follows:

I. ADMINISTRATION

The Participating Authorities agree to hold an election on November 3, 2026, ("Election") with Williamson County and each other in accordance with Chapter 271 of the Texas Election Code and this Contract. The Elections Administrator shall coordinate, supervise, and handle all aspects of administering the Election as provided in this Contract. Each Participating Authority agrees to pay the Elections Administrator for equipment, programming, election personnel, supplies, services, and administrative costs as provided in this Contract. The Elections Administrator shall serve as the Election Officer for the Election; however, each Participating Authority shall remain responsible for the decisions and actions of its officers necessary for the lawful conduct of its election. The Elections Administrator shall provide advisory services in connection with decisions to be made and actions to be taken by the officers of each Participating Authority as necessary.

It is understood that other political subdivisions and districts may wish to participate in the use of Williamson County's electronic voting system and polling places, and it is agreed that the Elections Administrator may enter into other contracts for election services for those purposes, on terms and conditions generally similar to those set forth in this Contract. In such cases, costs shall be pro-rated among the participants according to Section XII of this Contract.

II. LEGAL DOCUMENTS

Each Participating Authority shall be responsible for the preparation, adoption, and publication of all

required election orders, resolutions, notices, and any other pertinent documents required by the Texas Election Code and/or the Participating Authority's governing body, charter, or ordinances, except that the Elections Administrator shall be responsible for the preparation and publication of all voting equipment testing notices that are required by the Texas Election Code. Election orders should include language that would not necessitate amending the order if any of the Early Voting and/or Election Day polling places change.

Preparation of the necessary materials for notices and the official ballot language shall be the responsibility of each Participating Authority, including providing the text in English and Spanish. Each Participating Authority shall provide a copy of their respective election orders and notices to the Elections Administrator.

In the event the boundaries of the Participating Authority have changed since the last election conducted by Williamson County with the Participating Authority, the Participating Authority shall provide the Elections Administrator with a map of the adopted boundary change in a Shapefile (.shp) format, and if possible, include a spreadsheet listing the addresses (street names and address number ranges) included within the Participating Authority's current boundaries. When adopting boundary changes, Participating Authorities are encouraged to conform to whole census block boundaries included in the latest TIGER file published by the United States Census Bureau. This map and district boundary listing provided to the Elections Administrator shall include any of the Participating Authority's districts used to elect members to the governing body as well as the external boundaries of the Participating Authority. By law, this notice and map must be provided to the Elections Administrator not later than 30 days after the date the boundary change is adopted (Sec. 42.0615, Election Code). In any event, this notice and map must be provided not later than 90 days prior to the date of the election contracted, or the Elections Administrator reserves the right to unilaterally withdraw from this Contract or modify the services contracted for at his or her discretion. The Participating Authority recognizes and agrees that failure to provide an accurate boundary map in a timely fashion can make it impossible for the Elections Administrator to provide both in-person early and Election Day voting and early voting by mail services necessary to conduct the contracted election, and the Participating Authority assumes all responsibilities to perform these duties upon failure to deliver the boundary map in accordance with this paragraph.

III. NONPERFORMANCE

The Elections Administrator will inform each Participating Authority of any problems or deficiencies in their respective performance of obligations under this Contract, including but not limited to non-adherence to deadlines for requests for information of each Participating Authority by the Elections Administrator, and may set a reasonable period of time to cure or obtain adequate assurance that any such problems or deficiencies will be timely addressed and corrected. **The Participating Authority's failure to cure problems or deficiencies related to its obligations, duties, and responsibilities in accordance with all terms and conditions of this Contract will be considered in any future contracts with Elections Administrator or Williamson County, and any Participating Authority failing to perform will reimburse Elections Administrator for any additional costs and expenses incurred by Williamson County, including all costs associated with interference of conducting the Election.**

IV. VOTING LOCATIONS

The Elections Administrator shall select and arrange for the use of and payment for all Election Day voting locations. Voting locations shall be compliant with the accessibility requirements established by the Texas Election Code Section 43.034 and the Americans with Disabilities Act (ADA). The proposed Election Day voting locations are listed in **Attachment B** of this Contract and may be amended. In the event a voting location is not available or appropriate, the Elections Administrator will arrange for use of an alternate location. The Elections Administrator shall notify the Participating Authorities of any changes from the locations listed in **Attachment B.**

If polling places for the November 3, 2026, Election are different from the polling place(s) used by a Participating Authority in its most recent election, the Participating Authority agrees to post a notice no later than November 3, 2026, at the entrance to any previous polling places in the jurisdiction stating that the

polling location has changed and listing the Participating Authority's polling place names and addresses in effect for the November 3, 2026, Election. This notice shall be written in both the English and Spanish languages.

V. ELECTION JUDGES, CLERKS, AND OTHER ELECTION PERSONNEL

The Elections Administrator will recruit all election workers.

The Elections Administrator will take the necessary steps to ensure that all election judges appointed for the Election are eligible to serve and meet the eligibility requirements in Subchapter C of Chapter 32 of the Texas Election Code and meet any requirements to serve as an election worker set forth by the Williamson County Commissioners Court.

The Elections Administrator shall arrange for the training and compensation of all election judges, clerks, and election personnel. The Elections Administrator shall arrange for the date, time, and place for the presiding election judges to pick up their election supplies. As set forth in Sec. 32.009 of the Texas Election Code, each presiding election judge and alternate presiding judge shall be given written notice of their appointment. The notice from the Elections Administrator will include the polling location and the number of election clerks the presiding judge may appoint.

Each election judge and clerk will receive compensation for actual time working at a polling place and time spent preparing the polling place prior to the Election at the hourly rate established by Williamson County pursuant to Texas Election Code Section 32.091. The election judge, or his/her designee, will receive an additional sum of $25.00 for picking up the election supplies prior to Election Day and for returning the supplies and equipment to the central counting station after the polls close.

The compensation rates established by Williamson County are:

Early Voting – Early Voting Deputy Clerk ($17 an hour), Clerks ($15 an hour)
Election Day – Presiding Judge ($17 an hour), Alternate Judge ($15 an hour), Clerk ($15 an hour)

Election judges and clerks who attend voting equipment and procedures training shall be compensated at the hourly rates listed above.

The Elections Administrator may employ other personnel as necessary for the proper administration of the Election, including such part-time temporary help as is necessary to prepare for the Election, to ensure the timely delivery of supplies during Early Voting and on Election Day, for the efficient tabulation of ballots at the central counting station, and for the post- election processes conducted by warehouse personnel. Part-time personnel working in support of the Early Voting Ballot Board and/or central counting station on Election Night will be compensated at the hourly rate set by Williamson County in accordance with Texas Election Code Sections 87.005, 127.004, and 127.006.

In accordance with Sec. 31.098 of the Texas Election Code, the Elections Administrator is authorized to contract with third persons for election services and supplies. The actual cost of such third-person services and supplies will be paid by the Elections Administrator and reimbursed by the Participating Authorities.

It is agreed by all parties that at all times and for all purposes hereunder, all election judges, clerks, and all other personnel involved in this Election are independent contractors and are not employees or agents of Williamson County. No statement contained in this Contract shall be construed so as to find any judge, clerk, or any other election personnel an employee or agent of the Williamson County, and no election personnel shall be entitled to the rights, privileges, or benefits of Williamson County employees except as otherwise stated herein, nor shall any election personnel hold himself out as an employee or agent of the Williamson County, unless considered a county employee as determined by the Williamson County Human Resources Department. It is further agreed by all parties that at all times and for all purposes hereunder, all election judges, clerks, and all other personnel involved in this Election are independent contractors and are not employees or agents of a Participating Authority. No statement contained in this Contract shall be

construed so as to find any judge, clerk, or any other election personnel an employee or agent of a Participating Authority, and no election personnel shall be entitled to the rights, privileges, or benefits of a Participating Authority employee except as otherwise stated herein, nor shall any election personnel hold himself out as an employee or agent of a Participating Authority, unless considered an employee of the Participating Authority as determined by the governing body of said Participating Authority.

VI. PREPARATION OF SUPPLIES AND VOTING EQUIPMENT

The Elections Administrator, subject to approval of the Williamson County Election Board, shall arrange for all election supplies and voting equipment including, but not limited to, Williamson County's electronic voting system and equipment, official ballots, sample ballots, voter registration lists, and all forms, signs, maps and other materials used by the election judges at the voting locations. The Elections Administrator shall be responsible for conducting all required testing of the electronic equipment, as required by Chapters 127 and 129 of the Texas Election Code.

Participants shall share voting equipment and supplies to the extent possible. A single ballot containing all the offices or propositions stating measures to be voted on at a particular polling place may be used in an election. A voter may not be permitted to select a ballot containing an office or proposition stating a measure on which the voter is ineligible to vote. Multiple ballot styles shall be available in those shared polling places where jurisdictions do not overlap. The Elections Administrator shall provide the necessary voter registration information, maps, instructions, and other information needed to enable the election judges in the voting locations that have more than one ballot style to conduct a proper election.

Each Participating Authority shall furnish the Elections Administrator with a list of candidates and/or propositions showing the order and the exact manner in which the candidate names and/or proposition(s) are to appear on the official ballot (including titles of offices and text in both English and Spanish languages). The Participating Authorities are required to submit these ballot details in a format or template requested by the Williamson County Elections Office. Each Participating Authority shall be responsible for proofreading and approving the ballot insofar as it pertains to that authority's candidates and/or propositions. Each Participating Authority shall also be responsible for proofing and approving the audio recording of the ballot insofar as it pertains to that authority's candidates and/or propositions. The approvals must be finalized with the Elections Office within five (5) calendar days of receipt of the proofs, or the provided proofs shall be considered approved.

In the event a Participating Authority identifies an error after approval of their respective ballot proof(s), and any programming and/or audio files require changes, the Participating Authority approving the original ballot and audio proof will be responsible for the full cost of reprogramming, if required. This will include the cost of reprogramming ballot language and/or audio files for other Participating Authorities as necessary due to software limitations.

Pursuant to Texas Election Code Section 43.007, Early Voting by Personal Appearance and/or the use of Vote Centers on Election Day shall be conducted exclusively on Williamson County's EVS 6300 Voting System. Provisional ballots will be cast on the EVS 6300 Voting System.

The Elections Administrator shall be responsible for the programming, preparation, testing, and delivery of the voting system equipment for the Election as required by the Texas Election Code.

The Elections Administrator shall conduct criminal background checks for relevant election officials, staff, and temporary workers upon hiring as required by Texas Election Code 129.051(g).

VII. EARLY VOTING

The Participating Authorities agree to conduct Early Voting and to appoint the Election Administrator as the Early Voting Clerk in accordance with Sections 31.097 and 271.006 of the Texas Election Code. Each Participating Authority agrees to appoint the Elections Administrator's permanent county employees as Deputy Early Voting clerks. The Participating Authorities further agree that the Elections Administrator may

appoint other Deputy Early Voting clerks to assist in the conduct of Early Voting as necessary, and that these additional Deputy Early Voting clerks shall be compensated at an hourly rate set by Williamson County pursuant to Section 83.052 of the Texas Election Code. Deputy Early Voting clerks who are permanent employees of the Williamson County Elections Administrator may be paid from the election services contract fund for contractual duties performed outside of normal business hours (Sec. 31.100(e), Texas Election Code).

Early Voting by personal appearance will be held at the locations, dates, and times listed in **Attachment C** of this document and may be amended. In the event a voting location is not available or appropriate, the Elections Administrator will arrange for use of an alternate location. The Elections Administrator shall notify the Participating Authorities of any changes from the locations listed in **Attachment C.** Any Williamson County qualified voter of the Election may vote early by personal appearance at any one of the Early Voting locations.

As Early Voting Clerk, the Elections Administrator shall receive applications for Early Voting ballots to be voted by mail in accordance with Chapters 31 and 86 of the Texas Election Code. Any requests for Early Voting ballots to be voted by mail received by the Participating Authorities shall be forwarded immediately by fax or courier to the Elections Administrator for processing. The address of the Early Voting Clerk is as follows:

Mailing Address:	Physical Location:
Early Voting Clerk	Early Voting Clerk
Williamson County Elections Office	Inner Loop Annex
PO Box 209	301 SE Inner Loop, Suite 104
Georgetown, TX 78627	Georgetown, TX 78626

In accordance with Section 87.121(g) of the Texas Election Code, after the first day of Early Voting, the Elections Administrator shall post on the Williamson County Elections Office webpage, the Early Voting turnout by Early Voting polling location by day and a cumulative final Early Voting turnout report following the close of Early Voting.

VIII. EARLY VOTING BALLOT BOARD

The Williamson County Election Board shall appoint members to an Early Voting Ballot Board (EVBB) to process Early Voting results from the Election. The Elections Administrator, as chair of the Election Board, shall determine the number of EVBB members required to efficiently process the Early Voting ballots.

IX. CENTRAL COUNTING STATION AND ELECTION RETURNS

The Elections Administrator will take the necessary steps for establishing and operating the central counting station to receive and tabulate the voted ballots in accordance with the provisions of the Texas Election Code and of this Contract.

The Counting Station Manager or an approved representative shall deliver timely cumulative reports of the Election results as precincts report to the central counting station and are tabulated. The Counting Station Manager shall be responsible for releasing unofficial cumulative totals and precinct returns from the Election to the participants, candidates, press, and general public by distribution of electronic copies at the central counting station and by posting to the Williamson County Elections Office webpage. To ensure the accuracy of reported election returns, results printed on the tapes produced by Williamson County's voting equipment will not be released to the Participating Authorities at any individual polling locations.

The Elections Administrator will prepare the unofficial canvass reports that are necessary for compliance with Texas Election Code Section 67.004, after all precincts have been counted and will deliver a copy of the unofficial canvass to each Participating Authority as soon as possible after all returns have been tabulated. Each Participating Authority shall be responsible for the official canvass of its respective election(s). The official canvass of the Election shall not take place before November 3, 2026, and no later than November

13, 2026, as per the Texas Election Code.

The Elections Administrator will prepare the electronic precinct-by-precinct results reports for uploading to the Secretary of State as required by Section 67.017 of the Texas Election Code. Each Participating Authority agrees to upload these reports.

The Elections Administrator shall be responsible for conducting the post-election manual recount required by Section 127.201 of the Texas Election Code unless a waiver is granted by the Secretary of State. Notification and copies of the recount, if waiver is denied, will be provided to each Participating Authority and the Secretary of State's Office.

X. PARTICIPATING AUTHORITIES WITH TERRITORY OUTSIDE WILLIAMSON COUNTY

The Elections Administrator will consider conducting elections in territories outside of Williamson County on a case- by-case basis; provided, however, the Elections Administrator shall administer only the Williamson County portion of the elections held by the Participating Authorities.

XI. RUNOFF ELECTIONS

Each Participating Authority shall have the option of extending the terms of this Contract through its runoff election, if applicable. In the event of such runoff election, the terms of this Contract shall automatically extend unless the Participating Authority notifies the Elections Administrator in writing within three (3) business days of the original election.

Each Participating Authority shall reserve the right to reduce the number of Early Voting locations and/or Election Day voting locations in a runoff election.

Each Participating Authority agrees to order any runoff election(s) at its meeting for canvassing the votes from the November 3, 2026, Election and to conduct its drawing for ballot positions at or immediately following such meeting in order to expedite preparations for its runoff election.

Each Participating Authority eligible to hold runoff elections after the November 3, 2026, Election agrees that the date of a necessary runoff election shall be held in accordance with the Texas Election Code.

XII. ELECTION EXPENSES AND ALLOCATION OF COSTS

Charges. In consideration for the election services provided hereunder by the Elections Administrator, the Participating Authorities will be charged a share of election costs, a staffing agency fee for election workers, an administrative fee, and for the lease of voting equipment.

1. Share of Election Costs. Each Participating Authority's share of election costs will be (i) a base fee of $1,000.00, (ii) plus a pro rata share of the total of all costs incurred by the Elections Administrator in connection with the administration of elections of other entities held at the same time as the Election. The sum of the base charges from all Participating Authorities will be subtracted from the total of all costs before allocating the remaining costs to each Participating Authority. Each Participating Authority's share of the remaining (allocated) costs will be determined as follows: The number of registered voters in each individual Participating Authority will be divided by the number of all registered voters of all Participating Authorities to determine each entity's pro rata share expressed as a percentage, which will then be multiplied against each of the allocated costs (remaining costs after base charges are subtracted) as itemized on the final Total Cost report/invoice submitted to each Participating Authority after the Election. The end result will be a charge to the Participating Authority of $1,000.00 plus the Participating Authority's allocated share of county-wide election costs not covered by the sum of all base fees received.

2. Each Participating Authority's share of the staffing agency fee for election workers will be determined on a pro rata basis. The staffing agency fee is based on a markup cost percentage of

27% of the gross wages of election workers not classified as employees of Williamson County.

3. Lease of Voting Equipment. Per Texas Election Code Section 123.032(d), the Williamson County Commissioners Court has established the following prices for leasing county-owned voting equipment:

   - $250.00 per ExpressVote Ballot Marking Device
   - $400.00 per DS200/DS300 Precinct Scanner;
   - $6,000.00 per DS850/DS950 Central Count scanner to cover the duration of the Election;
   - $250.00 per electronic pollbook.

   The Participating Authority's share of voting equipment costs will be determined on a pro rata basis. Leasing cost will be calculated once for the Early Voting period and once for Election Day. If the County acquires additional equipment, different voting equipment, or upgrades existing equipment during the term of this Contract, the charge for the use of the equipment may be reset by the Williamson County Commissioners Court.

4. Administrative Fee. Each Participating Authority agrees to pay the Williamson County Elections Administrator an administrative fee equal to ten percent (10%) of its total billable costs, less the staffing agency fee, in accordance with Section 31.100(d) of the Texas Election Code.

The Elections Administrator shall deposit all funds payable under this Contract into the appropriate fund(s) within the Williamson County treasury in accordance with Election Code Section 31.100.

XIII. WITHDRAWAL FROM CONTRACT DUE TO CANCELLATION OF ELECTION

Any Participating Authority may withdraw from this Contract, and the Election should it cancel its election in accordance with Sections 2.051 - 2.053 of the Texas Election Code. Participating Authority is fully liable for any expenses incurred by Williamson County on behalf of Participating Authority plus an administrative fee of ten percent (10%) of such expenses. Any monies deposited with Williamson County by Participating Authority shall be refunded, minus the aforementioned expenses and administrative fee if applicable.

XIV. RECORDS OF THE ELECTION

The Elections Administrator is hereby appointed general custodian of the voted ballots and all records of the Election as authorized by Section 271.010 of the Texas Election Code.

Access to the election records shall be available to each Participating Authority as well as to the public in accordance with applicable provisions of the Texas Election Code and the Texas Public Information Act. The election records shall be stored at the offices of the Elections Administrator or at an alternate facility used for storage of County records. The Elections Administrator shall ensure that the records are maintained in an orderly manner so that the records are clearly identifiable and retrievable.

Records of the Election shall be retained and disposed of in accordance with the provisions of Section 66.058 of the Texas Election Code. If records of the election are involved in any pending election contest, investigation, litigation, or open records request, the Elections Administrator shall maintain the records until final resolution or until final judgment, whichever is applicable. It is the responsibility of each Participating Authority to bring to the attention of the Elections Administrator any notice of pending election contest, investigation, litigation or open records request which may be filed with the Participating Authority.

XV. RECOUNTS OR CONTESTED ELECTION

A recount may be obtained as provided by Title 13 of the Texas Election Code. By signing this document, the presiding officer of the contracting Participating Authority agrees that any recount shall take place at the offices of the Elections Administrator or at a location of the Elections Administrator's choosing, and that the Elections Administrator shall serve as Recount Supervisor and the Participating Authority's official or

employee who performs the duties of a secretary under the Texas Election Code shall serve as Recount Coordinator.

In the event of a contested election, the expenses of a new election ordered by a court of competent jurisdiction or Participating Authority will be paid for and by the Participating Authority in accordance with Section 221.014 of the Texas Election Code.

The Elections Administrator agrees to provide advisory services to each Participating Authority as necessary to conduct a proper recount.

XVI. MISCELLANEOUS PROVISIONS

1. The Elections Administrator shall file copies of this document with the Williamson County Treasurer and the Williamson County Auditor in accordance with Section 31.099 of the Texas Election Code.

2. Nothing in this Contract prevents any party from taking appropriate legal action against any other party and/or other election personnel for a breach of this Contract or a violation of the Texas Election Code.

3. This Contract shall be construed under and in accord with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Williamson County, Texas.

4. In the event that one of more of the provisions contained in this Contract shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof and this Contract shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

5. All parties shall comply with all applicable laws, ordinances, and codes of the State of Texas, all local governments, and any other entities with local jurisdiction.

6. The waiver by any party of a breach of any provision of this Contract shall not operate as or be construed as a waiver of any subsequent breach.

7. Any amendments of this Contract shall be of no effect unless in writing and signed by all parties hereto.

8. Participating Authority agrees to act in good faith in the performance of this Contract and shall immediately contact and notify the Elections Administrator of any potential problems or issues relevant to the subject matter of this Contract.

9. In the event that any legal action or a recount is filed concerning a Participating Authority's election under any provision of state or federal law, Participating Authority shall choose and provide, at its own expense, legal counsel for Williamson County, and its Elections Administrator or staff if named as a party, witness, or if other discovery or examination of ballots is ordered. Additionally, Participating Authority shall reimburse Williamson County, and its Elections Administrator, the actual costs of any recount or litigation expense and additional election personnel as necessary to complete tasks not otherwise covered under this contract but which are directly related to any recount, contest or other legal action.

10. It is understood that to the extent space is available, that other districts or political subdivisions may wish to participate in the use of Williamson County's election equipment and voting places, and it is agreed that the Elections Administrator may contract with such other districts or political subdivisions for such purposes and that in such event there may be an adjustment of the pro-rata share to be paid to Williamson County by the Participating Authorities

XVII. COST ESTIMATES AND DEPOSIT OF FUNDS

The total *estimated* cost for the November 3, 2026, Election is $_____ and is based partly on the itemized costs of the November 3, 2026, joint general special election. After the final determination has been made of whom the Participating Authorities will be and the Contracts are fully executed, the Elections Administrator shall provide each Participating Authority with an official cost estimate. Each Participating Authority's percent share of the estimated total cost is based on the number of registered voters and further described in Section XII.1. of this Contract. Each Participating Authority agrees to pay the Williamson County Elections Administrator a deposit of 50% of the *estimated obligation* no later than thirty (30) days after receiving the official cost estimate. As soon as reasonably possible after the election, the Elections Administrator will submit an itemized invoice to each Participating Authority based on the actual expenses (supported by documentation such as time sheets, compensation forms, and invoices) directly attributable to the services provided by the Elections Administrator. The exact amount of each Participating Authority's obligation under the terms of this Contract shall be calculated after the election (or runoff election, if applicable); and, if the amount of an Authority's total obligation exceeds the amount deposited, the Participating Authority shall pay to the Elections Administrator the balance due within thirty (30) days after the receipt of the final invoice from the Elections Administrator. However, if the amount of the Participating Authority's total obligation is less than the amount deposited, the Elections Administrator shall refund to the Participating Authority the excess amount paid within thirty (30) days after the final costs are calculated.

The Participating Authority agrees that it shall provide ballot details as required in Section VI above to the Elections Office not later than the 69th day, Wednesday, August 26, 2026, before the election. It is understood that if the ballot details are not provided to the Elections Office by the 63rd day before the election, September 1, 2026, that the Elections Office may impose a penalty fee of $1000.00 assessed to the total cost. It is also understood that if the ballot details are not provided to the Elections Office by the 56th day before Election Day, Tuesday, September 8, 2026, this contract will be declared null and void and it will be the responsibility of the political entity to conduct a separate election.

XVIII. SIGNATURE PAGE

WITNESS BY MY HAND THIS THE_____DAY OF_____2026.

ELECTIONS ADMINISTRATOR:

_____
Bridgette Escobedo,
Elections Administrator Williamson County, Texas

WITNESS BY MY HAND THIS THE _____DAY OF _____2026.

PARTICIPATING AUTHORITY:

Name of Participating Authority:

_____

Printed Name:

_____

Official Capacity:

_____

ATTACHMENT A
(To be provided after the final day to cancel an election as prescribed by the Texas Secretary of State's Election Law Calendar)

List of Participating Authorities

ATTACHMENT B

Election Day Voting Locations

ATTACHMENT C

Early Voting Schedule with Voting Locations

Early Voting by personal appearance will be conducted beginning on Monday, October 19, 2026, and ending on Friday, October 30, 2026, at:

Main Location:
(ubicación principal)
Georgetown Annex, HR 108, 100 Wilco Way, Georgetown, TX 78626

Dates and Times for Locations:
(Fechas y horarios para lugares)

Monday, October 19, 2026, through Saturday, October 24, 2026,	7:00am-7:00pm
(lunes, 19 de octubre de 2026 -sabado, 24 de octubre de 2026)	7:00am-7:00pm
Sunday, October 25, 2026,	12:00pm-6:00pm
(domingo, 25 de octubre de 2026)	12:00pm-6:00pm
Monday, October 26, 2026, through Friday, October 30, 2026	7:00am-7:00pm
(lunes, 26 de octubre de 2026 -viernes, 30 de octubre de 2026)	7:00am-7:00pm

AGENDA ITEM REPORT
4.5.

To:	City Council
Subject:	Joint Meeting with Planning and Zoning Commission - Call to Order & Roll Call:
	Rick Hudson, Chair — Joelle Dan
	Tony Wertz, Vice-Chair — Cory Hall
	Jose DeLaCruz — Brandon DeLeon
	Norman Delay
Meeting:	Thursday, August 13, 2026
Department:	Development Services /
Staff Contact:	

ITEM SUMMARY:

FISCAL NOTES:

ATTACHMENTS:

None

AGENDA ITEM REPORT
4.5.

To:	City Council
Subject:	(a) Discussion and review of proposed amendments to the Unified Development Code. (Howard Koontz)
Meeting:	Thursday, August 13, 2026
Department:	Development Services /
Staff Contact:	Howard Koontz

ITEM SUMMARY:

Updating a Unified Development Code (UDC) is crucial for ensuring that land use regulations remain aligned with a community's goals, legal requirements, and development trends. Hutto's updated UDC integrates zoning, subdivision regulations, design standards, and environmental controls into a coherent framework that supports sustainability, economic vitality, and aligns the development standards with the goals adopted by the SOAR 2040 Comprehensive Plan. The item tonight is to finalize a draft version of the UDC to be considered for final approval following proper notification and action at a subsequent City Council meeting.

Both the Planning and Zoning Commission working draft of the UDC and the City Council Subcommittee's version of the same are included in this item to aid Council in deciding upon a final draft.

FISCAL NOTES:

N/A

ATTACHMENTS:

1. UDC Draft_City Council Combined Comments_7.28.2026
2. 2026 UDC PLANNING AND ZONING WORKING DRAFT

Chapter 1. Administration

10.101. Title and Effective Date

(a) This document is Chapter XX of the Municipal Code of Ordinances of the City of Hutto, Texas. It shall be officially known as the "Unified Development Code of the City of Hutto, Texas", and is referred to internally in this document as this "UDC".

(b) This UDC shall become effective on XX, 2025.

10.102. Purpose

This UDC is enacted to:

(a) Implement community, neighborhood and other applicable land use and development plans; and provide planned and orderly land use in the City.

(b) Promote good planning practice, public design, architecture and urban design; and protect building and property values.

(c) Preserve Hutto's distinctive sense of place, distinct identity, sense of community and "small city" feel; and ensure new development respects and reinforces the City's built, natural and social environment.

(d) Encourage development of vacant land in established neighborhoods.

(e) Encourage best practices and innovation in land development.

(f) Promote efficient and safe vehicle circulation, while accommodating and integrating alternative forms of transportation.

(g) Promote water, energy and natural resource conservation.

(h) Preserve open space and prevent overcrowding.

(i) Provide the physical and social infrastructure needed to serve City residents and visitors.

(j) Buffer externalities occurring on adjacent, more intensive uses.

(k) Secure safety from fire and other dangers, and provide for adequate sun, light and air.

(l) Provide land use classification and land development distribution.

(m) Improve mobility for all modes of transportation and promote traffic safety.

(n) Implement the City's comprehensive plan, Hutto SOAR 2040.

10.103. Authority

(a) The Unified Development Code is adopted under the authority of the constitution and laws of the State of Texas, including Section 211 and Section 212 of the Texas Local Government Code and under the provisions of the City Charter.

(b) Whenever any provision of this UDC refers to or cites a section of the Texas state statutes and that section is later amended or superseded, this UDC shall be deemed to refer to the amended section or the section that most nearly corresponds to the superseded section.

(c) Whenever a section of this UDC requires or authorizes an officer or employee of the City to do some act or perform some duty, it shall be construed to authorize the officer or employee to designate, delegate and authorize subordinates to perform the act or duty, unless the terms of that section provide otherwise.

10.104. Applicability

10.104.1. General Applicability

Unless otherwise stated herein, this UDC applies to all regulations and other matters regarding land use and development of land, including zoning, subdivision, platting, floodplains, urban design, and historic preservation, for property located within the City and if applicable, its extraterritorial jurisdiction (ETJ).

10.104.2. Incorporated Areas

In the City corporate limits, all provisions of this UDC apply to all land, buildings, structures, and uses, except as provided for within this UDC.

10.104.3. Extraterritorial Jurisdiction Areas

In the extraterritorial jurisdiction, signage and water and wastewater provisions of this UDC apply to all land, buildings, structures, and uses. Subdivision and platting provisions (Chapter 4) apply to the extraterritorial jurisdiction provided in V.T.C.A. Local Government Code Chapter 212.

10.104.4. Zoning

Zoning regulations do not apply to uses or activities exempt from zoning under Texas Local Government Code (TLGC) Section 211.013.

10.104.5. Public Buildings, Structures, and Uses

In the erection of buildings or other structures, City-owned utilities shall conform to architectural design as required by this UDC.

10.105. Severability

Nothing in this UDC shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired for existing, under any previously existing ordinance; nor shall any existing legal right or remedy of any character be lost, impaired or affected by enacting this UDC.

10.106. Savings Clause

Adoption of this UDC will not release or change any penalty, liability or right the City incurred under old regulations. This UDC is held as remaining in force for sustaining actions for enforcement of any penalty, liability or right of the City, sustaining any order made in those actions, and sustaining any actions before City staff, contract professionals, elected and appointed bodies, and any court.

10.107. Consistency with Comprehensive Plan

This UDC shall implement the goals, objectives and policies of the comprehensive plan Hutto SOAR 2040 under TLGC Section 211.004. This UDC is deemed in conformance with Hutto SOAR 2040. Modifications to this UDC and rezoning efforts must adhere to the criteria outlined in TLGC Section 211.004: (1) lessen congestion in the streets; (2) secure safety from fire, panic and other dangers; (3) promote health and the general welfare; (4) promote adequate light and air; (5) prevent the overcrowding of land; (6) avoid undue concentration of population; and (7) facilitate the adequate provisions of transportation, water,

sewers, schools, parks and other public requirements. An amendment to the text of this UDC is consistent with and in conformance with Hutto SOAR 2040 if it conforms to the goals and policies stated in that plan, as the plan will be updated on an annual basis.

10.108. Scheduled Updates

Regular updates shall be made to this UDC to modify procedures and standards for workability and administrative efficiency, and to update the procedures and standards to reflect changes in the law or the state of the art in land use planning and urban design. The UDC updates will be conducted as needed. Except for amendments initiated by City agencies, elected bodies and appointed boards, amendments submitted during the update include the following:

(a) Amendments for changes that do not alter the impact of the provision being addressed, including spelling, grammar correction, formatting, text selection, or addition of text in conformance to existing ordinances, statutes or case law.

(b) Clarification amendments to ease interpretation and understanding of existing provisions. Clarification amendments shall not change or alter the intent or meaning of existing provisions.

(c) The Director of Development Services shall provide written administrative determinations pursuant to this UDC. Such written administrative determinations are based on case or project experience and may or may not result in the creation of an amendment to this UDC.

10.109. Enforcement

Enforcement provisions are in section 10.806.

10.110. Graphics and Photos

Graphics and photos used throughout this UDC shall illustrate specific components of this UDC. In the event of a conflict between written language and the graphics and photos contained in this UDC, the written language will control.

Chapter 2. Land Use Standards

10.201. Intent

The zoning regulations and districts established in this Chapter are intended to conform with Hutto SOAR 2040 and promote the health, safety, and general welfare of the City of Hutto. The zoning regulations and districts established in this Chapter shall apply to projects within the city limits of the City of Hutto and do not apply to projects remaining in the Hutto Extraterritorial Jurisdiction (ETJ) except for permits in conformance with Section 10.~~.~~

~~10.202. Applicability~~

~~This chapter applies in the following areas:~~

City of Hutto	Hutto Extraterritorial Jurisdiction (ETJ)
Yes	No

~~10.203.~~10.202. Zoning Map

~~10.203.1.~~10.202.1. Zoning Map Established

(a) Zoning district boundaries are shown on the official map titled "City of Hutto Official Zoning Map," as amended. The map is adopted as a part of this UDC by reference. Development Services staff will maintain and update the zoning map to reflect zoning amendments, annexation, updated property boundaries and street alignments and error correction.

(b) The official zoning map has the signature of the Mayor, attested by the City Secretary, and bearing the Seal of the City of Hutto under the following words:

This is to certify that this is the official zoning map for the City of Hutto, Texas.

(c) Regardless of the existence of other zoning maps that may be published, the City of Hutto Official Zoning Map is the final authority of the current zoning status of all property in the City of Hutto. The official zoning map shall be filed in the Office of the City Secretary and shall be made available to the public when City Hall is open.

~~10.203.2.~~10.202.2. Zoning Map Amendments

(a) The ~~Director of Development Services~~Development Services staff is responsible for amending the official zoning map to reflect zoning amendments as soon as possible after the effective date of zoning map amendments.

(b) No unauthorized person may alter or modify the official zoning map.

(c) The ~~Director of Development Services~~Development Services staff may authorize printed copies of the official zoning map to be produced, and maintain digital or printed copies of superseded versions of the official zoning map for historical reference.

~~10.203.3.~~10.202.3. Zoning Map Replacement

(a) If the official zoning map becomes damaged, destroyed, lost or difficult to interpret because of the nature and/or number of changes and additions, City Council may adopt a new official zoning map to supersede the previous map. The new official zoning map shall correct drafting or other errors or omissions in the previous map, but no correction will have the effect of amending the original map or any amendments. The new official zoning map will have the signature of the Mayor, attested by the City Secretary, and bearing the Seal of the City of Hutto under the following words:

This is to certify that this official zoning map supersedes and replaces the official zoning map adopted (date of adoption of map being replaced) as part of Ordinance No, (ordinance number) of the City of Hutto, Texas.

(b) The previous map or significant parts remaining shall be preserved, along with available records related to its adoption or amendment, unless the map was destroyed or lost.

~~10.203.4.~~10.202.4. **Zoning Map Interpretation**

(a) A boundary shown following a street, highway, alley, right-of-way, trail, easement or watercourse is considered to follow the feature's centerline.

(b) A boundary shown roughly parallel to a street, highway, alley, right-of-way or other straight feature is considered as parallel. If the zoning map does not show a distance, the map scale determines the boundary location.

(c) A boundary shown running to but not extending into a body of water is considered to run in a straight line until it intersects with another boundary or the city limits.

(d) A boundary shown following an approximate lot or municipal boundary line is considered to be following the line.

(e) A boundary shown following a shoreline is considered to follow property lines along the shoreline, or the high-water mark, whatever is more encompassing.

(f) Zoning map scale determines boundary location when a boundary is shown crossing a lot or parcel.

(g) Where a street, property line or other physical feature varies from the zoning map or other uncertainties exist, City Council will fix the exact district boundary location.

~~10.204.~~10.203. Zoning Districts

~~10.204.1.~~10.203.1. Equivalency Table for Zoning Districts

The table below identifies zoning districts adopted in previous ordinances and the regulations that now apply to those districts.

Previous Zoning District		Current Zoning Districts (2025)	
Traditional Zoning Districts			
SF-R Single Household Rural Estate		AR Agriculture and Rural Residential District	
SF-1 Single Household Medium Density	SF-1 Base	R-1 Legacy Single-Family District	
	SF-1 Alley loaded, Cul-de-sac, or Detached Garage	R-1 Legacy Single-Family District	
	SF-1 Zero Lot Line	N-1 Neighborhood Hamlet District	~~N-1 Single-family, Detached~~ N-1 Zero Lot Line
	SF-1 Village	N-1 Neighborhood Hamlet District	N-1 Zero Lot Line
SF-2 Two to Four Household		N-1 Neighborhood Hamlet District	N-1 Single-family, Attached
			N-1 Duplex
			N-1 Multiplex
MF Multiple Household		N/A	
MH Manufactured Home		N/A	
B-1 Local/Neighborhood		N-2 Neighborhood Village District	N-2 Single-family, Detached
			N-2 Zero Lot Line
			N-2 Single-family, Attached
			N-2 Duplex
			N-2 Multiplex
			N-2 Multifamily
			N-2 Commercial and Institutional
B-2 General		CC Commerce Corridor District	
LI Light Industry		B Business and Light Industrial District	

I General Industry		M Manufacturing and Industrial District	
Previous Zoning District		**Current Zoning Districts (2025)**	
Special Purpose Districts			
REC Recreation		PR Public and Recreational District	
PUD Planned Unit Development		PUD Planned Unit Development	
Overlay Districts			
H Historic District Overlay		H Historic District Overlay	
G Gateway Overlay		N/A	
Form Based Code			
FBC	T-1	AR Agriculture and Rural Residential District	
	T-2	AR Agriculture and Rural Residential District	
	T-3	N-1 Neighborhood Hamlet District	
	T-4	N-2 Neighborhood Village District	
	T-5	N-3 Neighborhood Town District	
OT	OT-3	N-1 Neighborhood Hamlet District	
	OT-4R	N-2 Neighborhood Village District	
	OT-4T	N-2 Neighborhood Village District	
	OT-5H	N-3 Neighborhood Town District	
	OT-5C	N-3 Neighborhood Town District	
	SD-A	N-3 Neighborhood Town District	
New Zoning Districts			
N/A		MU-1 Mixed-Use Commercial District	
N/A		MU-2 Mixed-Use Regional District	
N/A		N-2(H) Neighborhood Village District (Historic)	Single-Family, Detached
			Zero Lot Line
			Single-Family, Attached
			Duplex
			Multiplex
			Commercial and Mixed Use

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N/A	ID Innovation District Overlay

~~10.204.2.~~10.203.2. Traditional Zoning Districts

Traditional Zone Prefixes:

Zoning District		
Traditional Zone Prefixes		
AR	Agriculture and Rural Residential District	
R-1	Legacy Single-Family	
N-1	Neighborhood Hamlet District	Single-Family, Detached
		Zero Lot Line
		Single-Family, Attached
		Duplex
		Multiplex
N-2	Neighborhood Village District	Single-Family, Detached
		Zero Lot Line
		Single-Family, Attached
		Duplex
		Multiplex
		Multifamily
		Commercial and Institutional
N-2(H)	Neighborhood Village District (Historic)	Single-Family, Detached
		Zero Lot Line
		Single-Family, Attached
		Duplex
		Multiplex
		Commercial and Mixed Use
N-3	Neighborhood Town District	
MU-1	Mixed-Use Community District	
MU-2	Mixed-Use Regional District	
CC	Commerce Corridor District	

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B	Business and Light Industrial District
M	Manufacturing and Industrial District

~~10.204.2.1~~10.203.2.1 AR Agriculture and Rural Residential District

(a) General Purpose and Description

The AR District provides for estate-style single-family dwellings and agricultural uses, including farming, ranching, and crop cultivation.

(b) Dimensional Standards

Size of Lots	
Minimum Lot Area	87,120 sf (2 ac)
Minimum Lot Width	200 ft
Size of Yards	
Minimum Front Yard	50 ft
Minimum Side Yard	20 ft
Minimum Rear Yard	50 ft
Height	
Maximum Building Height, Primary	45 ft
Accessory Structure Criteria	
Minimum Side and Rear Yard	20 ft
Maximum Building Height	25 ft

~~10.204.2.2~~10.203.2.2 R-1 Legacy Single-Family District

(a) General Purpose and Description

The R-1 District is for existing neighborhoods and shall not be used to zone new areas. This district shall encompass suburban-style single-family dwellings, typically served by front-loaded garage configurations.

(b) Dimensional Standards

Size of Lots	
Minimum Lot Area	5,500 sf
Minimum Lot Width	50 ft
Size of Yards	
Minimum Front Yard	25ft
Minimum Side Yard	5 ft
Minimum Rear Yard	20 ft
Height	
Maximum Building Height, Primary	35 ft
Accessory Structure Criteria	
Minimum Side and Rear Yard	5 ft
Maximum Building Height	25 ft

~~10.204.2.3~~10.203.2.3 N-1 Neighborhood Hamlet District

(a) General Purpose and Description

The N-1 District primarily provides for the creation or redevelopment of residential land uses, with building types in accordance with the International Residential Code for one- and two-family dwellings, including detached and attached single-family dwellings, zero-lot line configurations, duplexes, and multiplexes with three to four dwelling units.

(b) Sub-Districts

(1) Single-Family, Detached

(A) Dimensional Standards

Size of Lots		
Minimum Lot Area		4,500 sf
Minimum Lot Width	Rear Entry	40 ft
	Front Entry	50 ft
Size of Yards		
Minimum Front Yard and Corner Side Yard	Rear Entry	10 ft
	Front Entry	20 ft overall 24 ft for garage doors
Minimum Side Yard		5 ft
Minimum Rear Yard	Rear Entry	~~20 ft~~ 24ft for garage doors
	Front Entry	15 ft
Height		
Maximum Building Height, Primary		35 ft
Accessory Structure Criteria		
Minimum Side and Rear Yard		5 ft
Maximum Building Height		25 ft

(2) Zero Lot Line

(A) Dimensional Standards

Size of Lots		
Minimum Lot Area		4,000 sf
Minimum Lot Width	Rear Entry	40 ft
	Front Entry	50 ft
	Front Entry, side-facing or pass-through garage/carport	Prohibited
Size of Yards		
Minimum Front Yard and Corner Side Yard	Rear Entry	10 ft
	Front Entry	20 ft overall 24 ft for garage doors
Minimum Side Yard		0 ft along passive façade lot line 10 ft along active façade lot line
Minimum Rear Yard	Rear Entry	~~20 ft~~ 24 ft for garage doors
	Front Entry	15 ft
Height		
Maximum Building Height, Primary		35 ft
Accessory Structure Criteria		
Minimum Side and Rear Yard		5 ft
Maximum Building Height		25 ft

(3) Single-Family, Attached

(A) Dimensional Standards

Size of Lots		
Minimum Lot Area		2,000 sf
Minimum Lot Width	Rear Entry	20 ft
	Front Entry	Prohibited
Size of Yards		
Minimum Front Yard and Corner Side Yard	Rear Entry	10 ft
	Front Entry	Prohibited
Minimum Side Yard		0 ft along shared walls 7.5 ft for endcap lots
Minimum Rear Yard	Rear Entry	~~20 ft~~ 24 ft for garage doors
	Front Entry	Prohibited
Height		
Maximum Building Height, Primary		35 ft
Accessory Structure Criteria		
Minimum Side and Rear Yard		0 ft 7.5 ft side yard for endcap lots
Maximum Building Height		25 ft

(4) Duplex

(A) Dimensional Standards

Size of Lots		
Minimum Lot Area		4,000 sf
Minimum Lot Width	Rear Entry	40 ft
	Front Entry	Prohibited
	Front Entry, side-facing or pass-through garage/carport	50 ft
Size of Yards		
Minimum Front Yard and Corner Side Yard	Rear Entry	10 ft
	Front Entry	Prohibited
Minimum Side Yard		0 ft along interior bisect line 5 ft along exterior lot lines
Minimum Rear Yard	Rear Entry	~~25 ft~~ 24 ft for garage doors
	Front Entry	15 ft
Height		
Maximum Building Height, Primary		35 ft
Accessory Structure Criteria		
Minimum Side and Rear Yard		5 ft
Maximum Building Height		25 ft

(5) Multiplex

(A) Dimensional Standards

Size of Lots	
Minimum Lot Area	8,000 sf
Minimum Lot Width	80 ft
Size of Yards	
Minimum Front Yard and Corner Side Yard	10 ft
Minimum Side Yard	10 ft
Minimum Rear Yard	10 ft
Height	
Maximum Building Height, Primary	35 ft
Accessory Structure Criteria	
Minimum Side and Rear Yard	5 ft
Maximum Building Height	25 ft

~~10.204.2.4~~10.203.2.4 N-2 Neighborhood Village District

(a) General Purpose and Description

The N-2 District primarily provides for residential land uses, with appropriately scaled neighborhood-serving nonresidential uses, such as commercial or retail nodes, and small-scale multifamily buildings with no more than fifteen (15) dwelling units.

(b) Sub-Districts

(1) Single-Family, Detached

(A) Dimensional Standards

Size of Lots		
Minimum Lot Area		4,500 sf
Minimum Lot Width	Rear Entry	40 ft
	Front Entry	50 ft
Size of Yards		
Minimum Front Yard and Corner Side Yard	Rear Entry	10 ft
	Front Entry	20 ft overall 24 ft for garage doors
Minimum Side Yard		5 ft
Minimum Rear Yard	Rear Entry	~~20 ft~~ 24 ft for garage doors
	Front Entry	15 ft
Height		
Maximum Building Height, Primary		35 ft
Accessory Structure Criteria		
Minimum Side and Rear Yard		5 ft
Maximum Building Height		25 ft

(2) Zero Lot Line

(A) Dimensional Standards

Size of Lots		
Minimum Lot Area		4,000 sf
Minimum Lot Width	Rear Entry	40 ft
	Front Entry	50 ft
	Front Entry, side-facing or pass-through garage/carport	Prohibited
Size of Yards		
Minimum Front Yard and Corner Side Yard	Rear Entry	10 ft
	Front Entry	20 ft overall 24 ft for garage doors
Minimum Side Yard		0 ft along passive façade lot line 10 ft along active façade lot line
Minimum Rear Yard	Rear Entry	~~20 ft~~ 24 ft for garage doors
	Front Entry	15 ft
Height		
Maximum Building Height, Primary		35 ft
Accessory Structure Criteria		
Minimum Side and Rear Yard		5 ft
Maximum Building Height		25 ft

(3) Single-Family, Attached

(A) Dimensional Standards

Size of Lots		
Minimum Lot Area		2,000 sf
Minimum Lot Width	Rear Entry	20 ft
	Front Entry	Prohibited
Size of Yards		
Minimum Front Yard and Corner Side Yard	Rear Entry	10 ft
	Front Entry	Prohibited
Minimum Side Yard		0 ft along shared walls 7.5 ft for endcap lots
Minimum Rear Yard	Rear Entry	~~20 ft~~ 24 ft for garage doors
	Front Entry	Prohibited
Height		
Maximum Building Height, Primary		35 ft
Accessory Structure Criteria		
Minimum Side and Rear Yard		0 ft 7.5 ft side yard for endcap lots
Maximum Building Height		25 ft

(4) Duplex

(A) Dimensional Standards

Size of Lots		
Minimum Lot Area		4,000 sf
Minimum Lot Width	Rear Entry	40 ft
	Front Entry	Prohibited
	Front Entry, side-facing or pass-through garage/carport	50 ft
Size of Yards		
Minimum Front Yard and Corner Side Yard	Rear Entry	10 ft
	Front Entry	Prohibited
Minimum Side Yard		0 ft along interior bisect line 5 ft along exterior lot lines
Minimum Rear Yard	Rear Entry	~~25 ft~~ 24ft for garage doors
	Front Entry	15 ft
Height		
Maximum Building Height, Primary		35 ft
Accessory Structure Criteria		
Minimum Side and Rear Yard		5 ft
Maximum Building Height		25 ft

(5) Multiplex

(A) Dimensional Standards

Size of Lots	
Minimum Lot Area	8,000 sf
Minimum Lot Width	80 ft
Size of Yards	
Minimum Front Yard and Corner Side Yard	10 ft
Minimum Side Yard	10 ft
Minimum Rear Yard	10 ft
Height	
Maximum Building Height, Primary	35 ft
Accessory Structure Criteria	
Minimum Side and Rear Yard	5 ft
Maximum Building Height	25 ft

(6) Multifamily

(A) Dimensional Standards

Size of Lots	
Minimum Lot Area	20,000 sf
Minimum Lot Width	100 ft
Size of Yards	
Minimum Front Yard and Corner Side Yard	25 ft
Minimum Side Yard	15 ft
Minimum Rear Yard	15 ft
Height	
Maximum Building Height, Primary	45 ft
Accessory Structure Criteria	
Minimum Side and Rear Yard	15 ft
Maximum Building Height	25 ft

(7) Commercial and Institutional

(A) Dimensional Standards

Size of Yards	
Minimum Front Yard and Corner Side Yard	25 ft
Minimum Side Yard	0 ft adjacent to other nonresidential uses 20 ft when adjacent to residential uses
Minimum Rear Yard	0 ft adjacent to other nonresidential uses 20 ft when adjacent to residential uses
Height	
Maximum Building Height, Primary	35 ft
Accessory Structure Criteria	
Minimum Side and Rear Yard	Same as main building
Maximum Building Height	15 ft

~~10.204.2.5~~10.203.2.5 N-2(H) Neighborhood Village District (Historic)

(a) General Purpose and Description

The N-2(H) District provides for a neighborhood district consisting of a mix of appropriately scaled commercial, institutional and residential uses set in the City's historic center. The N-2(H) District is intended to accommodate mixed-use buildings with residential dwellings above the ground floor and commercial and residential uses complimenting the area's historic character. The District shall include "active use open space" which is open to and intended for users of the development and the general public.

(b) Subdistricts

(1) Single-Family, Detached

(A) Dimensional Standards

Size of Lots		
Minimum Lot Area		N/A
Minimum Lot Width	Rear Entry	40 ft
	Front Entry	50 ft
Size of Yards		
Minimum Front Yard and Corner Side Yard	Rear Entry	10 ft
	Front Entry	20 ft overall 24 ft for garage doors
Minimum Side Yard		5 ft
Minimum Rear Yard	Rear Entry	~~20 ft~~ or 24 feet for garage doors
	Front Entry	15 ft
Height		
Maximum Building Height, Primary		35 ft
Accessory Structure Criteria		
Minimum Side and Rear Yard		5 ft
Maximum Building Height		25 ft

(2) Zero Lot Line

(A) Dimensional Standards

Size of Lots		
Minimum Lot Area		N/A
Minimum Lot Width	Rear Entry	40 ft
	Front Entry	50 ft
	Front Entry, side-facing or pass-through garage/carport	Prohibited
Size of Yards		
Minimum Front Yard and Corner Side Yard	Rear Entry	10 ft
	Front Entry	20 ft overall 24 ft for garage doors
Minimum Side Yard		0 ft along passive façade lot line 10 ft along active façade lot line
Minimum Rear Yard	Rear Entry	~~20 ft~~ 24 ft for garage doors
	Front Entry	15 ft
Height		
Maximum Building Height, Primary		35 ft
Accessory Structure Criteria		
Minimum Side and Rear Yard		5 ft
Maximum Building Height		25 ft

(3) Single-Family, Attached

(A) Dimensional Standards

Size of Lots		
Minimum Lot Area		N/A
Minimum Lot Width	Rear Entry	20 ft
	Front Entry	Prohibited
Size of Yards		
Minimum Front Yard and Corner Side Yard	Rear Entry	10 ft
	Front Entry	Prohibited
Minimum Side Yard		0 ft along shared walls 7.5 ft for endcap lots
Minimum Rear Yard	Rear Entry	~~20 ft~~ 24 ft for garage doors
	Front Entry	Prohibited
Height		
Maximum Building Height, Primary		45 ft
Accessory Structure Criteria		
Minimum Side and Rear Yard		0 ft 7.5 ft side yard for endcap lots
Maximum Building Height		25 ft

(4) Duplex

(A) Dimensional Standards

Size of Lots		
Minimum Lot Area		N/A
Minimum Lot Width	Rear Entry	40 ft
	Front Entry	Prohibited
	Front Entry, side-facing or pass-through garage/carport	50 ft
Size of Yards		
Minimum Front Yard and Corner Side Yard	Rear Entry	10 ft
	Front Entry	Prohibited
Minimum Side Yard		0 ft along interior bisect line 5 ft along exterior lot lines
Minimum Rear Yard	Rear Entry	~~25 ft~~ 24 ft for garage doors
	Front Entry	15 ft
Height		
Maximum Building Height, Primary		35 ft
Accessory Structure Criteria		
Minimum Side and Rear Yard		5 ft
Maximum Building Height		25 ft

(5) Multiplex

(A) Dimensional Standards

Size of Lots	
Minimum Lot Area	N/A
Minimum Lot Width	80 ft
Size of Yards	
Minimum Front Yard and Corner Side Yard	10 ft
Minimum Side Yard	10 ft
Minimum Rear Yard	10 ft
Height	
Maximum Building Height, Primary	35 ft
Accessory Structure Criteria	
Minimum Side and Rear Yard	5 ft
Maximum Building Height	25 ft

(6) Commercial and Mixed Use

(A) Dimensional Standards

Size of Yards	
Minimum Lot Area	N/A
Height	
Maximum Building Height, Primary	Generally 35 ft Mixed-use residential on top of commercial 45 ft
Accessory Structure Criteria	
Minimum Side and Rear Yard	5 ft
Maximum Building Height	25 ft

~~10.204.2.6~~10.203.2.6 MU-1 Mixed-Use Community District

(a) General Purpose and Description

The MU-1 District provides for a mixed-use community district consisting of commercial, institutional and residential uses at a scale designed to serve community needs broader than those of nearby neighborhoods. The District is intended to accommodate commercial uses and development styles. The District is intended to promote storefront-style buildings, and accommodate mixed-use buildings with residential dwellings above the ground floor, while also integrating active use open space which is open to and intended for users of the development and the general public. The MU-1 District shall step down in scale and height when abutting R-1 and N-1 Districts.

(b) Dimensional Standards

Size of Lots	
Minimum Lot Area	87,120 sf (2 ac)
Minimum Lot Width	
Rear Entry	200 ft
Front Entry, Front-Facing Garage/Carport	200 ft
Front Entry, Side-Facing or Pass-Through Garage Carport	200 ft
Minimum Front Yard and Corner Side Yard	
Rear Entry	50 ft
Front Entry, Front-Facing Garage/Carport	50 ft
Minimum Side Yard	20 ft
Minimum Rear Yard	
Rear Entry	50 ft
Front Entry	50 ft
Height	
Maximum Building Height, Primary	45 ft
Accessory Structure Criteria	
Minimum Side and Rear Yard	20 ft
Maximum Building Height	25 ft

~~10.204.2.7~~10.203.2.7 MU-2 Mixed-Use Regional District

(a) General Purpose and Description

The MU-2 District provides for a regional district consisting of a mix of commercial, institutional and residential uses, that accommodates a wide variety of commercial uses and development styles at a scale more intense than M-1. The District is intended to promote storefront-style buildings, and accommodate mixed-use buildings with residential dwellings above the ground floor, while also integrating active use open space which is intended for users of the development and the general public. The MU-2 District shall not be developed on sites abutting R-1 Districts and when abutting N-1 Districts, the MU-2 District shall step down in scale and height. The MU-2 District is appropriate for sites bordering designated or future arterial roadways identified in Hutto SOAR 2040.

(b) Dimensional Standards

Size of Lots	
Minimum Lot Area	87,120 sf (2 ac)
Minimum Lot Width	
Rear Entry	200 ft
Front Entry, Front-Facing Garage/Carport	200 ft
Front Entry, Side-Facing or Pass-Through Garage Carport	200 ft
Minimum Front Yard and Corner Side Yard	
Rear Entry	50 ft
Front Entry, Front-Facing Garage/Carport	50 ft
Minimum Side Yard	20 ft
Minimum Rear Yard	
Rear Entry	50 ft
Front Entry	50 ft
Height	
Maximum Building Height, Primary	45 ft
Accessory Structure Criteria	
Minimum Side and Rear Yard	20 ft
Maximum Building Height	25 ft

~~10.204.2.8~~10.203.2.8 CC Commerce Corridor District

(a) General Purpose and Description

The CC District provides retail, office, and personal and business services. CC-zoned land shall be grouped at the intersections of arterial streets; “strip-like” commercial zoning is discouraged.

(b) Dimensional Standards

Size of Yards	
Minimum Front Yard and Corner Side Yard	25 ft
Minimum Side Yard	0 ft adjacent to other nonresidential uses 30 ft when adjacent to residential uses
Minimum Rear Yard	0 ft adjacent to other nonresidential uses 30 ft when adjacent to residential uses
Height	
Maximum Building Height, Primary	45 ft
Accessory Structure Criteria	
Minimum Side and Rear Yard	Same as main building
Maximum Building Height	15 ft

~~10.204.2.9~~10.203.2.9 B Business and Light Industrial District

(a) General Purpose and Description

The B District is for commercial enterprises, including research and development, light manufacturing, packaging, warehousing, distribution, and skilled mechanical trades. B District zoned land shall be grouped in contiguous areas, close to transportation facilities but with minimal frontage on current and future arterials, buffered from residential areas, and in areas that are not ideal or suitable for residential or commercial uses.

(b) Dimensional Standards

Size of Yards	
Minimum Front Yard and Corner Side Yard	25 ft
Minimum Side Yard	0 ft adjacent to other nonresidential uses The greater of 50 ft or 2 ft for every 1 ft of building height when adjacent to residential uses
Minimum Rear Yard	0 ft adjacent to other nonresidential uses The greater of 50 ft or 2 ft for every 1 ft of building height when adjacent to residential uses
Height	
Maximum Building Height, Primary	60 ft
Accessory Structure Criteria	
Minimum Side and Rear Yard	Same as main building
Maximum Building Height	15 ft

~~10.204.2.10~~10.203.2.10 M Manufacturing and Industrial District

(a) General Purpose and Description

The M District primarily provides higher-intensity land uses, typically devoted to industrial and manufacturing uses and vehicle repair facilities. M District zoned land shall not be designated on tracts abutting residential neighborhoods or tracts bordering designated arterial roadways or any future arterial roadways identified in Hutto SOAR 2040.

(b) Dimensional Standards

Size of Lots	
Minimum Lot Area	87,120 sf (2 ac)
Size of Yards	
Minimum Front Yard and Corner Side Yard	50 ft
Minimum Side Yard	0 ft adjacent to other industrial uses The greater of 50 ft or 2 ft of every 1 ft of building height when adjacent to non-industrial uses
Minimum Rear Yard	0 ft adjacent to other industrial uses The greater of 50 ft or 2 ft of every 1 ft of building height when adjacent to non-industrial uses
Height	
Maximum Building Height, Primary	60 ft
Accessory Structure Criteria	
Minimum Side and Rear Yard	Same as main building
Maximum Building Height	15 ft

~~10.204.3.~~10.203.3. **Special Purpose Districts – Planned Unit Development (PUD)**

~~Special Purpose Zone Prefixes~~

~~(a) PR Public and Recreational District~~

~~(b) PUD Planned Unit Development~~

~~10.204.3.2 PR Public and Recreational District~~

~~(a) General Purpose and Description~~

~~The PR District primarily provides for public and recreation uses that take advantage of the land in its natural state and encourage outdoor recreation uses that could not easily be provided in the already urbanized portions of the area.~~

~~(b) Dimensional Standards~~

~~No dimensional standards are required for this district.~~

~~10.204.3.3~~10.203.3.1 PUD Planned Unit Development

(a) General Purpose and Description

The PUD District permits innovative land use concepts that are not allowed under existing zoning, encouraging flexible planning and design techniques where conventional zoning is too rigid. A PUD District may accommodate development with mixed or varied uses or allow a degree of flexibility in applying the standards and rules in this UDC to achieve superior results to development on sites that may have unusual topography, unique settings, or difficult or costly development conditions.

(b) District Standards

(1) Designated PUD Districts shall have unique standards that are described in the adopting section for that district.

(2) Standards of this UDC shall apply in every PUD district unless specifically superseded by the standards of the PUD district.

(3) PUDs cannot be used to circumvent Unified Development Code standards and permit substandard development and, uses that are otherwise not permitted in the City (for example, junkyards, high-rise pylon signs, or other unpermitted uses), or other uses and development that does not conform with the spirit and intent of this UDC.

Commented [AB1]: it would still be helpful to have this so the city can zone our own property and thus lessen the impacts of having older zoning classifications impact adjacent development (think of a the Central WW still zoned residential adjacent to industrial uses on the north but requiring additional setbacks).

Commented [GU2]: Delete, should be an SUP item. -EP

~~10.204.4.~~10.203.4. **Overlay Districts – Historic D**

~~Overlay Zone Prefixes~~

~~(a) H Historic District Overlay~~

~~(b) ID Innovation District Overlay~~

~~10.204.4.0~~10.203.4.0 H Historic District Overlay

~~( )~~(a) Intent

The H District Overlay preserves structures, sites or neighborhoods with outstanding historical and cultural significance.

~~(a)~~(b) Designation Of Existing Sites

Any existing designated historic landmark, site or district in the City when this UDC is adopted is designated as an H District Overlay. Special standards for existing sites will continue to apply to the H District Overlay.

~~(b)~~(c) District Standards

(1) Being an overlay district, regulations for the underlying zoning districts remain in effect, except as provided for within this UDC.

(2) Regulations for a specific H District Overlay, as described in Section 10.503 of this UDC, apply to properties or structures wholly included in that overlay, as well as portions of property located in the district.

(3) If there is a conflict between the overlay regulations and the underlying district, overlay regulations control, even when the applicable regulation is not the higher standard.

(4) City Council findings for a specific H District Overlay define the scope of the City's interest in protecting the historic resource and will provide guidelines used by the Historic Preservation Commission, along with applicable regulations, in considering whether to grant or deny a certificate of appropriateness.

(5) Each designated H District Overlay may have unique standards described in the adopting section. Standards for underlying districts remain in effect unless replaced by district-specific standards.

~~(c)~~(d) Maintenance

(1) Parties responsible for an improvement on a structure or lot in an H District Overlay shall keep the following in good repair:

(A) Exterior portions of the improvement and exterior portions of a structure in the overlay that may be affected by the improvement.

(i) Interior portions of the improvement that, if not maintained, may cause or tend to cause their exterior portions to deteriorate, become damaged, or fall into disrepair.

(B) The provisions of this section supplement other laws about property maintenance, including those outlined in Ordinance Chapter 6, Division 9 Property Maintenance Code.

~~10.204.4.1 ID Innovation District Overlay~~

~~(a) Intent~~

~~The ID District Overlay provides for an area where commerce, education, and research thrive via a mix of applicable uses in a public realm focused on connectivity that encourages cross-industry collaboration.~~

~~(b) District Standards~~

~~(1) Being an overlay district, regulations for the underlying zoning districts remain in effect, except as provided in this UDC.~~

~~(2) Regulations for a specific ID District Overlay apply to properties or structures wholly included in that overlay, as well as portions of property located in the district.~~

~~(3) If there is a conflict between the overlay regulations and the underlying district, overlay regulations control, even if the applicable regulation is not the higher standard.~~

~~(4) Preferred uses include the below, which could be considered by City Council as permitted specific uses even if the specific uses do not meet the underlying district requirements:~~

~~(A) Educational institutions.~~

~~(B) Medium- to high-density residential.~~

~~(C) High-tech, light manufacturing and production, flex industrial and R&D businesses.~~

~~(D) Retail and commercial establishments that cater to the daily needs of businesses and residents within the district, including but not limited to groceries and day care.~~

~~(E) Retail and commercial establishments that contribute to the culture of the districts, including "third places" such as coffee shops, restaurants and bars, live music venues, and art studios/galleries. Requirements, such as noise limitations, should be in place as needed to ensure these uses don't create nuisances for district residents (see Section 10.212).~~

~~(F) Open spaces and public facilities that encourage public gathering and social interaction.~~

~~(5) Uses that could be described as the following should be prohibited, even if they meet the underlying district requirements:~~

~~(A) Heavy industrial uses or other uses that cause pollution and nuisances.~~

~~(B) Uses that do not contribute to the culture and function of the district, including but not limited to self-storage or vehicle repair.~~

Commented [AB3]: This is still one I think we keep to allow for the commercial uses necessary to support surrounding uses within the corridor without having to rezone

~~10.205.~~10.204. Permitted Uses

~~10.205.1.~~10.204.1. General Standards

~~10.205.1.1~~10.204.1.1 Indoor Location

All uses shall be performed entirely inside a permanent structure conforming to this UDC and other applicable standards unless otherwise allowed in this UDC.

~~10.205.1.2~~10.204.1.2 Principal Uses

Only one principal use is permitted on a lot, unless otherwise allowed in this UDC. This restriction does not apply to commercial and industrial centers and buildings planned for multiple users, such as shopping and commercial centers, office buildings, flex space buildings, or mixed-use developments.

~~10.205.1.3~~10.204.1.3 PUD Uses

Permitted uses in the PUD district shall conform to the approved PUD development plan.

~~10.205.2.~~10.204.2. Permitted Use Table Abbreviations

Use Table Symbology		
Symbol	**Meaning**	**Description**
P	Permitted by Right	A "P' in a district column indicates that a use is permitted by right, provided it meets applicable use-specific standards. These uses are subject to all other applicable regulations of this section.
C	Permitted Subject to Conditions	A "C" in a district column indicates that a use is permitted by right, subject to conditions for the use in that specific zoning district.
S	Permitted with a Specific Use Permit	An "S" in a zoning districts column indicates that a use requires a specific use review and approval by City Council.
-	Not Permitted	A "—" in a zoning district column indicates that a use is not permitted as a primary use or specific use in the zoning district.

~~10.205.3.~~10.204.3. **Agricultural Uses**

	Zoning District											~~Minimum Parking Ratios~~
	AR	R-1	N-1	N-2	N-2(H)	CC	B	M	MU-1	MU-2	PR	
Agricultural Uses	C	-	-	-	-	-	-	-	-	-	-	~~1 per dwelling~~

~~10.205.4.~~10.204.4. **Residential Uses**

	Zoning District											~~Minimum Parking Ratios~~
	AR	R-1	N-1	N-2	N-2(H)	CC	B	M	MU-1	MU-2	PR	
Residential												
Accessory dwelling unit	-	S	~~P~~S	~~P~~S	P	-	-	-	-	-	-	~~1 per dwelling~~
Assisted living/nursing home	-	S	~~C~~S	~~C~~S	-	-	-	-	S	S	-	~~1/10 Enrolled~~ ~~1 per Employee~~
Boarding and rooming house	-	-	-	S	-	-	-	-	-	-	-	~~1/10 Enrolled~~ ~~1 per Employee~~
Dwelling, attached single-family	~~-~~P	~~-~~P	P	P	P	-	-	-	C	C	-	~~2 per dwelling~~
Dwelling, detached single-family	P	P	P	-	-	-	-	-	C	C	-	~~2 per dwelling in garage~~ ~~2 in driveway~~
Dwelling, duplex	-	-	P	P	-	-	-	-	C	C	-	~~2 per dwelling~~
Dwelling, live-work	-	-	S	S-C	P	-	-	-	P	P	-	~~2 per dwelling~~
Dwelling, manufactured home	-	C	C	C	-	-	-	-	-	-	-	~~2 per dwelling~~

	Zoning District											~~Minimum Parking Ratios~~
	AR	**R-1**	**N-1**	**N-2**	**N-2(H)**	**CC**	**B**	**M**	**MU-1**	**MU-2**	**PR**	
Residential												
Dwelling, manufactured home park	-	S	S	-	-	-	-	-	-	-	-	~~2 per dwelling~~
Dwelling, modular home	-	P	P	P	-	-	-	-	-	-	-	~~2 per dwelling~~
Dwelling, multifamily	-	-	-	P	P	-	-	-	P	P	-	~~1 per dwelling~~ ~~Visitor spaces equal to 10% of all parking spaces~~
Dwelling, multiplex	-	-	P	P	P	-	-	-	P	P	-	~~1 per dwelling~~
Dwelling, zero-lot line single-family	-	P	P	P	-	-	-	-	C	C	-	~~2 per dwelling~~
Group home	C	C	~~C~~S	~~C~~S	~~P~~S	-	-	-	-	-	-	~~1/10 Enrolled~~ ~~1 per Employee~~
Halfway house	S	S	S	S	S	-	-	-	-	-	-	~~1/1,000 SF GFA~~
Independent living facility	-	-	-	P	P	-	-	-	-	-	-	~~1/10 Enrolled~~ ~~1 per Employee~~ ~~Visitor spaces equal to 10% of all parking spaces~~

	Zoning District											~~Minimum Parking Ratios~~
	AR	R-1	N-1	N-2	N-2(H)	CC	B	M	MU-1	MU-2	PR	
Residential												
Nursing home	-	-	-	S	C	P	-	-	-	-	-	~~1/10 Enrolled~~ ~~1 per Employee~~

~~10.205.5.~~10.204.5. **Commercial and Retail Uses**

	Zoning District											~~Minimum Parking Ratios~~
	AR	R-1	N-1	N-2	N-2(H)	CC	B	M	MU-1	MU-2	PR	
Commercial and Retail Uses												
Adult-oriented business	-	-	-	-	-	-	S	-	-	-	-	~~1/500 SF GFA~~
Banks and Financial Institutions				C	P	P	-	-	-	-	-	
Campground, recreational vehicle park	~~P~~S	-	S	-	-	-	-	-	-	-	S	
Car wash	-	-	-	-	-	C	C	C	-	-	-	
Club/lodge facility	-	-	-	-	S	P	-	-	-	-	-	
Convenience store	-	-	-	~~C~~S	P	P	-	-	-	-	-	
Convenience store: with gasoline sales	-	-	-	S	S	~~P~~S	-	-	-	-	-	
Day care, child (1-6 children)	P	P	P	P	P	P	~~-~~S	~~-~~S	C	C	-	~~1/10 Enrolled~~
Day care, child (greater than 6 children)	S	S	S	~~C~~S	~~C~~S	S	-	-	S	S	-	~~1 per Employee~~
	Zoning District											
	AR	R-1	N-1	N-2	N-2(H)	CC	B	M	MU-1	MU-2	PR	

Commented [GU4]: This should be S for SUP. - EP

Commercial and Retail Uses												~~**Minimum Parking Ratios**~~
Day care, adult (1-4 persons)	S	S	S	~~C~~S	~~C~~S	P	-	-	S	S	-	~~1/10 Enrolled~~
Day care, adult (greater than 4 persons)	-	-	-	~~C~~S	C	P	-	-	-	-	-	~~1 per Employee~~
Day care, pet	-	-	-	S	S	P	P		S	S		~~1/5,000 SF GFA~~
Entertainment facility, theater	-	-	-	-	S	P	-	-	-	-	-	
Farm product sales	C	C	C	C	C	C	-	-	-	-	-	
Food catering	-	-	-	C	P	P	-	-	-	-	-	
Funeral home	-	-	-		S	~~P~~S	-	-	-	-	-	
Kennel	S	-	-	-	S	-	S	-	-	-	S	
Large item sales and rental: class 1	-	-	-	-	-	S	~~P~~S	~~P~~S	-	-	-	
Large item sales and rental: class 2	-	-	-	-	-	-	S	~~P~~S	-	-	-	
Lodging, hotel	-	-	-	S	P	P	P	-	S	S	S	
Lodging, motel	-	-	-	S		S	S	-			-	
Lodging, bed and breakfast	S	S	S	C	P	P	-	-	S	S	-	
Nightclub	-	-	-		S	P	-	-			-	
Office	-	-	-	C	P	P	-	-	P	P	-	
Personal and business service	-	-	-	C	P	P	P	P	C	C	-	
	Zoning District											~~**Minimum Parking Ratios**~~
Commercial and Retail Uses	**AR**	**R-1**	**N-1**	**N-2**	**N-2(H)**	**CC**	**B**	**M**	**MU-1**	**MU-2**	**PR**	
Recreation facility, indoor	-	-	-	S	S	P	P	-	-	-	-	~~1/5,000 SF GFA~~

Recreation facility, outdoor	-	-	-	S	S	S	-	-	-	-	P	
Restaurant, bar	-	-	-	C	C	P	-	-	C	C	-	
Bar/Tavern	-	-	-	C	C	P	-	-	C	C	-	
Retail store (no more than 5,000 SF)	-	-	-	C	C	P	-	-	P	P	-	
Retail store (greater than 5,000 SF)	-	-	-	S	~~P~~S	P	-	-	S	S	-	
Personal loan services	-	-	-	-	-	-	P	P	-	-	-	
Travel plaza, truck stop	-	-	-	-	-	-	-	S	-	-	-	
Veterinary Clinic, Small Animal	-	-	-	S	C	P	P	-	-	-	-	
Veterinary Clinc, Large Animal	-	-	-	S	C	P	P	-	-	-	-	

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~~10.205.6.~~10.204.6. **Industrial Uses**

Industrial Uses	Zoning District											~~Minimum Parking Ratios~~
	AR	R-1	N-1	N-2	N-2(H)	CC	B	M	MU-1	MU-2	PR	
Data Center	-	-	-	-	-	-	-	~~P~~S	-	-	-	~~1/5,000 SF GFA~~
Industrial use, general	-	-	-	-	-	-	-	P	-	-	-	~~1/1,000 SF GFA~~
Industrial use, heavy	-	-	-	-	-	-	-	S	-	-	-	
Industrial use, light	-	-	-	-	-	-	P	P	-	-	-	
Research laboratory	-	-	-	-	-	-	P	P	-	-	-	
Self-storage facility	-	-	-	-	-	~~S~~P	~~S~~P		-	-	-	
Trade use	-	-	-	C	C	C	P	P	-	-	-	
Vehicle minor repair facility	-	-	-	S	S	C	P	P	-	-	-	
Vehicle major repair facility	-	-	-	-	-	-	C	P	-	-	-	
Vehicle storage facility	-	-	-	-	-	-	P	P	-	-	-	
Warehouse & distribution facility	-	-	-	-	-	S	P	P	-	-	-	~~1/2,000 SF GFA~~

~~10.205.7.~~10.204.7. **Institutional and Civic Uses**

Institutional & Civic Uses	Zoning District											~~Minimum Parking Ratios~~
	AR	R-1	N-1	N-2	N-2(H)	CC	B	M	MU-1	MU-2	PR	
Amenity center	C	C	C	C	P	C	-	-	C	C	~~C~~S	~~1/500 SF GFA indoor space~~ ~~1/2,500 SF GFA outdoor activity space~~
Aquatic facility	P	P	P	P	P	P	P	P	P	P	~~P~~S	~~1/500 SF GFA~~
Athletic facility	S	S	S	C	C	P	-	-	S	S	~~P~~S	~~1/500 SF GFA indoor space~~ ~~1/2,500 SF GFA outdoor activity space~~
Cemetery	S	S	-	-	-	-	-	-	-	-	S	~~No requirements~~
Community facility	P	P	P	P	P	P	P	P	P	P	~~P~~S	~~1/500 SF GFA indoor space~~ ~~1/2,500 SF GFA outdoor activity space~~
Golf course	S	S	~~S~~	~~S~~	-	-S	-	-	-	-	S	~~1/500 SF GFA indoor space~~ ~~3 per hole~~
Hospital	-	-	-	-	S	P	-	-	-	-	-	~~1/500 SF GFA~~
Park	P	P	P	P	P	P	P	P	P	P	P	~~1/2,500 SF GFA outdoor activity space~~
Park and ride lot (as principal use)	-	-	-	C	C	C	C	-	S	S	-	~~No requirements~~
	Zoning District											
	AR	R-1	N-1	N-2	N-2(H)	CC	B	M	MU-1	MU-2	PR	

Institutional & Civic Uses												~~Minimum Parking Ratios~~
Public utility substation	P	P	P	P	P	P	P	P	P	P	~~P~~S	~~No requirements~~
Religious land use or assembly	P	P	P	P	P	P	P	P	P	P	P	~~1/500 SF GFA~~
School: no more than 5 students	-	P	P	P	P	P	-	-	P	P	-	~~2.5/1,000 SF GFA~~
School: at least 6 students	-	C	C	C	C	C	-	-	C	C	-	

~~10.205.8.~~10.204.8. **Temporary Uses**

	Zoning District											~~Minimum Parking Ratios~~
	AR	**R-1**	**N-1**	**N-2**	**N-2(H)**	**CC**	**B**	**M**	**MU-1**	**MU-2**	**PR**	
Temporary Uses												
Construction equipment storage lot	S	S	S	S	S	S	S	S	S	S	S	~~No Requirements~~
Construction field office	P	P	P	P	P	P	P	P	P	P	P	
Garage sale	P	P	P	P	P	-	-	-	-	-	-	
Mobile Food Vendor	-	-	-	~~P~~S	P	P	-	-	P	P	-	
Model home / lot sales	P	P	P	P	P	-	-	-	C		-	
Portable storage container	P	P	P	P	P	P	P	P	P	P	P	
Temporary building	S	S	S	S	S	S	S	S	S	S	S	

~~10.205.9.~~10.204.9. **Accessory Uses**

Accessory uses, and structures are intended to allow property owners full use of the property while maintaining the character of the surrounding area. Accessory uses and structures shall be built and used only for purposes that are secondary and compatible to the principal use of the property and shall be placed on the same lot as the principal use.

	Zoning District											~~Minimum Parking Ratios~~
Accessory Uses	**AR**	**R-1**	**N-1**	**N-2**	**N-2(H)**	**CC**	**B**	**M**	**MU-1**	**MU-2**	**PR**	
Antenna, radio hobbyist (no more than max hgt in district)	C	C	C	C	C	C	C	C	C	C	C	~~No requirements~~
Antenna, radio hobbyist (greater than max hgt in district)	S	S	S	S	S	S	S	S	S	S	S	
Antenna, non-residential use: no more than 15 ft. above roofline	-	-	-	C	C	C	C	C	-	-	C	
Antenna, non-residential use: other	-	-	-	S	S	S	S	S	-	-	-	
Fueling station	S	-	-	S	S	C	C	C	-	-	-	~~1/2 pumps~~
Wireless facility: attached	S	S	S	P	S	P	P	P	S	S	S	~~No requirements~~
Wireless facility: concealed	S	S	S	P	P	P	P	P	S	S	S	
	Zoning District											~~Minimum Parking Ratios~~
Accessory Uses	**AR**	**R-1**	**N-1**	**N-2**	**N-2(H)**	**CC**	**B**	**M**	**MU-1**	**MU-2**	**PR**	

Wireless facility: freestanding	-	-	-	-	-	S	S	S	-	-	S	~~No requirements~~
Donation drop-off box	-	-	-	S	C	S	S		-	-	S	
Drive through facility	-	-	-	-	S	P	-	-	-	-	S	~~Refer to Section 10.304.7~~
Home occupation	P	P	P	P	P	-	-	-	P	P	-	~~1 per dwelling~~
Residential accessory structure	P	P	P	P	P	-	-	-	P	P	-	~~No requirements~~
Satellite dish	C	C	C	C	C	C	C	C	C	C	C	
Swimming pool	P	P	P	P	P	S	P	P	-	P	P	
Vending machine (outdoor)	-	-	-	P	P	P	P	P	-	-	-	
Free-standing cisterns	C	C	C	P	S	P	P	P	C	C	C	
Wind energy system	C	C	C	C	C	C	P	P	C	C	C	

~~10.205.10.~~10.204.10. Applicability and Enforcement

~~10.205.10.1~~10.204.10.1 Excluded Uses

If a use is not expressly permitted in a zoning district, it is prohibited. Prohibited uses in all zoning districts may include uses not explicitly listed as prohibited in this code.

~~10.205.10.2~~10.204.10.2 New and Undefined Uses

(a) As commerce and technology evolve, new types of land use may develop, and forms of land use not anticipated may seek locations in the City. To provide for unanticipated uses, the ~~Director of Development Services~~Development Services staff will consider the appropriateness of an undefined use in a particular zoning district. Approval criteria include:

(1) Impacts of the use, including externalities and use of public services and infrastructure.

(2) The use is similar in nature and impact to a use listed and defined as a permitted use in that zoning district or PUD.

(3) The use is not similar in nature and impact to a use defined and listed as a prohibited use in that zoning district or PUD, or prohibited in the district but permitted in a different district.

(4) The use conforms to the intent of the zoning district and applicable plans.

(5) The interpretation does not lower the protection given to the public by this UDC.

(6) The use does not have the potential to create a dynamic that would harm the vitality or future development potential of surrounding commercial, industrial and residential areas.

(7) General interpretation standards in Section 10.808.

(b) Performance standards and conditions for uses similar in nature and impact are considered.

(c) If Development Services staff finds the proposed land use inappropriate for the district, the applicant may appeal the decision to the Zoning Board of Adjustment within thirty (30) days of the determination.

~~10.205.11.~~**10.204.11. Nonconforming Uses**

Nonconforming uses are addressed in Section 10.805.

~~10.206.~~10.205. Agricultural Uses

~~10.206.1.~~**10.205.1. Agricultural Use**

~~10.206.1.1~~10.205.1.1 Definition

Agricultural Use: The use of land for agricultural purposes, including husbandry and keeping of farm animals, crop production, horse stables and greenhouses, and other similar uses.

~~10.206.1.2~~10.205.1.2 Conditions

(a) Intensive agricultural uses are prohibited. This includes factory farming, hog farms, dairy farms, feed lots, slaughtering, manure and compost storage and processing, silage fermentation, and keeping more than two animal units (animal unit as defined by Texas Cooperative Extension) per acre of land dedicated to agricultural uses.

Small vegetable and fruit gardens are not considered “crop production” and are permitted in all zoning districts.

~~10.207.~~10.206. Residential Uses

~~10.207.1.~~10.206.1. Assisted Living/Nursing Home

~~10.207.1.1~~10.206.1.1 Definition

Assisted Living/Nursing Home: A home operated by a business or non-profit organization where ill or elderly people are provided with lodging and meals, with or without nursing care.

~~10.207.1.2~~10.206.1.2 Conditions

(a) Assisted and independent living facilities shall have direct access from a collector or higher street.

(b) Nursing homes shall have direct access from a collector or higher street.

(c) The following conditions shall be met when nursing homes are adjacent to residential zoning districts:

(1) Landscape buffers shall comply with the medium bufferyard standards as specified in Section 10.302.4.3(b).

(2) Building Signage

(A) All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

(3) Height

(A) All buildings shall be setback a minimum of one (1) foot for each foot of height from adjacent residential properties.

~~10.207.2.~~10.206.2. Boarding and Rooming House

~~10.207.2.1~~10.206.2.1 Definition

Boarding and Rooming House: A building used to provide lodging for four or more boarders or roomers, with compensation typically taking the form of money, services, or other valuable considerations. This arrangement does not include immediate family members of the occupant who may be occupying the building. Bed and breakfast inns are not considered boarding and rooming houses.

10.206.3. Dwelling, Attached Single-Family

10.206.4. Definition

Dwelling, Attached Single-Family: A dwelling unit that is part of a structure with each dwelling unit attached by a common wall to another and access is from a private entrance, each designed and constructed for occupancy by one household.

10.206.5. Dwelling, Detached Single-Family

10.206.6. Definition

Dwelling, Detached Single-Family: A single dwelling unit that is not attached to any other dwelling or building by any means, except an approved accessory dwelling unit per Section 0 Permitted Uses. Also called a single-family house.

~~10.207.3. Dwelling~~

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~~10.207.3.1 Definition~~

~~A structure or part of a structure providing complete, independent living facilities for a household, including permanent provisions for living, sleeping, eating, cooking and sanitation.~~

~~**10.207.4. Dwelling, Accessory Unit**~~

~~10.207.4.1 Definition~~

~~*Dwelling, Accessory Unit:* A separate dwelling unit, either detached from or attached to the principal dwelling unit. Also known as a mother-in-law apartment.~~

~~10.207.4.2 Conditions~~

~~(a) Only one accessory dwelling unit is permitted on a lot.~~

~~(b) Accessory dwelling units shall be attached to the rear of the main house or incorporated into a detached garage without eliminating the garage's parking spaces. Complete conversion of a detached garage into an accessory dwelling unit is prohibited.~~

~~(c) The floor area for accessory dwelling units shall be four hundred (400) square feet to eight hundred (800) square feet, or four hundred (400) square feet to fifty percent (50%) of the total living area of the host structure, whatever is larger.~~

~~(d) Accessory dwelling units shall have a separate entrance from the outdoors, oriented to the side or rear of the lot if the unit is attached to the main house.~~

~~(e) Recreational vehicles, mobile homes, and shipping containers are prohibited as accessory dwelling units.~~

10.206.7. Dwelling, Duplex

10.206.8. Definition

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A building containing two dwelling units sharing a common wall on a single lot.

~~**10.207.5.**~~**10.206.9. Dwelling, Live-Work**

~~10.207.5.1~~10.206.9.1 Definition

Dwelling, Live-Work: A dwelling where limited commercial use is permitted and operated by a member of the household that lives in the dwelling unit.

~~10.207.5.2~~10.206.9.2 Conditions

(a) The live-work designation applies to an entire multiple-household development or a designated portion, rather than to individual units separately.

(b) Commercial uses in live-work dwellings are limited to offices, studios, personal service establishments and home occupations.

(c) Commercial uses in a live-work dwelling may occupy no more than 50% of the ground floor area for an individual dwelling unit.

(d) Live-work designation when adjacent to single-family detached dwellings, the following conditions shall be met:

(1) Landscape buffers shall comply with the medium bufferyard standards as specified in Section 10.302.4.3(b).

(2) Building Signage

(A) All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across from a public right-of-way, building signage facing the property is allowed.

(3) Height

(A) All buildings shall be set back a minimum of one (1) foot for each foot of height from adjacent residential properties.

~~10.207.6.~~10.206.10. **Dwelling, Manufactured Home**

~~10.207.6.1~~10.206.10.1 Definition

Dwelling, Manufactured Home: A structure, constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or, when erected on-site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems. All references in this article to manufactured housing or manufactured home(s) shall be referenced to HUD-code manufactured housing unless otherwise specified. This includes mobile homes.

10.206.18.2 Conditions

(a) Permitted uses include one manufactured home on each approved space or lot

(b) Manufactured dwellings are subject to design standards of Chapters 3 (Development Standards) and 4 (Subdivisions Standards).

~~10.207.7.~~10.206.11. **Dwelling, Manufactured Home Park**

~~10.207.7.1~~10.206.11.1 Definition

Dwelling, Manufactured Home Park: A parcel of land under single entity ownership that has been planned and improved for the placement of two or more manufactured homes and all streets, service drives, and community areas.

~~10.207.7.2~~10.206.11.2 Conditions

(a) Permitted uses include one manufactured home on each approved space or lot, accessory buildings for use by the occupant of the structure on that lot, amenity centers, accessory buildings for use by the owner or manager of the manufactured home park, and one single household dwelling on at least six thousand (6,000) square feet lot for the owner's or manager's residence.

(b) Manufactured home parks shall meet the common amenity area standards of Chapter 3 (Development Standards) and open space standards of Chapter 4 (Subdivision Standards). The development shall include amenities and be designed only for the renting or leasing of manufactured home sites.

(c) Manufactured home parks can only be converted to manufactured home subdivisions after first conforming to all subdivision standards and rezoning from MH.

(d) A six (6) foot-tall perimeter fence is required, conforming to fencing and screening standards in Section 10.307.

~~10.207.8.~~10.206.12. **Dwelling, Modular Home**

~~10.207.8.1~~10.206.12.1 Definition

Dwelling, Modular Home: As governed by the definition within the Texas Manufactured Housing Standards Act (Article 5221f-1.), a structure or building module that is transportable in one or more sections on a temporary chassis or other conveyance device, and that is designed to be installed and used by a consumer as a permanent residence on a permanent foundation system. The term includes the plumbing, heating, air-conditioning and electrical systems contained in the structure. The term does

not include a Mobile Home or Manufactured Home as defined in the Texas Manufactured Housing Standards Act (Article 5221f, V.A.C.S.).

~~10.207.8.2~~10.206.12.2 Conditions

(a) Modular Homes shall meet the site design standards of Section 10.304.4.

~~10.207.9.~~10.206.13. Dwelling, Multifamily

~~10.207.9.1~~10.206.13.1 Definition

Dwelling, Multifamily: A building containing five or more separate dwelling units on one lot, including apartments, condominiums, lofts, and adaptive reuse of larger structures.

~~10.207.9.2~~10.206.13.2 Conditions

(a) Developing a mix of housing types creates more housing choices for residents, and opportunities for more diversity in the community. Multiple household developments are encouraged to provide a range of housing types to promote a diverse community of mixed ages, family types, and incomes.

~~**10.207.10. Dwelling, Attached Single-Family**~~

~~10.207.10.1 Definition~~

~~*Dwelling, Attached Single-Family:* A dwelling unit that is part of a structure with each dwelling unit attached by a common wall to another and access is from a private entrance, each designed and constructed for occupancy by one household.~~

~~**10.207.11. Dwelling, Detached Single-Family**~~

~~10.207.11.1 Definition~~

~~*Dwelling, Detached Single-Family:* A single dwelling unit that is not attached to any other dwelling or building by any means, except an approved accessory dwelling unit per Section 0010.204 Permitted Uses. Also called a single-family house.~~

10.206.14. Dwelling, Multiplex

10.206.15. Definition

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A building containing three or four separate dwelling units on one lot, including triplexes and quadplexes.

~~10.207.12.~~10.206.16. Dwelling, Zero Lot Line Single-Family

~~10.207.12.1~~10.206.16.1 Definition

Dwelling, Zero Lot Line Single-Family: A single household detached dwelling sited where one wall is on the property boundary but is not a shared wall with a structure on the adjacent property.

~~**10.207.13. Dwelling, Duplex**~~

~~10.207.13.1 Definition~~

~~A building containing two dwelling units sharing a common wall on a single lot.~~

~~**10.207.14. Dwelling, Multiplex**~~

~~10.207.14.1 Definition~~

~~A building containing three or four separate dwelling units on one lot, including triplexes and quadplexes.~~

~~10.207.15.~~10.206.17. Group Home

~~10.207.15.1~~10.206.17.1 Intent

Group homes are a necessary use serving a vital function in the community, but their concentration in certain areas can have a perceived adverse affect on an area. A careful review of proposed group homes is necessary to verify that they are compatible with the residential character of the surrounding area and are a welcome addition to the city.

~~10.207.15.2~~10.206.17.2 Definition

Group Home: A residence for not more than six (6) persons with disabilities and two (2) supervisors. Such an entity shall be licensed and comply with Chapter 123 of the Human Resources Code.

~~10.207.15.3~~10.206.17.3 Conditions

(a) New group homes shall be placed at least seven hundred fifty (750) feet from other established group homes.

(b) Appearance and residential character of the structure cannot be altered, either through the use of colors, materials, construction (except provisions for the physically handicapped) and lighting; emission of sound, noise, vibration and electromagnetic interference; or outdoor storage.

(c) Signs identifying the property as a group home are prohibited.

(d) Safehouses and shelters for victims of domestic violence are exempt from review and spacing standards for group homes.

~~10.207.16.~~10.206.18. Halfway House

~~10.207.16.1~~10.206.18.1 Intent

Halfway Houses serve a vital function in the community, but the concentration of Halfway Houses in certain areas may have a perceived adverse effect on an area. Careful review of proposed Halfway House developments is necessary to verify that they are compatible with the surrounding area's residential character.

~~10.207.16.2~~10.206.18.2 Definition

Halfway House: Pursuant to Texas Human Resources Code § 42.002, a halfway house is a licensed home for inmates on release from more restrictive custodial confinement or initially placed in lieu of such more restrictive custodial confinement, wherein supervision, rehabilitation, and counseling are provided to mainstream residents back into society, enabling the residents to live independently. Such placement is pursuant to the authority of the Texas State Department of Corrections.

~~10.207.16.3~~10.206.18.3 Conditions

(a) New halfway houses shall be placed at least two thousand (2,000) feet from other established halfway houses, and at least seven hundred fifty (750) feet from other established group homes.

(b) Halfway houses housing moderate and high risk (level 2 and 3), and civil commitment sex offenders are subject to the same spacing standards from schools, places of worship, and other landmarks as required for individual offenders under city, county and state law.

(c) Appearance and residential character of the structure cannot be altered, either through the use of colors, materials, construction (except provisions for the

physically handicapped) and lighting; emission of sound, noise, vibration and electromagnetic interference; or outdoor storage.

(d) Signs identifying the property as a halfway house are prohibited.

10.206.18.4 Independent Living Facility

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Independent Living Facility~~.....~~

10.206.18.5 Definition

Independent Living Facility: ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXX.~~ : residential facility comprising of apartments set up to encourage independent living, while certain services, such as meals, transportation, or limited assistance with daily living tasks are offered to residents. Assisted living facility residents are usually ambulatory and can feed themselves but they may need help with some activities of daily living.

10.206.18.6 Conditions

(a) Independent living facilities must have direct access from a collector or higher street. ~~AAAAAAAAAAA~~

(b) ~~BBBBBBBBBBB~~

(c) ~~CCCCCCCCCC~~

(d) ~~DDDDDDDDDD~~

10.206.18.7 Nursing Home

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10.206.18.8 Intent

Nursing Homes~~.....~~

10.206.18.9 Definition

Nursing Home: ~~-~~institution that operates or maintains facilities providing convalescent or chronic care, or both, for more than 24 consecutive hours for three or more patients not related by blood or marriage to the operator. Nursing homes do not include hospitals or other places that provide care and treatments for the acutely sick and maintain and operate facilities for major surgery. ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXX.~~

10.206.18.10 Conditions

(a) Nursing homes must have direct access from a collector or higher street. ~~AAAAAAAAAAAAAAAAAAAAAAAAAAA~~

(b) When adjacent to Single-Family Residential (SF-1), the following conditions must be met:

(1) Landscape Buffer:

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(A) Minimum of 25 feet of landscape buffer from adjacent residential; or

(B) Minimum of 15 feet of landscape buffer with a 6-foot-tall masonry wall

(2) Building Signage

(A) All building signage must face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed. ~~BBBBBBBBBBBBBBBBBBBBBBBBB~~

(c) Height

(A) All buildings must be setback a minimum of 1 foot for each of height from adjacent SF-1 properties.~~CCCCCCCCCCCCCCCCCCCCC~~

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(2) Outdoor Lighting~~DDDDDDDDDDDDDDDDDDDDD~~

All outdoor lighting must be fully shielded, hooded and cannot trespass onto any adjacent property.

~~10.208.~~10.207. Commercial and Retail Uses

~~10.208.1.~~10.207.1. Adult Oriented Use

~~10.208.1.1~~10.207.1.1 Intent

(a) The right to possess and distribute sexually oriented materials, such as pornography and sex toys, and the right to present and see sexually oriented entertainment, such as erotic or nude dancing, is protected by the First Amendment of the U.S. Constitution. However, the clustering, inappropriate placement or inadequate regulation of adult uses can affect the mix of people and businesses attracted to an area, creating a de facto "red light district" and an area where criminals can find easy prey and harm the public health, safety and welfare.

(b) Considering Hutto's geographical constraints, an adult-oriented business would have a disproportionately large impact on the City compared to a larger community with few geographical constraints for expansion and a large supply of land ideal for commercial development.

(c) These standards intend to:

(1) Regulate adult-oriented uses to promote the health, safety, morals, and general welfare of the City.

(2) Protect Hutto's small-city character and the potential to attract high-quality commercial development that is not sexually oriented.

(3) Prevent the creation of an environment that could potentially affect the reputation and small-city character of Hutto and thus discourage residents and non-adult-oriented businesses from locating in the City.

(4) Apply fair, uniform standards that allow sexually oriented businesses in locations where their presence will cause no detrimental secondary effects.

(d) These standards are not intended to:

(1) Impose limitations or restrictions on the content of communicative materials, including sexually oriented materials.

(2) Restrict or deny access by adults to sexually oriented materials protected by the First Amendment.

(3) Deny access by the distributors and exhibitors of sexually oriented entertainment to their intended market.

(4) Condone or legitimize the presentation and distribution of sexually oriented entertainment and material.

~~10.208.1.2~~10.207.1.2 Definitions

(a) *Adult-Oriented Use:* A business that is offering or display of live entertainment related to "specified sexual activities" or "specified anatomical areas" as the primary attraction to the premises. This includes but is not limited to: adult bookstores, adult novelty shops, adult video rentals, adult photo studios, adult cabarets, nude modeling studios, adult hotels and motels, and adult motion picture theaters.

(b) Specified anatomical areas includes:

(1) Human genitals, pubic region, buttocks, anus, area between genitals and anus, or female breast below a point immediately above the top of the areola; or

(2) Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

(c) Specified sexual activities includes:

(1) Fondling or other intentional touching of human genitals, pubic region, buttocks, anus, or female breasts;

(2) Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, or sodomy;

(3) Masturbation, actual or simulated;

(4) Human genitals in a state of sexual stimulation, arousal or tumescence;

(5) Excretory functions as part of or with activities in this subsection.

~~10.208.1.3~~10.207.1.3 Conditions

(a) Adult-oriented uses shall be at least two hundred fifty (250) feet from the boundary of any residential zone district (inside and outside the City), structure occupied as a residence, public park or playground, child day care center, place of worship or assembly, or school; and at least two thousand (2,000) feet from another adult-oriented use.

(b) Adult-oriented uses shall conform to site planning, architectural design, landscaping and signage rules that are applicable to other businesses in the underlying zoning and overlay district, regardless of tradition or the proprietor’s preferences.

(c) Adult-oriented uses may display only one sign attached to the building exterior with the establishment name only. Signs or displays depicting specified anatomical areas or specific sexual activities cannot be displayed on the building or inside the building where they would be visible outside.

(d) Entries and windows shall be placed or screened to prevent the interior from being viewed from outside the establishment.

(e) Improvements to the site and any parts of the building, including signage, awnings, and other exterior embellishments, cannot be in fluorescent or high-intensity colors.

(f) Adult-oriented uses, including viewing rooms of at least one hundred fifty (150) square feet of floor space for film or video display of specified sexual activities or specified anatomical areas, shall conform to the following standards:

(1) A manager's station shall have at least thirty-two (32) square feet of floor area.

(2) Alteration in the configuration or location of a manager's station may be made only with an amendment to the specific use permit approval.

(3) More than one employee is on duty and situated in each manager's station at times a patron is present inside the premise.

(4) The interior of the premises shall be configured so there is an unobstructed view from a manager's station of every area of the premises where any patron is permitted access for any purpose, excluding restrooms. Restrooms cannot have video reproduction equipment. If the premises have two or more manager's stations designated, then the interior of the premises shall be configured so there is an unobstructed view of each area of the premises where any patron is permitted access for any purpose from at least one of the manager's stations. The view required in this subsection shall be by direct line of sight from the manager's station.

(5) The view area specified in the above subsection shall be unobstructed by doors, walls, merchandise, display racks or other materials.

(6) Only one person may occupy a viewing room at a time.

(7) The premise shall be equipped with overhead lighting fixtures that illuminate at least one (1) footcandle as measured at the floor level to areas where patrons have permitted access. The illumination shall be maintained during business hours.

(g) Exemption: a person appearing in a state of nudity in a modeling class operated by a proprietary school, licensed by the State of Texas; a college, junior college, or university supported entirely or partly by taxation; by a private college or university that maintains and operates educational programs where credits are transferable to a college, junior college, or university supported entirely or partly by taxation; or in a structure with no sign visible from the exterior of the structure and no other advertising that indicates a nude person is available for viewing; and where, to participate in a class a student shall enroll at least three days in advance of the class; and where no more than one nude model is on the premises at any time.

~~10.208.2.~~10.207.2. **Bank and Financial Institutions**

~~10.208.2.1~~10.207.2.1 Definition

Bank and Financial Institutions: A Texas Department of Banking charter granted establishment primarily engaged in the provision of bank and financial institution services. Typical uses include banks, savings and loans, credit unions, and similar services. Bank and Financial Institutions do not include check cashing or payday loan establishments, loan or mortgage brokers, stockbrokers, or other financial

institutions without a state bank charter. An automatic teller machine is not considered a bank or financial institution.

~~10.208.2.2~~10.207.2.2 Conditions

(a) When adjacent to residential zoning districts, the following conditions shall be met:

(1) Building Signage

(A) All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

(2) Operating Hours

(A) Hours are limited to 7:00 AM to 10:00 PM, unless approved by a specific use permit.

~~10.208.3.~~10.207.3. Campground, Recreational Vehicle Park

~~10.208.3.1~~10.207.3.1 Definition

Campground, Recreational Vehicle Park: Land to be used for temporary living accommodations for recreational, camping, and travel use, including, but not limited to, travel trailers, truck campers, camping trailers, and self-propelled motor homes.

~~10.208.4.~~10.207.4. Car Wash

~~10.208.4.1~~10.207.4.1 Definition

Car Wash: A facility for the washing, waxing, or cleaning of automobiles, recreational vehicles, or light-duty trucks. A car wash may be full-service or self-service.

~~10.208.4.2~~10.207.4.2 Conditions

(a) Structures or equipment related to cleaning vehicles (car wash bays, vacuums, vending machines) shall be located at least fifty (50) feet from the boundary of any residential zoning district, places of residence such as nursing homes and extended care facilities, or lodging establishments. Vacuums cannot be located in the street yard.

(b) Washing facilities shall occur under a roofed area with at least two walls.

(c) Car wash facilities next to residential zoning districts, places of residence such as nursing homes and extended care facilities, and lodging establishments:

(1) May operate only between 7:00 AM and 9:00 PM.

(2) Cannot have loudspeakers or equipment that emits audible signals such as beeps, buzzers and bells that would be audible off the site.

~~10.208.5.~~10.207.5. Club/Lodge Facility

~~10.208.5.1~~10.207.5.1 Definition

Club/Lodge Facility: An establishment providing meeting, recreational, or social facilities for a private or nonprofit association, primarily for use by members and guests. This does not include places of worship or assembly.

~~10.208.5.2~~10.207.5.2 Conditions

(a) When adjacent to residential zoning districts, the following conditions shall be met:

(1) Building Signage

(A) All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

(2) Operating Hours

(A) Hours are limited to 7:00 AM to 10:00 PM, unless otherwise approved by specific use permit.

10.207.6. Convenience Store

10.207.6.1 Definitions

Convenience Store: retail store with no more than 5,000 GFA selling everyday goods and services that may include food products, groceries, over-the-counter drugs and sundries.~~XXXXXXXXXXX.~~

10.207.6.2 Conditions

(a) Improvements related to gasoline sales must conform to applicable design standards applicable to gas stations. ~~AAAAAAAAAA~~

(b) When adjacent to Single-Family Residential (SF-1), the following conditions must be met:

(1) Landscape Buffer:

(A) Minimum of 25 feet of landscape buffer from adjacent residential; or

(B) Minimum of 15 feet of landscape buffer with a 6-foot-tall masonry wall ~~BBBBBBBBB~~

(2) ~~CCCCCCCC~~Building Signage

All building signage must face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

(3) Height

(A) All buildings must be setback a minimum of 1 foot for each foot of height from adjacent SF-1 properties.

(4) Operating Hours~~(A)~~

(A) Hours are limited to 7:00 a.m. to 10:00 p.m., unless otherwise approved by specific use permit.

(4) Outdoor Lighting

(A) All outdoor lighting must be fully shielded, hooded and cannot trespass onto any adjacent property. ~~(5)~~

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10.207.7. Conveninece stor: with Gasoline Sales

10.207.7.1 Definitions

Convenience Store: with Gasoline Sales: retail store with no more than 5,000 GFA selling everyday goods and services that may include food products, groceries, over-the-counter drugs and sundries and gasoline sales. ~~XXXXXXXX.~~

10.207.7.2 Conditions

(a) Improvements related to gasoline sales must conform to applicable design standards applicable to gas stations.

(b) When adjacent to Single-Family Residential (SF-1), the following conditions must be met:

(1) Landscape Buffer:

(A) Minimum of 25 feet of landscape buffer from adjacent residential; or

(B) Minimum of 15 feet of landscape buffer with a 6-foot-tall masonry wall

(2) Building Signage

All building signage must face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

(3) Height

(A) All buildings must be setback a minimum of 1 foot for each foot of height from adjacent SF-1 properties.

(4) Operating Hours

(A) Hours are limited to 7:00 a.m. to 10:00 p.m., unless otherwise approved by specific use permit.

(4) Outdoor Lighting

(A) All outdoor lighting must be fully shielded, hooded and cannot trespass onto any adjacent property.

~~AAAAAAAAAAAA~~

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~~10.208.6.~~10.207.8. **Day Care, Child (1-6 Children)**

~~10.208.6.1~~10.207.8.1 Definition

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Day Care, Child (1-6 Children): Child Care Home (<6 Children) Regular care occurring in the caretaker's own residence for not more than six (6) children, excluding children who are related to the caretaker but in no case exceeding twelve (12) children at any given time. See Chapter 42 of the Human Resources Code, Regulation of Certain Facilities, Homes, and Agencies that Provide Child Care Services.

~~10.208.6.2~~10.207.8.2 Conditions

(a) Day care facilities in the N-2 district shall be no more than two thousand five hundred (2,500) square feet.

(b) Outdoor play areas shall be enclosed by a four (4) foot to six (6) foot high fence.

~~10.208.7.~~10.207.9. Day Care, Child (Greater than 6 Children)

~~10.208.7.1~~10.207.9.1 Definition

Day Care, Child (Greater than 6 Children): Child Care Home (6+ Children) Regular care occurring in the caretaker's own residence for more than six (6) children, excluding children who are related to the caretaker. See Chapter 42 of the Human Resources Code, Regulation of Certain Facilities, Homes, and Agencies that Provide Child Care Services.

~~10.208.7.2~~10.207.9.2 Conditions

( ) Day care facilities in the N-2 district shall be no more than two thousand five hundred (2,500) square feet.

(a) Outdoor play areas shall be enclosed by a four (4) foot to six (6) foot high fence.

~~10.208.8.~~10.207.10. Day Care, Adult (1-4 Persons)

~~10.208.8.1~~10.207.10.1 Definition

Day Care, Adult (1-4 Persons): A facility that provides services under an Adult Day Care Program on a daily or regular basis, but not overnight, one (1) to four (4) elderly or handicapped persons who are not related by blood, marriage, or adoption to the owner of the facility. Adult Day Services Centers (also referred to as Adult Day Care Centers) shall be licensed by the Texas Department of Human Services.

~~10.208.9.~~10.207.11. **Day Care, Adult (Greater than 4 Persons)**

~~10.208.9.1~~10.207.11.1 Definition

Day Care, Adult (Greater than 4 Persons): A facility that provides services under an Adult Day Care Program on a daily or regular basis, but not overnight, to four (4) or more elderly or handicapped persons who are not related by blood, marriage, or adoption to the owner of the facility. Adult Day Services Centers (also referred to as Adult Day Care Centers) shall be licensed by the Texas Department of Human Services.

~~10.208.10.~~10.207.12. **Day Care, Pet**

~~10.208.10.1~~10.207.12.1 Definition

Day Care, Pet: A facility where pets are kept for all or part of a day. Secondary services at pet day care facilities may include obedience classes, training, grooming, and overnight boarding.

~~10.208.10.2~~10.207.12.2 Conditions

(a) Buildings used for pet day care and boarding services shall be completely enclosed and soundproof.

(b) Outdoor play yards shall be at least one hundred (100) feet from a residential zone district and completely screened by a solid screening material six (6) feet to eight (8) feet high.

(c) Potentially offensive odors cannot be detectable off the site.

~~10.208.11.~~10.207.13. **Entertainment Facility, Theater**

~~10.208.11.1~~10.207.13.1 Definition

Entertainment Facility, Theater: A building or part of a building devoted to showing motion pictures or dramatic, musical, or live performances.

~~10.208.12.~~10.207.14. **Farm Product Sales**

~~10.208.12.1~~10.207.14.1 Definition

Farm Product Sales: Outdoor sale of food or plant products grown on the premises in an agricultural zoning district; or customarily involving growers from throughout a region selling food or plant products they have grown in a zoning district where the use is permitted.

~~10.208.13.~~10.207.15. **Food Catering**

~~10.208.13.1~~10.207.15.1 Definition

Food Catering: A business where the principal use is the preparation and storage of food on the premises that is delivered and consumed by the customers off the premises.

~~10.208.13.2~~10.207.15.2 Conditions

(a) When adjacent to residential zoning districts, the following conditions shall be met:

(1) Building Signage

(A) All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

(2) Operating Hours

(A) Hours are limited to 7:00 AM to 10:00 PM, unless otherwise approved by specific use permit.

~~10.208.14.~~10.207.16. **Funeral Home**

~~10.208.14.1~~10.207.16.1 Definition

Funeral Home: A building used for the preparation of the deceased for burial and display of the deceased and related ceremonies or services, including cremation and the storage of caskets, funeral urns, funeral vehicles, and other funeral supplies.

10.207.17. Kennel

10.207.17.1 Definition

Kennel: The boarding of dogs, cats, or other household pets, operating as a business or a legitimate animal rescue operation. Kennels may also incorporate pet day care, dog training facilities, and spaces for events such as conformation shows and agility competitions.

10.207.17.2 Conditions

(a) Keeping a large number of pets will require special attention to determine whether they will adversely affect the surrounding area and whether the pets are kept in a humane environment.

(b) Animals shall be kept in a clean, safe and humane environment.

(c) Boarding and activity areas shall be located where they will have minimal impact on nearby residential areas.

(d) Noise and odor cannot be more significant than what would be expected for a typical resident with a companion animal.

(e) Puppy and cat mills, where pets are bred in large numbers solely for profit, are prohibited.

10.207.18. Large Item Sales And Rental: Class 1

10.207.19. Definition

Large Item Sales and Rental: Class 1: Use of a building, land area, or other premises for the display and sale, lease, or rental of any of the following, where most of the inventory is stored outdoors.

10.207.20. Vehicles that are intended for sale to the general consumer market. This includes automobiles, vans, light trucks, and sport utility vehicles.

10.207.21. Golf carts, neighborhood electric vehicles (NEVs), and similar vehicles.

10.207.22. Motorcycles and dirt bikes.

10.207.23. Personal watercraft, kayaks, canoes and rowboats.

10.207.24. Small off-road vehicles, including all-terrain vehicles, dune buggies, and four-wheelers.

10.207.25. Automobile, truck and motorcycle parts, accessories and aftermarket items (stores specializing in the sales of those items).

10.207.26. Boats.

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10.207.27. Home spas and hot tubs (except indoor sales/display).

10.207.28. Bulk lumber and bricks, in a screened storage area.

10.207.29. Landscaping materials, in a screened storage area.

10.207.30. Small portable buildings, sheds, garages, gazebos, decks, and other prefabricated structures (not manufactured homes and prefabricated metal buildings), as an incidental accessory use.

10.207.31. Pottery, statues, fountains and similar items, displayed or stored outdoors.

10.207.32. Accessories related to the above items.

10.207.33. Conditions

10.207.34. Outdoor storage of inventory, repair work, or other repair service conducted for accessory use is considered subject to the site plan review process.

10.207.35. The unattended display of large items for sale in the public right-of-way, undeveloped parcels, or other private property not approved for large item sales and rental is prohibited in any district.

10.207.36. Outdoor storage of class 1 large items is subject to general performance standards for outdoor storage and display.

10.207.37. Large Item Sales And Rental: Class 2

10.207.38. Definition

Large Item Sales and Rental: Class 2: Use of a building, land area or other premises for display and sale, lease or rental of any of the following, where most of the inventory is stored outdoors.

10.207.39. Large vehicles that require a commercial driver's license (CDL) to operate and are not intended for sale to the general consumer market. This includes flatbed and work bed trucks, buses, tractor-trailers, dump trucks, yard trucks, and similar vehicles.

10.207.40. Trailers, tow dollies, and all equipment or machinery designed to be towed by a vehicle.

10.207.41. Moving vans, trucks and trailers.

10.207.42. Construction, land clearing, hauling, earth moving, drilling, aerial lift, and similar heavy equipment.

10.207.43. Forklifts, bobcats, trenchers, and similar items.

10.207.44. Air compressors, generators, mobile pumps, and similar items.

10.207.45. Farming, agricultural and arborist equipment.

10.207.46. Recreational vehicles, including motor homes, motor coaches, converted buses, travel trailers, fifth wheels, fold-down trailers, camper trailers, and similar items.

10.207.47. Truck caps, lids, campers, camper shells, cargo extensions, cargo covers, tonneau covers, plows, racks, bed liners, and similar items.

10.207.48. Small portable buildings, sheds, garages, gazebos, decks, and other prefabricated structures (not manufactured homes).

10.207.49. Prefabricated and above-ground swimming pools.

10.207.50. Bulk mulch, wood chips, soil, fill dirt, peat, gravel, rocks, sand and similar items.

10.207.51. Bulk construction materials.

10.207.52. Scaffolding.

10.207.53. Pallets.

10.207.54. Accessories related to the above items.

10.207.55. Conditions

10.207.56. Outdoor storage of inventory, and repair work or other repair service conducted as an accessory use, is considered subject to the site plan review process.

10.207.57. Unattended display of large items for sale in the public right-of-way, undeveloped parcels, or other private property not approved for large item sales and rental is prohibited in all zoning districts.

10.207.58. Outdoor storage of class 2 large items is subject to general performance standards for outdoor storage and display.

10.207.59. Class 2 items shall be presented and stored to minimize their visual impact. Extending vertical elements on lifts, cranes, telehandlers, truck-mounted cement pumps and other equipment shall be kept lowered.

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10.207.60. Lodging, Hotel

10.207.61. Definition

Lodging, Hotel: A facility providing transient accommodations to the public, where access to overnight-stay rooms is granted through enclosed, interior hallways. Accessory uses may include restaurants, swimming pools, workout rooms, and other amenities.

10.207.62. Conditions

10.207.63. Hotel establishments are not intended for hourly or long-term residence. Guests may stay no more than sixty (60) consecutive days and cannot stay on the premises for at least fifty percent (50%) of a one-year period.

10.207.64. A room cannot be rented out more than once in a 24-hour period.

10.207.65. When adjacent to single-family detached dwellings, the following conditions shall be met:

10.207.66. Building Signage

10.207.67. All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

10.207.68. Operating Hours

10.207.69. Hours are limited to 7:00 AM to 10:00 PM, unless otherwise approved by specific use permit.

10.207.70. Lodging, Motel

10.207.71. Definition

Lodging, Motel: A facility providing transient accommodations to the public, where access to overnight-stay rooms is granted from exterior balconies or pathways. Accessory uses may include restaurants, swimming pools, workout rooms, and other amenities.

10.207.72. Conditions

10.207.73. Motel establishments are not intended for hourly or long-term residence. Guests may stay no more than sixty (60) consecutive days and cannot stay on the premises for at least fifty percent (50%) of a one-year period.

10.207.74. A room cannot be rented out more than once in a 24 hour period.

10.207.75. When adjacent to single-family detached dwellings, the following conditions shall be met:

10.207.76. Building Signage

10.207.77. All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

10.207.78. Operating Hours

10.207.79. Hours are limited to 7:00 AM to 10:00 PM, unless otherwise approved by specific use permit.

10.207.80. Lodging, Bed And Breakfast

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10.207.81. Definition

Lodging, Bed and Breakfast: An owner-occupied single household residence used as a lodging establishment.

10.207.82. Conditions

10.207.83. Bed and breakfast inns are not intended for long-term residence. Guests may stay no more than thirty consecutive days and cannot stay on the premises for at least twenty (20%) of a one-year period.

10.207.84. Six or fewer rooms at bed and breakfast inns may be rented for overnight accommodation.

10.207.85. One or two people who do not live at the home may be employed at the bed and breakfast inn.

10.207.86. Food service at bed and breakfast inns is limited to breakfast, brunch and lunch for paying guests only. Provisions for food preparation, such as cooktops, are prohibited in guest rooms.

10.207.87. The time and frequency of receptions, private parties and similar events at bed and breakfast inns are considered in the specific use permit review process based on the inn's location and size.

10.207.88. When adjacent to residential zoning districts, the following conditions shall be met:

10.207.89. Building Signage

10.207.90. All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

10.207.91. Operating Hours

10.207.92. Hours are limited to 7:00 AM to 10:00 PM, unless otherwise approved by specific use permit.

10.207.93. Nightclub

10.207.94. Definition

Nightclub: A type of entertainment facility that includes a dance floor, lightshow, and/or stage for the playing of live music.

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10.207.95. Office

10.207.96. Definition

Office: A space where professionals, including but not limited to medical and dental practitioners, lawyers, engineers, accountants, and other qualified individuals, conduct professional services. This includes urgent care facilities but not emergency medical services.

10.207.97. Conditions

10.207.98. Medical offices are not hospitals and are not intended for emergency medical services, inpatient treatment and overnight stays.

10.207.99. When adjacent to single-family detached dwellings, the following conditions shall be met:

10.207.100. Building Signage

10.207.101. All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

10.207.102. Operating Hours

10.207.103. Hours are limited to 7:00 AM to 10:00 PM, unless otherwise approved by specific use permit.

10.207.104. Personal and Business Service

10.207.105. Definition

Personal and Business Service: An establishment or place of business primarily engaged in the provision of services of a personal nature. Typical uses include but are not limited to, barber and beauty shops, nail salons, tailors, dog grooming shops, print shops, copy shops, shoe repair shops, and services of an informational or instructional nature, including driving schools, dance studios, martial arts studios, and business.

10.207.106. Conditions

10.207.107. When adjacent to residential zoning districts, the following conditions shall be met:

10.207.108. Building Signage

10.207.109. All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

10.207.110. Operating Hours

10.207.111. Hours are limited to 7:00 AM to 10:00 PM, unless otherwise approved by specific use permit.

10.207.112. Recreation Facility, Indoor

10.207.113. Definition

Recreation Facility, Indoor: An indoor establishment for exercise, relaxation, amusement or sport, and amenities that are secondary to the recreational use, including but not limited to, gymnasiums, health clubs, bowling alleys, pool halls, video arcades, and shoot ranges. Indoor recreation facilities do not

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include facilities supervised by licensed medical personnel in medical settings, athletic departments in schools, professional sports team facilities, amenity centers, or community centers.

10.207.114. Conditions

10.207.115. When adjacent to residential zoning districts, the following conditions shall be met:

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10.207.116. Building Signage

10.207.117. All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

10.207.118. Operating Hours

10.207.119. Hours are limited to 7:00 AM to 10:00 PM, unless otherwise approved by specific use permit.

10.207.120. Recreation Facility, Outdoor

10.207.121. Definition

Recreation Facility, Outdoor: A mostly outdoor establishment for exercise, relaxation, amusement or sport, and amenities that are secondary to the recreational use, including but not limited to, miniature golf courses, go-cart tracks, and batting cages. This does not include amusement parks, facilities in athletic departments of schools, professional sports teams, public parks and playgrounds, amenity or community centers.

10.207.122. Conditions

10.207.123. Improvements or activity areas shall be located at least one hundred (100) feet from the boundary of any residential zoning district or lodging establishment.

10.207.124. Outdoor recreation facilities next to residential zoning districts, places of residence such as nursing homes and extended care facilities, and lodging establishments:

10.207.125. Shall be screened and buffered with masonry (stone, brick, decorative CMU, similar materials) walls to minimize their impact.

10.207.126. May operate only between 9:00 AM and 9:00 PM.

10.207.127. Cannot have loudspeakers or equipment that emits audible signals such as beeps, buzzers and bells that would be audible off the site.

10.207.128. Restaurant/Bar

10.207.129. Definition

Restaurant: An establishment engaged in the sale of food and beverages to customers in a ready-to-consume state.

10.207.130. Conditions

10.207.131. Fermented malt beverages may be produced for consumption on the premises, and limited distribution off the premises, as an accessory use (brewpubs, microbreweries). On-site brewing operations must possess a valid Brewpub License issued by the Texas Alcoholic Beverage Commission (TABC), in accordance with Chapter 74 of the Texas Alcoholic Beverage Code

10.207.132. When adjacent to residential zoning districts, the following conditions shall be met:

10.207.133. Building Signage

10.207.134. All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

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10.207.135. Operating Hours

10.207.136. Hours are limited to 7:00 AM to 10:00 PM, unless otherwise approved by specific use permit.

10.207.137. Bar/Tavern

10.207.138. Definition

Bar/Tavern: An establishment that serves alcoholic beverages by the drink for on-site consumption and that derives more than seventy-five percent (75%) of the gross revenue from the on-premises sale of alcoholic beverages and does not have a TABC Food and Beverage Permit defining the establishment as a restaurant.

10.207.139. Conditions

10.207.140. Fermented malt beverages may be produced for consumption on the premises, and limited distribution off the premises, as an accessory use (brewpubs, microbreweries). On-site brewing operations must possess a valid Brewpub License issued by the Texas Alcoholic Beverage Commission (TABC), in accordance with Chapter 74 of the Texas Alcoholic Beverage Code.

10.207.141. When adjacent to residential zoning districts, the following conditions shall be met:

10.207.142. Building Signage

10.207.143. All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

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10.207.144. Operating Hours

10.207.145. Hours are limited to 7:00 AM to 10:00 PM, unless otherwise approved by specific use permit.

10.207.146. Retail Store (No more than 5,000 square feet)

10.207.147. Definition

Retail Store (No more than 5,000 square feet): An establishment under five thousand (5,000) square feet in floor area engaged in the retail sales or rental of goods or merchandise to the public for personal or household consumption or to services incidental to their sale or rental.

10.207.148. Conditions

10.207.149. When adjacent to residential zoning districts, the following conditions shall be met:

10.207.150. Building Signage

10.207.151. All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

10.207.152. Operating Hours

10.207.153. Hours are limited to 7:00 AM to 10:00 PM, unless otherwise approved by specific use permit.

10.207.154. Retail Store (Greater than 5,000 square feet)

10.207.155. Definition

Retail Store (Greater than 5,000 square feet.): An establishment over five thousand (5,000) square feet in floor area engaged in the retail sales or rental of goods or merchandise to the public for personal or household consumption or to services incidental to their sale or rental.

10.207.156. Conditions

10.207.157. When adjacent to residential zoning districts, the following conditions shall be met:

10.207.158. Building Signage

10.207.159. All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

10.207.160. Operating Hours

10.207.161. Hours are limited to 7:00 AM to 10:00 PM, unless otherwise approved by specific use permit.

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10.207.162. Personal Loan Services

10.207.163. Definition

Personal Loan Services: Check-cashing and personal loan services, pawn shops, and rent-to-own establishments as defined in Section 371.003 of the Texas Financial Code, as amended.

10.207.164. Travel Plaza, Truck Stop

10.207.165. Intent

10.207.166. Travel plazas serve an essential role in America's well-developed transportation network. However, modern travel plazas are designed and operated in a way that is incompatible with Hutto's design regulations, desired character and long-term planning goals. Externalities generated by travel plazas cause significant disruption to the area around them, even when carefully regulated and buffered. Towering high-rise pylon signs, an undesirable blight and an unwanted intrusion into a shared visual landscape are trademarks of travel plazas. Bright lights mounted on tall poles illuminate acres of paved parking, with little or no landscaping, for idling "big rigs." The daily traffic and noise from hundreds of large trucks will be added to the already heavy traffic on US 79 and other major arterials. Travel plazas also tend to attract mechanical commercial development that, when grouped, can prevent the creation of a vibrant commercial district with a wide variety of uses.

10.207.167. With Hutto's geographical constraints, a truck stop would have a disproportionately large impact on the City and, therefore, shall still meet all required design standards as outlined in this UDC.

10.207.168. Definition

Travel Plaza, Truck Stop: An establishment engaged primarily in the fueling, servicing, repair, or parking of commercial vehicles, including the sale of accessories and equipment for such vehicles. A travel plaza or truck stop may also include, but is not limited to, overnight accommodations, showers, restaurant facilities, and other diversions intended primarily for the use of truck crews and interregional travelers.

10.207.169. Veterinary Clinic, Small Animal

10.207.170. Definition

Veterinary Clinic, Small Animal: A facility operated under the supervision of a licensed veterinarian, where domestic animals and pets are admitted for examination, observation, diagnosis, and medical treatment.

10.207.171. Conditions

10.207.172. Facilities of a veterinary clinic, including treatment rooms, cages, pens, kennels and exercise runs, shall be maintained in a completely enclosed, soundproof building.

10.207.173. Potentially offensive odors cannot be detectable off the site.

10.207.174. Crematoria are prohibited accessory uses to veterinary clinics.

10.207.175. When adjacent to residential zoning districts, the following conditions shall be met:

10.207.176. Building Signage

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10.207.177. All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

10.207.178. Operating Hours

10.207.179. Hours are limited to 7:00 AM to 10:00 PM, unless otherwise approved by specific use permit.

10.207.180. Veterinary Clinic, Large Animal

10.207.181. Definition

Veterinary Clinic, Large Animal: A facility operated under the supervision of a licensed veterinarian, where bovine, equine, swine, fowl, and similar large livestock animals and pets are admitted for examination, observation, diagnosis, and medical treatment.

10.207.182. Conditions

10.207.183. Facilities of a veterinary clinic, including treatment rooms, cages, pens, kennels and exercise runs, shall be maintained in a completely enclosed, soundproof building.

10.207.184. Potentially offensive odors cannot be detectable off the site.

10.207.185. Crematoria are prohibited accessory uses to veterinary clinics.

10.207.186. When adjacent to residential zoning districts, the following conditions shall be met:

10.207.187. Building Signage

10.207.188. All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

10.207.189. Operating Hours

10.207.190. Hours are limited to 7:00 AM to 10:00 PM, unless otherwise approved by specific use permit.

~~**10.208.15. Fueling Station**~~

~~10.208.15.1 Definitions~~

~~*Fueling Station:* An establishment engaged primarily in the sale of gasoline, petroleum products, electric energy, and fuels, including renewables.~~

~~10.208.15.2 Conditions~~

~~(a) When adjacent to residential zoning districts, the following conditions shall be met:~~

~~(1) Building Signage~~

~~(A) All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.~~

~~(2) Operating Hours~~

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(A) Hours are limited to 7:00 AM to 10:00 PM, unless otherwise approved by specific use permit.

10.208.16. Recreation Facility, Indoor

10.208.16.1 Definition

Recreation Facility, Indoor: An indoor establishment for exercise, relaxation, amusement or sport, and amenities that are secondary to the recreational use, including but not limited to, gymnasiums, health clubs, bowling alleys, pool halls, video arcades, and shoot ranges. Indoor recreation facilities do not include facilities supervised by licensed medical personnel in medical settings, athletic departments in schools, professional sports team facilities, amenity centers, or community centers.

10.208.16.2 Conditions

(a) When adjacent to residential zoning districts, the following conditions shall be met:

(1) Building Signage

(A) All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

(2) Operating Hours

(A) Hours are limited to 7:00 AM to 10:00 PM, unless otherwise approved by specific use permit.

10.208.17. Recreation Facility, Outdoor

10.208.17.1 Definition

Recreation Facility, Outdoor: A mostly outdoor establishment for exercise, relaxation, amusement or sport, and amenities that are secondary to the recreational use, including but not limited to, miniature golf courses, go-cart tracks, and batting cages. This does not include amusement parks, facilities in athletic departments of schools, professional sports teams, public parks and playgrounds, amenity or community centers.

10.208.17.2 Conditions

(a) Improvements or activity areas shall be located at least one hundred (100) feet from the boundary of any residential zoning district or lodging establishment.

(b) Outdoor recreation facilities next to residential zoning districts, places of residence such as nursing homes and extended care facilities, and lodging establishments:

(c) Shall be screened and buffered with masonry (stone, brick, decorative CMU, similar materials) walls to minimize their impact.

(d) May operate only between 9:00 AM and 9:00 PM.

(e) Cannot have loudspeakers or equipment that emits audible signals such as beeps, buzzers and bells that would be audible off the site.

10.208.18. Kennel

10.208.18.1 Definition

Kennel: The boarding of dogs, cats, or other household pets, operating as a business or a legitimate animal rescue operation. Kennels may also incorporate pet day care, dog training facilities, and spaces for events such as conformation shows and agility competitions.

10.208.18.2 Conditions

(a) Keeping a large number of pets will require special attention to determine whether they will adversely affect the surrounding area and whether the pets are kept in a humane environment.

(b) Animals shall be kept in a clean, safe and humane environment.

(c) Boarding and activity areas shall be located where they will have minimal impact on nearby residential areas.

(d) Noise and odor cannot be more significant than what would be expected for a typical resident with a companion animal.

(e) Puppy and cat mills, where pets are bred in large numbers solely for profit, are prohibited.

10.208.19. Large Item Sales And Rental: Class 1

10.208.19.1 Definition

Large Item Sales and Rental: Class 1: Use of a building, land area, or other premises for the display and sale, lease, or rental of any of the following, where most of the inventory is stored outdoors.

(a) Vehicles that are intended for sale to the general consumer market. This includes automobiles, vans, light trucks, and sport utility vehicles.

(b) Golf carts, neighborhood electric vehicles (NEVs), and similar vehicles.

(c) Motorcycles and dirt bikes.

(d) Personal watercraft, kayaks, canoes and rowboats.

(e) Small off-road vehicles, including all-terrain vehicles, dune buggies, and four-wheelers.

(f) Automobile, truck and motorcycle parts, accessories and aftermarket items (stores specializing in the sales of those items).

(g) Boats.

(h) Home spas and hot tubs (except indoor sales/display).

(i) Bulk lumber and bricks, in a screened storage area.

(j) Landscaping materials, in a screened storage area.

(k) Small portable buildings, sheds, garages, gazebos, decks, and other prefabricated structures (not manufactured homes and prefabricated metal buildings), as an incidental accessory use.

(l) Pottery, statues, fountains and similar items, displayed or stored outdoors.

(m) Accessories related to the above items.

10.208.19.2 Conditions

(a) Outdoor storage of inventory, repair work, or other repair service conducted for accessory use is considered subject to the site plan review process.

(b) The unattended display of large items for sale in the public right-of-way, undeveloped parcels, or other private property not approved for large item sales and rental is prohibited in any district.

(c) Outdoor storage of class 1 large items is subject to general performance standards for outdoor storage and display.

10.208.20. Large Item Sales And Rental: Class 2

10.208.20.1 Definition

Large Item Sales and Rental: Class 2: Use of a building, land area or other premises for display and sale, lease or rental of any of the following, where most of the inventory is stored outdoors.

(a) Large vehicles that require a commercial driver's license (CDL) to operate and are not intended for sale to the general consumer market. This includes flatbed and work bed trucks, buses, tractor-trailers, dump trucks, yard trucks, and similar vehicles.

(b) Trailers, tow dollies, and all equipment or machinery designed to be towed by a vehicle.

(c) Moving vans, trucks and trailers.

(d) Construction, land clearing, hauling, earth moving, drilling, aerial lift, and similar heavy equipment.

(e) Forklifts, bobcats, trenchers, and similar items.

(f) Air compressors, generators, mobile pumps, and similar items.

(g) Farming, agricultural and arborist equipment.

(h) Recreational vehicles, including motor homes, motor coaches, converted buses, travel trailers, fifth wheels, fold-down trailers, camper trailers, and similar items.

(i) Truck caps, lids, campers, camper shells, cargo extensions, cargo covers, tonneau covers, plows, racks, bed liners, and similar items.

(j) Small portable buildings, sheds, garages, gazebos, decks, and other prefabricated structures (not manufactured homes).

(k) Prefabricated and above-ground swimming pools.

(l) Bulk mulch, wood chips, soil, fill dirt, peat, gravel, rocks, sand and similar items.

(m) Bulk construction materials.

(n) Scaffolding.

(o) Pallets.

(p) Accessories related to the above items.

10.208.20.2 Conditions

(a) Outdoor storage of inventory, and repair work or other repair service conducted as an accessory use, is considered subject to the site plan review process.

(b) Unattended display of large items for sale in the public right-of-way, undeveloped parcels, or other private property not approved for large item sales and rental is prohibited in all zoning districts.

(c) Outdoor storage of class 2 large items is subject to general performance standards for outdoor storage and display.

(d) Class 2 items shall be presented and stored to minimize their visual impact. Extending vertical elements on lifts, cranes, telehandlers, truck-mounted cement pumps and other equipment shall be kept lowered.

10.208.21. Lodging, Hotel

10.208.21.1 Definition

Lodging, Hotel: A facility providing transient accommodations to the public, where access to overnight-stay rooms is granted through enclosed, interior hallways. Accessory uses may include restaurants, swimming pools, workout rooms, and other amenities.

10.208.21.2 Conditions

(a) Hotel establishments are not intended for hourly or long-term residence. Guests may stay no more than sixty (60) consecutive days and cannot stay on the premises for at least fifty percent (50%) of a one-year period.

(b) A room cannot be rented out more than once in a 24-hour period.

(c) When adjacent to single-family detached dwellings, the following conditions shall be met:

(1) Building Signage

(A) All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

(2) Operating Hours

(A) Hours are limited to 7:00 AM to 10:00 PM, unless otherwise approved by specific use permit.

10.208.22. Lodging, Motel

10.208.22.1 Definition

Lodging, Motel: A facility providing transient accommodations to the public, where access to overnight-stay rooms is granted from exterior balconies or pathways. Accessory uses may include restaurants, swimming pools, workout rooms, and other amenities.

10.208.22.2 Conditions

(a) Motel establishments are not intended for hourly or long-term residence. Guests may stay no more than sixty (60) consecutive days and cannot stay on the premises for at least fifty percent (50%) of a one-year period.

(b) A room cannot be rented out more than once in a 24 hour period.

(c) When adjacent to single-family detached dwellings, the following conditions shall be met:

(1) Building Signage

(A) All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

(2) Operating Hours

(A) Hours are limited to 7:00 AM to 10:00 PM, unless otherwise approved by specific use permit.

10.208.23. Lodging, Bed And Breakfast

10.208.23.1 Definition

Lodging, Bed and Breakfast: An owner-occupied single household residence used as a lodging establishment.

10.208.23.2 Conditions

(a) Bed and breakfast inns are not intended for long-term residence. Guests may stay no more than thirty consecutive days and cannot stay on the premises for at least twenty (20%) of a one-year period.

(b) Six or fewer rooms at bed and breakfast inns may be rented for overnight accommodation.

(c) One or two people who do not live at the home may be employed at the bed and breakfast inn.

(d) Food service at bed and breakfast inns is limited to breakfast, brunch and lunch for paying guests only. Provisions for food preparation, such as cooktops, are prohibited in guest rooms.

(e) The time and frequency of receptions, private parties and similar events at bed and breakfast inns are considered in the specific use permit review process based on the inn's location and size.

(f) When adjacent to residential zoning districts, the following conditions shall be met:

(1) Building Signage

(A) All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

(2) Operating Hours

(A) Hours are limited to 7:00 AM to 10:00 PM, unless otherwise approved by specific use permit.

10.208.24. Nightclub

10.208.24.1 Definition

Nightclub: A type of entertainment facility that includes a dance floor, lightshow, and/or stage for the playing of live music.

10.208.25. Office

10.208.25.1 Definition

Office: A space where professionals, including but not limited to medical and dental practitioners, lawyers, engineers, accountants, and other qualified individuals, conduct professional services. This includes urgent care facilities but not emergency medical services.

10.208.25.2 Conditions

(a) Medical offices are not hospitals and are not intended for emergency medical services, inpatient treatment and overnight stays.

(b) When adjacent to single-family detached dwellings, the following conditions shall be met:

(1) Building Signage

(A) All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

(2) Operating Hours

(A) Hours are limited to 7:00 AM to 10:00 PM, unless otherwise approved by specific use permit.

10.208.26. Personal and Business Service

10.208.26.1 Definition

Personal and Business Service: An establishment or place of business primarily engaged in the provision of services of a personal nature. Typical uses include but are not limited to, barber and beauty shops, nail salons, tailors, dog grooming shops, print shops, copy shops, shoe repair shops, and services of an informational or instructional nature, including driving schools, dance studios, martial arts studios, and business.

10.208.26.2 Conditions

(a) When adjacent to residential zoning districts, the following conditions shall be met:

(1) Building Signage

(A) All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the

~~residential property is across a public right-of-way, building signage facing the property is allowed.~~

~~(2) Operating Hours~~

~~(A) Hours are limited to 7:00 AM to 10:00 PM, unless otherwise approved by specific use permit.~~

10.208.27. Restaurant

10.208.27.1 Definition

Restaurant: An establishment engaged in the sale of food and beverages to customers in a ready-to-consume state.

10.208.27.2 Conditions

(a) Fermented malt beverages may be produced for consumption on the premises, and limited distribution off the premises, as an accessory use (brewpubs, microbreweries). On-site brewing operations must possess a valid Brewpub License issued by the Texas Alcoholic Beverage Commission (TABC), in accordance with Chapter 74 of the Texas Alcoholic Beverage Code

(b) When adjacent to residential zoning districts, the following conditions shall be met:

(1) Building Signage

(A) All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

(2) Operating Hours

(A) Hours are limited to 7:00 AM to 10:00 PM, unless otherwise approved by specific use permit.

10.208.28. Bar/Tavern

10.208.28.1 Definition

Bar/Tavern: An establishment that serves alcoholic beverages by the drink for on-site consumption and that derives more than seventy-five percent (75%) of the gross revenue from the on-premises sale of alcoholic beverages and does not have a TABC Food and Beverage Permit defining the establishment as a restaurant.

10.208.28.2 Conditions

(a) Fermented malt beverages may be produced for consumption on the premises, and limited distribution off the premises, as an accessory use (brewpubs, microbreweries). On-site brewing operations must possess a valid Brewpub License issued by the Texas Alcoholic Beverage Commission (TABC), in accordance with Chapter 74 of the Texas Alcoholic Beverage Code.

(b) When adjacent to residential zoning districts, the following conditions shall be met:

(1) Building Signage

(A) All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

(2) Operating Hours

(A) Hours are limited to 7:00 AM to 10:00 PM, unless otherwise approved by specific use permit.

10.208.29. Retail Store (No more than 5,000 square feet)

10.208.29.1 Definition

Retail Store (No more than 5,000 square feet): An establishment under five thousand (5,000) square feet in floor area engaged in the retail sales or rental of goods or merchandise to the public for personal or household consumption or to services incidental to their sale or rental.

10.208.29.2 Conditions

(a) When adjacent to residential zoning districts, the following conditions shall be met:

(1) Building Signage

(A) All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

(2) Operating Hours

(A) Hours are limited to 7:00 AM to 10:00 PM, unless otherwise approved by specific use permit.

10.208.30. Retail Store (Greater than 5,000 square feet)

10.208.30.1 Definition

Retail Store (Greater than 5,000 square feet.): An establishment over five thousand (5,000) square feet in floor area engaged in the retail sales or rental of goods or merchandise to the public for personal or household consumption or to services incidental to their sale or rental.

10.208.30.2 Conditions

(a) When adjacent to residential zoning districts, the following conditions shall be met:

(1) Building Signage

(A) All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

(2) Operating Hours

(A) Hours are limited to 7:00 AM to 10:00 PM, unless otherwise approved by specific use permit.

10.208.31. Personal Loan Services

10.208.31.1 Definition

Personal Loan Services: Check cashing and personal loan services, pawn shops, and rent-to-own establishments as defined in Section 371.003 of the Texas Financial Code, as amended.

10.208.32. Travel Plaza, Truck Stop

10.208.32.1 Intent

(a) Travel plazas serve an essential role in America's well-developed transportation network. However, modern travel plazas are designed and operated in a way that is incompatible with Hutto's design regulations, desired character and long-term planning goals. Externalities generated by travel plazas cause significant disruption to the area around them, even when carefully regulated and buffered. Towering high-rise pylon signs, an undesirable blight and an unwanted intrusion into a shared visual landscape are trademarks of travel plazas. Bright lights mounted on tall poles illuminate acres of paved parking, with little or no landscaping, for idling "big rigs." The daily traffic and noise from hundreds of large trucks will be added to the already heavy traffic on US 79 and other major arterials. Travel plazas also tend to attract mechanical commercial development that, when grouped, can prevent the creation of a vibrant commercial district with a wide variety of uses.

(b) With Hutto's geographical constraints, a truck stop would have a disproportionately large impact on the City and, therefore, shall still meet all required design standards as outlined in this UDC.

10.208.32.2 Definition

Travel Plaza, Truck Stop: An establishment engaged primarily in the fueling, servicing, repair, or parking of commercial vehicles, including the sale of accessories and equipment for such vehicles. A travel plaza or truck stop may also include, but is not limited to, overnight accommodations, showers, restaurant facilities, and other diversions intended primarily for the use of truck crews and interregional travelers.

10.208.33. Veterinary Clinic, Small Animal

10.208.33.1 Definition

Veterinary Clinic, Small Animal: A facility operated under the supervision of a licensed veterinarian, where domestic animals and pets are admitted for examination, observation, diagnosis, and medical treatment.

10.208.33.2 Conditions

(a) Facilities of a veterinary clinic, including treatment rooms, cages, pens, kennels and exercise runs, shall be maintained in a completely enclosed, soundproof building.

(b) Potentially offensive odors cannot be detectable off the site.

(c) Crematoria are prohibited accessory uses to veterinary clinics.

(d) When adjacent to residential zoning districts, the following conditions shall be met:

(1) Building Signage

(A) All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

(2) Operating Hours

~~(A) Hours are limited to 7:00 AM to 10:00 PM, unless otherwise approved by specific use permit.~~

~~**10.208.34. Veterinary Clinic, Large Animal**~~

~~10.208.34.1 Definition~~

~~*Veterinary Clinic, Large Animal:* A facility operated under the supervision of a licensed veterinarian, where bovine, equine, swine, fowl, and similar large livestock animals and pets are admitted for examination, observation, diagnosis, and medical treatment.~~

~~10.208.34.2 Conditions~~

~~(a) Facilities of a veterinary clinic, including treatment rooms, cages, pens, kennels and exercise runs, shall be maintained in a completely enclosed, soundproof building.~~

~~(b) Potentially offensive odors cannot be detectable off the site.~~

~~(c) Crematoria are prohibited accessory uses to veterinary clinics.~~

~~(d) When adjacent to residential zoning districts, the following conditions shall be met:~~

~~(1) Building Signage~~

~~(A) All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.~~

~~(2) Operating Hours~~

~~(A) Hours are limited to 7:00 AM to 10:00 PM, unless otherwise approved by specific use permit.~~

~~10.209.~~10.208. Industrial Uses

~~10.209.1.~~10.208.1. Data Center

~~10.209.1.1~~10.208.1.1 Definition

Data Center: An industrial facility primarily engaged in the storing, processing, and distribution of data through on-site, networked computer systems or other electronic devices; including accessory offices for employees and security personnel; either in conjunction with a business not located on the site, or for individual compensation.

~~10.209.1.2~~10.208.1.2 Conditions

(a) Data Centers abutting SH 130, US 79, and the Wilco Southeast Loop, as depicted on the City's adopted Thoroughfare Plan, are permitted a maximum height of one hundred twenty (120) feet. Regardless of height, Data Centers shall be subject to the criteria applicable to all Industrial uses identified by this Unified Development Code.

~~10.209.2.~~10.208.2. Industrial Use, General

~~10.209.2.1~~10.208.2.1 Definition

Industrial Use, General: Manufacturing operations utilizing partially processed materials to create finished items or parts with a moderate to relatively high value per unit weight, including, but not limited to, production of motor and transit vehicles, trailers, modular and manufactured buildings, as well as bottling plants and breweries. This does not include mining and extraction, petrochemical industries, rubber refining, primary metal or related industrial, light industrial, or heavy industrial.

~~10.209.3.~~10.208.3. Industrial Use, Heavy

~~10.209.3.1~~10.208.3.1 Intent

Heavy industrial uses can create significant disruption to the area around them, even when carefully regulated and buffered. Noise, odor, heavy vehicle traffic and/or unsightly conditions can be anticipated. Because of Hutto's geographical constraints, heavy industrial uses would have a disproportionately large impact on the City.

~~10.209.3.2~~10.208.3.2 Definition

Industrial Use, Heavy: Manufacturing primarily involved in the basic processing and manufacturing of materials or products from extracted or raw materials, or the storage or manufacturing processes utilizing flammable or explosive materials, as well as those with the potential for hazardous conditions. Heavy industrial also includes work processes involving solvents, sanitary waste transfer stations, recycling establishments, junkyards, and transport terminals, such as truck and rail terminals and container storage.

~~10.209.4.~~10.208.4. Industrial Use, Light

~~10.209.4.1~~10.208.4.1 Definition

Industrial Use, Light: Manufacturing, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales, or distribution, including, but not limited to, the manufacture of electronic instruments, preparation of food products, microbrewing, musical instruments, and pharmaceuticals. This does not include mining and extraction, petrochemical industries, rubber refining, motor vehicle and heavy equipment manufacturing, primary metal or related industries.

~~10.209.5.~~10.208.5. Research Laboratory

~~10.209.5.1~~10.208.5.1 Definition

Research Laboratory: A facility for scientific research, investigation, testing, or experimentation that does not involve the manufacture or sale of products except as incidental to the primary purpose of the laboratory.

~~10.209.6.~~10.208.6. **Self-Storage Facility**

~~10.209.6.1~~10.208.6.1 Definition

Self-Storage Facility: A controlled access and fenced facility containing individual storage units or spaces of varying sizes that are leased for the storage of items (excluding vehicles) and other non-hazardous, non-perishable, durable goods.

~~10.209.6.2~~10.208.6.2 Conditions

(a) Uses unrelated to the short-term storage of household items and non-hazardous, non-perishable durable goods are prohibited at self-storage facilities. This includes automobile, boat, vehicle and heavy equipment storage; storage of hazardous items, perishable goods or animals; and use as a residence, office, workshop, studio, band rehearsal area or place of business.

(b) Electrical service to individual units shall be only for lighting and climate control. Electrical outlets cannot be provided in individual units.

(c) One dwelling occupied by the owner or on-site manager and their household is permitted as an accessory use to a self-storage facility.

(d) Shall not be used as a general warehouse facility.

~~10.209.7.~~10.208.7. **Trade Use**

~~10.209.7.1~~10.208.7.1 Definition

Trade Use: A business or occupation requiring specialized training in manual or mechanical skills, including, but not limited to, carpentry, plumbing, electrical, heating, ventilation and air conditioning, and furniture upholstery. A trade use also includes small custom industry, where goods are produced or repaired by hand, using hand tools or small-scale equipment.

~~10.209.8.~~10.208.8. **Vehicle Minor Repair Facility**

~~10.209.8.1~~10.208.8.1 Definition

Vehicle Minor Repair Facility: A facility where light vehicle maintenance activities such as engine tune-ups, lubrication, brake repair, air conditioning service, tire sales and installation, car washing, detailing, and polishing are conducted.

~~10.209.8.2~~10.208.8.2 Conditions

(a) Inoperable vehicles shall be enclosed behind a six (6) foot-tall screening wall or kept in an enclosed building.

(b) Vehicle repair shall be conducted indoors or inside the screening wall.

~~10.209.9.~~10.208.9. **Vehicle Major Repair Facility**

~~10.209.9.1~~10.208.9.1 Definition

Vehicle Major Repair Facility: A facility where heavy maintenance activities such as engine overhauls, vehicle painting, body or fender work, and welding are conducted without the sales of fuel.

~~10.209.9.2~~10.208.9.2 Conditions

(a) Inoperable vehicles shall be enclosed behind a six (6) foot-tall screening wall.

(b) Vehicle repair shall be conducted indoors or inside the screening wall.

~~10.209.10.~~10.208.10. Vehicle Storage Facility

~~10.209.10.1~~10.208.10.1 Definition

Vehicle Storage Facility: A facility that includes secured indoor or outdoor areas, intended for short or long term storage of automobiles, light trucks, motorcycles, recreational vehicles, boats, camper trailers, commercial vehicles and commercial trailers; either in conjunction with a business not located on the site, for compensation.

~~10.209.10.2~~10.208.10.2 Conditions

(a) Vehicle storage facilities cannot be used to store trucks and/or trailers weighing over seventeen thousand (17,000) pounds, construction and heavy equipment, junk, vehicles the Code of Ordinances considers junked or abandoned, or parts.

(b) Vehicle storage facilities cannot be used for general auto sales or auto auctions, although the occasional sale of unclaimed vehicles is permitted.

(c) Outdoor storage areas at vehicle storage facilities shall be screened in conformance to outdoor storage area fencing standards in Section 10.307.4.

~~10.209.11.~~10.208.11. Warehouse And Distribution Facility

~~10.209.11.1~~10.208.11.1 Definition

Warehouse and Distribution Facility: A facility for storage, wholesale, and distribution of manufactured products; including accessory offices, showrooms, or incidental retail sales (no more than 10% of the building gross floor area) but excluding bulk storage of materials that are inflammable, explosive, or that create hazardous or commonly recognized offensive conditions; and where the products, supplies, or equipment that are distributed from the facility are not used or consumed on the premises.

~~10.210.~~10.209. Institutional and Civic Uses

~~10.210.1.~~10.209.1. Amenity Center

~~10.210.1.1~~10.209.1.1 Definition

Amenity Center: An establishment providing recreational and meeting facilities for exclusive use of the residents of the residential development or employees of the business or office complex where the business or office is located including, but not limited to, swimming pools, workout rooms, meeting rooms, leasing and sales offices for the development where it is located, and similar amenities.

~~10.210.1.2~~10.209.1.2 Conditions

(a) Principal vehicular access in residential districts shall be from a collector street.

(b) Residential common amenity centers shall be in conformance with Section 10.305.6.

(c) Principal vehicular access in business parks shall be from an internal street.

~~10.210.2.~~10.209.2. **Aquatic Facility**

~~10.210.2.1~~10.209.2.1 Definition

Aquatic Facility: A facility that contains one or more swimming pools, splash pads, and supporting infrastructure.

~~10.210.3.~~10.209.3. **Athletic Facility**

~~10.210.3.1~~10.209.3.1 Definition

Athletic Facility: An area, field, building or combination thereof, that is constructed and equipped for use in participatory and/or spectator-oriented sports and athletics. This use includes, but is not limited to, facilities intended for the instruction, practice, and competitive events associated with basketball, volleyball, soccer, tennis, gymnastics, swimming, baseball or football. Accessory uses may include offices, snack bars, limited sales, and locker rooms.

~~10.210.4.~~10.209.4. **Cemetery**

~~10.210.4.1~~10.209.4.1 Definition

Cemetery: A place or ground used or intended to be used for the burial or entombment of the dead, whether human or animal, including a mausoleum. This does not include crematories or mortuaries.

~~10.210.4.2~~10.209.4.2 Conditions

(a) Cemeteries are prohibited on parcels occupied by residences.

~~10.210.5.~~10.209.5. **Community Facility**

~~10.210.5.1~~10.209.5.1 Definition

Community Facility: Publicly owned facility or building primarily intended to serve the community's recreational, educational, cultural, administrative, and entertainment needs including, but not limited to, police and fire stations, government administration buildings, community centers, maintenance facilities, and related accessory uses.

~~10.210.6.~~10.209.6. **Golf Course**

~~10.210.6.1~~10.209.6.1 Definition

Golf Course: A tract of land laid out with at least nine holes for playing a game of golf and improved with tees, greens, fairways, and hazards. Golf courses may also include a clubhouse with a restaurant, bar, practice area, driving range, and other related accessory structures. This does not include a miniature golf course.

~~10.210.7.~~10.209.7. **Hospital**

~~10.210.7.1~~10.209.7.1 Definition

Hospital: A facility, whether or not licensed or required to be licensed by the State of Texas, providing primary health services and medical or surgical care to the persons, primarily inpatients, suffering from illness, disease, injury, deformity, and other abnormal physical or mental conditions, and related facilities.

~~10.210.8.~~10.209.8. **Park**

~~10.210.8.1~~10.209.8.1 Definition

Park: An open recreation facility or tract of land available to the general public.

~~10.210.9.~~10.209.9. **Park And Ride Lot (as Principal Use)**

~~10.210.9.1~~10.209.9.1 Definition

Park and Ride Lot: Parking facility provided for users of a public transit facility located on the site.

~~10.210.10.~~10.209.10. **Public Utility Substation**

~~10.210.10.1~~10.209.10.1 Definition

Public Utility Substation: A facility used for collecting, processing, or distributing a public utility commodity. Public utility substations include electrical substations and high-tension power distribution lines, water tanks and pumps, telephone switching offices and exchanges, and similar uses; but not wireless service facilities, storage and equipment yards, and business offices.

~~10.210.11.~~10.209.11. **Religious Land-Use or Assembly**

~~10.210.11.1~~10.209.11.1 Intent

Places of religious assembly play a positive role in their host communities and shall be planned carefully, to ensure they have the same positive impact on the city's built environment as they do on the spiritual development and quality of life of its citizens.

~~10.210.11.2~~10.209.11.2 Definition

Religious Land-Use or Assembly: A structure or group of structures intended for regular gatherings of people to attend, participate in or conduct religious services and other related activities and associated accessory uses. Associated accessory uses may include religious instruction classrooms, offices, counseling programs, private school, youth programs, parking, child and adult daycare facilities, summer camps, recreational facilities, caretaker's quarters, temporary food bank, thrift shop, sale of religious items, and cemeteries. Parochial schools are permitted per Section 10.209.12~~10.209.12~~~~10.209.13~~.

~~10.210.11.3~~10.209.11.3 Conditions

(a) Conditional review criteria for places of worship or assembly include the standard review criteria in Chapter 8 (Procedures), and the following:

(1) Traffic generation, parking and circulation, and the potential impact on surrounding areas.

(2) Site design, landscaping, lighting, signage and other features.

(3) Building size and scale, and compatibility with surrounding existing and future land uses.

(4) Potential noise detectable at the property line.

(5) Accessory uses, including parsonages, schools, day care, and offices for organizations directly related to the institution.

(b) Places of worship or assembly shall have direct access from a collector or higher street.

(c) Social groups, activity groups, spiritual development groups and organizational committees related to a congregation may meet in a congregant's home without conditional approval. Likewise, small gatherings of people for ceremonies that could be described as the equivalent of a religious service do not require conditional approval.

~~10.210.12.~~10.209.12. **School**

~~10.210.12.1~~10.209.12.1 Definition

School: A public or private educational facility serving at least six students offering instruction at the elementary, junior, middle, and high school levels in the branches of learning and study required to be taught in the schools of Texas. This also includes colleges and universities. This does not include home schooling of children by parents or tutors at their residence.

~~10.210.12.2~~10.209.12.2 Conditions

(a) Specific use permit review criteria for schools include the standard review criteria in Chapter 8 (Procedures), and the following:

(1) Traffic generation, parking and circulation, and the potential impact on surrounding areas.

(2) Building and site design, including architecture, landscaping, lighting, signage and other features.

(3) Building size and scale, and compatibility with surrounding existing and future land uses.

(4) Potential noise detectable at the property line.

(5) Accessory uses, including stadiums and athletic fields.

(b) Schools shall have direct access from a collector or higher street.

~~10.210.13.~~Chapter 3.

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~~10.211.~~10.301. Temporary Uses

~~10.211.1.~~10.301.1. **Construction Equipment Storage Lot**

~~10.211.1.1~~10.301.1.1 Definition

Construction Equipment Storage Lot: Temporary use where vehicles, materials, equipment, sorted debris intended for recycling, and fill material accessory to a construction project is kept.

~~10.211.1.2~~10.301.1.2 Permitted Locations and Duration

(a) Construction equipment storage lots are subject to specific use permit review in all zoning districts.

(b) Construction equipment storage lots may be used for up to one year. The ~~Director of Development Services~~Development Services staff may approve an extension of six months on a written request that details reasons for the requested extension.

~~10.211.1.3~~10.301.1.3 Conditions

(a) Sites are used only for construction equipment used for a project on that parcel, an adjacent parcel, or other parcels in the same subdivision. For street construction

projects, a construction equipment storage lot shall be placed on a N-2, CC or B zoned parcel next to the street.

(b) Sites cannot be used as a staging area for off-site construction activity.

(c) Equipment is removed when construction is complete.

(d) On-site disposal of waste or scrap materials is prohibited.

(e) Sites shall be watered down as needed to prevent fugitive dust.

(f) Manufacturing activity, such as an asphalt hot-mix plant, concrete batch plant or rock crushing, are prohibited.

(g) Sites shall be maintained in a neat, orderly fashion. Sorted debris to be recycled and fill shall be covered to prevent fugitive dust and trash.

(h) Sites shall be reclaimed as close to their original condition as possible in thirty (30) days after construction is complete.

~~10.211.2.~~10.301.2. Construction Field Office

~~10.211.2.1~~10.301.2.1 Definition

Construction Field Office: Site and structure, usually a portable building, used for temporary offices related to construction activity.

~~10.211.2.2~~10.301.2.2 Permitted Locations and Duration

(a) Construction field offices are permitted by right in all zoning districts, subject to site plan approval by Development Services staff. Construction field offices may be used during the associated construction project.

~~10.211.2.3~~10.301.2.3 Performance Standards

(a) Field offices may only be used for a project on that parcel, an adjacent parcel, or other parcels in the same subdivision. For street construction projects, a construction field office may be placed on N-2, CC and B zoned parcels no more than one thousand (1,000) feet from the street.

(b) Field offices cannot have sleeping and/or cooking facilities.

(c) Field office sites shall be maintained in a neat, orderly fashion.

(d) Field office structures shall meet setback standards in the underlying zoning district.

(e) Field office sites shall be reclaimed as close to their original condition as possible in thirty (30) days after construction is complete, or a certificate of occupancy for the associated project is complete.

~~10.211.3.~~10.301.3. Garage Sale

~~10.211.3.1~~10.301.3.1 Definition

Garage Sale: The sale of used or secondhand items of personal property at a dwelling unit. This term also includes "yard sales," "tag sales," "porch sales," "lawn sales," "rummage sales," "estate sales" or similar sales of tangible personal property at a dwelling unit.

~~10.211.3.2~~10.301.3.2 Permitted Locations and Duration

(a) Garage sales may be up to three days long. A garage sale at an individual dwelling unit may only be held two times per year at the dwelling unit.

(b) Garage sales held by a block club, neighborhood organization, homeowners association or similar group may be held twice in a calendar year.

~~10.211.3.3~~10.301.3.3 Conditions

(a) Garage sales cannot create a disturbance or become a nuisance in the surrounding area.

~~10.211.4.~~10.301.4. Mobile Food Vendors

~~10.211.4.1~~10.301.4.1 Definitions

Mobile Food Vendors: A business that operates or sells food for human consumption from a cart, trailer or kitchen mounted on a chassis, with an engine for propulsion, or that remains connected to a vehicle with an engine for propulsion or disconnected from an engine for propulsion.

~~10.211.4.2~~10.301.4.2 Conditions

(a) A mobile food vendor shall have proof of current inspections from the Fire Marshal and Williamson County and Cities Health District (WCCHD).

(b) Proof of valid registration from Texas Department of Motor Vehicles for the mobile food vendor unit.

(c) Any mobile food vendor that wishes to locate and remain stationary on a private lot within a permitted zoning district shall require approval by the Development Services Department. Approvals shall be valid for one year and are site-specific.

(d) If a mobile food vendor is stationary for a minimum of two business hours on a private lot, preparing and serving food from the mobile food unit, not serving from or within the right-of-way, and located on a private lot, the mobile food vendor shall provide a notarized agreement between the property owner the property owner's designee and the vendor stating the vendor, employees, and customers have permission to occupy the area and have access to public restrooms during all hours of operation.

(e) A mobile food vendor shall provide a scaled site plan showing the proposed food truck location in relation to the lot boundary, distance from other food trucks (if applicable), and any site amenities (seating, landscaping, improved parking area, etc.).

(f) The mobile food vendor shall show proof of contract for wastewater removal with a vendor approved by Texas Commission on Environmental Quality (TCEQ) to dispose of all wastewater from the mobile unit if there is no approved wastewater connection and grease trap on site. All mobile food vendors are required to comply with Hutto's Illicit Discharge Ordinance (City Code of Ordinances 24.08.002).

(g) The mobile food vendor shall show proof of contract for waste grease recycling and/or removal. All mobile food vendors are required to comply with Hutto's Illicit Discharge Ordinance (City Code of Ordinances 24.08.002).

(h) This section does not apply to special events and small market events. Motor vehicles in the designated vendor zone that sell food items shall be designed and

intended for vending. Ordinary vehicles, vans, and pick-up trucks shall not be permitted for food vending operations. The International Property Maintenance Code, federal, state and county codes, and all other applicable codes and ordinances adopted by the City shall apply to the designated vendor zone regarding structures and properties.

~~10.211.5.~~10.301.5. Model Home/Lot Sales

~~10.211.5.1~~10.301.5.1 Definition

Model Home/Lot Sales: A dwelling unit temporarily used for display purposes as an example of dwelling units available or to be available for sale or rental in a particular subdivision or other residential development approved by the City. Model homes may also incorporate sales or rental offices for dwellings within the development.

~~10.211.5.2~~10.301.5.2 Conditions

(a) Model homes shall be issued a temporary certificate of occupancy. The temporary certificate of occupancy will expire in one (1) year, unless the approval condition still exists.

(b) If garage space was used as office space, it shall be converted back into a garage for vehicle parking before a permanent certificate of occupancy is issued.

(c) Once all other homes the builder plans to build in a development are sold, the model home shall be placed on the market and sold as a residence.

(d) Model homes may be used to market homes only in the development where they are placed.

~~10.211.6.~~10.301.6. Portable Storage Container

~~10.211.6.1~~10.301.6.1 Definition

Portable Storage Container: A container designed for temporary storage of personal property, usually delivered and removed by truck or trailer.

~~10.211.6.2~~10.301.6.2 Conditions

(a) Portable storage container size shall be no more than sixteen (16) feet long, no more than eight (8) feet high and no more than eight (8) feet wide.

(b) Only one (1) portable storage container may be on a property.

(c) Portable storage containers shall be placed on a hard surfaced area, such as a driveway.

(d) Portable storage containers may be placed on a property for no more than thirty (30) consecutive days and no more than sixty (60) days in a calendar year, and only in conjunction with moving and relocation activity.

(e) Portable storage containers require a permit from the Development Services Department. A placard will be issued that prominently shows the date of placement and removal.

~~10.211.7.~~10.301.7. **Temporary Building**

~~10.211.7.1~~10.301.7.1 Definition

Temporary Building: A building or structure intended to provide basic shelter from the elements, usually fabricated away from the site where it is located, designed for placement where there is no permanent foundation, and intended for removal after a short time.

~~10.211.7.2~~10.301.7.2 Permitted Locations and Duration

(a) Temporary buildings may be used for one year. After one (1) year, the building shall be removed or replaced with a permanent structure, or the specific use permit approval shall be renewed for another year. Maximum duration of a temporary building is five (5) years. A temporary building cannot be replaced with another temporary building.

~~10.211.7.3~~10.301.7.3 Conditions

(a) Temporary buildings are subject to setback, site planning, landscaping and parking standards in the underlying zoning district or applicable to the use, and shall meet all fire code requirements.

(b) Temporary buildings cannot be placed in front of a principal building.

(c) Temporary buildings providing classrooms for schools, places of worship and assembly, and similar institutions may be permitted only where those buildings are part of an approved site plan for future development of the site.

(d) Temporary building sites shall be reclaimed as close to its original condition as possible in thirty (30) days after temporary buildings are removed, if they are not replaced with a permanent structure.

~~10.212.~~10.302. Accessory Uses

~~10.212.1.~~10.302.1. **Antenna, Radio Hobbyist**

~~10.212.1.1~~10.302.1.1 Definition

Antenna, Radio Hobbyist: Exterior transmitting or receiving device, and its support structure, used in telecommunications that radiates and captures radio signals on frequencies allocated by the Federal Communications Commission for amateur (ham) radio, Citizens Band (CB), and General Mobile Radio Service (GMRS) use; or captures radio signals as part of a hobby. This does not include roof mounted whip antennas or simple wire antennas not supported by a dedicated antenna tower.

~~10.212.1.2~~10.302.1.2 Conditions

(a) Towers shall be placed outside the front yard, outside of required setback areas.

(b) Towers shall be set back a distance of at least fifty percent (50%) of its height from all property lines, and set back from other on- and off-site towers and supporting structures far enough so one tower does not strike another tower, support structure or overhead utilities if a tower or support structure fails.

(c) Antenna elements cannot overhang into required setbacks.

(d) Only one (1) amateur radio antenna tower is permitted on a property. Where the main use is an amateur radio club, more than one tower is permitted if space and setbacks permit.

(e) Builders of radio hobbyist antennas shall sign a hold harmless agreement, acknowledging the City is not responsible for enforcing covenants that restrict or prohibit amateur radio towers, and is not responsible for conflicts with covenants or property owner associations.

(f) Hobby radio operations shall conform to FCC rules. Externalities resulting from illegal radio operation that affect neighboring properties are considered a zoning violation and will also be reported to appropriate law enforcement and federal government agencies.

~~10.212.2.~~10.302.2. **Antenna, Non-Residential Use**

~~10.212.2.1~~10.302.2.1 Definition

Antenna, Non-Residential Use: Exterior transmitting or receiving device, and its supporting structure, used in telecommunications that radiates and captures radio signals used in the day-to-day operation of a non-residential use such as a business, government agency, or other organization. This does not include wireless facilities, speculative towers leased to businesses and services located off-site, and broadcasting.

~~10.212.2.2~~10.302.2.2 Conditions

(a) Towers shall be placed outside the front yard, and outside of required setback areas.

(b) Towers shall be set back a distance of at least fifty percent (50%) of its height from all property lines, and set back from other on- and off-site towers and supporting structures far enough so one tower does not strike another tower, support structure or overhead utilities if a tower or support structure fails.

(c) Towers shall be self-supporting. Towers cannot be supported with guy wires.

(d) Antenna elements cannot overhang into required setbacks.

10.302.3. Fueling Station

10.302.4. Definitions

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Fueling Station: An establishment engaged primarily in the sale of gasoline, petroleum products, electric energy, and fuels, including renewables.

10.302.5. Conditions

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10.302.6. When adjacent to residential zoning districts, the following conditions shall be met:

10.302.7. Building Signage

10.302.8. All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

10.302.9. Operating Hours

10.302.10. Hours are limited to 7:00 AM to 10:00 PM, unless otherwise approved by specific use permit.

10.302.11. Wireless Facility

Those most likely to refer to wireless facility are zoning and leasing consultants and RF engineers representing wireless service providers. Most other land use standards are not germane to their site selection process. For ease of reference and reproduction, the design criteria for wireless facilities are included here instead of the use specific design rules in Section 10.305.

10.302.12. Intent

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To accommodate wireless communication needs of Hutto residents, businesses and visitors, while protecting the City's public health, safety, general welfare and visual environment, these standards for wireless facilities are established to:

10.302.13. Enhance the ability to provide wireless services to City residents, businesses and visitors.

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10.302.14. Protect the City's environmental resources and visual environment from the potential adverse visual effects of wireless facility development, through careful design and siting standards.

10.302.15. Reduce the number of towers needed to provide communications services, by requiring placement of new facilities on existing structures wherever possible, and requiring co-location of wireless providers on existing and new towers.

10.302.16. Use performance standards and incentives to promote the location of wireless facilities on concealed structures and existing buildings and towers.

10.302.17. Definitions

10.302.18. *Wireless Facility, Attached:* Wireless facility incorporating an antenna mounted on an existing building, silo, smokestack, water tower, utility or power pole, or support structure other than an antenna tower.

10.302.19. *Wireless Facility, Concealed:* Wireless facility incorporating an antenna with a support structure that screens or camouflages the presence of antennas and/or towers from public view, in a way appropriate to the site's context and surrounding environment including, but not limited to, manmade trees, clock towers, flagpoles, light structures, steeples, and similar objects.

10.302.20. *Wireless Facility, Freestanding:* Equipment, physical plant and area of the property and/or building used to provide wireless services, including cables and wires, conduits, pedestals, antennas, towers, concealed structures, electronic devices, equipment buildings and cabinets, landscaping, fencing and screening, and parking areas. Also known as a cellular tower, cell site, or CMRS facility.

10.302.21. Permitted Locations

10.302.22. Attached Facilities

Attached wireless facilities are permitted or considered as follows:

10.302.23. Wireless equipment attached to or mounted on an existing building or structure (or later similar replacement structure) is permitted by right in the N-2, CC, B, and M districts, subject to design review and approval by Development Services staff.

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10.302.24. Wireless equipment attached to or mounted on an existing building or structure (or substantially similar replacement structure) is subject to specific use permit review in AR, R-1, N-1, N-2(H), MU-1, MU-2 and PR districts.

10.302.25. Wireless equipment on residential buildings with less than four dwelling units is prohibited.

10.302.26. Concealed Facilities

Concealed facilities are permitted or considered as follows:

10.302.27. Concealed facilities no more than forty (40) feet high are permitted by right, subject to design review and approval by Development Services staff, in N-2, N-2(H), CC, B, and M districts.

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10.302.28. Concealed facilities no more than forty (40) feet. high at schools, places of worship, amenity centers, community facilities and other sites not primarily occupied by residential uses are subject to specific use permit review in AR, R-1, N-1, MU-1, MU-2 and PR districts.

10.302.29. Freestanding Facilities

Freestanding wireless facilities are permitted as follows:

10.302.30. Freestanding wireless facilities are subject to specific use permit review in CC, B, M, and PR districts.

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10.302.31. Towers thirty-five (35) feet to one hundred (100) feet tall shall be separated from existing towers by at least two thousand five hundred (2,500) feet. Towers greater than one hundred (100) feet tall shall be separated from existing towers by at least three thousand five hundred (3,500) feet.

10.302.32. Conditions: Preferred Facility Types

10.302.33. Order of preference for new permanent wireless facilities, from most preferred to least preferred, is:

10.302.34. Co-location on existing tower or broadcast antenna towers (if not technically possible, then);

10.302.35. Attached antennas (if not technically possible, then);

10.302.36. Concealed/stealth antennas

10.302.37. Freestanding antenna structures that are not concealed or “stealthed” are permitted only when no other viable options are available for the free standing facility.

10.302.38. Conditions: Co-Location

10.302.39. Cooperation

10.302.40. Wireless providers shall cooperate in good faith to achieve collocation of wireless facilities and equipment with other wireless providers.

10.302.41. Wireless providers cannot act to exclude other providers from co-locating on the same building, structure or location when co-location is structurally, technically and otherwise possible.

10.302.42. Provisions for Co-Location at New Facilities

10.302.43. Freestanding wireless antenna support structures and facilities at least thirty-five (35) feet tall shall be designed to accommodate two or more carriers.

10.302.44. Conditions: Design

10.302.45. Setbacks

10.302.46. Freestanding wireless antenna towers shall be set back a minimum distance of three(3) times the tower height from limited access highways and major and minor arterials. Otherwise, freestanding wireless antenna towers shall be set back a distance equal to or more than the structure height from property lines.

10.302.47. Ground mounted equipment setback standards are the same as for buildings in the underlying zoning district.

10.302.48. Facility Design

10.302.49. Wireless facilities shall be consistent with the surrounding built environment (planned or existing) considering exterior materials, roof form, scale, mass, color, texture and character. Facilities shall also be compatible with the surrounding natural environment considering landforms, topography, and other natural features.

10.302.50. If a facility is an accessory use to an existing use, the facility shall be constructed from materials equal to or better than the materials of the principal use.

10.302.51. Attached Antenna Design

10.302.52. Building mounted antennae shall be mounted flush as possible to the host structure, without projecting above the parapet.

10.302.53. Roof mounted antennae may be no more than ten (10) feet over the building height, and may exceed the maximum building height requirement in the underlying zoning district. Roof mounted antennae shall be placed as close to the center of the roof as possible.

10.302.54. Building and roof mounted antennae and supporting structures shall be placed, painted and/or screened to be architecturally and visually compatible with the host structure, and integrated into the architectural details of the building as much as possible.

10.302.55. Freestanding Antenna Design

10.302.56. Wireless towers, structures and equipment shall be painted or coated with muted earth colors that provide camouflage and blend with the surrounding built and natural environment.

10.302.57. Guyed towers are prohibited.

10.302.58. Equipment Building and Cabinet Design

10.302.59. Equipment buildings and screening walls shall be compatible with the surrounding built environment, considering exterior materials, roof form, scale, mass, color, texture and character.

10.302.60. Equipment buildings and screening walls shall be constructed with materials that are equal to or better than the materials of the principal use.

10.302.61. Equipment cabinets shall be placed, painted and/or screened to be architecturally and visually compatible with the surrounding built and natural environment.

10.302.62. Screening and Landscaping

10.302.63. Screening and landscaping appropriate to the context of the site and in harmony with the character of the surrounding environment is required when part of a facility is visible from a public right-of-way or adjacent properties.

10.302.64. Landscaping shall form a dense cluster at the base of the facility or screening wall. Trees spaced thirty (30) feet apart shall be planted along the street of facilities that front on a public street.

10.302.65. Lighting

10.302.66. Antenna structures cannot be artificially lighted unless required by the FAA or other state or federal agency.

10.302.67. Beacons shall be used instead of strobe lights if aviation-related safety lighting is required.

10.302.68. Security lighting may be mounted no more than twenty (20) feet high and shall be directed toward the ground to reduce light pollution, prevent offsite light spillage, and avoid illuminating the tower.

10.302.69. Noise

10.302.70. Equipment cannot generate noise that may be heard beyond the site. Exceptions are generators used in emergencies where the regular power supply for a facility is temporarily interrupted, air conditioners, and noise made during regular maintenance.

10.302.71. Conditions: Abandonment

10.302.72. Wireless facilities are considered abandoned if they are unused by all providers at the facility for one hundred eighty (180) consecutive days.

10.302.73. Development Services staff may request documentation about tower or antenna usage from the facility owner.

10.302.74. When abandoned, the facility owner shall reuse the facility in ninety (90) days, transfer the facility to another owner who will reuse it, or dismantle and remove the facility.

10.302.75. If the facility remains ninety (90) days after abandonment, the City may remove it at the facility and/or property owner's expense. If the facility is removed, City approval of the facility will expire.

10.302.76. Conditions: Information Disclosure

10.302.77. Wireless providers shall meet with Development Services staff at their request to give information about the proposed system design. Information will not be recorded and is treated as a confidential trade secret.

10.302.78. Development Services staff may share non-confidential information with other interested parties seeking to place wireless facilities in the City, to promote co-location and co-development of facilities.

~~10.212.3.~~10.302.79. **Donation Box**

~~10.212.3.1~~10.302.79.1 Definition

Donation Box: A container or structure located outside of an enclosed building, used for collection of charitable or for-profit donated items.

~~10.212.3.2~~10.302.79.2 Conditions

(a) Specific use permit approval applies for two years.

(b) After two years, the donation drop-off box shall be removed, or the specific use permit approval renewed.

(c) One donation box may be placed on a property.

(d) Donation boxes cannot obstruct pedestrian or vehicular circulation, nor be located in public rights-of-way, required building setbacks, landscape areas, areas in front of the primary building on the site, drive aisles, required parking spaces, fire lanes, loading zones, or other unsafe location.

(e) Donation boxes may have a capacity of no more than six (6) cubic yards (162 cubic feet), and a height of no more than six and a half (6.5) feet.

(f) Donation boxes shall be clearly marked with:

(1) The specific items and materials requested for donation;

(2) The name of the operator or owners of the donation container;

(3) A local telephone number where the owner, operator or agent of the owner or operator may be reached at any time, and;

(4) A notice stating that no items or materials may be left outside of the box.

(g) Donated items shall be collected and stored in the box. Donated items cannot be left outside of boxes. Donations not fully enclosed in a donation box are considered a zoning violation and public nuisance, with the donations and box subject to removal by the City at the owner's expense.

~~10.212.4.~~10.302.80. **Drive-Through Facility**

~~10.212.4.1~~10.302.80.1 Definition

Drive-Through Facility: Element of a business where goods or services are passed through exterior windows or mechanical devices to patrons in queued motor vehicles.

~~10.212.4.2~~10.302.80.2 Conditions

(a) Drive-through facilities shall be greater than one hundred (100) feet from a residential zoning district.

(b) Drive-through facilities are subject to additional regulations in Chapter 3.

10.302.81. Home Occupation

10.302.82. Definition

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Home Occupation: An occupation or business activity that results in a product or service for financial gain and is conducted in whole or part in the dwelling unit or accessory building and is clearly an accessory or incidental use and subordinate to the residential use of the dwelling unit. Home occupations do not include businesses conducted in designated live- work residence.

10.302.83. Permitted Locations

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10.302.84. Home occupations permitted by right are limited to uses that are primarily office oriented, where the residential character of the home is unchanged. Types of businesses and professions typical of home occupations include, but are not limited to: art studio; home office for telecommuting; food catering; professional office; office for insurance or real estate sales; computer consulting and desktop publishing; tutoring; music instruction; limited mail order and Internet sales; counseling, and no more than one sales party per month.

10.302.85. Prohibited Uses

Uses that could potentially alter the residential character of the surrounding neighborhood, and uses with a pronounced tendency to grow to where the residential character of a dwelling is compromised, are prohibited as home occupations. Types of businesses and professions typical of those prohibited for home occupations include, but are not limited to: barber and beauty services, machine shop; medical, dental or veterinary office; massage therapy (on-site); vehicle repair or body work; vehicle sales, vehicle storage; vehicle restoration; private schools with scheduled or organized classes; retail sales; restaurant; welding; undertaking; and boarding houses.

10.302.86. Conditions

10.302.87. Area and Location

10.302.88. Home occupations can occupy no more than two hundred (200) square feet or no more than ten percent (10%) of a dwelling floor area. Occasional meetings can exceed the floor area standards.

10.302.89. Home occupations are prohibited in accessory buildings. Occupied accessory dwelling units are exempted.

10.302.90. Employees

10.302.91. Employees of home occupations are limited to people living in the dwelling.

10.302.92. External Effects

10.302.93. Noise, vibration, odor, glare, smoke, and other external effects cannot be detectable off-site.

10.302.94. Changes to the residence exterior that detract from the residential character of the neighborhood are prohibited.

10.302.95. Outdoor storage of goods and materials are prohibited.

10.302.96. Parking and Traffic

10.302.97. Parking shall be off-street, except for occasional meetings.

10.302.98. Traffic cannot exceed that typical of a residential neighborhood.

10.302.99. Truck pick-up and delivery is prohibited, except occasional service by parcel carriers serving residential customers in the area.

10.302.100. Sales

10.302.101. Only incidental sales of services and products are permitted. Sales between the proprietor and the public at the residence are prohibited, excluding occasional sales parties (one per month maximum).

10.302.102. Signage and Advertising

10.302.103. Signage identifying the home occupation is prohibited.

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10.302.104. Vehicles

10.302.105. Heavy equipment and commercial vehicles cannot be stored on residential properties.

10.302.106. Visitation

10.302.107. Home occupations can have no more than four (4) business-related visitations a day. Monthly sales parties are exempted.

10.302.108. Visitations are restricted to the hours between 6:00 AM and 9:00 PM only.

10.302.109. Small items for repair cannot be dropped off or picked up.

10.302.110. Advertising shall not publicize the address, which could attract people to the home and harm the residential character of the surrounding area.

10.302.111. Residential Accessory Structure

10.302.112. Definition

Residential Accessory Structure: Structures such as a shed, carport, or garage that is detached from and incidental to a residential host structure. This does not include accessory dwelling units.

10.302.113. Conditions

10.302.114. Residential accessory structures cannot be the primary structure on a lot.

10.302.115. Accessory structures cannot have separate electrical meters or kitchen facilities.

10.302.116. Accessory structures at least two hundred (200) square feet shall be designed so they are architecturally integrated with the host structure through, architectural elements, color, roof pitch and roofing materials.

10.302.117. Satellite Dish

10.302.118. Definition

Satellite Dish: Earth station antenna at least two (2) feet in diameter, used for satellite communication services.

10.302.119. Permitted Locations

10.302.120. Satellite dishes no more than six (6) feet tall, and no more than ten (10) feet in diameter, used for audio and video reception and high-speed Internet access at residences, or day-to-day operation of a business or service on the property, are conditionally permitted in all zoning districts.

10.302.121. Satellite dishes at least six (6) feet tall or at least ten (10) feet in diameter, used in day-to-day operation of a business or service on the property, are conditionally permitted in all zoning districts.

10.302.122. These standards do not apply to small (no more than two (2) feet in diameter) DBS (Dish Network, DirecTV), satellite internet, and similar dishes.

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10.302.123. Conditions

10.302.124. Satellite dishes shall be placed outside of the front yard, and behind the front of the house or main building, at least ten (10) feet from interior and rear property lines.

10.302.125. Structural bases of satellite dishes shall be screened from public view and from adjoining properties by walls, fences, buildings, and/or landscape at least six (6) feet high.

10.302.126. Wires and cables connected to the dish or supporting structures shall be placed underground, except fires and cables flush with the surface of a building or the dish structure.

10.302.127. Satellite dishes cannot have advertising or highly reflective surfaces that are visible from adjacent properties or the public right-of-way.

10.302.128. Swimming Pool

10.302.129. Definition

Swimming Pool: Manmade water body designed for swimming and bathing. This does not include wading pools (no more than thirty (30) inches deep), spas and hot tubs, or pool sales.

10.302.130. Conditions

10.302.131. Swimming pools shall not encroach into any easements or setbacks.

10.302.132. Swimming pool areas shall be enclosed by a screen or a fence four (4) to six (6) feet tall. Gates leading to the pool area from the street or adjacent properties shall be self-latching to prevent uncontrolled access.

10.302.133. Vending Machine (Outdoor)

10.302.134. Definition

Vending Machine (Outdoor): Machine with a footprint of at least four (4) square feet located outside of an enclosed building, which dispenses products stored in the machine by insertion of cash, credit or debit card, tokens, or similar objects. This does not include newspaper boxes.

10.302.135. Permitted Locations

10.302.136. Vending machines located inside an enclosed building are not regulated by this section.

10.302.137. Conditions

10.302.138. One vending machine per five thousand (5,000) square feet of host structure GFA is permitted on a site, with a maximum of ten (10) vending machines for a property.

10.302.139. Vending machines cannot obstruct pedestrian or vehicular circulation, or be located in public rights-of-way, required building setbacks, landscape areas, areas in front of the primary building on the site, drive aisles, required parking spaces, fire lanes, loading zones, or other locations that may be unsafe or create a condition detrimental to surrounding land uses and developments.

10.302.140. Vending machines shall be at least one hundred (100) feet from residential zoning districts. Vending machines on sites next to residential zoning districts, places of residence such as nursing homes and extended care facilities, and lodging establishments cannot have audible alerts or messages, and shall be positioned so illuminated parts face away from residential and lodging uses.

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10.302.141. Illumination and electronic displays for a vending machine shall be static, with no animation or intermittent lighting, intentional or not.

~~**10.212.5.**~~**10.302.142. Free-Standing Cisterns**

~~10.212.5.1~~10.302.142.1 Definition

Free-Standing Cisterns: A reservoir or tank for storing rainwater.

~~**10.212.6. Home Occupation**~~

~~10.212.6.1 Definition~~

~~*Home Occupation:* An occupation or business activity that results in a product or service for financial gain and is conducted in whole or part in the dwelling unit or accessory building and is clearly an accessory or incidental use and subordinate to the residential use of the dwelling unit. Home occupations do not include businesses conducted in designated live- work residence.~~

~~10.212.6.2 Permitted Locations~~

~~(a) Home occupations permitted by right are limited to uses that are primarily office oriented, where the residential character of the home is unchanged. Types of businesses and professions typical of home occupations include, but are not limited to: art studio; home office for telecommuting; food catering; professional office; office for insurance or real estate sales; computer consulting and desktop publishing; tutoring; music instruction; limited mail order and Internet sales; counseling, and no more than one sales party per month.~~

~~(b) Prohibited Uses~~

~~Uses that could potentially alter the residential character of the surrounding neighborhood, and uses with a pronounced tendency to grow to where the residential character of a dwelling is compromised, are prohibited as home occupations. Types of businesses and professions typical of those prohibited for home occupations include, but are not limited to: barber and beauty services, machine shop; medical, dental or veterinary office; massage therapy (on-site); vehicle repair or body work; vehicle sales, vehicle storage; vehicle restoration; private schools with scheduled or organized classes; retail sales; restaurant; welding; undertaking; and boarding houses.~~

~~10.212.6.3 Conditions~~

~~(a) Area and Location~~

~~(1) Home occupations can occupy no more than two hundred (200) square feet or no more than ten percent (10%) of a dwelling floor area. Occasional meetings can exceed the floor area standards.~~

~~(2) Home occupations are prohibited in accessory buildings. Occupied accessory dwelling units are exempted.~~

~~(b) Employees~~

~~(1) Employees of home occupations are limited to people living in the dwelling.~~

~~(c) External Effects~~

(1) Noise, vibration, odor, glare, smoke, and other external effects cannot be detectable off-site.

(2) Changes to the residence exterior that detract from the residential character of the neighborhood are prohibited.

(3) Outdoor storage of goods and materials are prohibited.

(d) Parking and Traffic

(1) Parking shall be off-street, except for occasional meetings.

(2) Traffic cannot exceed that typical of a residential neighborhood.

(3) Truck pick-up and delivery is prohibited, except occasional service by parcel carriers serving residential customers in the area.

(e) Sales

(1) Only incidental sales of services and products are permitted. Sales between the proprietor and the public at the residence are prohibited, excluding occasional sales parties (one per month maximum).

(f) Signage and Advertising

(1) Signage identifying the home occupation is prohibited.

(g) Vehicles

(1) Heavy equipment and commercial vehicles cannot be stored on residential properties.

(h) Visitation

(1) Home occupations can have no more than four (4) business-related visitations a day. Monthly sales parties are exempted.

(2) Visitations are restricted to the hours between 6:00 AM and 9:00 PM only.

(3) Small items for repair cannot be dropped off or picked up.

(4) Advertising shall not publicize the address, which could attract people to the home and harm the residential character of the surrounding area.

10.212.7. Residential Accessory Structure

10.212.7.1 Definition

Residential Accessory Structure: Structures such as a shed, carport, or garage that is detached from and incidental to a residential host structure. This does not include accessory dwelling units.

10.212.7.2 Conditions

(a) Residential accessory structures cannot be the primary structure on a lot.

(b) Accessory structures cannot have separate electrical meters or kitchen facilities.

(c) Accessory structures at least two hundred (200) square feet shall be designed so they are architecturally integrated with the host structure through, architectural elements, color, roof pitch and roofing materials.

10.212.8. Satellite Dish

10.212.8.1 Definition

Satellite Dish: Earth station antenna at least two (2) feet in diameter, used for satellite communication services.

10.212.8.2 Permitted Locations

(a) Satellite dishes no more than six (6) feet tall, and no more than ten (10) feet in diameter, used for audio and video reception and high-speed Internet access at residences, or day-to-day operation of a business or service on the property, are conditionally permitted in all zoning districts.

(b) Satellite dishes at least six (6) feet tall or at least ten (10) feet in diameter, used in day-to-day operation of a business or service on the property, are conditionally permitted in all zoning districts.

(c) These standards do not apply to small (no more than two (2) feet in diameter) DBS (Dish Network, DirecTV), satellite internet, and similar dishes.

10.212.8.3 Conditions

(a) Satellite dishes shall be placed outside of the front yard, and behind the front of the house or main building, at least ten (10) feet from interior and rear property lines.

(b) Structural bases of satellite dishes shall be screened from public view and from adjoining properties by walls, fences, buildings, and/or landscape at least six (6) feet high.

(c) Wires and cables connected to the dish or supporting structures shall be placed underground, except fires and cables flush with the surface of a building or the dish structure.

(d) Satellite dishes cannot have advertising or highly reflective surfaces that are visible from adjacent properties or the public right-of-way.

10.212.9. Swimming Pool

10.212.9.1 Definition

Swimming Pool: Manmade water body designed for swimming and bathing. This does not include wading pools (no more than thirty (30) inches deep), spas and hot tubs, or pool sales.

10.212.9.2 Conditions

(a) Swimming pools shall not encroach into any easements.

(b) Swimming pool areas shall be enclosed by a screen or a fence four (4) to six (6) feet tall. Gates leading to the pool area from the street or adjacent properties shall be self-latching to prevent uncontrolled access.

10.212.10. Vending Machine (Outdoor)

~~10.212.10.1 Definition~~

~~*Vending Machine (Outdoor):* Machine with a footprint of at least four (4) square feet located outside of an enclosed building, which dispenses products stored in the machine by insertion of cash, credit or debit card, tokens, or similar objects. This does not include newspaper boxes.~~

~~10.212.10.2 Permitted Locations~~

~~(a) Vending machines located inside an enclosed building are not regulated by this section.~~

~~10.212.10.3 Conditions~~

~~(a) One vending machine per five thousand (5,000) square feet of host structure GFA is permitted on a site, with a maximum of ten (10) vending machines for a property.~~

~~(b) Vending machines cannot obstruct pedestrian or vehicular circulation, or be located in public rights-of-way, required building setbacks, landscape areas, areas in front of the primary building on the site, drive aisles, required parking spaces, fire lanes, loading zones, or other locations that may be unsafe or create a condition detrimental to surrounding land uses and developments.~~

~~(c) Vending machines shall be at least one hundred (100) feet from residential zoning districts. Vending machines on sites next to residential zoning districts, places of residence such as nursing homes and extended care facilities, and lodging establishments cannot have audible alerts or messages, and shall be positioned so illuminated parts face away from residential and lodging uses.~~

~~(d) Illumination and electronic displays for a vending machine shall be static, with no animation or intermittent lighting, intentional or not.~~

~~10.212.11.~~10.302.143. Wind Energy System

~~10.212.11.1~~10.302.143.1 Definition

Wind Energy System: A wind-driven turbine (whether roof or tower mounted), and associated control or conversion electronics for the purpose of providing electrical power to a privately owned lot or parcel.

~~10.212.12. Wireless Facility~~

~~Those most likely to refer to wireless facility are zoning and leasing consultants and RF engineers representing wireless service providers. Most other land use standards are not germane to their site selection process. For ease of reference and reproduction, the design criteria for wireless facilities are included here instead of the use specific design rules in Section 10.305.~~

~~10.212.12.1 Intent~~

~~To accommodate wireless communication needs of Hutto residents, businesses and visitors, while protecting the City's public health, safety, general welfare and visual environment, these standards for wireless facilities are established to:~~

~~(a) Enhance the ability to provide wireless services to City residents, businesses and visitors.~~

~~(b) Protect the City's environmental resources and visual environment from the potential adverse visual effects of wireless facility development, through careful design and siting standards.~~

(c) Reduce the number of towers needed to provide communications services, by requiring placement of new facilities on existing structures wherever possible, and requiring co-location of wireless providers on existing and new towers.

(d) Use performance standards and incentives to promote the location of wireless facilities on concealed structures and existing buildings and towers.

10.212.12.2 Definitions

(a) *Wireless Facility, Attached:* Wireless facility incorporating an antenna mounted on an existing building, silo, smokestack, water tower, utility or power pole, or support structure other than an antenna tower.

(b) *Wireless Facility, Concealed:* Wireless facility incorporating an antenna with a support structure that screens or camouflages the presence of antennas and/or towers from public view, in a way appropriate to the site's context and surrounding environment including, but not limited to, manmade trees, clock towers, flagpoles, light structures, steeples, and similar objects.

(c) *Wireless Facility, Freestanding:* Equipment, physical plant and area of the property and/or building used to provide wireless services, including cables and wires, conduits, pedestals, antennas, towers, concealed structures, electronic devices, equipment buildings and cabinets, landscaping, fencing and screening, and parking areas. Also known as a cellular tower, cell site, or CMRS facility.

10.212.12.3 Permitted Locations

(a) Attached Facilities

Attached wireless facilities are permitted or considered as follows:

(1) Wireless equipment attached to or mounted on an existing building or structure (or later similar replacement structure) is permitted by right in the N-2, CC, B, and M districts, subject to design review and approval by Development Services staff.

(2) Wireless equipment attached to or mounted on an existing building or structure (or substantially similar replacement structure) is subject to specific use permit review in AR, R-1, N-1, N-2(H), MU-1, MU-2 and PR districts.

(3) Wireless equipment on residential buildings with less than four dwelling units is prohibited.

(b) Concealed Facilities

Concealed facilities are permitted or considered as follows:

(1) Concealed facilities no more than forty (40) feet high are permitted by right, subject to design review and approval by Development Services staff, in N-2, N-2(H), CC, B, and M districts.

(2) Concealed facilities no more than forty (40) feet. high at schools, places of worship, amenity centers, community facilities and other sites not primarily occupied by residential uses are subject to specific use permit review in AR, R-1, N-1, MU-1, MU-2 and PR districts.

(c) Freestanding Facilities

Freestanding wireless facilities are permitted as follows:

(1) Freestanding wireless facilities are subject to specific use permit review in CC, B, M, and PR districts.

(2) Towers thirty five (35) feet to one hundred (100) feet tall shall be separated from existing towers by at least two thousand five hundred (2,500) feet. Towers greater than one hundred (100) feet tall shall be separated from existing towers by at least three thousand five hundred (3,500) feet.

10.212.12.4 Conditions: Preferred Facility Types

(1) Order of preference for new permanent wireless facilities, from most preferred to least preferred, is:

(2) Co-location on existing tower or broadcast antenna towers (if not technically possible, then);

(3) Attached antennas (if not technically possible, then);

(4) Concealed/stealth antennas

(b) Freestanding antenna structures that are not concealed or "stealthed" are permitted only when no other viable options are available for the free standing facility.

10.212.12.5 Conditions: Co-Location

(a) Cooperation

(1) Wireless providers shall cooperate in good faith to achieve collocation of wireless facilities and equipment with other wireless providers.

(2) Wireless providers cannot act to exclude other providers from co-locating on the same building, structure or location when co-location is structurally, technically and otherwise possible.

(b) Provisions for Co-Location at New Facilities

(1) Freestanding wireless antenna support structures and facilities at least thirty-five (35) feet tall shall be designed to accommodate two or more carriers.

10.212.12.6 Conditions: Design

(a) Setbacks

(1) Freestanding wireless antenna towers shall be set back a minimum distance of three(3) times the tower height from limited access highways and major and minor arterials. Otherwise, freestanding wireless antenna towers shall be set back a distance equal to or more than the structure height from property lines.

(2) Ground mounted equipment setback standards are the same as for buildings in the underlying zoning district.

(b) Facility Design

(1) Wireless facilities shall be consistent with the surrounding built environment (planned or existing) considering exterior materials, roof form, scale, mass, color, texture and character. Facilities shall also be compatible with the surrounding

~~natural environment considering landforms, topography, and other natural features.~~

~~(2) If a facility is an accessory use to an existing use, the facility shall be constructed from materials equal to or better than the materials of the principal use.~~

~~(c) Attached Antenna Design~~

~~(1) Building mounted antennae shall be mounted flush as possible to the host structure, without projecting above the parapet.~~

~~(2) Roof mounted antennae may be no more than ten (10) feet over the building height, and may exceed the maximum building height requirement in the underlying zoning district. Roof mounted antennae shall be placed as close to the center of the roof as possible.~~

~~(3) Building and roof mounted antennae and supporting structures shall be placed, painted and/or screened to be architecturally and visually compatible with the host structure, and integrated into the architectural details of the building as much as possible.~~

~~(d) Freestanding Antenna Design~~

~~(1) Wireless towers, structures and equipment shall be painted or coated with muted earth colors that provide camouflage and blend with the surrounding built and natural environment.~~

~~(2) Guyed towers are prohibited.~~

~~(e) Equipment Building and Cabinet Design~~

~~(1) Equipment buildings and screening walls shall be compatible with the surrounding built environment, considering exterior materials, roof form, scale, mass, color, texture and character.~~

~~(2) Equipment buildings and screening walls shall be constructed with materials that are equal to or better than the materials of the principal use.~~

~~(3) Equipment cabinets shall be placed, painted and/or screened to be architecturally and visually compatible with the surrounding built and natural environment.~~

~~(f) Screening and Landscaping~~

~~(1) Screening and landscaping appropriate to the context of the site and in harmony with the character of the surrounding environment is required when part of a facility is visible from a public right-of-way or adjacent properties.~~

~~(2) Landscaping shall form a dense cluster at the base of the facility or screening wall. Trees spaced thirty (30) feet apart shall be planted along the street of facilities that front on a public street.~~

~~(g) Lighting~~

~~(1) Antenna structures cannot be artificially lighted unless required by the FAA or other state or federal agency.~~

~~(2) Beacons shall be used instead of strobe lights if aviation-related safety lighting is required.~~

~~(3) Security lighting may be mounted no more than twenty (20) feet high and shall be directed toward the ground to reduce light pollution, prevent offsite light spillage, and avoid illuminating the tower.~~

~~(h) Noise~~

~~(1) Equipment cannot generate noise that may be heard beyond the site. Exceptions are generators used in emergencies where the regular power supply for a facility is temporarily interrupted, air conditioners, and noise made during regular maintenance.~~

~~10.212.12.7 Conditions: Abandonment~~

~~(a) Wireless facilities are considered abandoned if they are unused by all providers at the facility for one hundred eighty (180) consecutive days.~~

~~(b) Development Services staff may request documentation about tower or antenna usage from the facility owner.~~

~~(c) When abandoned, the facility owner shall reuse the facility in ninety (90) days, transfer the facility to another owner who will reuse it, or dismantle and remove the facility.~~

~~(d) If the facility remains ninety (90) days after abandonment, the City may remove it at the facility and/or property owner's expense. If the facility is removed, City approval of the facility will expire.~~

~~10.212.12.8 Conditions: Information Disclosure~~

~~(a) Wireless providers shall meet with Development Services staff at their request to give information about the proposed system design. Information will not be recorded and is treated as a confidential trade secret.~~

~~(b) Development Services staff may share non-confidential information with other interested parties seeking to place wireless facilities in the City, to promote co-location and co-development of facilities.~~

~~10.213.~~10.303. General Performance Standards

~~10.213.1.~~10.303.1. General

Permitted uses shall conform in operation, location, and construction to general performance standards and use-specific performance standards. Standards in this section supplement related local (Code of Ordinances), state and federal standards.

~~10.213.2.~~10.303.2. Electrical and Radio Frequency Disturbance

Uses cannot create electrical or radio frequency disturbance that adversely affects the operation of electrical and electronic equipment in the vicinity.

~~10.213.3.~~10.303.3. Flammable and Explosive Materials

~~10.213.3.1~~10.303.3.1 Manufacture and Storage of Explosive Materials

(a) Uses involving manufacture or storage of compounds or products that decompose by detonation are prohibited.

(b) Chlorates, nitrates, perchlorates, phosphorus, and similar substances and compounds in small quantities for use by industry, school laboratories, pharmacists or wholesalers may be permitted when approved by the Williamson County Emergency Services District #3 / Hutto Fire Rescue.

~~10.213.3.2~~10.303.3.2 Storage of Flammable Materials

Storage and use of flammable liquids and materials such as pyroxylin plastics, nitrocellulose film, solvents, and petroleum products are permitted only when the storage or use conforms to Williamson County Emergency Services District #3 / Hutto Fire Rescue standards.

~~10.213.4.~~10.303.4. Hazardous and Waste Materials

Storage, use and handling of hazardous substances (as defined by the National Fire Protection Association Guide or successor publication) and/or waste, or the storage and disposal of solid, liquid, gaseous and/or sanitary waste, is prohibited.

~~10.213.5.~~10.303.5. Lighting and Glare

~~10.213.5.1~~10.303.5.1 Outdoor Lighting

Outdoor lighting shall conform to lighting design standards in Section 10.308.

~~10.213.5.2~~10.303.5.2 Glare

Uses cannot produce intense glare or direct illumination across the bounding property line. Glare or light cannot be so intense that it creates a nuisance or detracts from the use and enjoyment of nearby properties.

~~10.213.6.~~10.303.6. Noise

Noise nuisances shall be governed per the City of Hutto Code of Ordinances Chapter 14, Division 2, Article 14.03 Noise.

~~10.213.7.~~10.303.7. Odor

~~10.213.7.1~~10.303.7.1 Offensive and Unhealthy Odors

Uses generating odors of an intensity and character detrimental to the health, safety, welfare or comfort of the public shall be removed, stopped, or modified to remove the odor. The odors shall be reasonably prevented when perceptible at the property line.

~~10.213.7.2~~10.303.7.2 Restaurants and Food Service

Cooking odor shall be removed to the maximum extent possible using best available ventilation technology.

~~10.213.8.~~10.303.8. Outdoor Storage and Display

~~10.213.8.1~~10.303.8.1 General Items and Equipment

General outdoor storage of equipment, machinery, building materials, shipping containers, pallets and similar materials is permitted only in the B district, and shall be screened in conformance to fence design standards in Section 10.307.

~~10.213.8.2~~10.303.8.2 General Outdoor Storage Areas

Areas used for general outdoor storage as an accessory use to a commercial or industrial use shall be screened in conformance to fence design standards in Section 10.307.

~~10.213.8.3~~10.303.8.3 Junk

Outdoor storage of junk is prohibited.

~~10.213.8.4~~10.303.8.4 Off-Site Storage

Outdoor storage and display of items not related to a business on the property is permitted only in the B district, screened in conformance to fence design standards in Section 10.307.

~~10.213.8.5~~10.303.8.5 Recreational Vehicles and Boat Storage

(a) Storage areas for resident-owned recreational vehicles and boats may be designated in residential developments either during the initial review of the development, or later considered subject to specific use permit review. Storage areas shall be owned and maintained by a homeowners association.

(b) Otherwise, off-site storage of recreational vehicles and boats is permitted only in the B district on a parcel approved for vehicle storage use in Section 10.208.10~~10.208.10~~~~10.208.11~~.

~~10.213.8.6~~10.303.8.6 Trash Enclosures

Storage areas, solid waste dumpsters, trash compactors and large items for solid waste pick-up shall be screened in conformance to architecture and fence design standards in Chapter 3.

~~10.213.8.7~~10.303.8.7 Vehicles for Sale

(a) Outdoor display of vehicles for sale or rent, at sites approved for that use, shall conform to the following standards.

(b) Vehicles cannot be displayed or stored in the public right-of-way, private access roads or drive aisles.

(c) Vehicles cannot be displayed or stored in landscape areas or buffers.

(d) Vehicles cannot be displayed or stored on elevated pads, ramps, or similar structures.

(e) Only automobiles, vans, light trucks, and sport utility vehicles with a gross vehicle weight of less than seven thousand five hundred (7,500) pounds intended for sale or rental to the general consumer market may be parked in the row closest to the public right-of-way. Vehicles in the parking row closest to the public right-of- way cannot display attention-getting displays and devices normally not found on vehicles owned by the general public.

(f) Inventory parking cannot cause the amount of parking available for customers, employees and general loading to decrease below the minimum amount required by Section 10.304.9.

(g) Inventory shall be screened from adjacent residential properties in conformance to fence design standards in Section 10.307. Inventory cannot be visible above the peak of the wall when viewed by a person of normal height standing on the ground of adjacent properties.

~~10.213.8.8~~10.303.8.8 Vehicles to be Repaired

(a) Vehicles storage for repair is permitted only on parcels approved for minor and major vehicle repair businesses.

(b) Vehicles stored for repair, and related parts, shall be placed in an area inside the building envelope, screened in conformance to fence design standards in Section 10.307.

(c) Vehicles and parts cannot be visible above the peak of the wall when viewed by a person of normal height standing on the ground of adjacent properties or the closest rights-of-way.

(d) Vehicles and parts shall be set back at least twenty (20) feet from adjacent residential properties.

(e) Ten or less wrecked or inoperable vehicles may be stored outdoors at a major vehicle repair businesses, for active restoration projects or customer repair work. Wrecked or inoperable vehicles shall be stored inside screened areas per Section 10.307.

~~10.213.8.9~~10.303.8.9 Other Products for Sale

(a) Outdoor sales of items not described above shall conform to the following standards.

(b) Outdoor display of items normally produced or sold in the principal structure on the property is permitted during business hours only.

(c) Inventory cannot be displayed between the principal structure and the public right-of-way, except an area ten (10) feet of the front of the building and twenty (20) feet on both sides of the entrance. Exceptions are landscaping materials, nursery stock, sidewalk sales and street fairs, farmer's markets, Christmas tree sales, and garage sales.

(d) Inventory cannot be displayed or stored in landscape areas or buffers; in the public right-of-way or on private access roads; or on elevated pads, ramps and similar structures.

(e) Inventory shall be screened from adjacent residential properties in conformance to fence design standards in Section 10.307. Inventory cannot be visible above the peak of the wall when viewed by a person of normal height standing on the ground of adjacent properties.

(f) Inventory shall be set back at least twenty (20) feet from adjacent residential properties.

~~10.213.8.10~~10.303.8.10 Large Items

Large items shall be presented and stored in a way that minimizes their visual impact. Extending vertical elements of man lifts, cranes, truck mounted cement pumps and similar equipment shall be kept lowered. Large items may be subject to specific use permit review.

~~10.213.8.11~~10.303.8.11 Expected Uses

Screening standards do not apply to working farm equipment used on an operating farm, or construction equipment, vehicles, building materials and field offices for use on the property while a building permit is in effect for construction.

~~10.213.9.~~10.303.9. **Smoke and Particulate Matter**

~~10.213.9.1~~10.303.9.1 Air Pollution

Uses cannot discharge across the lot lines fly ash, dust, smoke, vapors, noxious, toxic or corrosive matter, or other air pollutants in a concentration that is detrimental to health, animals, vegetation or property, or conflicts with public air quality standards as set by the Texas Commission on Environmental Quality and Texas Open Burning Act.

~~10.213.9.2~~10.303.9.2 Fugitive Dust

Uses generating fugitive dust and particulate matter shall be conducted so dust and particulates are not transported across the bounding property line in concentrations of four grains per one thousand (1,000) cubic feet of air or more.

~~10.213.9.3~~10.303.9.3 Gases

Uses cannot emit gas that is injurious or destructive, harmful to person or property, or explosive.

~~10.213.10.~~10.303.10. **Traffic Impact**

Development Services or Public Works staff may require a traffic study for proposals for development projected to generate at least one hundred (100) peak hour vehicle trips. When a traffic impact study is required, the type and scope of the study will be decided during a pre-application meeting with Development Services and Public Works staff. Representatives from other agencies and departments may also be involved.

~~10.213.11.~~10.303.11. **Toxic and Noxious Matter**

Maximum concentration of toxic or noxious matter across a bounding property line is ten percent (10%) of the threshold limit for an industrial worker as determined by state or federal standards, whichever is stricter.

~~10.213.12.~~10.303.12. **Vibration**

Uses cannot generate earth borne vibration limits at the bounding property line that would be detectable without the aid of instruments.

Chapter 3. Development Standards

10.301. Intent

Site design standards establish design criteria and minimum standards for development in the city. The rules are intended to:

(a) Enhance and protect Hutto's character, built environment, quality of life and community image through clearly articulated development design goals and policies, design guidelines and minimum design standards.

(b) Protect and promote Hutto's long-term vitality through design standards that encourage and reward high-quality development while discouraging less attractive and less enduring alternatives.

(c) Minimize adverse impacts of vehicular circulation to existing neighborhoods and to the surrounding physical environment.

(d) Enhance and protect the security and health, safety and welfare of Hutto residents.

10.302. Bulk, Setbacks and Buffers

10.302.1. Intent

Bulk, setback and buffer standards regulate the placement of buildings and other improvements on a parcel. Land use regulations traditionally regulate building placement so adequate light and air can be provided to building occupants and slow the spread of fires from building to building. However, building placement can be crucial in defining a community's sense of place.

10.302.2. Applicability

This section applies in the following areas:

City of Hutto	Hutto extraterritorial jurisdiction (ETJ)
Yes	**No**

10.302.3. Setback Encroachment and Additional Setback Standards

The following outlines additional setback and encroachment requirements for certain structures or uses that are not addressed in the base zoning district standards. Encroachments across property lines, into the public right-of-way, or into utility, drainage, access, or conservation easements are prohibited.

10.302.3.1 General Requirements in Addition to Zoning District Tables

In addition to requirements outlined in the Zoning District Tables in Chapter 2 (Land Use Standards), the following setback requirements apply to other structures or uses in addition to those found in Chapter 2.

Table 302-1: General Requirements

Type of structure or use	Residential uses	Non-residential uses
Air conditioning equipment	Any part of the side and rear yard	~~n~~N/A Preferred to be placed on the roof or reference Section 10.305.3.5
Arbors and trellises	Any yard, at least 5 feet from neighboring property lines	
Awnings	No more than 3 feet into front, side or rear setback; may hang over easements	No more than 6 feet into front, side or rear setback; may hang over easements; may hang over public ROW ~~with approval of City Council~~in the Downtown/Historic District
Backflow prevention devices	Within an easement in the front yard	~~A~~Within an easement in any yard on the site
Bay windows, chimneys, entry vestibules less than 8 feet wide and less than 33% of the wall length, overhanging eaves	No more than 3 feet into any setback	
~~Open deck greater than 5 feet above grade~~	~~At least 5 feet into the rear setback if the area underneath is left unscreened and unenclosed~~	~~n/a~~
~~Open deck no more than 5 feet above grade~~	~~Into the rear setback, at least 10 feet from a property line~~	~~n/a~~
Ramps and other access devices required by the ADA	Any yard on the site	
Retaining walls	Any yard on the site	
Swimming pools and spas	At least 3 feet away from any freestanding structure and at least 5 feet away from all side and rear lot lines; shall be placed in the rear yard and may not be located within any easement. See 10.302.~~4.5~~4.5	

10.302.3.2 Drainage Easement Setbacks

Minimum structural setbacks from drainage easements shall be determined based on the greater of the full studied one percent (1%) floodplain, delineated wetlands or one hundred (100) feet from the centerline of the waterway. However, in no case shall setbacks be less than the following:

(a) Watercourses draining an area of at least a half (0.5) square miles with a defined bed and bank, designated one percent (1%) floodplains, and Category 3 wetlands: 25 feet.

(b) Watercourses draining an area of a half (0.5) to twenty (20) square miles and Category 2 wetlands: 75 feet.

(c) Watercourses draining an area of greater than twenty (20) square miles and Category 1 wetlands: 125 feet.

10.302.4. Bufferyard

10.302.4.1 Bufferyards Between Lots

Bufferyards are required between certain land uses to prevent or minimize potential nuisances such as noise or light and to provide a transition between uses that may not be compatible with each other.

10.302.4.2 Bufferyard Standards

(a) Bufferyards shall be landscaped in accordance with the tree and shrub standards found in Section 10.306.

(b) Bufferyards shall be measured from the property line and extend inward by the required distance. ~~unless an existing easement interferes. In such case, the Director of Development Services may authorize a variation to the bufferyard to accommodate the required planting and bufferyard width to the maximum extent practicable.~~

(c) No site development shall be permitted within a required bufferyard. This includes but is not limited to, parking, drive aisles, alleys, accessory buildings, dumpsters, storage, or light fixtures. Passive recreation, including pedestrian trails and seating areas, may be permitted within required bufferyards, provided that the required depth of the bufferyard and all required plantings are provided.

(d) A non-residential use developed ~~in a residential zoning district will~~adjacent to a residential use shall be required to provide a masonry wall not ess than eight (8) ft in height and a ~~low level~~ bufferyard adjacent to residential development, as defined in Section 10.302.4.3(a).

(e) Detention or retention ponds ~~may be permitted~~ are prohibited within the bufferyard ~~up to twenty-five percent (25%) if it is determined by the City Engineer that there is no other feasible option for the detention of stormwater. If detention or retention is located within the required bufferyard, the requirements of this section shall be met in full within the remaining bufferyard area, and additional screening or aesthetic treatment of the pond may be required depending on the location and circumstances of the site~~.

Commented [MR1]: Per the meeting with the work group they didn't like this. They want us to just say no.

~~(f) The Director of Development Services may approve up to a fifty percent (50%) bufferyard reduction for properties abutting a drainage easement or other designated open space.~~

~~(g)~~(f) Development within or adjacent to a PUD district shall be subject to the bufferyard requirements for the most appropriate zoning district based on the use of the property.

~~(h) Notwithstanding Section~~ 10.302.4.3~~10.302.4.3, Development Services staff may require a masonry wall within a required bufferyard in order to mitigate nuisances caused by light, noise, odor, or any other source.~~

10.302.4.3 Required Bufferyards

The table below indicates the level of bufferyard required between each zoning district or land use. Letters “a” to “c” correspond to the type of bufferyard required and the specific situations in which the bufferyard is required. A box “-“ indicates that a bufferyard is not required between those development types.

Table 302-2: Bufferyard Requirements

	Adjacent District										
	PR	AR	R-1	N-1	N-2	N-2(H)	MU-1	MU-2	CC	B	M
PR	-	-	-	-	-	-	-	-	-	-	-
AR	-	-	-	-	-	-	-	-	-	-	-
R-1	a	a	-	-	-	-	-	-	-	-	-
N-1	a	a	a	-	-	-	-	-	-	-	-
N-2	b	b	b	a	a	a	-	-	-	-	-
N-2(H)	a	a	a	a	a	-	-	-	-	-	-
MU-1	a	a	ba	ba	ba	ba	-	-	-	-	-
MU-2	c	c	c	b	b	b	a	-	-	-	-
CC	b	c	c	b	b	b	b	a	-	-	-
B	c	c*	c*	c*	c*	c*	b	a	-	-	-
M	c	c*	c*	c*	c	c	c	c	b	a	-

*bufferyard C between B/M districts and residential districts have specific provisions; see below.

(a) A low level bufferyard (“a”) shall consist of the following:

(1) A ten (10) foot wide planting area with a continuous landscape hedge not less than three (3) feet in height at maturity is required; or a five (5) foot wide planting area plus a masonry wall, living screen, or wrought iron/metal fence not less than six eight(6 8) feeteight (8) feet in height. is required in accordance with Section 10.301.1.1(a)10.302.4.2(h).

(2) For every fifty (50) linear feet of bufferyard, a minimum of two one (21) canopy trees and one (1) ornamental tree is required. These trees shall be distributed throughout the bufferyard to avoid clustering.

(3) The masonry wall, living screen, or wrought iron/metal fence shall be positioned as the outermost element, with landscaping, such as low shrubs, provided on the exterior side facing the adjacent property or right-of-way to soften the appearance of the wall. To the maximum extent practicable, the visual appearance of the wall shall be attractive with architectural details such as friezes, decorative cornices, tile work, murals, changes in materials, 3D brick patterns, moldings, offsets, reveals, protruding posts pilasters, projecting ribs, or other 3D features incorporating or suggesting architectural or structural members.

(b) A medium level bufferyard (“b”) shall consist of the following:

(1) A twenty (20) foot wide planting area with a continuous landscape hedge not less than three (3) feet in height at maturity is required; or a fifteen (15) foot wide planting area plus an eight (8) foot masonry wall ~~, living screen with approval from the Director of Development Services, or wrought iron/metal fence not less than six (6) feet in height is required in accordance with Section~~ 10.301.1.1(a)~~10.302.4.2(h)~~.

(2) For every fifty (50) linear feet of bufferyard, a minimum of ~~two~~ one (~~2~~1) canopy trees and one (1) ornamental tree is required. These trees shall be distributed throughout the bufferyard to avoid clustering.

~~(2)~~(3) The masonry wall~~, living screen, or wrought iron/metal fence~~ shall be positioned as the outermost element, with landscaping, such as low shrubs, provided on the exterior side facing the adjacent property or right-of-way to soften the appearance of the wall. To the maximum extent practicable, the visual appearance of the wall shall be attractive with architectural details such as friezes, decorative cornices, tile work, murals, changes in materials, 3D brick patterns, moldings, offsets, reveals, protruding posts pilasters, projecting ribs, or other 3D features incorporating or suggesting architectural or structural members

(c) A high level bufferyard ("c") shall consist of the following:

(1) A twenty-five (25) foot wide planting area with a continuous landscape hedge not less than three (3) feet in height at maturity is required; or a twenty (20) foot wide planting area plus an eight (8) foot masonry wall

~~(1) , living screen with approval from the Director of Development Services, or wrought iron/metal fence not less than six (6) feet tall in accordance with Section~~ (a)~~10.302.4.2(h)~~.

(2) For every fifty (50) linear feet of bufferyard, a minimum of ~~two~~ one (~~2~~1) canopy trees and one (1) ornamental tree is required. These trees shall be distributed throughout the bufferyard to avoid clustering.

(3) Any B or M zoning district adjacent to a residentially zoned property shall also provide a~~-~~ planting area with a minimum width equal to the greater of the maximum height allowed in the zoning district, or the height of the industrial use. The planting area shall have an eight (8) foot tall masonry wall in accordance with Section 10.301.1.1(a)~~10.302.4.2(h)~~.

10.302.4.4 Bufferyards Adjacent to Development Perimeter Walls

Where a development perimeter wall is provided, a bufferyard consisting of the following shall be provided between the wall and the street:

(a) A ten (10) foot wide planting area;

(b) For every fifty (50) linear feet of bufferyard, a minimum of two (2) canopy trees and one (1) ornamental tree, and;

(c) A continuous landscape hedge not less than three (3) feet in height at maturity.

10.302.4.5 Swimming pools and spas

Bulk standards for swimming pools and spas are:

(a) Edge of in-ground or above ground pool, and in-ground spas:

- Must be located at least 3 ft. from any freestanding structure, and at least 5 ft. from all side and rear lot lines;
- May not be located within a utility easement; and
- Must be placed in a rear or side yard.

(b) Edge of concrete deck:

- Must be located at least 5 ft. from all side and rear lot lines;
- May not be located within a utility easement; and
- Must be placed in a rear or side yard.

(c) Edge of wood deck:

- Same as for accessory structures in underlying zoning district.

10.303. Site Design

10.303.1. Applicability

This section applies in the following areas:

City of Hutto	Hutto extraterritorial jurisdiction (ETJ)
Yes	**No**

10.303.2. Siting and Orientation: Multiple Household Developments

10.303.2.1 Applicability

These standards apply to all multifamily dwelling uses.

10.303.2.2 Building Orientation

Buildings shall be oriented towards either the perimeter streets, or an internal drive or road network that recreates a traditional grid or traditional village, rather than orientation only to internal parking lots.

10.303.2.3 Common Open Space

(a) Common Open Space Required

The minimum amount of common open space, as a percentage of gross land area, shall be twenty percent (20%).

(b) Common Open Space Siting

(1) Common open space shall be amassed into meaningful, quality open spaces. Designated common open space may be in a natural, undisturbed state, landscaped for more formal courtyards or plazas, or developed for active or passive recreation.

(2) Common open space land shall be compact and contiguous to the maximum extent practicable, unless the land is used as a continuation of an existing greenway, trail, or other linear park, or unless specific topographic features require a different configuration.

(3) Common open space shall be reasonably accessible to all residents of the development.

(c) Areas not considered as common open space

The following do not count towards require common open space:

(1) Private lots, yards, balconies and patios dedicated for use by a specific unit.

(2) Public right-of-way or private streets and drives.

(3) Open parking areas and driveways for dwellings.

(4) Land covered by structures except ancillary structures associated with use of open space such as gazebos and picnic shelters.

(5) Designated outdoor storage areas.

(6) Land areas between buildings, and between building and parking lots or driveways, of greater than forty (40) feet.

(7) Required perimeter setbacks.

(8) Detention/retention facilities, including drainage swales, unless designed for use as accessible and useable year-round community amenities by the residents of the development (e.g., picnic areas, passive recreation areas, playgrounds, ponds for fishing and/or boating, etc.).

(9) Areas under high-tension power lines.

(10) Wetlands that are saturated for greater than fifty percent (50%) of the year.

~~**10.303.3. Alternative Compliance**~~

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~~For developments where application of the common open space requirement may not be practical or appropriate, the Director of Development Services may approve an alternative that provides equivalent open space value or access.~~

~~10.303.4.~~10.303.3. **Siting and Orientation: Non-Residential Sites and Structures**

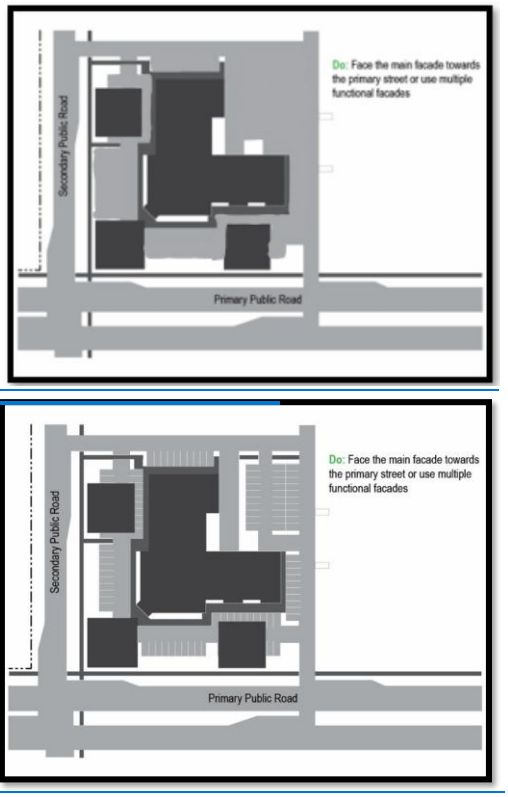
~~10.303.4.1~~10.303.3.1 Applicability

These standards apply to all nonresidential developments.

~~10.303.4.2~~10.303.3.2 Orientation to Streets

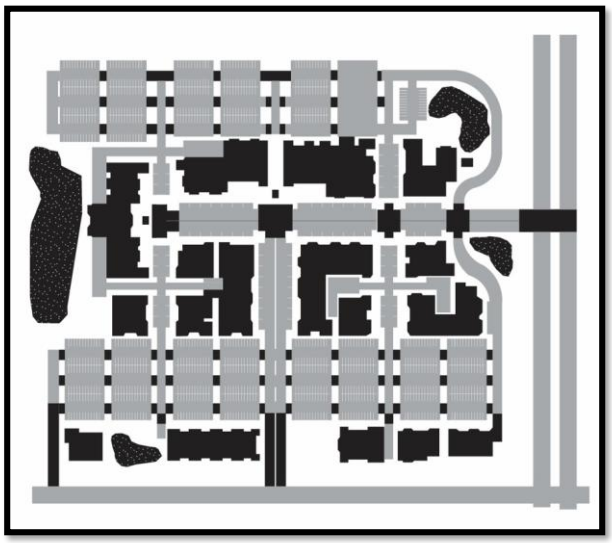
(a) The primary façade and pedestrian entrance of a building shall be oriented towards the public right-of-way when not facing an internal street and when there is a lack of adequate buffer to hide "back of house" mechanical and structural items.. Refer to Figure 303.3-1**Error! Reference source not found.**~~Figure 303.3-1.~~ for further guidance.

Figure 303.3-1: Non-Residential Structure Orientation



(b) In shopping and commercial centers, and developments with multiple buildings, buildings shall be oriented towards either the perimeter streets, or an internal drive, paseo or or road network, or active publicly-accessible mall/plaza that recreates a village street or village green, rather than orientation only to internal parking lots. Pedestrian crossings shall be provided within the development through pedestrian tables/raised crosswalks, lit/flashing crosswalks, pedestrian sheds, chicanes, or similar design. Refer to Figure 303.3-2 for further guidance.

Figure 303.3-2: Multiple Non-Residential Structures Orientation



~~10.303.4.3~~10.303.3.3 Orientation to Walkways

One main building entrance shall open directly onto a connecting walkway with pedestrian frontage. Sides of a principal building facing a public street shall have one or more customer entrances. When a principal building faces more than two public streets, this requirement will apply only to two sides.

~~10.303.4.4~~10.303.3.4 Plazas

Commercial buildings shall be placed in a way that creates plazas and pedestrian gathering areas at least two hundred (200) square feet in size to buffer pedestrians from traffic and circulation areas.

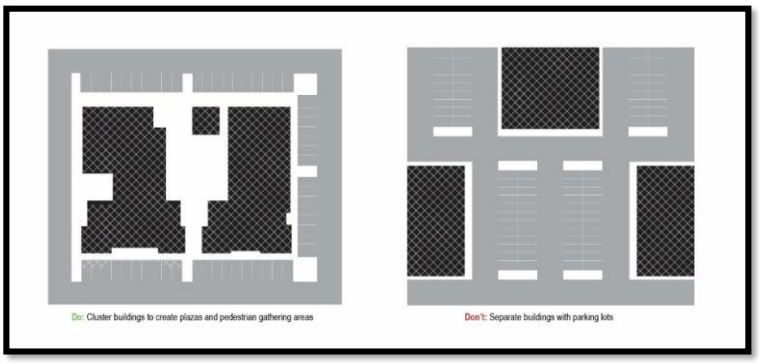
~~10.303.4.5~~10.303.3.5 Views

Commercial buildings shall be oriented to promote views through and into each commercial development, with view corridors at least fifteen (15) feet wide between structures or landscape features.

~~10.303.4.6~~10.303.3.6 Clustering

In larger master planned and multiple building projects, buildings shall be clustered to create defined pedestrian areas, minimize the footprint of impervious surfaces, and encourage shared amenities (see Figure 303.3-3).

Figure 303.3-3: Clustering Multiple Non-Residential Structures



~~10.303.5.~~10.303.4. Modular Homes

A modular home shall meet the following requirements.

(a) The modular home meets or exceeds all building code requirements that apply to other dwelling units concerning on-site construction.

(b) The modular home conforms to all applicable zoning standards for the respective zoning district.

(c) the Building Official is so notified in writing for the purpose of establishing procedures for inspection, issuing building permits, and compliance with the Texas Manufactured Housing Standards Act (Texas Occupations Code § 1201).

(d) The modular home is placed on an approved platted lot.

~~(e) Per the~~ Texas Occupation Code § 1202.253, single family and duplex modular homes~~ shall:~~

~~(1) Have a value equal to or greater than the median taxable value for each single family dwelling located within five hundred (500) feet of the lot on which the modular home is proposed to be located, as determined by the most recent county certified tax appraisal roll;~~

~~(2) Have exterior siding, roofing, roof pitch, foundation fascia, and fenestration compatible with the single family dwellings located within five hundred (500) feet of the lot on which the modular home is proposed to be located;~~

~~(3) Comply with applicable zoning district regulations and development standards, including setbacks, yard requirements, subdivision controls, architectural and landscaping standards, minimum square footage, and other site design requirements for single family dwellings; and~~

~~(4)~~(e) ~~Be securely affixed to an approved permanent foundation.~~

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(f) For purposes of above subsection e, “value” means the taxable value of the industrialized housing and the lot after installation of the housing as determined by the appraisal district.

~~10.303.6.~~10.303.5. **Intersection Sight Distance**

For sight visibility line standards refer to Division B, Section 10 of the Hutto Engineering Design Manual.

~~10.303.7.~~10.303.6. **Sidewalks**

~~10.303.7.1~~10.303.6.1 Sidewalks Required

Sidewalks in conformance with Division B, Section 11 of the Hutto Engineering Design Manual shall be provided along public or private street frontages. A continuous internal pedestrian walkway at least 5 feet wide shall be provided from the perimeter public sidewalk to the primary public entrance of a non-residential building or multifamily residential development.

~~10.303.7.2~~10.303.6.2 Sidewalks Required for Use Change

Sidewalks in conformance to Section 10.411 and Section 10.412 shall be constructed along the public right-of-way adjacent to any lot that changes use. A Certificate of Occupancy for new construction will not be issued until the sidewalk is constructed by the applicant and accepted by the city.

~~10.303.8.~~10.303.7. **Internal Pedestrian Circulation**

~~10.303.8.1~~10.303.7.1 Applicability

The following standards apply to all nonresidential development.

~~10.303.8.2~~10.303.7.2 Internal Walkways

Internal walkways extending the full length of a building shall be provided along all façades or walls featuring a customer entrance and along all façades abutting public parking areas~~. Internal walkways shall be placed at least 6 feet or more from the façade or wall along at least 30% of its length, to provide beds for foundation landscaping, outdoor seating and patios, and building articulation.~~. Sidewalks are not required in service areas.

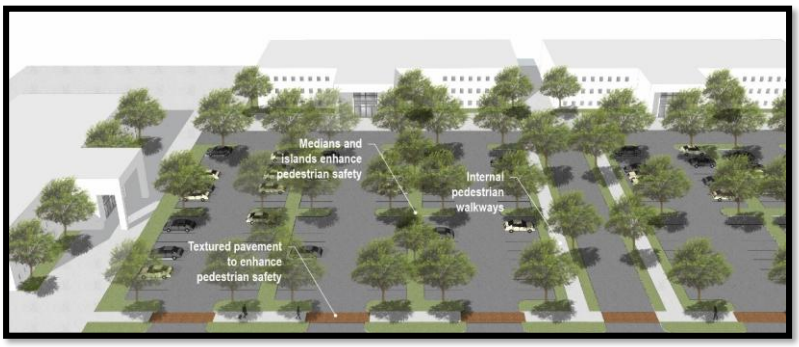
~~10.303.8.3~~10.303.7.3 Pedestrian Connectivity

Connecting walkways, at least five (5) feet wide shall link sidewalks with building entries through parking areas, all points in the development, and buildings on adjacent parcels. Circulation patterns shall be as obvious and simple as possible. ~~All likely pedestrian routes shall be considered in the design phase of a development to prevent shortcuts through parking and landscape areas.~~ An internal pedestrian walkway at least 5 feet wide shall be provided from the perimeter public sidewalk to the primary public entrance.

~~10.303.8.4~~10.303.7.4 Conflict Points

Internal pedestrian walkways within parking and vehicular areas shall be visually or physically distinguished from driving surfaces using textured pavement, pedestrian tables, bump-outs, or similar features. These elements emphasize conflict points and enhance pedestrian safety (see Figure 303.7-1).

Figure 303.7-1: Well-Defined Conflict Points



~~10.303.8.5 Aggregation of Plazas~~

~~Pedestrian areas and plazas shall be aggregated, and not distributed in low impact areas such as building peripheries, areas behind structures, or where they are barely visible.~~

~~10.303.8.6 Orientation of Plazas~~

~~Pedestrian areas and plazas shall be oriented to views of activities, architectural landmarks or distinctive natural land forms wherever possible.~~

~~10.303.9.~~10.303.8. Signature Elements

Primary vehicular entrances to businesses, office and industrial parks, shopping and commercial centers, on sites at least ten (10) acres, shall include one or more signature elements. ~~A signature element should link the project design to Hutto's heritage and culture and shall be approved by the Director of Development Services.~~ Examples of signature elements include but are not limited to:

(a) Public art.

Figure 303.8-1 Public Art Example

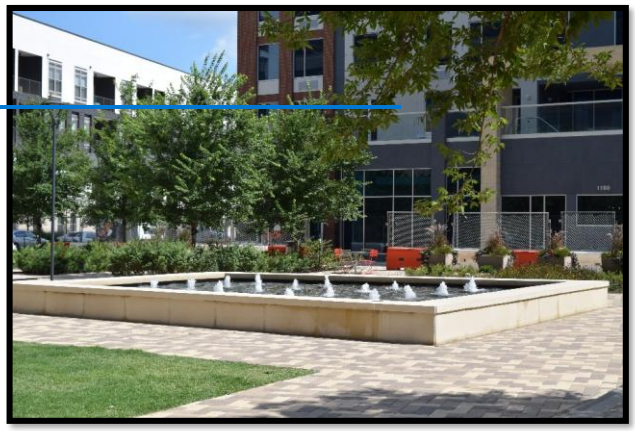
Creative features that reflect the City's branding, such as silos or hippos.

Figure 303.8-2 City Branding Example - Silos

Figure 303.8-3 City Branding Example - Hippo

~~(b) Water features, such as a water fountain or waterfall.~~

~~*Figure 303.8-4 Water Feature Example*~~



~~(c) Clock or bell tower.~~

~~*Figure 303.8-5 Clock Tower Example*~~

~~10.303.9.2~~10.303.8.2 Signature Element Design Criteria

Signature elements shall meet the following design criteria:

(a) Scale

The signature element shall be appropriately scaled to the size and height of the primary buildings on the site. It shall serve as a focal point and be clearly visible from primary vehicular entrances and adjacent streets.

(b) Material

Materials used for signature elements shall be durable and consistent with the architectural style of the development.

(c) Placement

(1) Signature elements shall be positioned at primary vehicular entrances and shall not obstruct pedestrian or vehicular circulation. Signature elements shall also integrate with the surrounding landscaping features to create a cohesive design.

(2) Signature elements shall not encroach setback requirements to the maximum extent practicable. ~~The Director of Development Services may approve an encroachment, provided that the element is not located within any required easement.~~

~~10.303.10.~~**10.303.9. Utilities**

~~10.303.10.1~~10.303.9.1 Utility Lines

For utility line standards refer to Division A, Section 1 of the Hutto Engineering Design Manual.

~~10.303.11.~~**10.303.10. Service Areas**

~~10.303.11.1~~10.303.10.1 Applicability

These standards apply to all nonresidential developments except in the M district.

~~10.303.11.2~~10.303.10.2 Orientation

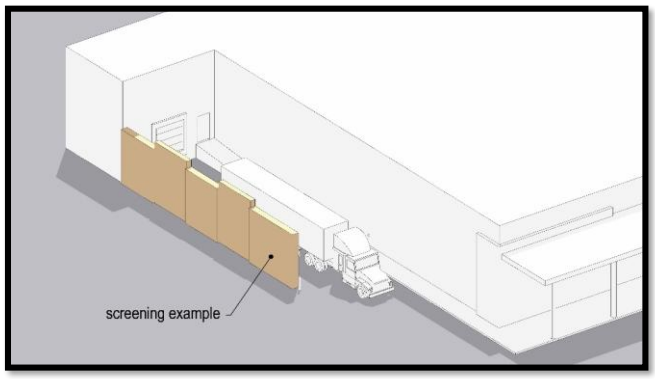
(a) Service entrances, loading docks, off-street loading areas, waste disposal areas and similar uses shall be oriented toward service roads and away from the public right-of-way and residential areas., unless fully screened.

(b) Service areas cannot be placed where they will be readily visible from adjacent buildings or where they will harm important or identified view corridors unless fully screened. ~~.~~

~~10.303.11.3~~10.303.10.3 Screening

Service entrances, loading docks, off-street loading areas, dumpster enclosures~~waste disposal areas~~ and similar uses shall be screened from view of residential districts, public rights-of-way, pedestrian gathering areas and primary entrances. Screening is also required for drive-through aisles and mechanical commercial uses located within one hundred fifty (150) ft of residential zoning districts. Acceptable screening methods include wing walls, landscape screens, building orientation changes, or fencing, all of which is compatible with the architectural theme of the main building (see Figure 303.10-1~~Figure 303.10-1~~).

Figure 303.10-1: Loading Dock Screening Illustration



~~10.303.11.4~~10.303.10.4 Dumpster Enclosures

Dumpster enclosures shall be located at least twenty-five (25) feet from residential zoning districts and fully screened from any public area and public rights-of-way. Enclosures shall be placed to the rear of the property to the extent possible and include a solid metal gate to remain closed except when in use. For dumpster enclosure design requirements, refer to Section 0~~10.307.4~~ of this Chapter.

~~10.303.11.5~~10.303.10.5 Vehicle Service Bays

Vehicle service bays and loading area garage doors shall be oriented away from all residential zoning districts, public areas, and public rights-of-way unless they are oriented perpendicularly or separated by a building or masonry screening wall at least the height of the service bays. Screening walls separating service bays from a residential district shall be of masonry material with no openings.

~~10.303.11.6~~10.303.10.6 Coordination of Service Area Locations

Service area location shall be coordinated with adjacent developments ~~wherever possible~~, so shared service drives can be used.

~~10.303.11.7~~10.303.10.7 Access Routes

(a) Service circulation in a development shall be designed to provide safe movement for anticipated vehicles.

(b) Fire lanes and routes for service, emergency and utility access shall be clearly marked.

~~10.303.11.8~~10.303.10.8 Gas Tank Vent Pipes

Tank vent pipes shall ~~be screened, placed in an inconspicuous location and painted a dark color, or~~ integrated into the building architecture.

~~10.303.12.~~10.303.11. Water Bodies and Retention Areas

~~10.303.12.1~~10.303.11.1 Project Incorporation

Natural and manmade water bodies at least twenty thousand (20,000) square feet placed next to a public right-of-way shall be integrated into the overall design of a project in one of the following ways:

(a) Provide a walkway at least eight (8) feet wide, with native tall trees on average twenty-five (25) feet centers, and shaded benches or picnic tables every one hundred fifty (150) linear feet.

~~(b) Provide a public access pier with covered structure and seating, and appropriate pedestrian access.~~

~~(c) Provide a plaza or courtyard at least two hundred (200) square feet with shaded benches and/or picnic tables next to the water body.~~

~~10.303.12.2~~10.303.11.2 Slope

~~(a)~~ Slope shall follow the adopted Hutto Engineering Design Manual. ~~standards. Retention basins shall be designed with at least 5:1 side slopes to two (2) feet below the normal water line.~~

~~(b) Fenced retention basins will only be approved in extreme situations and will be placed to the side and/or rear of the parcel as far from the public right-of-way as possible.~~

~~10.303.13.~~10.303.12. Land Disturbance

New development shall maintain the natural topography of the site to minimize water runoff. The layout shall follow the land's natural contours to the maximum extent practicable. ~~Extensive grading or the use of large retaining walls to enforce a design that does not align with the site's natural features is not permitted.~~ Any grading or modifications, including berms and swales, shall be designed to integrate with the natural landscape, providing smooth transitions between changes in slope. ~~The Director of Development Services has the authority to adjust these requirements as needed for individual cases.~~

~~10.303.14. Defensible Space~~

~~(a) New development and related open space shall be designed to facilitate principles of Crime Prevention Through Environmental Design (CPTED). CPTED strategies include natural territorial reinforcement, natural surveillance, natural access control, maintenance and activity support.~~

~~(b) CPTED operates on four (4) essential principles:~~

~~(1) Natural Surveillance~~

~~People are less likely to commit a crime if they think someone will see them do it. Lighting, landscaping, and building transparency can play large roles in maximizing natural surveillance.~~

~~(2) Natural Access Control~~

~~Aim to direct the flow of people to minimize the opportunity for crime. Rather than rely strictly on keeping intruders out with fences, etc., the design of walkways, signs, and building design play important roles in this.~~

~~(3) Territorial Reinforcement~~

~~Clearly distinguishing public spaces from private spaces can enhance the public's perceived proprietorship on a space. Physical design elements such as pavement treatment, landscaping, and signage can provide this reinforcement.~~

~~(4) Maintenance~~

~~If one broken window or nuisance is allowed to exist, more will likely follow. Maintenance codes and private covenants can provide beneficial safeguards against such issues.~~

~~(5) Activity Support~~

~~Encouraging legitimate activities in public spaces to create a sense of natural surveillance and deter criminal behavior. Placement of recreational areas, sidewalks and other features should encourage foot traffic and public interaction.~~

10.304. Parking and Access

10.304.1. Intent

The on-site vehicular circulation and parking system is a critical factor in the safety and success of a development. The parking/access/circulation system shall provide safe, efficient, convenient, and functional movement of multiple modes of transportation both on and off site where pedestrian/bicycle/vehicle conflicts are minimized. However, site planning that considers only the convenience of drivers can result in a dysfunctional built environment centered entirely on the motor vehicle; garagescapes and large seas of parking, for example. ~~Parking standards are intended to ensure vehicles are accommodated in the built environment, but their presence does not dominate it.~~

10.304.2. Applicability

This section applies in the following areas:

City of Hutto	Hutto extraterritorial jurisdiction (ETJ)
Yes	**No**

10.304.3. General Standards

10.304.3.1 Applicability

Parking, access and design standards apply to all uses, unless otherwise stated. Vehicle display and storage areas at vehicle dealers, vehicle repair businesses and vehicle storage facilities, and areas intended for the storage or movement of vehicles on industrial sites are not exempt.

10.304.3.2 Large Vehicles and Equipment

Outdoor storage or overnight parking of semi-trucks, semi-trailers, and other vehicles having a gross vehicle weight rating of at least seventeen thousand (17,000) pounds is prohibited in residential and commercial districts.

(a) Exceptions are pickup trucks, personal recreational vehicles not being used for habitation, and vehicles associated with a business on a commercial site. Further

regulations on large vehicles and equipment can be found in Chapter 22, Article 22.04 of the Hutto Code of Ordinances.

(b) Construction equipment may only be stored on lots in residential and commercial districts while construction is permitted.

10.304.4. Access

10.304.4.1 Shared Access

(a) Shared and master planned access, secondary roads and/or access easements across parcels will be required where considered necessary by Development Services staff and/or City Engineer to minimize potential congestion, decrease accident potential and reduce the number of curb cuts and conflict points along a street.

(b) Developments shall be designed to provide for shared access with adjacent commercial and industrial parcels with a reduction of curb cuts along public right-of-way. Provisions shall be made for connection of pedestrian and vehicle circulation systems with adjacent parcels.

(c) Property owners cannot block access to parking lot connections on adjacent parcels.

10.304.4.2 Curb Cuts

Refer to Division B, Section 13 of the Hutto Engineering Design Manual.

10.304.4.3 Driveway Throats

Refer to Division B, Section 12 of the Hutto Engineering Design Manual.

10.304.4.4 Emergency Access

Site design elements shall reasonably accommodate access standards of emergency vehicles and services. Designated fire lanes shall serve as dedicated mutual access easements, facilitating unimpeded movement between private properties for emergency vehicles.

10.304.4.5 Service Functions

Service functions shall be integrated into the circulation pattern in a way that minimizes interaction with customer vehicles and pedestrians.

10.304.4.6 Connectivity for Multifamily Residential Developments

Multifamily residential developments shall not be planned as “pods” isolated from surrounding development but instead shall be integrated into the larger grid of public streets and private access driveways. Multifamily developments shall have pedestrian and vehicular connections to adjacent residential development, and where practical, adjacent commercial development.

10.304.5. Circulation

10.304.5.1 Circulation Routes

(a) Circulation and parking areas in a development shall be designed to be safe, efficient, and attractive, considering use by all modes of transportation.

(b) Parking lots shall provide well-defined circulation routes for vehicles, bicycles and pedestrians.

(c) Circulation routes shall focus on main entries and exits and identify secondary access points.

(d) The inclusion of multiple pathways or routes for vehicles, bicycles and pedestrians within the development, cannot reduce land available for landscaping or walkways.

(e) Vehicle circulation paths shall be designed and sited to calm traffic Horizontal deflection and psychological traffic calming (traffic circles, corner neckdowns, chicanes, tapers, pedestrian tables, speed humps, landscape medians, small turn radii, decorative paving) are encouraged.

10.304.5.2 Safety and Conflict Points

(a) Circulation areas shall be designed so vehicles can proceed safely without posing a danger to pedestrians or other vehicles, and without interfering with parking areas. Standard traffic control devices and signs shall be used to direct traffic where necessary.

(b) To the maximum extent practicable, pedestrians and vehicles shall be separated through walkways or sidewalks. Where complete separation of pedestrians and vehicles is not possible, landscaping, bollards, decorative paving, lighting and other permanent methods shall be used to delineate pedestrian areas and other conflict points.

10.304.6. Parking Aisles

10.304.6.1 ~~Aisle and~~ Curb Cut Dimensions

(a) ~~Access drive lanes and aisles~~Curb cuts shall have the following widths (excluding added width from curb return areas) at the property line:

(1) Residential driveway (one or two family): 12 feet – 20 feet.

(2) ~~Residential parking lot: 12 feet – 14 feet one way, 20 feet – 24 feet two way.~~

(3) ~~Nonresidential~~ All other parking lots ~~to 99 spaces:~~ 15 feet one way, 20 feet – 36 feet two way.

(b) Parking area aisles shall have these minimum widths (see Figure 304.6-1~~Figure 304.6-1~~):

(1) Angle 0˚/ parallel to aisle: at least 12 feet one way, at least 20 feet two way.

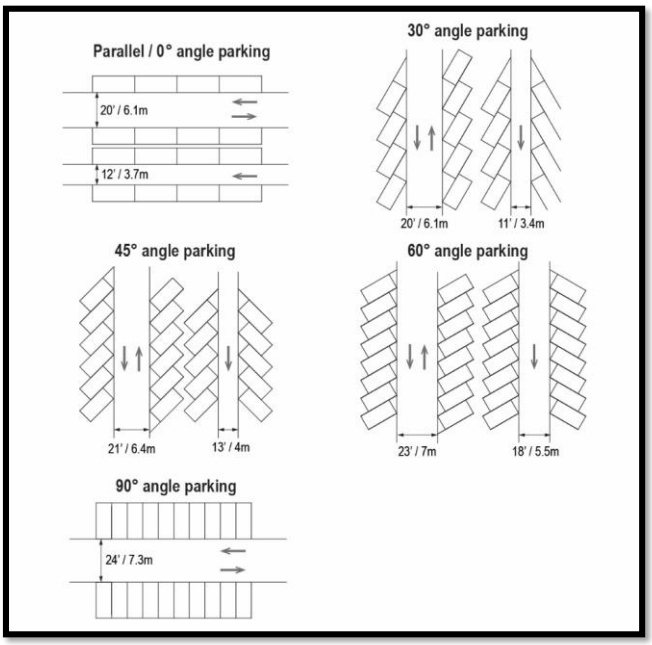
(2) Angle 30˚ at least 11 feet one way, at least 20 feet two way.

(3) Angle 45˚ at least 13 feet one way, at least 21 feet two way.

(4) Angle 60˚ at least 18 feet one way, at least 23 feet two way.

(5) Angle 90˚ at least 24 feet.

Figure 304.6-1: Parking Area Aisle Dimensional Standards

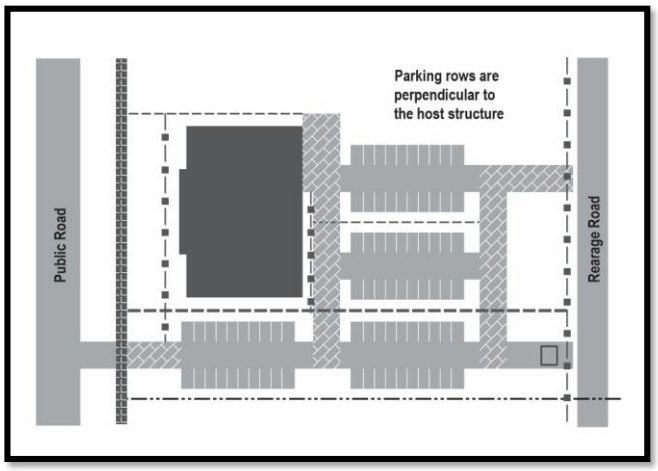


(c) Drive aisles functioning as fire lanes shall comply with the width and construction requirements of aerial fire apparatus access roads under the City's adopted fire code.

10.304.6.2 Aisle Orientation

In large parking lots, parking aisles shall be oriented perpendicular to buildings where possible in order to minimize the need for pedestrians to walk parallel to moving cars and across landscaped areas (see Figure 304.6-2~~Figure 304.6-2~~).

Figure 304.6-2: Parking Aisle Orientation



10.304.6.3 Mixture of Angles and One-Way and Two-Way Aisles

Mixture of one-way and two-way parking aisles, or different degrees of angled parking in a parking area is prohibited, except when individual parking areas are separated by a landscaped buffer at least 5 feet wide, with limited access.

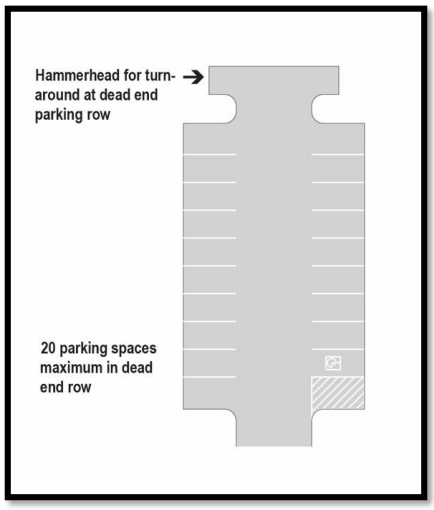
10.304.6.4 Dead End Aisles

(a) Dead end aisles shall be avoided wherever possible. Where a dead end aisle is unavoidable, adequate space for unimpeded turn-around shall be provided.

(b) Dead end aisles may not exceed 150 ft in length measured along the centerline of the aisle.

(c) Refer to Figure 304.6-3 for further guidance.

Figure 304.6-3: Dead End Parking Aisle Illustration



10.304.6.5 Head-in/Head-out and Parallel Parking from the Public Right-of-Way

Parking areas shall be designed so vehicles can leave without backing or fronting out onto a public street or having to reenter a public street to access another aisle on the same lot. Driveways for individual dwelling units are exempted.

10.304.7. Stacking/Queuing Areas

10.304.7.1 Drive-Through Aisles

(a) Off-street stacking lanes for drive-through aisles shall be provided through a queuing analysis~~as follows~~:

~~(1) Bank teller window, ATM: at least sixty (60) feet measured from teller, window or ATM.~~

~~(2) Restaurant drive-through: at least forty (40) feet measured from order box, at least sixty (60) feet between order box and first payment or pick-up window.~~

~~(3) Car wash: at least sixty (60) feet measured from the wash bay entrance.~~

~~(4) Other uses with drive-through windows (pharmacy, dry cleaners, etc.): at least sixty (60) feet measured from window.~~

~~(5)~~(1) A stacking space shall be an area on a site measuring nine (9) feet by twenty (20) feet with direct forward access to a service window or station of a drive-through facility.

(b) Drive-through aisles shall be physically separated from parking and circulation areas utilizing curbs, landscape islands, or building placement, and:

(1) Cannot interfere with the on-site parking and circulation for other vehicles on the site.

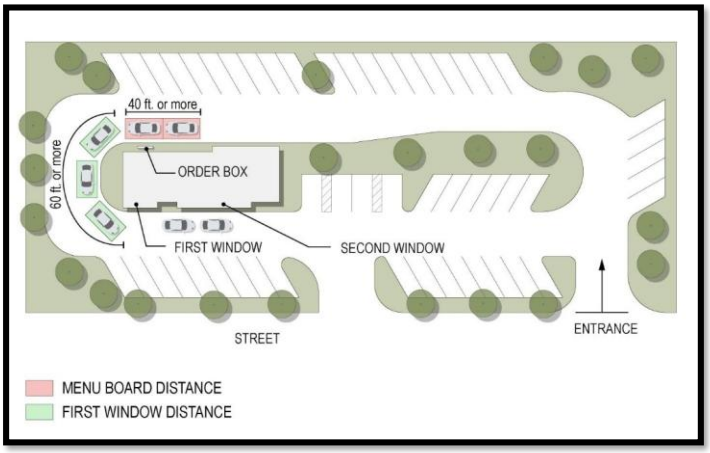
(2) Cannot interfere with on-site parking.

(3) Cannot result in traffic queuing into a drive aisle, adjacent property or street.

~~(4)~~ An escape lane shall be an area measuring a minimum of ten (10) feet wide that provides access around the drive-through facility. An escape lane may be part of a circulation aisle.

(c) Drive-through aisles, elements and windows cannot be on a street-facing side of the building.

~~*Figure* 304.7-11 *Restaurant Drive-Through Illustration*~~



10.304.7.2 Gas Pumps and Electric Vehicle Charging (EVC) Stations

(a) Gas Pumps

There shall be at least twenty (20) feet space for one vehicle stacked behind the vehicle at the far end of a row of gas pumps, and room for other vehicles to bypass stacked vehicles at fueling areas.

(b) EVC Stations

Each charging station space shall be a minimum of nine (9) feet wide by eighteen (18) feet long, with adequate access for vehicles to maneuver without obstructing traffic flow or stacking areas for gas pumps.

10.304.8. Parking and Loading Space Bulk Standards

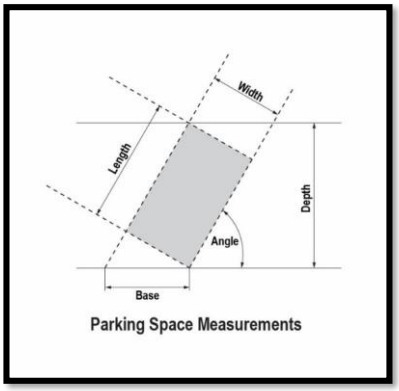
10.304.8.1 Parking Space Dimensions

Parking spaces shall have the dimensions outlined in Table 304-1 and illustrated in Figure 304.8-1.

Table 304-1: Minimum Parking Space Dimensions

Type Of Parking Space	Minimum Dimensions
Standard parking space (measured to face of curb stop)	9 feet x 18 feet
Standard parallel parking space	7 feet x 23 feet
Motorcycle space	4.5 feet x 9 feet
Off-street loading space	12 feet x 25 feet
~~Bicycle space~~	~~Stationary fixture allowing users to secure both wheels and the bicycle frame using a 6 feet cable and lock. Options include:~~ ~~- Freestanding bicycle rack~~ ~~- Wall-mounted bracket~~ ~~- Enclosed bicycle locker~~ ~~- Three point bicycle rack~~ - ~~Fenced, covered, locked or guarded bicycle storage area~~

Figure 304.8-1: Parking Space Dimensional Standards

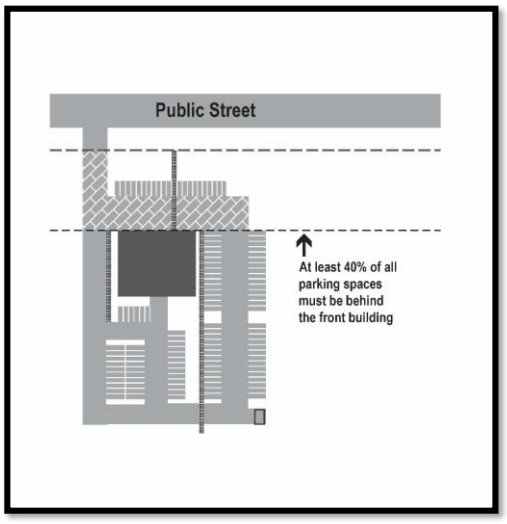


10.304.8.2 Parking Space Location

(a) Parking for non-residential uses on non-corner lots shall have at least forty percent (40%) of the parking spaces placed behind the front building line (see Figure 304.8-2).

(b) Parking for non-residential projects on corner lots shall have at least thirty percent (30%) of the parking spaces placed behind the front building line.

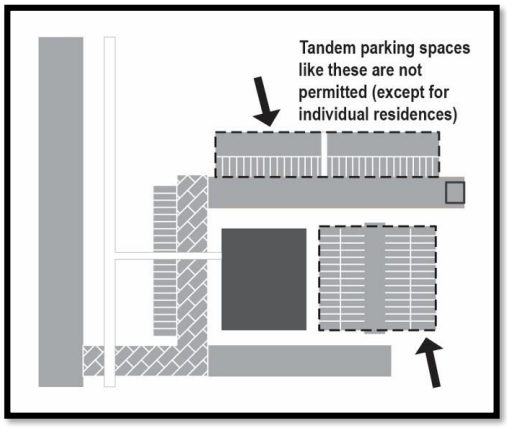
Figure 304.8-2: Parking Space Location Illustration



10.304.8.3 Tandem Parking

Tandem parking spaces, where the only access to a parking space is from another parking space, are permitted only for individual residential units. For further information see Figure 304.8-3.

Figure 304.8-3: Tandem Parking Dimensional Standards



10.304.8.4 Residential Lot Coverage

Parking and driveway areas may cover no more than thirty-three percent (33%) of the front yard or no more than fifty percent (50%) of the front yard at the end of a cul-de-sac of single-family detached, zero lot line, single family attached, duplex or multiplex uses.

10.304.9. Parking and Loading Space Number Standards

10.304.9.1 Required Parking Spaces

Uses shall offer the minimum amount of parking that is necessary to meet anticipated normal demand. ~~The number of required off-street parking spaces for a use is found in the permitted use tables in Section 10.204.~~

10.304.9.2 ADA Compliance

All ADA parking spaces and related ADA accessibility features are required to be installed in accordance with the current edition of the ADA Standards for Accessible Design (the "ADA Standards") as published by the Department of Justice. ~~Where discrepancies exist between this UDC and the ADA Standards, the ADA Standards shall apply.~~ All required parking shall meet the ADA Standards.

~~10.304.9.3 Motorcycle Parking Spaces~~

~~One or more motorcycle parking spaces shall be provided for every one hundred (100) standard vehicle parking spaces provided for non-residential uses, when the parking lot has greater than fifty (50) spaces.~~

~~10.304.9.4~~10.304.9.3 Minimum Required Loading Spaces

The required number of off-street loading spaces is determined by gross floor area. Outdoor storage, sales, or display areas shall be added to the gross floor area if these areas contain materials that are received or distributed by trucks (Display areas for an Auto Dealership are excluded from this calculation). If a development has more than two uses, the off-street loading space requirement is the highest number of spaces required by a single use. Required loading spaces follow the standards prescribed in Table 304-2~~Table 304-3~~.

Table 304-~~2~~3: Minimum Required Loading Space

Building Square Footage	Loading Spaces Required
0 – 10,000	0
10,001 – 50,000	1
50,001 – 100,000	2
100,001 – 200,000	3
Each additional 100,000	1 additional

~~10.304.9.5 Bicycle Parking~~

~~(a) One or more bicycle parking spaces shall be provided for every twenty (20) vehicle parking spaces required as a minimum for non-residential uses. Bicycle parking design shall follow standards recommended by the Association of Professional and Bicycle Professionals.~~

(b) A reduction in the minimum required automobile parking may be allowed equal to one automobile parking space for each two bicycle parking spaces provided. Additional bicycle parking spaces provided above the required number may not reduce the required number of automobile parking spaces by more than thirty-five (35%) percent.

10.304.9.6 Adjustments and Reduction to Parking Requirements

(a) Generally

(1) In specific instances established below, the Director of Development Services may approve a reduction in the required parking spaces. Applications for a reduction shall include the following information:

(A) A parking study that substantiates the need for a reduced number of spaces; and

(B) A plan showing how the parking spaces are provided on the site.

(2) Multiple parking adjustments and reductions may be used.

(3) The maximum required parking reduction shall not total more than thirty-five (35%) unless specifically authorized in this Section.

(b) Adjustments and Reductions by the Director of Development Services

(1) Shared Parking

(A) Where different non-residential uses create staggered parking demand periods, shared parking calculations among adjacent parcels may be used to justify reducing the amount of required parking.

(B) With the approval of a site plan, off-street parking facilities for different buildings, structures, or uses, or for mixed uses, may be provided and used collectively or jointly in any zoning district in which separate off-street parking facilities for each constituent use would be permitted, subject to the following provisions:

(i) A legally sufficient written agreement assuring the perpetual joint usage of the common parking for the combination of uses or buildings is properly drawn and executed by the parties concerned, approved as to form and execution by the City Attorney, and filed with and made part of the application for a Site Plan for new construction or Certificate of Occupancy for existing buildings.

(ii) Up to 60% of the parking spaces required for places of entertainment or for a religious facility may be provided and shared by banks, offices, and similar uses not normally open, used, or operated during evening hours if specifically approved by the Planning and Zoning Commission.

(iii) Additional parking shall be obtained by the owners if the City determines that such shared use results in a public nuisance by providing an inadequate number of parking spaces or otherwise adversely affecting the public health, safety, or welfare.

(2) Captive Market

~~Parking requirements for retail and restaurant uses may be reduced up to twenty five (25%) where it can be determined that some portion of the patronage of these businesses comes from other uses (i.e., employees of area offices patronizing restaurants) located within the same building or a maximum walking distance of five hundred (500) feet.~~

~~(3) On-Street Parking~~

~~Designated on-street parking spaces located no more than two hundred (200) feet from the main entrance of a building with a commercial use may be counted towards the required parking spaces for a use in the Neighborhood Village (Historic) District and Commerce Corridor District. On-street parking counted toward the required parking for any use or business shall not encroach into residential areas.~~

~~(4) Mixed Use District Parking~~

~~Any new development in the Mixed-Use (MU-1 and MU-2) Districts may apply a fifteen percent (15%) reduction to the required parking ratio established in the Use Table for that particular use.~~

~~(5) Neighborhood Village District (Historic) Parking~~

~~Any new development in the Neighborhood Village District (Historic) may apply a twenty five (25%) reduction to the required parking ratio established in the Use Table for that applicable use.~~

~~Required parking for a restaurant with drive-through service and no dine-in seating and carryout orders may be reduced as long as three parking spaces or more are provided.~~

~~(c) Adjustments and Reductions by City Council~~

~~(1) The City Council may reduce the parking requirements by thirty-five percent (35%).~~

~~(2) The City Council may reduce parking if the applicant can clearly demonstrate that the required parking provisions create unnecessary hardship due to the particular nature or conditions of the proposed use.~~

~~10.304.9.7~~10.304.9.4 Building or Use Enlargement

When a building or use is enlarged twenty-five percent (25%) or more, additional parking and loading spaces shall be provided based on the enlargement in compliance with the existing ratio shown on the approved Site Plan. ~~minimum required spaces.~~

~~10.304.9.8~~10.304.9.5 Space Computation and Fractions

Fractional results will be rounded up when computing the number of required parking and loading spaces.

10.304.10. Development Standards

10.304.10.1 Surface standards and paving materials

(a) Permanent Surfacing

(1) Parking and loading areas shall have a permanent surface of concrete, brick, paver blocks, stamped concrete, or a solid surface of similar or better durability and performance characteristics.

(2) Porous pavement and concrete may be used for individual parking spaces and lightly used drive aisles. Porous pavement and concrete is discouraged for busy drive aisles, service drives and truck/freight loading areas. Porous pavement cannot be used for handicapped parking spaces.

(b) Permanent Surfacing Exception: Single and Two Household Dwellings

(1) Porous pavement may be used as a parking surface for single and two household dwellings.

(2) Driveways may have a "Hollywood driveway" design, where the driving surface is broken up into paved tracks at least two and a half (2.5) feet wide for the wheels, separated by a three (3) foot planted strip (see Figure 304.10-1)

(3) Parking on an unpaved surface is prohibited.

Figure 304.10-1: Hollywood Driveway

(c) Permanent Surfacing Exception: Temporary Uses

Permanent parking surfaces are not required for temporary uses. A parking plan shall be approved for temporary uses, subject to Development Services staff review.

10.304.10.2 Grading and Drainage

Parking and loading areas shall be graded and drained to dispose of all surface water, in conformance to the approved drainage plan for the site.

10.304.10.3 Markings

(a) Parking spaces, motorcycle parking spaces, aisles, entryways, loading spaces and queue spaces surfaced in permanent materials shall be marked to show their location.

(b) Handicapped parking spaces shall be marked with the international symbol of accessibility on the space and on a sign at the head of the parking space.

(c) Parking space markings for one, two and three household dwellings are not required.

~~10.304.10.4 Shopping Cart Return Areas~~

~~Shopping cart return areas shall be defined by landscaping and curbs.~~

10.305. Architectural Design

10.305.1. Intent

Architecture is a major contributing factor to Hutto's unique sense of place. Architectural design regulations are intended to promote quality architecture and preserve the City's sense of place.

10.305.2. Applicability

This section applies in the following areas:

City of Hutto	Hutto extraterritorial jurisdiction (ETJ)
Yes	**No**

10.305.3. Detached Single Family, Attached Single-Family, Zero Lot Line, Duplex and Multiplex Residence Design

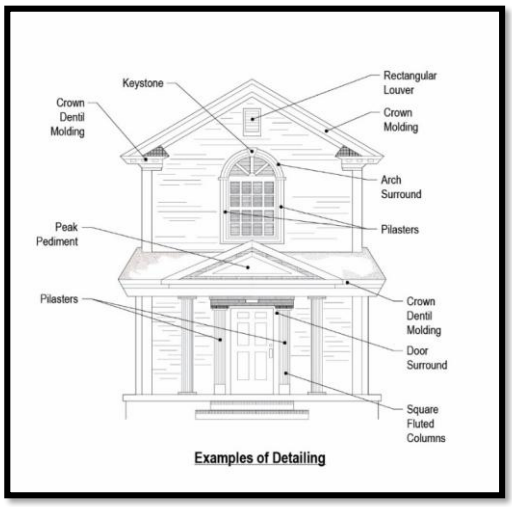
10.305.3.1 Intent

The intent of this section is to enhance Hutto's unique character by requiring interesting, high-quality residential architectural design.

10.305.3.2 Facades

Façades shall be articulated using color or arrangement to emphasize the façade elements. Exterior wall planes may vary in height, depth, or direction. Design elements and detailing shall be continued completely around the structure, including the presence of windows and window treatments (for walls that face the public right-of-way) and trim detailing. Doors and windows shall be detailed to add visual interest to the façade. See Figure 305.3-1 for further guidance.

Figure 305.3-1: Façade Design and Detailing for Single-Family, Duplex and Multiplex Residential Uses

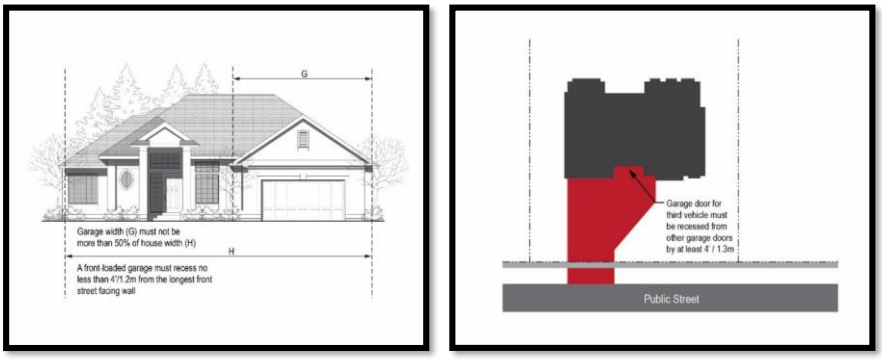


10.305.3.3 Garages

(a) Front Loading Garages

New housing development shall avoid front elevations resulting in a streetscape dominated by the sight of garage doors. A front-loading garage shall recess no less than four (4) feet from the longest front street facing wall (refer to Figure 305.3-2).

Figure 305.3-2: Design Guidelines for Front Loading Garages



10.305.3.4 Repetitive Design

Development of ten or more detached single-family, attached single-family, zero lot line, duplex or multiplex dwellings shall have five or more different elevations, or a number of elevations equal to at least ten percent (10%) of the number of lots in the development phase, whichever is more. Different trim levels on houses with a nearly identical floor plan are not considered different elevations. Houses of

the same elevation, including those with identical, similar or mirrored floor plans, cannot be placed on adjacent lots or directly across the street from each other. Up to six townhomes may be attached in a single row.

10.305.3.5 Mechanical Equipment Screening

(a) Rooftop equipment is prohibited.

(b) Ground mounted mechanical equipment (air condition units, etc.) shall be hidden or screened with architecturally integral wing walls or living screening material that will grow to the same height as the equipment being screened or placed where they are not visible from the public right-of-way.

(c) Solar panels are exempt from mechanical equipment screening standards.

10.305.4. Multifamily Residence Design

10.305.4.1 Intent

These standards are intended to provide a distinctive, quality, consistent, architectural character and style in new multiple household residential development that avoids monotonous and featureless building massing and design, and ensure building design and architectural compatibility in a multi-unit development.

10.305.4.2 Architectural Style

(a) Distinct groups of buildings shall share a common, identifiable, complementary design or style in a multifamily residential development. This includes non-residential structures in the development such as amenity centers, laundry and maintenance buildings, garages, carports, and dumpster enclosures.

(b) A multifamily residential structure shall have a single definitive, consistent style. Mixing of various architectural styles on the same building is inappropriate.

10.305.4.3 Form and Mass

(a) A single, large, dominant building mass should be avoided.

(b) Multifamily residential building designs should incorporate visually heavier and more massive elements at the building base, and lighter elements above the base.

(c) Changes in mass should be related to entrances, the integral structure and/or the interior space organization and activities, and not just for cosmetic effect.

10.305.4.4 Exterior Walls

(a) Pattern

(1) Facades shall be articulated with bays, insets, balconies, porches, or stoops related to entrances and windows.

(b) Long Walls and Facades

(1) The maximum length of a multifamily residential building is two hundred (200) feet.

(2) Wall and roof planes shall include offsets or setbacks of at least four (4) feet in the horizontal plane at intervals no greater than fifty (50) feet.

(c) Building Entries

(1) Building entries adjacent to a public street, private drive or parking area shall be pedestrian-scaled, expressing human activity or use in relation to building size. Elements such as doors, windows, entranceways corners, setbacks, and offsets can be used to create pedestrian-friendly scale.

(2) Common balconies on perimeter walls providing access to two or more units are prohibited.

(d) Garage Doors

(1) Front-loading garage doors may comprise no more than fifty percent (50%) of the total length of the front façade of a multifamily residential building.

(2) Every two single-bay garage doors or every double garage door shall be offset by at least four (4) feet from the plane of an adjacent garage door.

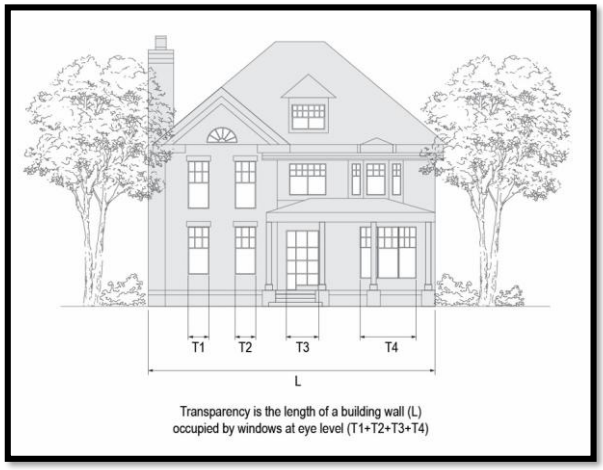
(e) Windows and Transparency

(1) All walls and elevations on all floors of multifamily residential buildings shall have windows, except when necessary to assure privacy for adjacent property owners.

(2) Windows should be located to maximize the possibility of occupant surveillance of entryways and common areas.

(3) See Figure 305.4-1 for additional information on building transparency.

Figure 305.4-1: Building Transparency Illustration



(f) Building Roofs

(1) On buildings with pitched roofs, the minimum roof pitch is 6:12.

(2) On buildings where flat roofs are the predominant roof type, parapet walls shall vary in height and/or shape at least one every fifty (50) feet along a wall.

(3) On buildings where sloping roofs are the predominant roof type, each building shall have a variety of roof forms.

(4) Roof forms shall be designed to correspond and denote building elements and functions such as entrances and arcades.

(g) Mechanical Equipment Screening

(1) Rooftop mechanical equipment shall be hidden or screened with architecturally integral elements at least as high as the equipment to be screened. Makeshift equipment screen, such as wooden or plastic fences, are prohibited.

(2) Ground mounted mechanical equipment shall be hidden or screened with architecturally integral wing walls and/or landscaping.

(3) Solar panels are exempt from mechanical equipment screening standards.

10.305.5. Manufactured Housing Design

10.305.5.1 Intent

Manufactured home design that is aesthetically and spatially similar to site built houses will ensure their compatibility with the existing built environment, and meet the city's goals of providing affordable housing.

10.305.5.2 Design Standards

Manufactured housing shall meet the following minimum standards.

(a) Minimum living area is six hundred (600) square feet. No outside horizontal dimension shall be less than fourteen (14) feet, except extensions comprising no more than fifty percent (50%) of the total enclosed floor area.

(b) Houses shall be tied down securely in conformance to applicable regulations before occupancy.

(c) Houses shall be of adequate quality and safe design, ~~as~~ certified by a label stating the unit is constructed in conformance to the federal Manufactured Home Construction and Safety Standards in effect on the date of manufacture or other applicable standards required by state and federal law.

~~(c)~~(d) Manufactured houses without certification but meeting all other standards may be accepted as safe and quality construction provided:

(1) Electrical material, devices, appliances and equipment are in safe condition.

(2) Mechanical systems, including space and water heating, are in safe condition.

(3) Plumbing, gas piping, and wastewater systems are in safe condition.

~~(d)~~(e) Houses shall be in sound structural condition. Structures that show evidence of fire damage are not permitted.

~~(e)~~(f) Manufactured houses shall be installed by a party licensed by the State of Texas in conformance to state law, or the frame shall be supported by and tied to a foundation system capable of safely supporting loads imposed as determined by the character of the soil. The minimum acceptable foundation design shall be a series of eight (8) inch grout-filled concrete block piers spaced no more than eight (8) feet on

center and bearing on one (1) foot by one (1) foot solid concrete footings. A tie-down and anchoring system separate and apart from the foundation shall be provided as recommended by the manufacturer, if different from the foundation ties.

~~(f)~~(g) Axle and hitch assemblies shall be removed on placement on the foundation.

~~(g)~~(h) Electrical power supply shall be from a meter installation on the building, or from a permanently installed meter.

~~(h)~~(i) Garage and carport additions shall cover a paved parking area, be connected to the street with a paved driveway, and meet setback standards.

~~(i)~~(j) Patio and porch covers are permitted if they cover an improved patio or porch deck and meet setback standards.

~~(j)~~(k) Living area additions shall meet the minimum building setback standards.

~~(k)~~(l) The house shall be sited on level ground. All walls and floors shall be level.

10.305.6. Residential Common Amenity Area

10.305.6.1 Applicability

The provisions of this Section apply to:

(a) Attached multifamily development;

(b) Manufactured housing parks; and

(c) Any development type where three or more dwelling units are located on a single lot or parcel, with each dwelling unit located in a structure with three or more dwelling units.

10.305.6.2 Common Amenity Area Requirements

(a) The developer shall provide a common amenity area. This amenity area is in addition to any required parkland dedication or open space requirement.

(b) The amenity area shall be privately constructed, maintained and operated by the developer, residents of the subdivision through an incorporated homeowners association or property owners association, or the owner of the manufactured home lease community, and the person or entity responsible for ownership and maintenance. Operational responsibilities shall be noted on the plat and/or on a separate instrument recorded in the Official Records of Williamson County.

(c) Common amenity area(s) accessible to all residents shall be provided at the following rate:

Table 305-1: Minimum Common Area Amenities

Number of Dwelling Units	Minimum Number of Amenities

0 - 12	0
13 - 49	1
50 - 99	2
100 - 149	3
150 - 199	4
200 or more	5

(d) The required amenity area(s) shall be selected from those listed below. ~~Director of Development Services approval shall be required for any amenity types not listed.~~ When more than one amenity is required, they shall differ from one another.

(1) Playground ~~equipment~~—Play area 1,600 - 3,200 square feet. The manufacturer shall certify that it meets all commercial recreational safety standards.

(2) Picnic areas—Minimum of two (2) tables and two (2) cooking grills per one hundred (100) dwelling units.

(3) Trails (walkways or bike trails)—At least the distance of the property's perimeter.

(4) Landscaped sitting areas—Minimum of one bench per building in an organized grouping or dispersed throughout development.

(5) Fenced dog park—Minimum size of two thousand five hundred (2,500) square feet with a twenty-five (25) foot minimum depth.

(6) Private fitness facility – minimum of 1,000- 3,200 square feet.

(7) Business center.

(8) Sport courts.

(9) Clubhouse—To include kitchen and social room for resident use.

(10)Swimming pool.

(11)Laundry facility.

~~(12)Electric vehicle charging stations.~~

~~(13)~~(12) Community garden - Minimum two hundred (200) square feet.

~~(14) After school center for children.~~

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~~(e) The common amenity area shall be designed to adequately serve the number of dwellings within the development, according to accepted City standards set by the Parks and Recreation Department. All equipment and other improvements shall be of commercial quality and approved by the Director of Parks and Recreation.~~

~~(f)~~(e) Amenities shall be located so that no primary egress door of a unit is more than ~~five (5) times further from an amenity than the primary egress door of the unit closest to the same amenity. In no case shall the primary egress door of any unit be further than one thousand (1,000)~~ six hundred (600) feet from an amenity.

Multistory or multifamily buildings with internal corridors may use the primary egress door of the entire building when measuring distance under this requirement.

~~(g)~~(f) At least fifty percent (50%) of the common amenity area shall be located outside the one percent (1%) floodplain.

~~(h)~~(g) Where possible, amenities should provide connections to nearby public amenities including, but not limited to, plazas, public parks, community centers, public libraries, trails, or similar community amenities as determined by the Director of Parks and Recreation.

(1) An offsite amenity may count toward one of the required amenity areas if:

(A) The development is a horizontal or vertical mixed-use development; and

(B) At least three (3) public amenities are required; and

(C) A public amenity is located within a quarter mile of the lot; and

(D) Enhanced pedestrian facilities of ten (10) feet or more are provided to connect pedestrians to the amenity.

10.305.7. Commercial, Office, Public, Institutional, and ~~Mixed Use~~Mixed-Use Building Design

10.305.7.1 Intent

~~Building design shall contribute to Hutto's sense of place by using predominant elements, features, color range and activity areas tailored specifically to the site and its context.~~ Standard formula or prototype building designs shall be modified if necessary to conform to Unified Development Code design standards. In shopping and commercial centers or multiple building developments, individual buildings shall include predominant characteristics shared by all buildings in the development so the development forms a cohesive place.

10.305.7.2 Architectural Style

(a) Distinct groups of buildings on a site shall share a common, identifiable, complementary design or style. This includes accessory structures such as freestanding canopies, accessory and maintenance buildings, and dumpster enclosures.

(b) A building shall have a single definitive, consistent style. Mixing of various architectural styles on the same building is discouraged.

10.305.7.3 Form and Mass

A single, large, dominant building mass shall be avoided in new buildings and projects involving changes to the mass of existing buildings. Changes in mass should be related to entrances, tenant spaces, the integral structure and/or the interior space organization and activities, and not just for cosmetic effect. False fronts incorporating only changes in color and/or parapet treatment are prohibited.

10.305.7.4 Exterior Walls

(a) Base and Top

(1) Facades and walls shall have a recognizable base with (but not limited to):

(A) thicker walls, ledges or sills;

(B) planters.

(2) And a recognizable top with (but not limited to):

(A) cornice treatments, other than colored stripes or bands alone~~;~~

(B) sloping roof with overhangs and brackets;

(C) stepped parapets.

Figure 305.7-1: Commercial Building Sloped Roof Design

Figure 305.7-2: Commercial Building Flat Roof Design

(b) Four Sided Design

All walls shall include materials and design characteristics consistent with those on the front (see Figure 305.7-3).

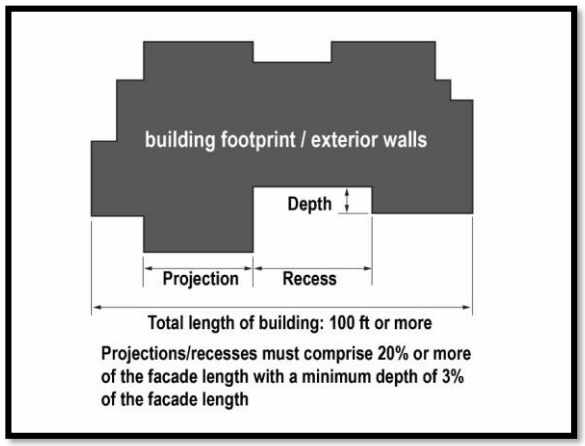
Figure 305.7-3: Four Sided Design

(c) Long Walls and Façades; Projections and Recesses

(1) Walls at least one hundred (100) feet long shall include wall plane projections or recesses having at least three percent (3%) depth of the façade length and extending at least twenty percent (20%) of the façade length (see Figure 305.7-4).

~~(2) The Director of Development Services may approve an alternative design approach provided the applicant demonstrates that the alternative achieves a comparable visual reduction in building mass. Acceptable alternatives may include, but are not limited to, changes in building materials, color, pattern, fenestration, or architectural elements. The alternative must meet the intent of this section by visually breaking up large wall surfaces and enhancing façade articulation.~~

Figure 305.7-4: Commercial Building Exterior Walls: Long Walls & Facades



(d) Exterior Walls

Exterior walls cannot have a blank, uninterrupted length greater than thirty (30) feet without including two or more of these features:

(1) Change in plane;

(2) Windows;

(3) Other equivalent element(s) that subdivide the wall into human scale proportions;

(4) Side or rear walls may include false windows and door openings defined by frames, sills and lintels, or similarly proportioned modulations, only when actual doors and windows are not possible because of the interior building design ~~building use~~.

(e) Primary Building Entrances

Primary building entrances shall be clearly defined and recessed or framed by a sheltering element such as an awning, arcade, or portico to provide shelter from the sun and inclement weather (See Figure 305.7-5).

Figure 305.7-5: Primary Building Entrance

(f) Retail Building Entrances

(1) Anchor stores, at least twenty-five percent (25%) of the stores in a shopping center; and freestanding, single-use buildings, shall have a clearly defined, highly visible customer entrance with four or more of the following elements:

(A) Arcades;

(B) Arches;

(C) Canopies or porticos;

(D) Details such as tile work and moldings integrated into the building structure and design;

(E) Display windows;

(F) Integral planters or wing walls that include landscaped areas and/or places for sitting;

(G) Outdoor patios;

(H) Overhangs;

(I) Peaked roof forms;

(J) Raised corniced parapets over the door;

(K) Recesses and/or projections.

(2) At least 25% of the stores in a shopping center shall also have two or more of the elements listed above. See Figure 305.7-6 for further clarification.

Figure 305.7-6: Retail Building Front Entrance Design Elements

(g) Awnings

Awnings may only be used in detached increments above individual windows, doors, and entries (see Figure 305.7-7).

Figure 305.7-7: Commercial Building Awning Design Standards

(h) Transparency in Commercial Buildings

(1) At ground level, buildings shall have a high level of transparency. Façades and walls that face the street, pedestrian walkways, plazas, and parking areas (excluding the building rear) shall be transparent between two (2) feet and seven (7) feet above the grade or walkway along at least seventy-five percent (75%) of its length (see Figure 305.7-8)

(2) Side walls shall be transparent between two (2) feet and seven (7) feet above the grade or walkway along at least twenty-five (25%) of its length.

(3) Where the internal arrangement of a building makes it impossible to provide transparency along a portion of a wall, a combination of sculptural, mosaic, or bas-relief artwork- and transparent window areas or displays incorporated into the building design may substitute for fifty (50%) of required transparent areas, except when fronting plaza areas.

Figure 305.7-8: Commercial Building Transparency Standards

(i) Garage Doors

(1) Garage bay doors shall be segmented, with windows covering at least fifty (50%) of the garage surface. Roll-up garage doors are prohibited. Garage doors shall be recessed at least two (2) feet behind the building façade.

(2) Vehicle service areas and bays shall be screened or sited so visibility from the public right-of-way to the maximum extent practicable. Bay doors cannot face the street or be visible from residential zoning districts.

(3) Garage bay doors shall be integrated into the overall design of the site with color, texture, and windows (see Figure 305.7-9).

Figure 305.7-9: Commercial Garage Door Design Standards

10.305.7.5 Building Roofs

(a) Roof Form Design

Roof forms shall correspond to and denote building elements and functions such as entrances, arcades, and porches. Roof forms should relate to adjacent buildings or developments.

(b) Required Features

Sloping roofs shall have one of the following features:

(1) Overhanging eaves, extending at least one and a half (1.5) feet past the supporting walls.

(2) Sloping roofs that do not exceed the average height of the supporting walls, with an average slope of at least one (1) feet of vertical rise for every three (3) feet of horizontal run and no more than one (1) feet of vertical rise for every one (1) feet of horizontal run.

(c) Roof Lines

The continuous plane of a roof line may be no more than one hundred (100) feet (see Figure 305.7-10).

Figure 305.7-10: Commercial Building Roofline Standards

(d) Drive-Through Areas

Drive-through areas shall be architecturally integrated into the host structure (see Figure 305.7-11).

Figure 305.7-11: Commercial Building Drive-Through Standards

10.305.7.6 Canopies

(a) Architectural Integration

Canopies shall include design elements found on the main building, including color and roof pitch.

(b) Canopy Support Poles

Canopy support poles shall include decorative corbels consistent with the overall architectural theme of the site, or pole covers at least eighteen (18) inches wide with a similar surface material and architectural treatments as the dominant material on the main structure.

(c) Canopy Fascias

Canopy fascias shall be the same color as the dominant color of the main building. ~~Striping and banding on canopies is prohibited.~~ See Figure 305.7-12 for additional information.

Figure 305.7-12: Canopy Design Standards

10.305.7.7 Building Color

(a) Building Colors

(1) Building colors should be low reflecting, muted and neutral or earth-toned. Roof colors shall be muted and compatible with the dominant building color.

(2) High-intensity colors, metallic colors, black ~~or grey~~, fluorescent colors, single color schemes and groups of stripes are prohibited as the predominant building color or color scheme.

(3) High-intensity colors, and black or grey, may be used on building trim and accents.

(b) Color Changes

Color changes shall occur only at a change of plane or reveal line. Color changes at outside corners, piecemeal embellishment, and frequent material changes are prohibited.

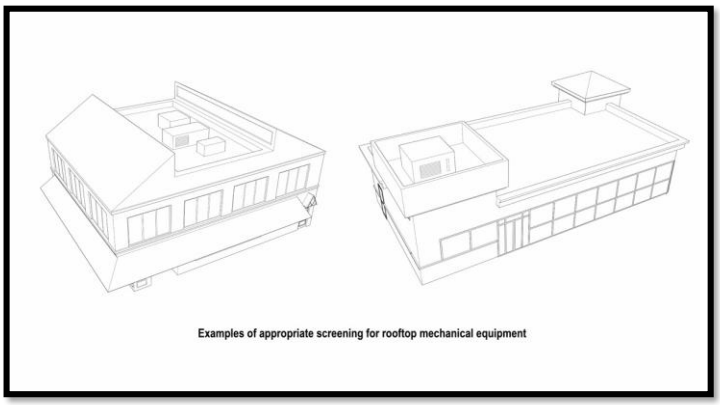
10.305.7.8 Mechanical Equipment Screening

(a) Rooftop mechanical equipment shall be hidden or screened with architecturally integral elements at least as high as the equipment to be screened. Makeshift equipment screens, such as wood or plastic fences, are prohibited (see Figure 305.7-13).

(b) Ground-mounted mechanical equipment shall be hidden or screened with architecturally integral wing walls ~~and/or landscaping~~.

(c) Solar panels are exempt from mechanical equipment screening standards.

Figure 305.7-13: Mechanical Equipment Rooftop Screening Illustration



10.305.7.9 Utility Equipment Screening

(a) Electrical meters, switch boxes, panels, conduit, and related utility equipment shall be placed in the most inconspicuous location possible.

(b) Utility equipment shall be painted or coated to match the color of the mounting surface (see Figure 305.7-14).

(c) Utility equipment located in an area that is frequently seen by the general public shall be screened with a wing wall architecturally integrated into the host structure (see Figure 305.7-14).

Figure 305.7-14: Utility Equipment Screening Standards

10.305.7.10 Co-Branded Uses

Co-branded uses such as restaurants and convenience stores shall be well integrated into the host structure. Disharmonious architectural elements, such as a different façade or roof pitch from the rest of

the host structure, are prohibited to emphasize the presence or corporate identity of a co-branded use. See Figure 305.7-15 for additional information.

Figure 305.7-15: Co-Branded Uses Architectural Elements

10.305.8. Industrial Building Design

10.305.8.1 Intent

The public infrequently visits industrial sites. However, industrial areas are often quite visible to the city's residents and visitors. Quality architectural design creates a professional environment that reflects positively on Hutto and its businesses. ~~This section shall not apply to industrial structures over two hundred thousand (200,000) square feet in area.~~

10.305.8.2 Character and Image

(a) In industrial parks, each building shall include predominant characteristics shared by all buildings in the development, so the development forms a cohesive place.

(b) Distinct groups of buildings on a site shall share a common, identifiable, complementary design or style. This includes accessory structures such as freestanding canopies, accessory and maintenance buildings, and dumpster enclosures.

10.305.8.3 Form and Mass

A single, large, dominant building mass should be avoided in new buildings and, to the extent possible, in projects involving changes to the mass of existing buildings. Changes in mass shall be related to entrances, the integral structure and/or the organization of interior spaces and activities and not merely for cosmetic effect.

10.305.8.4 Exterior Walls and Facades

(a) Pattern

Façades and walls shall feature a repeating pattern of architectural or structural bays, expressed through changes in plane—such as offsets, reveals, pilasters, projecting ribs, fenestration patterns, or piers—along with at least one of the

following elements. All elements shall repeat at intervals of no more than thirty (30) feet.

(1) Color change;

(2) Texture change;

(3) Material module change.

(b) ~~Four Sided~~Four-Sided Design

All façades and walls shall include design characteristics consistent with those on the front façade.

(c) Garage Doors

Bay doors shall be screened using wing walls, strategically placed berms on the site, or other effective screening and site planning techniques to minimize visibility from the public right-of-way. Bay doors shall be integrated into the overall design theme of the site with color and windows. Segmented garage bay doors with windows are preferred to roll-up garage doors.

(d) Primary Building Entrances

Primary building entrances shall be clearly defined and recessed or framed by a sheltering element such as an awning, arcade or portico to provide shelter from the sun and inclement weather.

10.305.8.5 Green Roofs

(a) Green roofs and solar panels are strongly encouraged. Green roofs should cover at least fifty (50%) of the roof area, where feasible, and shall include appropriate vegetation, waterproofing, and drainage systems.

10.305.8.6 Building Color

(a) Building colors shall be low reflecting, muted and neutral or earth toned. Roof colors shall be muted and compatible with the dominant building color.

(b) High intensity colors, metallic colors, black or grey, fluorescent colors, single color schemes and groups of stripes are prohibited as the predominant building color or color scheme.

(c) Brighter high-intensity colors, and black or grey, may be used on building trim and accents.

(d) Color changes shall occur only at a change of plane or reveal line. Piecemeal embellishment and frequent color changes are prohibited.

10.305.8.7 Mechanical Equipment Screening

(a) Rooftop mechanical equipment shall be hidden or screened with architecturally integral elements at least as high as the equipment to be screened. Makeshift equipment screens, such as wooden or plastic fences, are prohibited.

(b) Ground mounted mechanical equipment shall be hidden or screened with architecturally integral wing walls ~~and/or landscaping~~.

(c) Solar panels are exempt from mechanical equipment screening standards.

10.305.8.8 Utility Equipment Screening

(a) Electrical meters, switch boxes, panels, conduit, and related utility equipment shall be placed in the most inconspicuous location possible.

(b) Utility equipment shall be painted or coated to match the color of the mounting surface.

(c) Utility equipment located in an area that are frequently seen by the general public shall be screened with a wing wall architecturally integrated into the host structure.

~~**10.305.9. Non-Residential Amenities and Enhanced High-Quality Design**~~

~~10.305.9.1 Applicability~~

~~(a) In order to encourage quality development beyond minimum standards, the City may allow limited flexibility in general development standards for all new non-residential buildings and expansions to existing buildings, unless otherwise expressly stated herein.~~

~~(b) Calculation and Cumulative Impact~~

~~(1) Flexibility under this section shall be based on the development standards established in Section 10.203 and other applicable provisions of this chapter for the zoning district or development type .~~

~~(2) A development that includes at least two (2) of the design features listed in Section 10.305.9.2 may be considered for modifications to development standards such as, but not limited to: building height, parking requirements, or architectural design.~~

~~(3) The Director of Development Services may approve these modifications upon a finding that:~~

~~(A) The requested modification does not negatively impact adjacent properties; and~~

~~(B) The overall intent of the zoning district and this chapter is met.~~

~~10.305.9.2 Qualifying Non-Residential Amenities and High-Quality Design Elements~~

~~To qualify for development flexibility under this section, a project must incorporate at least two (2) of the following:~~

~~(a) Outdoor patios at least two hundred fifty (250) square feet and exclusive of sidewalks.~~

~~(b) Provide patios for outdoor dining equivalent to five percent (5%) of the site or thirty percent (30%) of the planned restaurant dining area.~~

~~(c) Provide a Parking Reclamation Plan to convert future unneeded parking into value-added spaces such as buildings or parks. At a minimum, the plan shall address circulation, pedestrian connections, utilities, and drainage.~~

~~(d) Extra-wide sidewalks (15 feet or more) along the front facade of each building.~~

~~(e) Provide public art equivalent to one percent (1%) or more of the overall project cost.~~

~~(f) Provide at least one signature element, such as a monument or archway, that is not used for advertising any tenants but may display the name of the development or the City.~~

~~(g) Arrange Useable Open Space so that no boundary of the open space faces an off-street parking area.~~

~~(h) Use of one or more decorative bridges, which may include bridge culverts, that are integrated with a water feature, such as a detention/retention pond. The bridge should conform to and be a coordinated element of an established design motif used throughout the development's common areas by employing natural stone or brick veneer, wrought iron railings, downward-directed lighting, and decorative insets. The development should be laid out so that decorative bridges can be seen from multiple angles and are designed for convenient pedestrian access.~~

10.306. Landscaping

10.306.1. Intent

Landscaping standards are established to:

~~(a) Reinforce Hutto's unique community identity;~~

~~(b)~~(a) Enhance human health and wellbeing;

~~(c)~~(b) Enhance the quality and appearance of the city;

~~(d)~~(c) Provide vegetation for screening and buffering;

~~(e) Support people-centered placemaking; and~~

~~(f)~~(d) Improve the environment by:

(1) Protecting and conserving natural resources including water, soil, existing trees and vegetation;

(2) Preserving and enhancing the urban forest and tree canopy coverage for shade, climate control, air and water quality, stormwater runoff and erosion control, and wildlife habitat.

(3) Use of regionally appropriate native plants results in a more natural appearance, resilience, functionality of plant communities, and decreased operational maintenance costs. Beyond minimum municipal landscape compliance, landscape areas shall be placed where best-suited for the site conditions considering orientation, light availability, structures, and impact to residents and visitors.

10.306.2. Applicability

This section applies in the following areas:

City of Hutto	Hutto extraterritorial jurisdiction (ETJ)
Yes	No

10.306.3. General standards

All plant species shall be selected from the medium or low water use plants on the Texas Superstar Plants found at https://texassuperstar.com/texas-superstar-plants/~~Plant List maintained by the Director of Development Services; native cultivars and dwarf varieties are permissible. Deviations from this list shall be approved by the Director of Development Services and requested in writing with justification for each proposed deviation.~~

Each property shall provide at least two (2) different species of trees. Up to seventy-five (75%) of all trees per lot or site may be of the same species.

(a) Planting areas for each canopy tree provided shall provide at least one thousand (1,000) cubic feet of soil volume and be covered with mulch or other groundcover.

(b) All trees shall be planted on the parcel being developed unless otherwise approved by City Council.

(c) For newly planted trees, no compaction, placement of impervious cover or paving shall take place within six (6) feet from the trunk of a tree or within the Half CRZ, whichever is greater.

10.306.3.2 Preservation of Existing Vegetation

Existing trees, shrubs, and groundcover may be used to meet landscape requirements.

(a) Preserved Protected Trees may be credited towards the landscape requirements of this Section.

(b) Existing trees of a Protected Tree species but under six (6) inch DBH that remain on a site may be credited toward the landscape requirements of this Section, subject to approval by the Director based on the assessed health, structure, growth habit, presence of disease or decline, and the available growing space of the tree.

(c) Existing plants of nuisance species may not be credited toward the landscape requirements of this Section.

(d) Trees used to meet required landscape credits shall not also be used towards Protected Tree mitigation credits.

~~10.306.3.3 Minor Modifications~~

~~The Director of Development Services may approve minor deviation of any numeric development standard of this subchapter up to a maximum of ten percent (10%) to protect natural features, address unusual site conditions, or conditions that arise through the development review process due to occasionally conflicting myriad development requirements. Minor modifications are intended to provide reasonable flexibility and avoid the need for a formal variance request.~~

Commented [AB2]: Is this where we would reference the A&M native plant list and call it good?

Commented [AB3R2]: https://texassuperstar.com/texas-superstar-plants/

~~(a) Approval Criteria for Requested Modifications~~

~~(1) Shall be in general conformity with the stated purposes of this Section;~~

~~(2) Meets all other applicable zoning, building, drainage, water quality, and safety code requirements;~~

~~(3) Shall have no significant adverse impact on the health, safety, or general welfare of surrounding property owners on the general public, or such impacts will be substantially mitigated; and~~

~~(4) Shall be necessary to compensate for some practical difficulty or unusual aspect of the site not shared by landowners in general.~~

~~10.306.3.4~~10.306.3.3 Visibility

In cases where visibility standards conflict with required planting placement, visibility and safety standards shall take precedence~~, subject to approval by the Director of Development Services.~~.

~~10.306.3.5~~10.306.3.4 Utility Clearances

All clearance values are adopted within Hutto's Engineering Design Manual. ~~may be modified by the City Engineer. Root barriers are required when trees are within right-of-way.~~

~~(a) Underground Utilities~~

~~(1) All trees shall be placed at least five (5) feet from wet utilities.~~

~~(2) All trees shall be placed at least four (4) feet from electric and gas lines.~~

~~(b) Overhead Utilities~~

~~The following minimum clearances shall be maintained from overhead electric utilities:~~

~~(1) Canopy Trees: 30 feet~~

~~(2) Ornamental Trees: 20 feet~~

~~(3) Shrubs: 10 feet~~

~~(c) Electric Appurtenances and Streetlights~~

~~The following minimum clearances shall be maintained from electric appurtenances and streetlights:~~

~~(1) Canopy Trees: 10 feet~~

~~(2) Ornamental Trees: 8 feet~~

~~(3) Shrubs: 6 feet~~

10.306.4. Required Landscaping: Single, Two, Three and Four Household Dwellings

10.306.4.1 Tree Planting Requirements

Lots with single, two, three and four household dwellings shall have at least the following number of trees:

(a) One (1) canopy tree for every five thousand (5,000) square feet of lot area rounded to the nearest whole tree. One tree shall be placed in the front yard, outside of any easements.

10.306.4.2 Shrub Planting Requirements

(a) Lots shall contain at least one shrub for every one thousand (1,000) square feet of lot area. Lots of fifty thousand (50,000) square feet or more in area are required to provide at least one hundred (100) shrubs.

(b) One (1) ornamental tree may be substituted for five (5) required shrubs.

(c) All required shrubs shall be placed between the street and the front of the dwelling.

10.306.4.3 Groundcover

Any portion of the residential lot not used for buildings, parking, driveways, walkways, or utilities shall be retained in or restored to its natural state or landscaped in accordance with the following:

(a) Living groundcover and plants. Appropriate soil amendments, weed barrier and mulching shall be applied to all planting areas.

(b) Organic materials (such as mulch or wood chips), inorganic materials such as decorative gravel or rocks (using aggregates meeting requirements to maintain permeability performance), or synthetic/artificial turf constituting no more than 50 percent (50%) of the total lot area not used for impervious cover.

~~(c)~~ A maximum of 30 percent (30%) of the lot area between the street and the front of the dwelling may be covered with mulch, gravel or rock. ~~No synthetic/artificial turf is allowed within the lot area between the street and the front of the dwelling.~~

10.306.4.4 Planting Size

Canopy trees and ornamental trees shall have a trunk of at least two (2) inches at the time of planting. Shrubs shall have at least two (2) gallon containers, be at least one (1) foot in height at the time of planting and reach a mature height of at least three (3) feet~~Canopy trees shall be at least eight (8) feet in height and ornamental trees shall be at least six (6) feet in height at the time of planting. Shrubs shall have at least twoone (21) gallon containers, be at least one (1) foot in height at the time of planting and reach a mature height of at least threewo (32) feet~~.

10.306.5. Required Landscaping: Non-Residential and Multifamily Residential Development

10.306.5.1 Applicability

Non-residential and multifamily developments shall be landscaped as follows. Additional plantings may be required in accordance with bufferyard standards, and screening requirements.

10.306.5.2 Minimum Requirements

Non-residential and multifamily developments shall achieve ~~five~~ three (~~5~~3) points for every five hundred (500) square feet of landscape area required.

10.306.5.3 Minimum Landscape Area Required

A minimum percentage of the total area being developed shall be landscaped in accordance with the following percentages:

(a) Commercial and retail uses: 15% (maximum 85% impervious coverage)

(b) Multifamily residential: 20% (maximum 80% impervious coverage)

(c) Institutional and civic uses: 15% (maximum 85% impervious coverage)

(d) Industrial uses: 10%(maximum 90% impervious coverage)

10.306.5.4 Menu of Landscape Elements

The following landscaping elements are eligible for earning credits toward meeting landscape requirements in Section 10.306.5. Refer to Table 306-1 for specific point values assigned to each element.

(a) Planting areas that utilize low-maintenance, drought-resistant native ~~or adapted~~ plant species:

(1) Canopy trees.

(2) Ornamental trees.

(3) Shrubs, forbs, or ornamental grasses (not groundcovers or native grasses less than six (6) inches in height). Cacti shall be used sparingly as their root systems do less to filter water or build soil.

(4) Living g~~G~~roundcovers or native grasses less than twelve (12) inches in height.

(5) Plants that create habitat for birds and pollinators.

(b) Protecting existing trees on the site that are less than six (6) inches DBH.

(c) Utilizing structural soils to provide additional soil volume for trees in urbanized landscapes, beyond the minimum requirement.

(d) Restoration of disturbed areas (disturbed previously or during construction) to a naturally performing state after construction.

(e) Minimizing impervious cover:

(1) Limiting the impervious cover on a site to below allowable maximums;

(2) Removing existing on-site impervious cover and restore to natural conditions; or

(3) Use of permeable pavement in place of typical impervious cover, such as in driveways, parking lots, walkways and patios.

(f) Installation of green stormwater infrastructure, such as bioretention planters, biofiltration planters or vegetated swales, capable of capturing and filtering at least the first inch of rainfall (as this is the most contaminated).

(g) Installation of a green roof.

(h) Reduction of potable water use for irrigation via alternative water sources (such as graywater systems).

(i) Other Innovative Approaches. Applicant may propose other innovative, regionally appropriate LID/GI elements. Will require applicant and review staff to agree on appropriate credit for the specific approach being proposed.

(j) Landscaped parking lot islands with canopy trees to provide shade and reduce heat islands.

(k) Bioretention planters integrated into parking lot designs for stormwater management.

10.306.5.5 Credit Table

The following table provides the point values assigned to each eligible landscaping element. These credits are used to calculate compliance with the landscaping requirements outlined in

Table 306-1: Landscaping Credits

Landscape Element	**1 point per…**
New tree – canopy (20+ ft height at maturity)	1 tree planted
New tree – ornamental (<20 ft height at maturity)	2 trees planted
Native~~/adapted~~ shrubs, forbs or ornamental grasses (new or preserved)	10 shrubs planted or preserved
Native~~/adapted~~ groundcovers or turf areas (new or preserved)	150 SF of area at 60% plant cover
Habitat plant species planting area (new or preserved)	100 SF of area at 30% plant cover
Preservation of an existing Protected Tree	0.5 trees
Use of structural soils	300 cubic feet of additional soil volume provided
Restoration of areas disturbed by construction	100 SF of area restored
Reduction in impervious cover allowed	500 SF of impervious cover reduced
Removal of existing impervious cover	300 SF of impervious cover removed
Use of pervious paving	200 SF of pervious paving used in place of typical impervious cover
Installation of Green ~~Stormwaster~~Stormwater ~~Infractrusture~~Infrastructure~~SI~~	75 SF of GSI
Green roof, intensive (12”+ media depth)	300 SF of area at 50% plant cover
Green roof, extensive (<12” media depth)	500 SF of area at 50% plant cover
Alternative water sources for irrigation	500 SF of area utilizing alternative water source for irrigation (can apply to planting areas required by other sections of code).
Landscape islands with canopy trees	1 island with at least 1 canopy tree planted and a minimum area of 150 SF
Bioretention planters integrated into parking lot	75 SF of bioretention planter area

10.306.5.6 Calculating Points

Points will be earned for each landscaping element listed in Table 306-1 based on the corresponding credit values.

10.306.5.7 Exceeding Minimum Points

Projects exceeding the minimum required points may reduce the required landscape area in Section 10.306.5.2 by five hundred (500) square feet for every five points earned above the minimum, up to a maximum reduction of two thousand five hundred (2,500) square feet.

~~10.306.5.8 Alternative Compliance~~

~~(a) Projects certified under the Sustainable SITES Initiative (SITES), which promotes sustainable land design and development practices, may earn additional landscape points as follows:~~

~~(1) Sustainable SITES certified = 20 points~~

~~(2) Sustainable SITES Silver = 30 points~~

~~(3) Sustainable SITES Gold/Platinum = 40 points~~

~~(b) Applicants shall provide verification of certification from Green Business Certification Inc. (GBCI) as part of the development application process to confirm which alternative compliance option is applicable.~~

10.306.6. Street Trees

(a) Placement

(1) Street trees are encouraged along new and reconstructed streets to enhance pedestrian comfort and improve the urban canopy.

(2) ~~Where provided,~~ T~~t~~rees should be placed on the private property~~outer~~ side of the sidewalk within a designated planting strip or right-of-way to maximize shade while minimizing conflicts with utilities and infrastructure.

~~(3) Alternative placements may be considered where right-of-way constraints exist, subject to approval by the Director of Development Services.~~

(b) Species and Canopy Considerations

(1) Trees shall be selected from an approved list of drought-tolerant, non-invasive, and regionally appropriate species.

(2) Large canopy trees are preferred where feasible, except where overhead utility conflicts require smaller ornamental species.

(c) Utility Coordination and Infrastructure Protection

(1) Where street trees are installed, they shall be located at least five (5) feet from underground wet utilities and four (4) feet from electric and gas lines.

(2) To prevent conflicts with streetlights and electric transformers, the following minimum clearances should be maintained:

(A) Canopy trees: 10 feet

(B) Ornamental trees: 8 feet

(3) For locations near overhead power lines, recommended minimum clearances are:

(A) Canopy trees: 30 feet

(B) Ornamental trees: 20 feet

(4) Root barriers ~~are recommended when trees are planted~~ shall be installed when trees are planted within five (5) feet of sidewalks or curbs to prevent pavement displacement.

(d) Maintenance and Replacement

(1) Where street trees are planted, adjacent property owners, Propertyowner Association, Homeowner Association, ~~or~~ developments shall~~are encouraged to~~ maintain the trees~~m~~, including pruning and watering as needed.

(2) If a tree dies or becomes hazardous, property owners, propert onwers assocation, homeowner assocaition, or developer shall replace~~ment~~ with an equivalent species ~~is recommended to maintain the streetscape~~ within 90 calendar days.~~.~~

10.306.7. Plant Materials, Maintenance and Replacement

10.306.7.1 Plant List

Plants to meet the requirements of this Section shall be selected from the medium or low water use plants on the Texas Superstar Plants found at https://texassuperstar.com/texas-superstar-plants/~~listed on the "Plant List" maintained by the Director of Development Services~~ Department. ~~If specific site conditions limit the survival of plants on the approved list, alternative species may be used with the Director of Development Services approval, provided they offer comparable water efficiency and suitability to the local environment.~~

10.306.7.2 Low Water Use Plantings

Low water use plantings are required to promote water conservation and reduce operational maintenance costs. The use of low water use plants and hardscaping features shall comply with the following:

(a) To maximize water efficiency, plants with low water needs shall be grouped together and not mixed with those requiring higher water usage. This strategic placement minimizes irrigation needs and promotes plant health.

(b) The use of mulch is encouraged throughout the landscaped area. Mulch helps conserve soil moisture, reduce weed growth, prevent soil compaction, and regulate soil temperatures.

(c) Hardscaping features such as gravel, permeable paving, decorative rock, and low-water-use pathways are encouraged as part of the landscape design. These elements reduce the overall water demand and enhance the landscape's aesthetic appeal. Permeable materials shall be used to the maximum extent practicable to support stormwater infiltration and reduce runoff.

10.306.7.3 Plant Species that Reduce Pesticide and Fertilizer Use

Plant species shall be selected that minimize the need for pesticides and fertilizers.

10.306.7.4 Reduce Outdoor Water Use

(a) Seventy-five percent (75%) of landscape areas shall be designed so as not to require permanent irrigation systems. This does not apply to:

(1) Water used during establishment period

(2) Water used to irrigate food production gardens.

(3) Water used as required by local regulations in fire-prone areas for fire suppression systems

(4) Water used for athletic fields (if vegetated)

~~(b) Planting shall happen at the optimal season to reduce or eliminate the need for watering for establishment.~~

~~(c)~~(b) If turfgrasses are to be used, they shall be regionally appropriate and minimize post-establishment requirements for irrigation

~~(d)~~(c) Improve water-retention capacity of soil by increasing organic matter (e.g., adding compost)

10.306.7.5 Nuisance and Prohibited Plants

(a) Nuisance and prohibited species may not be planted or used to meet the City's landscaping requirements and are not protected by tree preservation regulations.

~~(b)~~ Nuisance plants are all plants listed in Texas Administrative Code Section 19.300 (Noxious and Invasive Plant List). ~~Other plants may be prohibited at the discretion of the Director of Development Services on a case-by-case basis.~~

~~(c) Nuisance and prohibited plants can be found in the Plant List maintained by the Director of Development Services~~ Department~~.~~

10.306.7.6 Edging

Edging shall be used to contain and separate lawn areas and landscape areas.

10.306.7.7 Topsoil

To the maximum extent practicable, topsoil removed during construction activity shall be conserved for later use on areas requiring re-vegetation and landscaping.

10.306.7.8 Plant Quality

Landscape plants shall be free of defects, and of normal health, height, leaf density and size appropriate to the species, and free from defects, as defined by American Association of Nurserymen standards.

10.306.7.9 Installation and Bond

Landscaping shall be installed using sound horticultural practices, in a way that encourages quick establishment and healthy growth. Landscaping in each phase shall either be installed or the installation shall be secured with ~~a letter of credit,~~ escrow or performance bond for one ~~hundred fifty~~hundred fifty percent (150%) of landscaping value before a certificate of occupancy for any building in a phase is issued.

10.306.7.10 Maintenance

All landscape elements including trees and vegetation, irrigation systems, fences, walls and paving are considered elements of the project in the same way as structures, parking, stormwater infrastructure, and other site elements. The applicant, landowner or successors shall be jointly and severally responsible for regular maintenance of all landscaping elements in good condition in accordance with this section. Landscaping shall be maintained free from disease, pests, weeds and litter.

~~(a) Reduce Pesticide and Fertilizer Impacts~~

~~(1) This section applies to non-residential and multifamily residential development.~~

~~(2) Projects shall maintain an integrated pest management plan that utilizes natural prevention and control techniques.~~

~~(3) When necessary, pesticides and fertilizers shall be selected based on reduced impacts including toxicity, persistence (i.e., how long it remains in the environment), and/or bioavailability (i.e., how readily it is absorbed by biological organisms).~~

~~(4) Projects are permitted an initial use of pesticides for the purpose of eradicating or controlling invasive species found on site and controlled initial use of fertilizers is permitted when necessary to establish vegetation.~~

~~(5) Projects are permitted an initial use of pesticides for the purpose of eradicating or controlling invasive species found on site and controlled initial use of fertilizers is permitted when necessary to establish vegetation.~~

10.306.7.11 Replacement

Landscape elements that are removed or dead shall be replaced within thirty (30) days.

10.306.8. Irrigation

10.306.8.1 Automatic Irrigation Required

(a) Purpose

The purpose and intent of this section is to ensure that all applicable landscape plantings are sufficiently watered until established and maintain health, vigor, and coverage.

(b) Applicability

All parcels proposing development or redevelopment after the effective date of this UDC are required to provide irrigation in accordance with this section.

(c) Exceptions:

(1) Single-family and Two-family Residential;

(2) Undisturbed natural areas or existing trees and vegetation;

(3) Low Water Use Plantings areas established for at least two (2) years that do not require supplemental water;

(4) Trees established for at least two (2) years.

(d) Irrigation Requirement:

When irrigation is necessary, systems shall be designed and installed to:

(1) Deliver water efficiently, such as the use of drip or low-flow emitters that target the root zones of plantings.

(2) Include climate-based controllers that prevent unnecessary watering.

(3) Have trees, shrubs, and ground cover irrigated in separate hydrozones that can be discontinued by zone as plants become established.

~~(3)~~(4) ~~Have trees, shrubs, and ground cover irrigated in separate hydrozones that can be discontinued by zone as plants become established.~~Irrigation shall not be placed in the public right of way without a formal agreement from the city.

(e) Maintenance

Irrigation systems shall be maintained to prevent water waste from misdirected or broken sprinklers or other system component.

10.306.8.2 Irrigation Plan Required

An irrigation plan shall be provided with the landscape plan for review, if applicable.

10.306.9. Tree Preservation and Removal

10.306.9.1 Purpose

The purpose of this section is to ensure effective administration of the tree preservation regulations.

10.306.9.2 Applicability

The tree preservation regulations apply to all properties within the zoning jurisdiction.

(a) No tree removal permit is required for a Nuisance Tree.

(b) Protected Trees

All trees ten (10) inches or greater DBH shown in the Plant List ~~(Appendix A)~~ are Protected Trees regardless of health.

10.306.9.3 Tree Removal Permits

(a) A tree removal permit is required for the proposed removal of a protected tree in both nonresidential and residential areas, regardless of the tree's health.

(b) No tree removal permit is required for a Nuisance Tree.

10.306.9.4 Permit Fees

Permit fees are determined by City Council.

~~10.306.9.5 Dead, Diseased, and Imminently Hazardous Trees~~

~~A tree removal permit is required for the proposed removal of a protected tree that is determined to be Dead, Diseased, and Imminently Hazardous by a State of Texas certified arborist. A tree assessment report for a dead, diseased, or imminently hazardous tree proposed for removal shall be provided with a tree survey of all protected trees on the subject property.~~

~~10.306.9.6~~10.306.9.5 Healthy Protected Trees

A tree removal permit is required for the proposed removal of a protected tree. A tree survey showing the location, size, condition, and species of all protected trees on the subject property shall be provided. Tree surveys shall include as-built information for properties with existing development.

(a) Additional Criteria for Removal of Protected Trees

(1) Protected Trees sixteen (16) inches or greater DBH may only be removed ~~with approval of the Planning and Zoning Commission.~~with a 2:1 inch basis of the total diamter inches removed as shown on an approved landscape plan.

(2) The requirements of this section do not apply if:

(A) The subject tree is located within an existing or proposed easement for required stormwater, water, wastewater, or electric utility infrastructure and the Director of Development Services determines redesign of the proposed easement or utility alignment is infeasible.

(B) The subject tree is located within two (2) feet of an existing building.

(C) If the subject tree is determined to be Dead, Diseased, or Imminently Hazardous by a State of Texas certified arborist.

(b) Transplanting of a Protected Tree

Protected Trees may be transplanted to a suitable location on the same property, as approved by the Development Services Department~~irector~~. To qualify, a tree transplanting company ~~from the City's approved vendor list or one otherwise~~ approved in writing by the Department~~irector~~, shall be used and fiscal surety shall be filed with the City to guarantee a two-year monitoring and maintenance program for the transplanted trees. The property owner/manager shall submit quarterly statements that demonstrate compliance with the required tree monitoring and maintenance provided by an approved tree care service. If compliance is not demonstrated, the surety will be used by the City provide the required monitoring and maintenance. Monitoring shall include soil moisture analysis, fertilization, pest and disease management, soil amendments, and any other service deemed necessary by the Director or the tree care service. This surety shall remain in place until the end of the two-year period.

~~10.306.9.7~~10.306.9.6 Mitigation for Removal

(a) Inches removed from a site shall be mitigated at a 2~~1~~:1 inch basis of the total diameter inches of Protected Trees removed, measured at DBH.

(b) Mitigation requirements do not apply to a Protected Tree that is already dead, dying or fatally diseased prior to starting a project. The property owner shall submit a report from an ISA certified arborist making such determination in writing, providing technical documentation for the determination. The Director may perform a site inspection to verify the accuracy of the determination.

(c) Replacement of Removed Trees

(1) Replacement inches shall be planted on the subject property or as approved by City Council.

(2) Canopy trees ~~shall be at least eight (8) feet in height~~ and ornamental trees shall ~~be at least six (6) feet in height~~have a truck caliper of at least two (2) inches at time of planting.

~~10.306.9.8~~10.306.9.7 Maintenance and Care

Replacement trees shall be maintained in good condition in accordance with the provisions of this Section.

~~10.306.9.9~~10.306.9.8 Unauthorized Removal

Any unauthorized removal of a protected tree shall be mitigated for at a rate of 2:1 (for example, two (2) inches mitigated for every one (1) inch removed and double fees for any required permits to remedy the unauthorized removal.~~.~~

10.306.10. Critical Root Zone Preservation

The full root system of a tree may extend significantly beyond the dripline but the Critical Root Zone (CRZ) is of critical importance to the health and longevity of a tree. Excavation, open trenching, placement of fill, storage or staging of equipment, spoils, or materials may not occur within this zone.

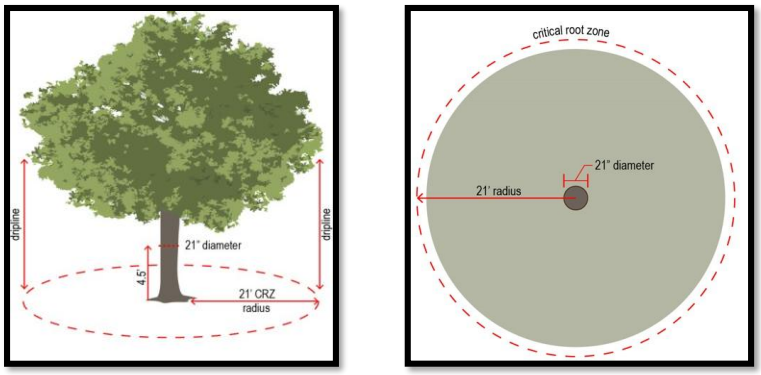
(a) The CRZ is generally represented as a circle around the center of the tree trunk where the radius of the circle is a numerical value of feet proportional to the diameter in inches of the tree generally measured at four and a half (4.5) feet from average grade. The Half CRZ is a smaller circle within the CRZ with a radius half that of the CRZ. The Quarter CRZ is a circle within the Half CRZ with a radius one-quarter that of the CRZ.

(1) The entirety of the Quarter CRZ shall be preserved at natural grade.

(2) Up to two (2) inches of cut are allowed within the Half CRZ.

(3) Up to four (4) inches of cut are allowed within the remainder of the Outer CRZ to the dripline.

Figure 306.10-1: Critical Root Zone



(b) Modified Critical Root Zone

Root systems grow in response to site conditions and constraints and may not be accurately represented by the typical centered and equidistant method described above. The Director of Development Services may determine a Modified CRZ is more appropriately representative of the root system of a tree provided it is proportional.

(c) Grade and Slope

Finished grade of soil in the CRZ shall slope away from the trunk at least 1 percent slope to ensure positive drainage and prevent water from pooling near trunks.

(d) Development in CRZ

(1) No building construction is permitted within the CRZ for any tree being preserved.

(2) No permanent development of any kind is permitted within the Half CRZ.

(3) Development is permitted within a maximum of fifty percent (50%) of the Outer CRZ. Only permeable flatwork without compaction, soil removal for grading, decking, or similar construction, is allowed and shall not affect the branching of the tree.

10.306.11. Tree Protection During Construction

10.306.11.1 Tree protection zone

(a) Tree protection shall be provided around protected trees and natural areas designated for preservation and prevent access throughout duration of construction.

(b) ~~The Director of Development Services may approve exceptions to Tree Protection requirements as needed for site-specific considerations where strict compliance is impractical. Examples include location of existing structures, paving, infrastructure, and access where no reasonable alternative is available.~~

~~**10.306.12. Landscaping and Site Aesthetics**~~

~~(a) Parcels proposing a nonresidential use of five (5) or more residential structures shall provide and maintain the following appurtenances in any combination:~~

~~(1) Seating and Tables;~~

~~(2) Sunshades and Shelters;~~

~~(3) Recycling and Waste Receptacles;~~

~~(4) Bicycle Parking;~~

~~(5) Planters;~~

~~(6) Charging Station;~~

~~(7) Lighting.~~

~~(b) Site appurtenances shall be provided in accordance with the following:~~

~~(1) At least two (2) appurtenances per two hundred (200) linear feet of internal walkway or sidewalk along a street or internal drive.~~

~~(2) At least one (1) seating and tables item and one (1) recycling and waste receptacles per five hundred (500) square feet of plaza area.~~

~~(3) At least one (1) seating and tables item and one (1) recycling and waste receptacles per one hundred (100) square feet of Colonnade or Loggia.~~

~~(4) One (1) seating and tables item and one (1) recycling and waste receptacles per bus stop.~~

10.307. Fences and Walls

10.307.1. Intent

(a) Fence and wall standards are established to:

(1) Enhance safety of people, property, and animals;

(2) Enhance the quality and appearance of the City;

(3) Provide attractive screening and buffering;

(4) Delineate public and private space.

(b) Unless otherwise specified, fences and walls are not required but all proposed fences and walls shall comply with this section.

10.307.2. Applicability

This section applies in the following areas:

City of Hutto	Hutto extraterritorial jurisdiction (ETJ)
Yes	**No**

10.307.2.1 General standards

(a) Placement

(1) A fence or wall may not be placed in a right-of-way.

(2) Fences and walls shall comply with all setback requirements specific to the zoning district and shall not obstruct sight lines at intersections, driveways, or pedestrian pathways.

(b) A fence or wall may be freestanding or attached to a structure.

(c) Fence support posts may not be angled or non-vertical.

(d) Fencing and walls shall be maintained in good structural and aesthetic condition in accordance with this section.

(e) Fencing and walls shall be responsive to and consistent with the primary structures on a site using materials, finishes, and detailing that match or are compatible with materials used on structures.

~~10.307.2.2 Alternative Screening Options~~

~~Property owners may propose alternative screening methods that meet or exceed the intended level of screening. Such proposals shall be approved by the Director of Development Services. Alternative screening options can include but are not limited to:~~

~~(a) Living Plant Screening~~

~~A continuous hedge or row of shrubs/trees planted at a minimum spacing to form a continuous screen. Plants shall be at least four (4) feet in height at installation and reach a height of at least six (6) feet at maturity.~~

~~(b) Berms~~

~~Use of landscaped berms to provide elevation and additional screening. Berms shall be a maximum height of three (3) feet.~~

~~10.307.2.3~~10.307.2.2 Maintenance

Fences, living plant screening and adjacent landscaping shall be maintained by their owners in good structural condition and repair. This includes general maintenance, painting and staining, and the replacement of broken, warped or missing portions with materials or equal or better quality that are consistent in design. Fences, wall and hedges shall be vertically aligned and maintained upright; and in good structural or living condition. Angled or non-vertical fence support posts are prohibited.

10.307.3. Materials

(a) Finished side out

Fences with an unfinished or rough side and a finished or smooth side shall be placed so the finished or smooth side faces out.

(b) Prohibited materials

Materials not originally intended for use in constructing a fence are prohibited as fencing and screening materials. Examples of prohibited materials include plywood, particleboard, corrugated metal sheets (not incorporated into a frame), railroad ties, tires, door panels, and other makeshift materials.

(c) Barbed wire and electric fences

Electrically charged, barbed wire and razor wire fences are prohibited. Exceptions are fences used to enclose livestock on farms, serve a public or quasi-public institution for public safety or security purposes, and temporarily securing construction vehicles and materials on a construction site.

10.307.4. Height and Linear Transparency Requirements

The following table is tailored to address the unique needs of different land uses.

Table 307-1: Fence Requirements

Fence Type	Height	Linear Transparency
Residential Front Yards	Maximum 3.5 feet	Minimum 50%
Residential Side and Rear Yards	Maximum 8 feet	N/A
Tennis / Basketball Courts	Maximum 12 feet	Minimum 75%
Industrial Perimeter Security Fencing	Maximum 8 feet	Minimum 75%
Temporary Perimeter Security Fencing	Maximum 8 feet	N/A
Outdoor Storage Area	Minimum 6 feet Maximum 8 feet or the height of the tallest object to be screened	Maximum 25%
Dumpster Enclosure	Maximum 8 feet or the height of the dumpster to be screened	N/A
Development Perimeter Wall	Minimum 6 feet Maximum 8 feet or 4 feet when adjacent to open space	N/A
Utility Substation or Facility	Minimum 6 feet Maximum 12 feet or sufficient to conceal the substation	N/A

Fence height is measured from the finished grade of the property.

10.307.5. Gated Communities

Gated communities with public streets are prohibited.

10.308. Outdoor Lighting

10.308.1. Intent

Poorly designed exterior lighting can adversely affect abutting properties and contribute to light pollution. Regulating exterior lighting can control its negative effects, while still allowing property owners and businesses to meet functional security and safety needs.

10.308.2. Applicability

This section applies in the following areas.

City of Hutto	Hutto extraterritorial jurisdiction (ETJ)
Yes	**No**

(a) Except as described below, all outdoor lighting installed after the date of effect of this UDC shall comply with these requirements. This includes, but is not limited to, new lighting, replacement lighting or any other lighting whether attached to structures, poles, the earth, or any other location.

(1) Exemptions

~~(A)~~ Lighting within public or private right-of-way or easement for the principal purpose of illuminating streets or roads. ~~No exemption shall apply to any lighting within the public or private right-of-way or easement when the purpose of the luminaire is to illuminate areas outside the public or private right-of-way or easement, unless otherwise stated in separate regulation.~~

~~(B)~~(A) Lighting that is removed or destroyed less than thirty percent ~~(30~~(30%) of the total value of all lighting on a property.

~~(C)~~(B) Repairs to existing luminaires not exceeding twenty-five percent (25%) of total installed luminaires.

~~(D)~~(C) Temporary lighting for theatrical, filming on location, and performance areas with applicable City permits.

~~(E)~~(D) Underwater lighting in swimming pools and other water features.

~~(F)~~(E) lighting that is only used under emergency conditions.

~~(G)~~(F) Low Voltage Landscape Lighting.

~~(H)~~(G) All lighting required by federal or state laws or regulations.

10.308.3. General Standards

10.308.3.1 Display Levels and Light Pollution

(a) Lighting shall be designed to minimize light pollution and spillage on adjacent properties.

(b) Illumination at the property line shall be no more than ~~one and~~ a half (0~~1~~.5) footcandles.

~~(c) Illumination spillover onto adjacent residential zoned properties shall be no more than a half (0.5) footcandles.~~

~~(d)~~(c) Streetlights in public right-of-way shall be solar-powered wherever possible.

10.308.3.2 Allowed Correlated Color Temperature

The allowable correlated color temperature of all lighting fixtures shall not exceed three thousand (3,000) Kelvins (K).

10.308.3.3 Shielding

Outdoor lighting shall be shielded (full cutoff). Shielding is achieved when light rays are not emitted above the horizontal plane of a fixture (see Figure 308-1).

Figure 308.3-1: Light Fixture Shielding

10.308.3.4 Illumination of Background and Foreground Spaces

(a) Background spaces such as parking lots shall be illuminated as unobtrusively as possible to meet the functional needs of circulation, security and safety.

(b) Foreground spaces, such as building entrances and plaza seating areas, shall use proximate lighting that defines the spaces without glare.

10.308.4. Prohibited Lighting

The following light sources are prohibited:

(a) Laser source light.

(b) Strobe light.

(c) Flashing, blinking, or variably intense light, intentional or resulting from a defect. Exceptions are:

(1) Traditional holiday lighting not used to draw attention to a sign.

(2) Flashing or blinking lights required by law.

(d) Beacon or searchlight, including temporary display. Beacons are permitted on structures where the Federal Aviation Administration requires them.

(e) Lighting devices that may be confused with warning, emergency or traffic signals are prohibited.

(f) Lighting cannot be used for advertising or attracting attention.

10.308.5. Light Poles

10.308.5.1 Maximum Height

(a) Parking areas: 20 feet

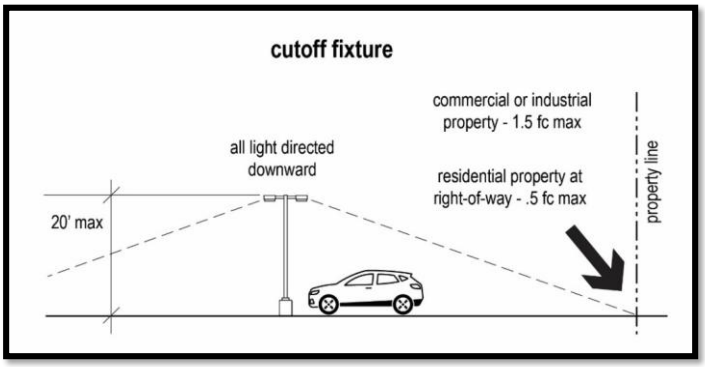
(b) Pedestrian areas and drive aisles: 16 feet

(c) Sports fields: 60 feet

(d) Temporary lighting at construction sites: 60 feet

(e) See Figure 308.5-1 for further guidance.

Figure 308.5-1: Outdoor Lighting Shielding Illustration



10.308.5.2 Design

(a) Light poles shall have a base, middle and top.

(b) Light pole design shall be consistent with the style, character and period of architecture on the site.

(c) Cobra head light poles are prohibited in residential areas and pedestrian-oriented commercial streets. Decorative cobra head street light poles may only be used on arterial streets, and streets in vehicle-oriented commercial and industrial areas. Where used, cobra head street light poles shall incorporate a supplemental non-cobra style light mounted at twelve (12) feet to fourteen ~~(14~~(14) feet height to illuminate the sidewalk.

(d) Bare metal poles are prohibited.

(e) Elevated form bases greater than four (4) inches above grade are prohibited.

(f) Light poles shall be placed in landscape areas wherever possible. Light poles shall not obstruct sidewalks or bicycle paths.

10.308.6. Attached Light Fixtures

10.308.6.1 Sconces

(a) Sconces or gooseneck lighting fixtures may be used to illuminate areas near building walls. Sconces shall direct light downward against the building wall and immediately adjacent areas (see Figure 308.6-1).

(b) Light fixture design shall be consistent with the style, character and period of the host structure.

Figure 308.6-1: Attached Sconce

10.308.6.2 Wall Packs

(a) Wall packs may only be used at the rear of industrial buildings to light unsafe areas. They cannot be used to draw attention to the building or provide general building or site lighting.

(b) Wall packs shall be fully shielded to direct the light downward.

(c) Source output per wall pack shall be no more than three (3) footcandles.

10.308.6.3 Awnings

Awnings and canopy fascias cannot be internally illuminated.

10.308.7. Gas Station Canopies

10.308.7.1 Design

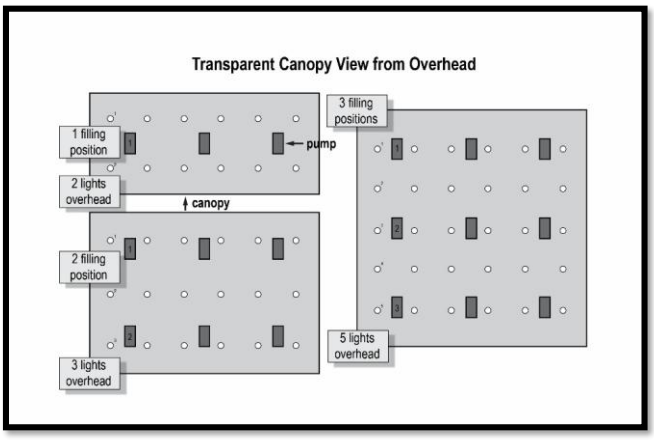
(a) Lighting fixtures, including lenses, shall be completely recessed into the canopy ceiling if it is flat, or no lower than one (1) feet above the lowest point of the canopy roof or fascia if it is sloped.

(b) Source output per fixture shall be no more than three (3) footcandles.

(c) Canopy fascias cannot be illuminated, except logo signs permitted by sign requirements in Section 10.309.

(d) See Figure 308.7-1 for additional information.

Figure 308.7-1: Gas Station Canopy Design Standards



10.308.8. Floodlights

(a) Floodlights may be used only to light sports fields, outdoor recreation areas and construction sites.

(b) Floodlights shall be fully shielded or provided with sharp cut-off ability, to minimize uplight, spill-light and glare.

10.308.9. Accent Lighting

(a) Bottom-mounted lights used to illuminate landscaping and water features, or provide visual accents, are permitted.

(b) Pole mounted accent lighting greater than one (1) foot tall is prohibited.

(c) Roof-mounted and rooftop accent lighting is prohibited.

(d) Banding of building plane changes (cornices, building corners, column edges, etc.) with neon or other illumination is prohibited.

10.308.10. Signs

(a) Signs may be illuminated internally.

(b) Bottom mounted lights may illuminate a monument sign no more than 8 feet tall. Lighting shall not spill over the edge of the sign face.

(c) Exposed bulb that outline a sign are prohibited.

(d) Blinking, chasing, or other changes in illumination intensity, color, or direction, intentional or not, are prohibited. This includes electronic message centers.

~~**10.308.11. Alternative Conformance**~~

~~The Director of Development Services may consider an alternative lighting plan. Alternative lighting plans shall clearly identify and discuss modifications, proposed alternatives, and how the alternative plan will meet the intent of this section better than a plan conforming to this section. Development Services staff~~

~~will consider the proposed design protects natural areas from light intrusion, enhances neighborhood continuity and connectivity, and shows innovative and creative design.~~

10.309. Signs

10.309.1. Purpose

The purpose of this Section is to regulate signs of all types (temporary and permanent) in a manner that:

(a) Protects constitutional rights to free speech by providing ample opportunities for expression through signs, while avoiding content-based distinctions, and providing clear approval standards;

(b) Protects public health and safety by:

(1) Minimizing visual traffic hazards, distractions and obstructions for motorists, cyclists, and pedestrians, or signs causing confusion by virtue of visual similarity to traffic control signs;

(2) Reducing hazards caused by collapse, fire, collision, decay or abandonment;

(3) Not obstructing firefighting or police surveillance; and

(4) Encouraging the upgrading, updating, or removal of signs that are poorly maintained, or do not conform to this Section, and preventing signs that are potentially dangerous due to structural deficiencies and disrepair.

(c) Enhances the appearance and economic value of the landscape, by providing that signs:

(1) Do not interfere with scenic views;

(2) Do not create a nuisance to persons using the public rights-of-way;

(3) Do not constitute a nuisance to occupancy of adjacent and contiguous property by their brightness, size, height, or movement; and

(4) Are not detrimental to land or property values.

(d) Promotes the community's appearance, character, quality, and business climate by encouraging signs that are attractive and functional for their intended purpose, and that are in scale and harmony with the development site and building(s) and with surrounding areas;

(e) Reduces and prevents visual clutter or potential deterioration of the community's appearance and attractiveness; and

(f) Implements the goals and policies of the City’s adopted planning policies by establishing uniform standards and procedures to regulate the size, type, number, design, placement, illumination, timeframe for display, and maintenance of signs.

10.309.2. Applicability

This section applies in the following areas:

City of Hutto	Hutto extraterritorial jurisdiction (ETJ)
Yes	**Yes**

10.309.2.1 Generally

(a) This Section applies everywhere within the City's corporate boundaries and its extraterritorial jurisdiction, except as specifically stated otherwise in this Section.

(b) This Section does not prohibit signs required by state or federal law and does not authorize signs that state or federal law prohibits.

(c) A person shall not erect, operate, display, or otherwise use any sign that this Section prohibits.

(d) A person shall not erect, operate, display, or otherwise use any sign at a time, place, or manner that this Section prohibits.

10.309.2.2 Message Neutrality

(a) Despite any other provision of this Section, no sign is subject to any limitation based on the content of its message.

(b) Any sign authorized in this Section may contain any noncommercial copy or messages instead of a commercial or another noncommercial message.

10.309.3. Prohibited Signs

The following signs and related objects are prohibited from being installed or publicly displayed at any location within the City's corporate boundaries and its extraterritorial jurisdiction, except as provided for within this Section, and if only after authorized issuance of a City-issued sign permit required by this Section.

(a) Moving and flashing signs, including signs that flash, revolve, rotate, swing, undulate or otherwise attract attention through the movement or flashing of lights, LEDs, or other parts, or through the impression of movement or flashing.

(b) Signs which employ a motion picture machine, or which display moving images, or images which give the impression of motion, including those using digital display.

(c) Signs which are of a size, location, movement, content, coloring, or manner of illumination, which may be confused with or construed as a traffic-control device or which hide from view any traffic or street sign or signal, or which obstruct the view in any direction at a street or road intersection.

(d) Signs placed on or affixed to vehicles, trailers, or equipment that are parked on a public right-of-way, public or private property so as to be visible from a public right-of-way where the apparent purpose is to direct people to another property.

(e) No person shall attach any sign, paper or other material to, or paint, stencil or write anything on, or otherwise mark on any sidewalk, curb, gutter, street utility pole,

Commented [JB4]: yes, cities have jurisdiction to regulate signage in the ETJ under state law

Commented [JB5]: when it comes to moving, flashing, etc. the intent is not to distract drivers - ex. monument sign you don't want flashing, blinking, anything to distract the driver.

Commented [JB6]: city would be exempt

tree, public building or structure unless authorized by this Section or by the City Council or its delegated representatives. This prohibition does not apply to signs with a permitted license agreement by City Council.

(f) No person shall erect or allow to be erected any sign in, on or over public rights-of-way and easements, railroad right-of-way or designated fire lanes unless specifically exempted by this Section or unless erected under a valid, unexpired permit and a license agreement by City Council.

(g) No person shall paint a sign or attach a sign to the exterior of a fence or railing.

(h) No person shall hold, display, or wear a sign unless on private property and not in the right-of-way.

(i) Signs which do not comply with any applicable provision of a building code, electrical code or other applicable code or ordinance of the City.

(j) Messages displayed from searchlights.

(k) Signs that are in disrepair to the extent that the cost of repair would exceed 50% of the value of a similar sign if purchased new and signs in danger of falling or that are otherwise unsafe to the public.

(l) Signs that display multidimensional projections of diffracted light are prohibited.

(m) Signs that are located on or that interfere with the use of public sidewalks, required off-street parking areas, or vehicle maneuvering areas unless specifically regulated in this Section.

(n) A sign other than a traffic control sign or signal, in a sight visibility line as defined by the Division B, Section 14 of the Hutto Engineering Design Manual.

(o) Any unauthorized sign on or attached to a public streetlight, utility pole, hydrant, bridge, traffic-control device, street sign or other public structure or building, or any sign located in, on, over or within a public street, sidewalk, alley, easement or right-of-way.

(p) Signs (illuminated from within or without) that are illuminated in such a manner, to such intensity, or without shielding, so as to constitute a hazard to the operation of motor vehicles upon a street or substantially interfere with the reasonable enjoyment of property based on an illumination study.

(q) Signs located on private property without the consent of that property owner.

(r) Signs that use a revolving beam or beacon resembling any emergency vehicle or are located or illuminated in such a manner as to obscure or otherwise interfere with the effectiveness of an official traffic sign, signal or device, or so as to prevent any traveler on any street from obtaining a clear view of approaching vehicles for a distance of at least two hundred fifty (250) feet along the street.

(s) Billboards unless approved by Planning and Zoning and City Council.

(t) All signs not expressly allowed, exempted, or permitted under this Section.

10.309.4. Exempt Signs

Commented [JB7]: yes, this would include sign spinners. we can remove if the desire is to allow for sign spinners

Commented [JB8]: this is holographic displays

Commented [JB9]: SUP is a zoning application and this would be a sign application. SUP would take time as it requires a recommendation from PZ and approval by council.

The following signs and related objects are generally allowed to be erected and publicly displayed at any location within the City's corporate boundaries and its extraterritorial jurisdiction, except as otherwise specifically prescribed within this Section, and a city-issued sign permit is not required in order to erect and display any of the following signs unless specifically set forth in this Section. This Section shall not apply to:

(a) Any signs and signals properly authorized by law, signs authorized by statute or a state agency in accordance with the Texas Manual of Uniform Traffic Control Devices, and other traffic signals, public warnings, or legal notices provided that such objects are installed in a location and in a manner and condition required by federal or state statute, a state agency, or a City ordinance or authorized authority.

(b) Nonconforming signs and existing billboards as defined in this UDC.

(c) Signs required by governmental bodies or agencies having proper jurisdiction for a public purpose by law, statute or ordinance. This also includes any signs the City Council decides by ordinance or resolution to erect within its corporate boundaries, extraterritorial jurisdiction or any real property that it may own or control.

(d) Signs on vehicles, trailers, or equipment are exempted only to the extent such signs are incidental to the primary use of the vehicle, trailer, or equipment, provided that the vehicle, trailer, or equipment is in good mechanical repair and is not left in one place for more than seventy-two (72) hours without being moved.

(e) Signs erected by the City that direct vehicular and/or pedestrian traffic, which may display arrows, words, or other symbols to indicate directions of facilities.

(f) Address numerals and other similar information required to be maintained by law or governmental order, rule or regulation, provided that the size of the sign may not exceed the requirements of such law, order, rule or regulation.

(g) Signs contained within a walled, fenced, or secured property or area.

(h) Signs which are located in or adjacent to entrances or foyers.

(i) Signs erected by governmental bodies or agencies serving the public, that are less than thirty-two (32) square feet in area.

(j) Decorations, lights, pennants and similar devices on public property with the permission and under the supervision of the City.

(k) Seasonal lights and decorations customarily displayed during federally recognized holidays.

(l) Signs in plaza or public space structures located in the City's right-of-way, that are installed and maintained by the City or a contractor authorized by the City.

(m) Noncommercial message(s).

(n) Signs that are fully located within an enclosed building that are not observable from the exterior of that building.

(o) Public/private art or sculptures no more than four (4) feet in height, ten (10) feet in length, and three (3) feet in width, placed in a manner which does not obstruct pedestrian walkways, nor obstruct visibility at driveway entrances or street intersections, and located wholly on private property are exempt from the

Commented [JB10]: sign area is limited to enhance community aesthetics and prevent visual clutter and ensure public safety by improving visibility and preventing traffic hazards. This would be what would be allowed without a permit or review. Staff can remove or increase the size if that's the desire of the council

requirements of this Section (see Figure 309.4-1 which shows examples of exempt and non-exempt art and sculptures – top and bottom left images are exempt; bottom right image is not exempt). No such art or sculpture shall be located on public property or right-of-way without first receiving a right-of-way agreement or easement approved by City Council.

Figure 309.4-1:Exempt and Non-Exempt Art and Sculptures

Commented [JB11]: the stipulations are there for the art sculptures that do not need council approval. if a sign is to be located on public property or within a ROW that will need council approval.

Commented [JB12]: bottom right image would be non exempt - looks to not be meeting the requirements set in (o). Looks to exceed 4 feet in height. are only hippos exempt and council looks at all others or any sculptures are exempt as long as the meet the measurements and placement?

10.309.5. Computations and Interpretations

10.309.5.1 Sign Faces and Application. When a sign has multiple faces, the sign area shall be calculated as follows:

(a) One-Sided Sign

The area will be the area of the one face.

(b) Two-Sided Sign, Front and Back

The sign area is calculated separately for each side. The area of each side shall not exceed the maximum permitted sign area.

(c) Signs Faces on Different Planes of an Architectural Sign Structure

(1) Two (2) sign faces where the interior angle between the two (2) faces is forty-five (45) degrees or less. The sign area is calculated separately for each sign face. The maximum permitted sign area applies to each sign face.

(2) Two (2) sign faces where the interior angle between the two (2) faces is greater than forty-five (45) degrees. The sign area is the sum of the individual sign faces. The combined sign area of the two (2) faces shall not exceed the maximum permitted sign area.

(3) Where more than two (2) sign faces exist on a single architectural structure, the sign area is the sum of the individual sign faces. The combined sign area of the faces shall not exceed the maximum permitted sign area.

(d) All signs on a single supporting structure, that is not an architectural sign structure, shall be measured together as though they were one sign to determine the total sign area, except that signs separated by more than thirty-six (36) inches of air space at every point between the signs, and not separated by being located on different planes of an architectural sign structure, shall be measured separately and added together to determine the total effective area.

Commented [JB13]: SUP is a zoning application and these would be sign/building permits. SUP will also add time to the approval process (notifications, PZ, CC)

(e) Irregularly Shaped Signs

The sign area is the area enclosed by the smallest imaginary regular shape, or combination of shapes, which would fully contain all portions of the sign when rotated horizontally around the sign. Marquee signs are not considered freeform if information is only displayed on the front and back.

10.309.5.2 Measurement

The measurement required for signs by this Section shall be made using the following procedures:

(a) Setback

To apply the setback provisions of this Section for signs at any one point, the following measuring procedure shall be used:

(1) Draw an imaginary vertical extending upwards from the curb-line of the premises;

(2) Beginning at any point on the vertical line, draw an imaginary horizontal line perpendicular to the vertical line and curb-line extending toward the premises; and

(3) Beginning at the point where the vertical line intersects the horizontal line, measure along the horizontal line for the required setback.

(b) Height

The maximum height of a sign mounted to the ground shall be determined by the method of measurement that allows the greater height, as follows:

(1) Curb-line Measurement

(A) Measure along a vertical line extended upward from the nearest curb-line of the public street fronting the premises where the sign is to be located, to the maximum height allowed for the sign.

(B) From that point, extend a horizontal line to where the sign is to be located.

(C) The horizontal line is the maximum height allowed at that location.

(2) Street Level Measurement

(A) Along elevated roadways, the height of a sign may be measured from the principal lane, the frontage road, or the ground, whichever allows the greatest height.

(B) At the highest point of the sign, draw a horizontal line to the outer extremities of the sign.

(C) At the center of the horizontal line, draw a vertical line to the street level (the level of the principal lane, the frontage road or the ground).

(D) The vertical line may not exceed the height allowed for a sign at that location for that particular district.

(3) Natural Ground Level Measurement

(A) At the highest point of the sign, draw a horizontal line to the outer extremities of the sign.

(B) At the center of the horizontal line, draw a vertical line to the natural ground level below (the "natural ground level" shall include any changes in typography necessary for development of the property).

(C) The vertical line may not exceed the height allowed for the sign at that location.

(c) Sign Area

(1) Sign area means the area enclosed by the smallest imaginary regular shape (e.g. parallelogram, triangle, circle, trapezoid) or combination of regular shapes that will encompass the extreme limits of the writing, representation, emblem, or other display, or combination thereof, together with any material or color forming an integral part of the display or used to differentiate the sign from the backdrop or structure against which it is placed.

(2) Sign area includes such features as decorative or ornamental elements or features, borders, trims, but not including the architectural enclosure or supporting structure which is used solely for support of the sign, such as poles columns and cables, pylons, or architectural enclosures.

10.309.5.3 Sign Number Variables

Signs may be allocated by (note: this is not an inclusive list):

(a) Lot;

(b) Storefront;

(c) Entrance;

(d) Grounded Canopy;

(e) Window; or

(f) Building.

10.309.6. Sign Features

Signs may incorporate the following features established below; however, these features shall only be allowed as established in the tables in Section 10.309.10 through Section 10.309.12.

10.309.6.1 Illumination

(a) Generally

(1) A sign that is "illuminated" means any sign that incorporates illumination on or in the sign, or that directs illumination toward or over all or part of the sign, or that is created by the projection of illuminations onto a surface (such as a building wall).

Commented [JB14]: Yes, generally speaking LED is considered to be illumination signs

(2) Permanent signs may be illuminated by static and continuous internal, external, and halo illumination configurations as indicated in the tables in Section 10.309.10 through Section 10.309.12. for each sign type. Figure 309.6-1 shows the various illumination configurations (from top left to bottom right: halo illumination, external illumination, external illumination, internal illumination).

Figure 309.6-1: Illumination Configurations

(3) Temporary signs shall not be illuminated.

Commented [JB15]: generally speaking, temporary signs are not illuminated (this includes coming soon signs). Most coming soon signs are either banners or feather flags/banners

(b) Standards

The standards below apply to all signs that are illuminated.

(1) Signs that are illuminated shall not operate at brightness levels of more than a half (0.5) foot-candles above ambient light conditions at the property line, as measured using a foot-candle meter. Illumination levels shall be measured in foot-candles with a meter sensor in a horizontal position at an approximate height of three feet above grade.

(2) Illumination shall not include animation, moving video, or flashing, scrolling, intermittent, moving lights, rotating beams or flashing beacon lights.

(3) Signs that are illuminated shall not be illuminated by flashing, intermittent, or moving lights, or lights that consist of an image projected upon a stationary object.

(4) The illumination source for a sign or building shall be shielded from view from any point on the ground by either an opaque or translucent material.

(5) Illumination shall comply with all applicable provisions of the City's Electrical Code.

(6) Signs with illumination in or within one hundred (100) feet of a residential area shall be reduced to fifty percent (50%) of the maximum brightness level allowed by this Section between the hours of 12:00 AM and 6:00 AM.

10.309.6.2 Electronic Message Centers

(a) Generally

(1) A sign that incorporates an electronic message center (EMC) means a sign that displays a digital copy, including any illuminated sign on which the illumination is not kept stationary or constant in intensity and color when the sign is in use, including any light emitting diode (LED) or digital panel, and which varies in color or intensity (Figure 309.6-2 shows examples of signs that incorporate EMCs).

Figure 309.6-2: EMCs Signs

(2) Permanent signs may incorporate EMCs as indicated in the tables in Section 10.309.10 through Section 10.309.12. for each sign type.

(3) Temporary signs shall not incorporate EMCs.

(b) Standards

(1) Hold Time

(A) Each message on the sign shall be displayed for at least fifteen (15) seconds duration.

(B) Message changes shall be completed instantaneously and shall be imperceptible.

(2) Electronic Copy

(A) Signs incorporating EMCs shall only contain static messages changed exclusively by dissolve or fade transitions and shall not have movement or the appearance or optical illusion of movement during the static display period of any part of the sign.

(B) A static message shall not include any flashing or varying of light intensity, and the message shall not scroll.

(C) The change of message using dissolve or fade transition shall not exceed two (2) seconds of time between each message displayed on the sign.

(3) Brightness

(A) The intensity of the light source for an EMC shall not produce glare, the effect of which constitutes a traffic hazard or is otherwise detrimental to the public health, safety or welfare.

(B) An EMC shall not operate at brightness levels of more than 0.5 foot-candles above ambient light conditions at the property line, as measured using a foot-candle meter. Illumination levels shall be measured in foot-candles with a meter sensor in a horizontal position at an approximate height of three feet above grade.

(C) Prior to the issuance of a sign permit, the applicant shall provide written certification from the sign manufacturer that the light intensity has been factory pre-set not to exceed a half (0.5) foot-candles above ambient light and that the intensity level is protected from end-user manipulation by password-protected software or other method as deemed appropriate by the Director of Development Services.

(4) Light Sensing Device

Each digital sign shall have a light-sensing device that will adjust the brightness as ambient light conditions change.

(5) Technology

(A) The technology currently being deployed for EMCs is LED, but there may be alternate, preferred and superior technology available in the future.

(B) Any other technology that complies with the performance standards for EMCs, including the maximum brightness levels as stated above, is permitted.

(6) Automatic Shutoff

An EMC shall:

(A) Have automatic dimmer software or solar sensors to control brightness for nighttime viewing and variations in daytime ambient light.

(B) Include systems and monitoring to either turn the display off, show "full black" on the display, or include a default mechanism that freezes the sign in one position if a malfunction occurs, and

(C) Be designed so that a catastrophic power surge will cause the sign to go dark or to deploy the maximum brightness limitations, and

(D) Automatically adjust the intensity of its display according to natural ambient light conditions.

(7) Resolution

(A) EMC faces shall have a pixel pitch of no more than sixteen (16) millimeters.

(i) "Pixel pitch" means a measurement of the resolution of a digital display, in terms of the distance (generally in millimeters) between the center of a LED cluster (pixel) and the center of the next LED pixel.

(ii) A lower pixel pitch measurement indicates a higher display resolution.

(B) The requirements of Subsection (b)(1) above applies only to signs that are constructed, rebuilt or replaced after the effective date of this UDC.

(c) Maintenance

(1) The sign owner shall provide the Director of Development Services with the phone number and email address of a person who is available to be contacted at any time and who is able to turn off the EMC promptly after a malfunction occurs.

(2) The light modules on electronic message centers shall be repaired or replaced if they become broken, burned-out, or substantially dimmed.

10.309.6.3 Changeable Copy

(a) Generally

Permanent signs may incorporate changeable copy as indicated in the tables in Section 10.309.10 through Section 10.309.12. for each sign type (Figure 309.6-3 shows examples of signs that incorporate changeable copies).

Figure 309.6-3: Changeable Copy Signs

(b) Standards

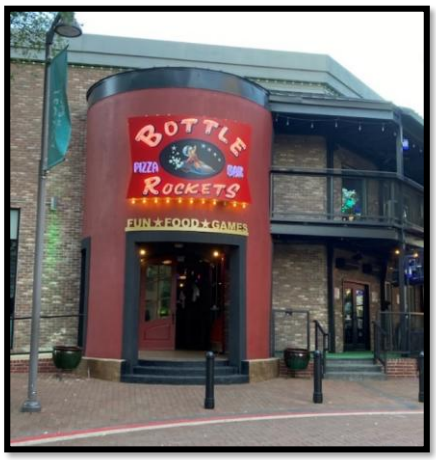
Changeable copies may be illuminated if the dimensions and standards allow illumination for the sign type in the district.

10.309.6.4 Neon

(a) Generally

(1) Neon shall mean any sign that uses neon, argon, mercury or a similar gas to fill tubing, made of glass or similar material, which is charged with electricity and used to create an illuminated tubular sign or an illuminated decorative element(s) of a sign area. The tubing may contain an alternative illumination technology, such as, but not limited to, LEDs. Any nongaseous illumination technology, such as LEDs, shall produce illumination that appears to be a continuous, uninterrupted line, similar to illumination produced by gaseous illumination technology to be considered neon for the purposes of applicability of this Section (See Figure 309.6-4 as an example of a sign that uses neon).

Figure 309.6-4: Neon Signs



(2) Permanent signs may incorporate neon as indicated in the tables in Section 10.309.10 through Section 10.309.12. for each sign type.

(b) Standards

(1) The use of neon as a sign feature shall require review and approval by the Planning and Zoning Commission prior to approval of a sign permit based on the following factors:

(A) The neon uses colors that coordinate with the colors of the building and district in which it is located;

(B) The neon does not overwhelm or hide character-defining features of a building;

(C) The neon is placed and sized to reinforce the building's architecture and its surroundings; and

(D) The neon is placed at similar heights and façade locations as adjacent buildings or tenants to provide an integrated block appearance.

(2) All neon signs shall comply with Section 10.309.6.1 Illumination.

(3) The intensity of the neon lighting shall not produce glare, the effect of which constitutes a traffic hazard or is otherwise detrimental to the public health, safety or welfare.

(4) Change of illumination to produce apparent motion of the visual image on neon signs, such as changes in luminance in a sequential or radial manner to produce what appears to be movement of an element of the sign shall be prohibited. Flashing and physical movement of a sign and/or its elements are also prohibited.

(5) Signage that uses LED tubing or similar and has the appearance of neon is considered to be the same as neon if it produces a continuous lit appearance similar to neon lighting technology and does not create darker and/or shadowy spaces between individual LEDs that make the linear, illuminated image appear non-continuous.

10.309.6.5 Hand-Applied Paint

(a) Generally

Permanent signs may incorporate hand-applied paint as indicated in the tables in Section 10.309.10 through Section 10.309.12. for each sign type (See Figure 309.6-5 as an example of signs that use hand-applied paint). Hand applied paint signs require approval by Planning and Zoning and City Council prior to being applied to buildings.

Figure 309.6-5: Hand-Applied Paint Signs

Commented [JB16]: SUP is a zoning related permit not signage/building permits. We can incorporate that any hand applied paint is requiring council approval. SUP adds notification timeline, PZ and CC.

(b) Standards

Where allowed by Section 10.309.10 through Section 10.309.12, painted signs shall follow the same regulations as non-painted signs of the same type. For example, a hand painted wall sign shall simply be considered a wall sign for the purposes of applicability of this Section.

10.309.7. Sign Types

10.309.7.1 Purpose

(1) This Section establishes the required standards for signs from the following sign categories and subcategories:

(A) Permanent signs.

(i) Freestanding signs;

(ii) Attached signs;

(iii) Incidental signs.

(B) Temporary sign.

(C) Special signs.

(2) This classification system provides flexibility for persons and businesses who display signs, avoids sign distinctions that depend on a sign's message, supports the communities' aesthetic goals, and avoids potential traffic hazards and clutter.

10.309.7.2 Generally

This Section establishes standards for individual sign types. Subsections on each sign type addresses the following standards:

(1) Images or graphics that illustrate the sign type;

(2) A table summarizing the applicable sign standards, including:

(A) Text defining the sign type.

(B) If the sign type is allowed in the designated areas provided in the tables in Section 10.309.10 through Section 10.309.12.

(C) If a sign permit is required.

(D) The maximum number of signs of each type.

(E) Maximum sign dimensions, including:

(i) Sign area;

(ii) Height;

(iii) Location/setbacks;

(iv) Other requirements.

(F) If the sign features provided in Section 10.309.6. are allowed:

(i) Changeable copies;

(ii) Electronic message centers;

(iii) Illumination features;

(iv) Neon;

(v) Hand applied paint.

10.309.8. Sign Type Conversion

Table 309-1: Sign Type Conversion

Applicable			Previous
Sign Category	**Sign Subcategory**	**Sign Type**	**Sign Type**
Permanent	Freestanding	Monument Sign	Monument Sign
		Pole Sign	Pole Sign; Pylon Sign
		Subdivision Entry Sign	Development Sign
	Attached	Wall Sign	Wall Sign
		Canopy Sign	Canopy Sign; Awning Sign
		Grounded Canopy Sign	Canopy Sign
		Projecting Sign	Projecting Sign
		Hanging Sign	
		Marquee Sign	Attached Sign
		Window Sign	Window Sign
	Incidental	General Incidental Sign	Directional Sign
		Speaker Board	
Temporary		General Temporary	Garage Sale; Open House; Portable;
		Sidewalk Sign	A-frame Sign
		Banner	Banner
		Feather Sign	Banner
		Balloon	
Special		Mural	Mural
		Billboard	Billboard

10.309.9. Allocation System

10.309.9.1 Sign Districts

This Section regulates signs by location. This UDC regulates use, setbacks, building size, site design, and land use allowances by zoning districts. For the purposes of this Section, zoning districts and those areas within the City's ETJ are organized into sign districts to produce desirable sign outcomes. The sign districts are established in the table below.

Table 309-2: Sign Districts

Sign District	Zoning District
ARN	AR - Agriculture & Residential District
	R-1 - Legacy Single-Family District
	N-1 - Neighborhood Hamlet District
	PR - Public & Recreational District
NMH	N-2 - Neighborhood Village District
	N-2(H) Neighborhood Village District (Historic)
	MU-1 - Mixed-Use Community District
	N-3 - Neighborhood Town District
	H - Historic District Overlay
CGI	CC - Commerce Corridor District
	ID – Innovation District Overlay
	B - Business & Light Industrial District
	M - Manufacturing & Industrial District
MUR	MU-2 - Mixed Use Regional District
ETJ	ETJ – Extraterritorial Jurisdiction

10.309.9.2 Sign Permit Requirements by Sign District

Applicable permitting requirements for each sign type shall be as provided in this Section and shall comply with the procedures established Section 10.802.15.

10.309.10. Permanent Signs

10.309.10.1 Freestanding Signs

Freestanding signs are classified into one of the following sign types: monument signs, pole signs, or subdivision entry signs. Their associated regulations are established in this Section. A lot may have one freestanding sign, but not multiple unless specified elsewhere in this Section.

Commented [JB17]: A-frames are already allowed during operating hours and must be up to entrance as close as possible. Is council wanting to add more a-frames allowed and change the location to not be in ROW? How many a-frames are allowed as max (currently one).

(a) Monument Signs

Figure 309.10-1: Monument Signs

(1) Generally

The following table establishes the standards for Monument Signs.

Table 309-3: Monument Sign Standards

Definition	A permanent, freestanding sign mounted to a solid base support at ground level with no open space between the bottom of the sign and the ground.				
Key	✓ = yes, a permit is required or the feature is allowed | ✕ = no/not allowed | NR = the sign type or characteristic is allowed for nonresidential uses only | sf = square feet | ft = feet | "-" = the standard does not apply				
Sign District → Requirement ↓	**ARN**	**NMH**	**CGI**	**MUR**	**ETJ**
General					
Allowed?	NR	NR	✓	✓	NR
Permit Required?	✓	✓	✓	✓	✓
Number per Lot (max.)	1	1	1	1	1
Dimensions					
Sign Area (max.)					
Buildings < 50,000 sf	32 sf	40 sf	60 sf	40 sf	60 sf
Buildings ≥ 50,000 – 100,000 sf	48 sf	60 sf	80 sf	60 sf	80 sf
Buildings ≥ 100,000 sf	64 sf	80 sf	100 sf	80 sf	100 sf
Sign Height (max.)					
Buildings < 50,000 sf	6 ft	6 ft	10 ft	8 ft	8 ft
Buildings ≥ 50,000 – 100,000 sf	8 ft	8 ft	12 ft	10 ft	10 ft
Buildings ≥ 100,000 sf	10 ft	10 ft	15 ft	12 ft	12 ft
Setbacks (min.)					
From Front Property Line	5 ft	5 ft	5 ft	5 ft	5 ft
From Other Property Lines	5 ft	5 ft	5 ft	5 ft	5 ft
From Other Freestanding Signs	100 ft	100 ft	100 ft	100 ft	100 ft
Features					
Changeable Copy	NR	NR	✓	✓	✓
Electronic Message Center	✕	✕	✓	✓	✓
Illumination	NR	NR	✓	✓	✓
Neon	✕	✕	✕	✕	✕
Hand-Applied Paint	✕	✕	✕	✕	✕

(2) Number

(A) This Subsection generally allows one (1) double-sided monument sign for each lot fronting a street for the districts shown in the table unless the lot fronts multiple streets, in which an additional monument sign is allowed for each street frontage.

(B) No monument sign is allowed on a lot without frontage on to a street.

(3) Multi-Tenant Allowances

(A) The maximum sign area for a monument sign on a lot with multiple tenants may be increased by twenty-five (25%).

~~(B)~~ No monument sign on a lot with multiple tenants with an increased maximum sign area allowance shall be located within two hundred (200) feet of another monument sign~~.~~

~~(C)~~(B) ~~No monument sign on a lot with multiple tenants with an increased maximum sign area allowance shall be located~~ or within five hundred (500) feet of a residential use.

~~(D)~~(C) A monument sign on a lot with multiple tenants shall be set back at least fifteen (15) feet from the front property line.

(4) Design and Installation

(A) Any electrical service provided to a monument sign shall be underground.

(B) Monument signs shall be designed to withstand wind loads established by the Building Code.

(C) All monument signs shall be placed in concrete bases or footings.

(D) Monument signs shall be landscaped around the base of the sign in an area equal to three feet for each square foot of sign and base area.

(E) An individual monument sign shall contain at a minimum a three-foot masonry base around all sides of the sign.

(F) A monument sign may incorporate a changeable copy or an electronic message center based on the standards of Section 10.309.6 and the allowances established in the table above.

(b) Pole Signs

Figure 309.10-2: Pole Signs

(1) Generally

The following table establishes the standards for Pole Signs.

Table 309-4: Pole Sign Standards

Definition	A permanent, freestanding sign in which the sign face is mounted on one (1) or more poles/pillars and the base of the sign face is situated above the ground, leaving an open space between sign face and the ground.				
Key	✓ = yes, a permit is required or the feature is allowed | ✕ = no/not allowed | NR = the sign type or characteristic is allowed for nonresidential uses only | sf = square feet | ft = feet | "-" = the standard does not apply				
Sign District → Requirement ↓	**ARN**	**NMH**	**CGI**	**MUR**	**ETJ**
General					
Allowed?	✕	✕	✓	✕	NR
Permit Required?	-	-	✓	-	✓
Number per Lot (max.)	-	-	1	-	1
Dimensions					
Sign Area (max.)					
Buildings < 50,000 sf	-	-	60 sf	-	60 sf
Buildings ≥ 50,000 – 100,000 sf	-	-	80 sf	-	80 sf
Buildings ≥ 100,000 sf	-	-	100 sf	-	100 sf
Sign Height (max.)					
Buildings < 50,000 sf	-	-	10 ft	-	8 ft
Buildings ≥ 50,000 – 100,000 sf	-	-	12 ft	-	10 ft
Buildings ≥ 100,000 sf	-	-	15 ft	-	12 ft
Setbacks (min.)					
From Front Property Line	-	-	10 ft	-	10 ft
From Other Property Lines	-	-	5 ft	-	10 ft
From Other Freestanding Signs	-	-	100 ft	-	100 ft
Features					
Changeable Copy	-	-	✓	-	✓
Electronic Message Center	-	-	✓	-	✓
Illumination	-	-	✓	-	✓
Neon	-	-	✕	-	✕
Hand-Applied Paint	-	-	✕	-	✕

Commented [JB18]: the note about being too small .. what size is the desire to be? Increase to each section by 20 sqft or more?

(2) Number

(A) This Subsection allows one (1) double-sided pole sign for each lot fronting a street for the sign districts shown in the table unless the lot fronts multiple streets, in which an additional pole sign is allowed for each street frontage.

(B) No pole sign is allowed on a lot without frontage on to a street.

(3) Location

Pole signs are only allowed if:

(A) A lot abuts Interstate U.S. Highway 79 or State Highway 130.

(B) Located within a distance of one hundred (100) feet from the right-of-way line of the linear segment of that thoroughfare and situated so as to be viewed from that thoroughfare.

(4) Multi-Tenant Allowances

(A) The maximum sign area for a pole sign on a lot with multiple tenants may be increased by twenty-five (25%).

(B) No pole sign on a lot with multiple tenants with an increased maximum sign area allowance shall be located within two hundred (200) feet of another pole sign.

(C) No pole sign on a lot with multiple tenants with an increased maximum sign area allowance shall be located within five hundred (500) feet of a residential use.

(D) A pole sign on a lot with multiple tenants shall be set back at least fifteen (15) feet from the front property line.

(5) Design and Installation

(A) Any electrical service provided to a pole sign shall be underground.

(B) Pole signs shall be designed to withstand wind loads established by the Building Code.

(C) All pole signs shall be placed in concrete bases or footings.

(D) All pole signs shall be landscaped around the base of the sign in an area equal to three square feet for each square foot of sign area.

Commented [JB19]: creates visible and aesthetically pleasing

(E) Pole signs shall not have attached any guys or braces.

(F) A pole sign may incorporate a changeable copy or an electronic message center based on the standards of Section 10.309.6 and the allowances established in the table above.

(c) Subdivision Entry Signs

Figure 309.10-3: Subdivision Entry Signs

(1) Generally

The following table establishes the applicable standards for subdivision entry signs.

Table 309-5: Subdivision Entry Sign Standards

Definition	A subdivision entry sign is a permanent, freestanding monument sign located at the entry of a platted subdivision from a street.				
Key	✓ = yes, a permit is required or the feature is allowed | ✕ = no/not allowed | NR = the sign type or characteristic is allowed for nonresidential uses only | sf = square feet | ft = feet | "-" = the standard does not apply				
Sign District → Requirement ↓	**ARN**	**NMH**	**CGI**	**MUR**	**ETJ**
General					
Allowed?	✓	✓	✓	✓	✓
Permit Required?	✓	✓	✓	✓	✓
Dimensions					
Sign Area (max.)	60 sf	50 sf	80 sf	60 sf	60 sf
Sign Height (max.)	6 ft	5 ft	8 ft	6 ft	6 ft
Setbacks					
From Adjacent Residential Use (min.)	20 ft	20 ft	20 ft	20 ft	20 ft
Features					
Changeable Copy	✕	✕	✕	✕	✕
Electronic Message Center	✕	✕	✕	✕	✕
Illumination	✓	✓	✓	✓	✓
Neon	✕	✕	✕	✕	✕
Hand-Applied Paint	✕	✕	✕	✕	✕

(2) Number and Location

Two (2) subdivision entry signs may be located at the intersection of a street or private driveway and an entry into a subdivision. The signs shall be configured as follows:

(A) Two (2) signs with one (1) sign face each located on opposite sides of the street entry or private driveway;

(B) One (1) sign with two (2) faces located within a landscaped area dividing two (2) one-way street entries or private driveways; or

(C) One (1) sign located on one (1) side of the street entry or private driveway.

(3) Design and Installation

A subdivision entry sign shall:

(A) Be constructed with stone, brick, concrete, metal, routed wood planks or beams, or similar durable, weatherproof materials.

(B) Have a defined, bordered, landscaped area at the base of the sign.

(C) Provide a required landscaped area that:

(i) Is parallel to the face of the sign;

(ii) Is around the base of the sign equal to two feet for each square foot of sign and base area;

(iii) Is kept neat and weed-free; and

(iv) Contains living plant materials covering at least fifty percent (50%) of the defined landscaped area. Artificial plant materials are not authorized for use.

(v) For double-sided subdivision entry signs, the landscaped area shall be allocated so that a portion of the required landscaping is located in front of each sign face.

(D) When electrical service is provided to a subdivision entry sign, all electrical service shall be underground.

(E) Only use external illumination if providing sign lighting.

10.309.10.2 Attached Signs

Attached signs are classified into one of the following sign types: wall signs, attached canopy signs, grounded canopy signs, projecting signs, hanging signs, window signs, and marquee signs. Their associated regulations are established in this Section.

(a) Generally

(1) Internally lit channel letters and halo lit letters are preferred for attached signs.

(2) Domed, bullnose and bubble-style awning signs, and internally illuminated box signs are prohibited as attached signs.

(3) Attached signs:

(A) Cannot overlap features such as cornices, eaves, window and door frames, columns and other decorative elements.

(B) Shall be placed at least three (3) ft from the vertical edge of a wall and other attached signs unless otherwise specified in this Section.

(C) Shall be placed entirely below the lowest point of a building's parapet wall, except signs on water towers and smokestacks.

(b) Wall Signs

Figure 309.10-4: Wall Signs

(1) Generally

The following table establishes the applicable standards for wall signs.

Table 309-6: Wall Sign Standards

Definition	A wall sign is a permanent, attached sign painted on or affixed to the wall or surface of a building or display surface which is parallel to the supporting surface**.**				
Key	✓= yes, a permit is required or the feature is allowed | ✕ = no/not allowed | NR = the sign type or characteristic is allowed for nonresidential uses only | sf = square feet | ft = feet | "-" = the standard does not apply				
Sign District → Requirement ↓	**ARN**	**NMH**	**CGI**	**MUR**	**ETJ**
General					
Allowed?	NR	NR	✓	✓	NR
Permit Required?	✓	✓	✓	✓	✓
Dimensions					
Sign Area (max. % of wall)	20%	20%	15%	20%	15%
Vertical Clearance (min.)	8 ft	8 ft	8 ft	8 ft	8 ft
Sign Projection (max.)	1 ft	2 ft	1 ft	2 ft	2 ft
Features					
Changeable Copy	✕	✕	✕	✕	✕
Electronic Message Center	✕	✕	✕	✕	✕
Illumination	NR	NR	✓	✓	NR
Neon	NR	NR	✓	✓	NR
Painted on Wall	NR	NR	✓	✓	NR

(2) Number

There is no limit to the amount of wall signs allowed on a building; however, in no instance shall the cumulative wall sign allowance exceed the requirements in the table.

Commented [JB20]: SUP is for zoning not building signs - why SUP. They can have as many signs as they want as long as the square footage meets code - if they cannot meet code they can ask for a variance

(3) Design and Installation

A wall sign:

(A) Shall affix flush against the wall of the building or as flush as possible while allowing the plane of the face of the sign to remain perpendicular to the ground.

(B) Shall not cover more than eighty percent (80%) of the wall's width.

(C) The face of a wall sign cannot extend above the top surface of the face of the wall to which it is attached.

(c) Attached Canopy Signs

Figure 309.10-5: Attached Canopy Signs

(1) Generally

The following table establishes the applicable standards for attached canopy signs.

Table 309-7: Attached Canopy Sign Standards

Definition	An attached canopy sign is a permanent, attached sign painted, printed, attached, or otherwise applied to any facet of the covering or frame structure of an awning or attached structural canopy.				
Key	✓ = yes, a permit is required or the feature is allowed | ✕ = no/not allowed | NR = the sign type or characteristic is allowed for nonresidential uses only | sf = square feet | ft = feet | "-" = the standard does not apply				
Sign District → Requirement ↓	**ARN**	**NMH**	**CGI**	**MUR**	**ETJ**
General					
Allowed?	✕	✕	✓	✓	NR
Permit Required?	-	-	✓	✓	✓
Dimensions					
Sign Area (cumulative max. per attached canopy)	-	-	100 sf	75 sf	100 sf
Sign Projection (max.)	-	-	1 ft	1 ft	1 ft
Features					
Changeable Copy	-	-	✓	✓	NR
Electronic Message Center	-	-	✓	✕	NR
Illumination	-	-	✓	✓	NR
Neon	-	-	✕	✕	✕
Hand-Applied Paint	-	-	✓	✓	NR

(2) Number

There is no limit to the amount of attached canopy signs allowed on an attached canopy or building; however, in no instance shall the cumulative attached canopy sign allowance exceed the requirements in Table 309-7.

(3) Design and Installation

(A) An attached canopy sign shall affix flush against the surface of the face of the attached canopy or as flush as possible while still allowing the plane of the face of the sign to remain perpendicular to the ground.

(B) The face of an attached canopy sign cannot extend above the top surface of the face of the awning or canopy to which it is attached.

(d) Grounded Canopy Signs

Figure 309.10-6: Grounded Canopy Signs

(1) Generally

The following table establishes the applicable standards for grounded canopy signs.

Table 309-8: Grounded Canopy Sign Standards

Definition	A grounded canopy sign is a permanent, attached sign that is affixed to a grounded canopy. A grounded canopy is a permanent structure that is structurally independent of a building affixed to the ground, that is of rigid construction, and over which a covering is attached that provides weather protection, identity, or decoration.				
Key	✓ = yes, a permit is required or the feature is allowed | ✕ = no/not allowed | NR = the sign type or characteristic is allowed for nonresidential uses only | sf = square feet | ft = feet | "-" = the standard does not apply				
Sign District → Requirement ↓	**ARN**	**NMH**	**CGI**	**MUR**	**ETJ**
General					
Allowed?	✕	✕	✓	✓	NR
Permit Required?	-	-	✓	✓	✓
Dimensions					
Sign Area (cumulative max. per grounded canopy)	-	-	100 sf	75 sf	100 sf
Sign Projection (max.)	-	-	1 ft	1 ft	1 ft
Features					
Changeable Copy	-	-	✓	✓	NR
Electronic Message Center	-	-	✓	✕	NR
Illumination	-	-	✓	✓	NR
Neon	-	-	✕	✕	✕
Hand-Applied Paint	-	-	✕	✕	✕

(2) Number

There is no limit to the amount of grounded canopy signs allowed on a grounded canopy; however, in no instance shall the cumulative grounded canopy sign allowance exceed the requirements in the table.

(3) Design and Installation

(A) A grounded canopy sign shall affix flush against the surface of the face of the grounded canopy or as flush as possible while still allowing the plane of the face of the sign to remain perpendicular to the ground.

(B) The face of a grounded canopy sign cannot extend above the top surface of the face of the grounded canopy to which it is attached.

(e) Hanging Signs

Figure 309.10-7: Hanging Signs

(1) Generally

The following table establishes the applicable standards for hanging signs.

Table 309-9: Hanging Sign Standards

Definition	A hanging sign is a permanent, attached sign suspended/hanging from the underside of a canopy, awning, ceiling, marquee, roof overhang, a covered porch, or walkway.				
Key	✓ = yes, a permit is required or the feature is allowed | ✕ = no/not allowed | NR = the sign type or characteristic is allowed for nonresidential uses only | sf = square feet | ft = feet | "-" = the standard does not apply				
Sign District → Requirement ↓	**ARN**	**NMH**	**CGI**	**MUR**	**ETJ**
General					
Allowed?	✕	NR	✓	✓	✕
Permit Required?	-	✓	✓	✓	-
Number per Storefront (max.)	-	1	1	1	-
Dimensions					
Sign Area (max.)	-	16 sf	12 sf	16 sf	-
Vertical Clearence (min.)	-	8 ft	8 ft	8 ft	-
Sign Projection (max.)	-	4 ft	2 ft	4 ft	-
Features					
Changeable Copy	-	✕	✕	✕	-
Electronic Message Center	-	✕	✕	✕	-
Illumination	-	NR	✓	✓	-
Neon	-	✕	✕	✕	-
Hand-Applied Paint	-	NR	✓	✓	-

(2) Design and Installation

(A) A hanging sign shall affix to the surface of the wall so that the face of the sign remains perpendicular to the ground.

(B) A hanging sign may encroach a maximum of three (3) feet over a public sidewalk but shall not encroach over any parking or travel lane.

(f) Marquee Signs

Figure 309.10-8: Marquee Signs

(1) Generally

The following table establishes the applicable standards for marquee signs.

Table 309-10: Marquee Sign Standards

Definition	A marquee sign is a permanent, attached sign affixed to a marquee. A marquee is a type of attached canopy that has a top surface that is sloped less than twenty-five (25) degrees from the horizontal, is located less than ten (10) feet above the top of an operable exterior doorway, and frequently includes panels for changeable copy				
Key	✓ = yes, a permit is required or the feature is allowed | ✕ = no/not allowed | NR = the sign type or characteristic is allowed for nonresidential uses only | sf = square feet | ft = feet | "-" = the standard does not apply				
Sign District → Requirement ↓	**ARN**	**NMH**	**CGI**	**MUR**	**ETJ**
General					
Allowed?	✕	NR	✓	✓	✓
Permit Required?	-	✓	✓	✓	✓
Number per Building/Storefront (max.)	-	1	1	1	1
Dimensions					
Sign Area (max. % of wall)	-	20%	20%	30%	30%
Vertical Clearence (min.)	-	8 ft	8 ft	8 ft	8 ft
Sign Projection (max.)	-	6 ft	6 ft	8 ft	8 ft
Features					
Changeable Copy	-	✓	✓	✓	✓
Electronic Message Center	-	✕	✕	✕	✕
Illumination	-	✓	✓	✓	✓
Neon	-	✓	✓	✓	✓
Hand-Applied Paint	-	✕	✕	✕	✕

(2) Design and Installation

A marquee sign:

(A) Shall be located above the primary public entrance(s) of a building or storefront.

(B) May extend the full length of the building façade but shall not extend above the wall to which it is attached.

(C) May project over a sidewalk but shall not project above a street.

(g) Projecting Signs

Figure 309.10-9: Projecting Signs

(1) Generally

The following table establishes the applicable standards for projecting signs.

Table 309-11: Projecting Sign Standards

Definition	A projecting sign is a permanent, attached sign type that is affixed to and projects a foot or more from the wall of a building and is generally perpendicular to the building façade.				
Key	✓ = yes, a permit is required or the feature is allowed | ✕ = no/not allowed | NR = the sign type or characteristic is allowed for nonresidential uses only | sf = square feet | ft = feet | "-" = the standard does not apply				
Sign District → Requirement ↓	**ARN**	**NMH**	**CGI**	**MUR**	**ETJ**
General					
Allowed?	✕	NR	✓	✓	✕
Permit Required?	-	✓	✓	✓	-
Number per Building/Storefront (max.)	-	1	1	1	-
Dimensions					
Sign Area (max.)	-	30 sf	40 sf	40 sf	-
Vertical Clearence (min.)	-	8 ft	8 ft	8 ft	-
Sign Projection (max.)	-	6 ft	6 ft	6 ft	-
Features					
Changeable Copy	-	✕	✕	✕	-
Electronic Message Center	-	✕	✕	✕	-
Illumination	-	NR	✓	✓	-
Neon	-	NR	✓	✓	-
Hand-Applied Paint	-	NR	✓	✓	-

(2) Design and Installation

A projecting sign:

(A) Shall affix to the surface of the wall so that the face of the sign remains perpendicular to the ground.

(B) Shall not extend above the top of the wall to which it is attached.

(C) Shall be located above the canopy line.

(h) Window Signs

Figure 309.10-10: Window Signs

(1) Generally

The following table establishes the applicable standards for window signs.

Table 309-12: Window Sign Standards

Definition	A window sign is a sign posted, printed, placed, or affixed to a window or glass door. A window sign includes any sign that is located inside a building, that is three feet or less from a window or glass door, and that is clearly visible from outside the building.				
Key	✓ = yes, a permit is required or the feature is allowed | ✕ = no/not allowed | NR = the sign type or characteristic is allowed for nonresidential uses only | sf = square feet | ft = feet | "-" = the standard does not apply				
Sign District → Requirement ↓	**ARN**	**NMH**	**CGI**	**MUR**	**ETJ**
General					
Allowed?	✕	NR	✓	✓	✕
Permit Required?	-	✓	✓	✓	-
Dimensions					
Sign Area (max. % of window/door)	-	25%	25%	25%	-
Features					
Changeable Copy	-	✕	✕	✕	-
Electronic Message Center	-	✕	✕	✕	-
Illumination	-	NR	NR	NR	-
Neon	-	NR	NR	NR	-
Hand-Applied Paint	-	NR	✓	✓	-

(2) Design and Installation

(A) Window signs shall not obscure visibility into the building.

(B) No fluorescent materials shall be used for window signs.

(C) Window signs are only permitted on the first story of the building.

(D) Temporary window signs as allowed by the ordinance are exempt from the maximum area limitation.

(E) Mannequins and storefront displays of merchandise sold are not considered window signs.

(F) Interior directory signage identifying shopping aisles and merchandise display areas shall also be exempt from the window sign limitation.

10.309.10.3 Incidental Signs

Incidental signs are classified into one of the following sign types: general incidental signs or speaker boards. Their associated regulations are established in this Section. A building or lot may have multiple incidental signs as allowed in this Section.

(a) General Incidental Signs

Figure 309.10-11: General Incidental Signs

(1) Generally

The following table establishes the applicable standards for general incidental signs.

Table 309-13: General Incidental Sign Standards

Definition	A general incidental sign is a small permanent sign, other than a speaker board, that is freestanding or attached to a building that is in addition to the primary sign types for the property, such as detached signs and attached signs, and that has a height and scale that is clearly subordinate to the primary sign types allowed for the property. Examples of typical general incidental signs include house numbers, occupant directories, property or tenant identification names or numbers, wayfinding signs, and directional signs, and signs warning the public against trespassing or danger from animals. The list of examples is not exhaustive and is provided to clarify the regulations and does not limit the content of general incidental signs. The City will not review the content of general incidental signs.				
Key	✓ = yes, a permit is required or the feature is allowed | ✕ = no/not allowed | NR = the sign type or characteristic is allowed for nonresidential uses only | sf = square feet | ft = feet | "-" = the standard does not apply				
Sign District → Requirement ↓	**ARN**	**NMH**	**CGI**	**MUR**	**ETJ**
General					
Allowed?	NR	NR	✓	✓	NR
Permit Required?	✓	✓	✓	✓	✓
Dimensions					
Sign Area (cumulative max per lot)	20 sf	20 sf	40 sf	50 sf	50 sf
Sign Area (max. per incidental sign)	4 sf	4 sf	6 sf	8 sf	8 sf
Sign Height (max. per incidental sign)	4 ft	4 ft	4 ft	4 ft	4 ft
Setbacks (min.)					
From Front Property Line	5 ft	5 ft	5 ft	10 ft	10 ft
From Other Property Lines	5 ft	5 ft	5 ft	10 ft	10 ft
From Other Freestanding Signs	10 ft	10 ft	10 ft	10 ft	10 ft
Features					
Changeable Copy	✕	✕	✕	✕	✕
Electronic Message Center	✕	✕	✕	✕	✕
Illumination	✕	NR	NR	NR	✕
Neon	✕	✕	✕	✕	✕
Hand-Applied Paint	✕	✕	✕	✕	✕

(2) Number

There is no overall limit to the number of general incidental signs allowed on a property; however, in no instance shall the cumulative general incidental sign

allowance exceed the requirements in the table, unless specified otherwise in this Subsection.

(3) Design and Installation

(A) Vertical clearance and setback requirements for general incidental signs shall conform to the requirements for the similar primary sign type (i.e. wall sign, window sign, monument sign) as those requirements are defined in this Section.

(B) The face of a general incidental sign cannot extend above the top surface of the face of the wall or structure to which it is attached.

(C) An attached incidental sign shall affix flush against the wall of the building in which it is located.

(D) A detached incidental sign shall have an enclosed base and be securely and firmly embedded in the ground.

(E) Incidental signs constructed in conjunction with monument and pole signs shall be consistent with the building elements and materials of those established on the same lot and within the development.

(b) Speaker Boards

Figure 309.10-12: Speaker Board Signs

(1) Generally

The following table establishes the applicable standards for speaker board signs.

Table 309-14: Speaker Board Sign Standards

Definition	A speaker board is a professionally constructed and installed sign made of a durable, weather-resistant product such as metal or high-density plastic and may include a two-way speaker system for ordering from a vehicle in a drive-thru lane provided the volume of the speaker does not exceed ambient noise conditions as measured at the property line.				
Key	✓= yes, a permit is required or the feature is allowed | ✕ = no/not allowed | NR = the sign type or characteristic is allowed for nonresidential uses only | sf = square feet | ft = feet | "-" = the standard does not apply				
Sign District → Requirement ↓	**ARN**	**NMH**	**CGI**	**MUR**	**ETJ**
General					
Allowed?	✕	NR	✓	✓	NR
Permit Required?	-	✓	✓	✓	✓
Dimensions					
Sign Area (cumulative max. per lot)	-	36 sf	50 sf	70 sf	36 sf
Sign Height (max.)	-	6 ft	6 ft	6 ft	6 ft
Setbacks (min.)					
From Front Property Line	-	10 ft	10 ft	10 ft	10 ft
From Other Property Lines	-	10 ft	10 ft	10 ft	10 ft
From Single-Family Residence	-	100 ft	100 ft	100 ft	100 ft
Features					
Changeable Copy	-	✓	✓	✓	✓
Electronic Message Center	-	✕	✓	✓	✕
Illumination	-	✓	✓	✓	✓
Neon	-	✕	✕	✕	✕
Hand-Applied Paint	-	✕	✕	✕	✕

(2) Number

There is no overall limit to the number of speaker boards allowed on a property; however, in no instance shall the cumulative speaker board allowance exceed the requirements in the table, unless specified otherwise in this Subsection.

(3) Design and Installation

(A) A speaker board shall provide no more than three (3) feet and no less than eighteen (18) inches of horizontal separation from the curb or edge of the driveway the speaker board faces.

(B) Speaker boards shall provide a minimum landscaped area of two (2) square feet per one (1) square foot of sign area abutting the sign base. In cases where the location of the sign could not accommodate such landscape area, the area may be reduced up to twenty-five percent (25%) at the Director of Development Services discretion.

10.309.11. Temporary Signs

Temporary signs are classified into one of the following sign types: general temporary signs, sidewalk signs, attached banners, detached banners, feather signs, or balloon signs. Their associated regulations are established in this Section. A building or lot may have multiple temporary signs as allowed in this Section. A temporary sign shall not be used as a placeholder for detached and attached signs unless specified elsewhere in this Article.

(a) General Temporary Signs

Figure 309.11-1 Temporary Sign

Commented [JB21]: temp signage is not typically illuminated - if illuminated this would have to be reviewed to illumination study

Commented [JB22R21]: I dont see that it is prohibited so if it is the desire to have it allowed, it should be good to go

(1) Generally

The following table establishes the applicable standards for general temporary signs not specified elsewhere in Section 10.309.11.

Table 309-15: General Temporary Sign Standards

Definition	A general temporary sign is a sign constructed of cloth, canvas, light fabric, cardboard, wood, wallboard, metal, or other light materials, with or without frames, which is intended to be displayed for a limited period of time only. Examples of typical general temporary signs include public demonstrations, grand opening signs, contractor signs, real estate signs, garage sale signs, and signs that announce an event such as a carnival, circus, or similar event. The list of examples is not exhaustive and is provided to clarify the regulations and does not limit the content of general temporary signs. The City will not review the content of general temporary signs.				
Key	✓ = yes, a permit is required or the feature is allowed | ✕ = no/not allowed | NR = the sign type or characteristic is allowed for nonresidential uses only | sf = square feet | ft = feet | "-" = the standard does not apply				
Sign District → Requirement ↓	**ARN**	**NMH**	**CGI**	**MUR**	**ETJ**
General					
Allowed?	✓	✓	✓	✓	✓
Permit Required?	✕	✕	✓	✓	✓
Number per lot (max.)	2	2	4	4	4
Dimensions					
Sign Area (max. per sign)	24 sf	24 sf	40 sf	40 sf	40 sf
Sign Height (max.)	6 ft	6 ft	6 ft	6 ft	6 ft
Setbacks (min.)					
From Front Property Line	10 ft	10 ft	10 ft	10 ft	10 ft
From Other Property Lines	10 ft	10 ft	10 ft	10 ft	10 ft
From Single-Family Residence	100 ft	100 ft	100 ft	100 ft	100 ft
Features					
Changeable Copy	✕	✕	✕	✕	✕
Electronic Message Center	✕	✕	✕	✕	✕
Illumination	✕	✕	✕	✕	✕
Neon	✕	✕	✕	✕	✕
Hand-Applied Paint	✕	✕	✕	✕	✕

(2) Duration

A general temporary sign may be displayed for:

(A) Ninety (90) consecutive days over one calendar year, or

(B) Thirty (30) consecutive days three times during a calendar year, with each thirty (30) day period separated by at least fourteen (14) calendar days.

(3) Design and Installation

(A) A detached general temporary sign shall be securely and firmly embedded in or on the ground.

(B) A detached general temporary sign shall not use sandbags or other weighted objects to secure the sign to or in the ground.

(C) A general temporary sign shall not use an adhesive (tape, glue, etc.) to affix the sign to any surface.

(b) Sidewalk Signs

Figure 309.11-2: Sidewalk Signs

(1) Generally

The following table establishes the applicable standards for Sidewalk signs.

Table 309-16: Sidewalk Sign Standards

Definition	A sidewalk sign is a temporary and portable sign that is ordinarily in the shape of an "A" or inverted "T" with back-to-back sign faces, an easel, or a similar configuration to be located on a sidewalk or walkway.				
Key	✓= yes, a permit is required or the feature is allowed | ✕ = no/not allowed | NR = the sign type or characteristic is allowed for nonresidential uses only | sf = square feet | ft = feet | "-" = the standard does not apply				
Sign District → Requirement ↓	**ARN**	**NMH**	**CGI**	**MUR**	**ETJ**
General					
Allowed?	✕	NR	✓	✓	NR
Permit Required?	-	✕	✕	✕	✕
Number per tenant/storefront (max.)	-	1	1	1	1
Dimensions					
Sign Area (max. per sign)	-	6 sf	6 sf	6 sf	6 sf
Sign Height (max.)	-	3 ft	3 ft	3 ft	3 ft
Sign Width (max.)	-	30 in	30 in	30 in	30 in
Setbacks (min.)					
From Another Sidewalk Sign	-	~~10~~ 5 ft	~~10~~ 5 ft	20 ft	20 ft
Sidewalk/Walkway Clearance	-	5 ft	5 ft	5 ft	5 ft
Features					
Changeable Copy	-	NR	✓	✓	NR
Electronic Message Center	-	✕	✕	✕	✕
Illumination	-	✕	✕	✕	✕
Neon	-	✕	✕	✕	✕
Hand-Applied Paint	-	✓	✓	✓	✓

(2) Duration

All sidewalk signs shall only be displayed during a use's business hours.

(3) Design and Installation

(A) Sidewalk signs are not allowed in planter beds.

(B) Sidewalk signs are allowed only where a building is within a build-to-zone or maximum setback, or where a front facade that includes an entryway open to the general public during normal business hours is within ten (10) feet of the edge of a public sidewalk.

(C) Sidewalk signs shall leave a minimum, unobstructed sidewalk clearance as provided in the table or as otherwise required by the ADA and City fire code requirements, whichever is greater.

(D) Sidewalk signs shall have no permanent attachments to the sidewalk.

(E) Sidewalk signs shall be composed of wood, medium-density fiberboard, metal (iron or steel) frames, or other materials with equivalent weight and density. Sidewalk signs shall not be composed of plastic or similar materials.

(F) The sign face of a sidewalk sign may include a chalkboard or dry-erase board.

(c) Banners

Figure 309.11-3: Attached Banner Signs

(1) Generally

The following table establishes the applicable standards for attached banners.

Table 309-17: Banner Standards

Definition	A banner is a temporary sign made of fabric, cloth, bunting, plastic, paper, or any other non-rigid material with no enclosing framework that is attached, mounted, tied, or otherwise placed on a building or pole attached to a building or on a frame or poles detached from the building. This definition does not include flags, pennants, feather signs, or streamers.				
Key	✓= yes, a permit is required or the feature is allowed | ✕ = no/not allowed | NR = the sign type or characteristic is allowed for nonresidential uses only | sf = square feet | ft = feet | "-" = the standard does not apply				
Sign District → Requirement ↓	**ARN**	**NMH**	**CGI**	**MUR**	**ETJ**
General					
Allowed?	NR	NR	✓	✓	✓
Permit Required?	✓	✓	✓	✓	✓
Number per Lot (max.)	1	1	1	1	1
Dimensions					
Banner Area (max.)	32 sf	32 sf	48 sf	64 sf	64 sf
Sign Height (max.)	4 ft	4 ft	4 ft	6 ft	6 ft
Setbacks (min.)					
From Front Property Line	10 ft	10 ft	10 ft	10 ft	10 ft
From Adjacent Property Line	10 ft	10 ft	10 ft	10 ft	10 ft
From Another Banner	20 ft	20 ft	20 ft	20 ft	20 ft
From Another Sign	5 ft	5 ft	5 ft	5 ft	5 ft
Features					
Changeable Copy	✕	✕	✕	✕	✕
Electronic Message Center	✕	✕	✕	✕	✕
Illumination	✕	✕	✕	✕	✕
Neon	✕	✕	✕	✕	✕
Hand-Applied Paint	✕	✕	✕	✕	✕

(2) Duration

All banners shall meet the requirements for General Temporary Signs as established in 10.309.11(a) above.

(3) Design and Installation

(A) Banner may be allowed for each tenant if placed on a multi-tenant building but shall not exceed the maximum total banner area for the building.

(B) Banners shall not be attached to any window, door, or other sign.

(C) Banners shall not use an adhesive (tape, glue, etc.) to affix the attached banner to any surface.

(d) Feather Signs

Figure 309.11-4: Feather Signs

(1) Generally

The following table establishes the applicable standards for feather signs.

Table 309-18: Feather Sign Standards

Definition	A feather sign is a temporary, freestanding sign made of flexible material in the shape of a feather, quill, sail, blade, or teardrop, and mounted on a solid or flexible pole or cord that affixes to the ground.				
Key	✓= yes, a permit is required or the feature is allowed | ✕ = no/not allowed | NR = the sign type or characteristic is allowed for nonresidential uses only | sf = square feet | ft = feet | "-" = the standard does not apply				
Sign District → Requirement ↓	**ARN**	**NMH**	**CGI**	**MUR**	**ETJ**
General					
Allowed?	✕	NR~~✕~~	✓	✓	✓
Permit Required?	-	✓ -	✓	✓	✓
Number per Lot (max.)	-	2~~-~~	2	3	3
Dimensions					
Feather Sign Area (max. per sign)	-	-	12 sf	20 sf	20 sf
Sign Height (max.)	-	-	12 ft	14 ft	14 ft
Setbacks (min.)					
From Front Property Line	-	-	10 ft	10 ft	10 ft
From Adjacent Property Line	-	-	10 ft	10 ft	10 ft
From Another Detached Banner	-	-	20 ft	20 ft	20 ft
From Another Detached Sign	-	-	5 ft	5 ft	5 ft
Features					
Changeable Copy	-	-	✕	✕	✕
Electronic Message Center	-	-	✕	✕	✕
Illumination	-	-	✕	✕	✕
Neon	-	-	✕	✕	✕
Hand-Applied Paint	-	-	✕	✕	✕

(2) Duration

All feather signs shall meet the requirements for General Temporary Signs as established in Section 10.309.11(a) above.

(3) Design and Installation

(A) A feather sign may be allowed for each tenant if placed on a multi-tenant building but shall not exceed the maximum total banner area for the building.

(B) Feather signs shall not be attached to any building, window, door, or other sign.

(e) Balloon Signs

Figure 309.11-5: Balloon Signs

(1) Generally

The following table establishes the applicable standards for balloon signs.

Table 309-19: Balloon Sign Standards

Definition	A balloon sign is a temporary sign either as an individual or grouping of inflatable devices, at least three feet in height or width, with or without a specific message, figures or designs attached to its surface, used or intended to be used to attract attention. An Inflatable Device is type of balloon sign that is a cold air inflated object, which may be of various shapes, made of flexible fabric, resting on the ground or structure, and equipped with a portable blower motor that provides a constant flow of air into the device. Inflatable devices are restrained, attached, or held in place by a cord, rope, cable, or similar method. Inflatable devices shall be included in the definition of Balloon Sign for the purposes of this Section. Balloons that do not meet the definitions in this Section are not regulated under this Section.				
Key	✓= yes, a permit is required or the feature is allowed | ✕ = no/not allowed | NR = the sign type or characteristic is allowed for nonresidential uses only | sf = square feet | ft = feet | "-" = the standard does not apply				
Sign District → Requirement ↓	**ARN**	**NMH**	**CGI**	**MUR**	**ETJ**
General					
Allowed?	✕	✕	~~-~~NR	NR	NR
Permit Required?	-	-	✓-	✓	✓
Number per tenant/storefront (max.)	-	-	1-	1	1
Dimensions					
Sign Height (max.)	-	-	-	15 ft	15 ft
Setbacks (min.)					
From Front Property Line	-	-	-	15 ft	15 ft
From Adjacent Property Line	-	-	-	15 ft	15 ft
From Another Balloon Sign	-	-	-	20 ft	20 ft
From Another Detached Sign	-	-	-	20 ft	20 ft
Features					
Changeable Copy	-	-	-	✕	✕
Electronic Message Center	-	-	-	✕	✕
Illumination	-	-	-	✕	✕
Neon	-	-	-	✕	✕
Hand-Applied Paint	-	-	-	✕	✕

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(2) Duration

All balloon signs meet the requirements for General Temporary Signs as established in Section 10.309.11(a) above.

10.309.12. Special Signs

(a) Murals

Figure 309.12-1: Mural Signs

(1) Generally

The following table establishes the applicable standards for murals.

Table 309-20: Mural Standards

Definition	A mural is a hand-produced work in which paint is applied by hand directly on an exterior wall of a building or structure. A mural does not include: • Mechanically produced or computer-generated prints or images, including digitally printed vinyl sheets and wraps; • Works containing electrical or mechanical components; or • Works that involve changing or moving images or components.				
Key	✓= yes, a permit is required or the feature is allowed | ✕ = no/not allowed | NR = the sign type or characteristic is allowed for nonresidential uses only | sf = square feet | ft = feet | "-" = the standard does not apply				
Sign District → Requirement ↓	**ARN**	**NMH**	**CGI**	**MUR**	**ETJ**
General					
Allowed?	✕	✓	✓	✓	✕
Permit Required?	-	✓	✓	✓	-
Number per Building/Storefront (max.)	-	1	1	1	-
Dimensions					
Sign Area (max. % of wall)	-	85%	85%	85%	-
Features					
Changeable Copy	-	✕	✕	✕	-
Electronic Message Center	-	✕	✕	✕	-
Illumination	-	✓	✓	✓	-
Neon	-	✕	✕	✕	-
Hand-Applied Paint	-	✓	✓	✓	-

(2) Number

One mural may be displayed on a building in addition to other signs allowed in this Section.

(3) Design and Installation

A mural may be illuminated but shall only use external illumination methods.

(4) Additional Allowances

(A) Due to murals providing unique design elements, all murals require approval from the City Council based on the criteria in this Subsection, Table Mural Standards, and the requirements, below.

(B) In its review of proposed murals located in other sign districts, the City Council will review the proposed mural based on the following factors:

(i) The mural uses durable, exterior grade paints and materials and weatherproof and ultraviolet-protective coatings;

(ii) The mural uses colors that coordinate with the colors of the building;

(iii) The mural is directed at and scaled to pedestrians;

(iv) The mural does not overwhelm or hide character-defining features of a building;

(v) The mural is placed and sized to reinforce the building's architecture and its surroundings;

(vi) The mural is placed at similar heights and façade locations as adjacent buildings or tenants to provide an integrated block appearance.

Chapter 4. Subdivision Regulations

10.401. Intent

The subdivision standards are intended to, but are not limited to the following:

(a) Promote the public health, safety and general welfare of the residents of the city and its extraterritorial jurisdiction.

(b) Standardize the procedure and requirements for developing property and submitting plans for review and approval.

(c) Establish reasonable standards of design and procedures for subdivisions, to further the orderly layout and beneficial use of land, and to ensure proper legal descriptions and documenting of subdivided land.

(d) Establish adequate and accurate records of land subdivision.

(e) Protect the character and the social and economic stability of all parts of the city, and to encourage orderly and beneficial development of all parts of the community.

(f) Promote efficient land use by preventing overcrowding and unsustainable scattered development that would injure health, safety or the general welfare due to the lack of water supplies, sanitary sewer, drainage, transportation or other public services, or excessive expenditure of public funds for those services.

(g) Provide the best possible design for each parcel being subdivided.

(h) Create a highly connected transportation system to provide choices for pedestrians, bicyclists, public transit passengers, and drivers; promote walking, bicycling and public transit; connect neighborhoods to each other and to local destinations such as schools, parks, and shopping centers; reduce vehicle miles of travel and travel times; improve air quality; reduce emergency response times; increase effectiveness of municipal service delivery; and free up arterial capacity to better serve regional and long distance travel needs.

(i) Ensure that public infrastructure are available and will have a sufficient capacity to serve the proposed subdivision and areas reasonably anticipated to be served by those infrastructures.

(j) Provide open space through the most efficient design and layout of the land, including use of average density in providing for minimum width and area of lots, while preserving the density of land as established in this code and applicable plans.

(k) Provide the cost of improvements at minimum to meet City standards that primarily benefit the parcel being developed is borne by the owner or developers of the tract.

10.402. Applicability and Exceptions

10.402.1. Applicability

This chapter applies to the following areas:

City of Hutto	Hutto Extraterritorial Jurisdiction (ETJ)
Yes	**Yes; subject to exception above**

10.402.2. Exceptions

The provisions of this section shall not be applied to land in the extraterritorial jurisdiction of the city in any way regulating:

(a) Cemeteries complying with all state and local regulations;

(b) Division of land created by order of a court of competent jurisdiction;

(c) Division of an existing legal lot caused by acquisition by the city, county, or state when the acquisition is in the best interest of the public health, safety and welfare. Resulting parcel(s) are considered legal lot(s) for development purposes on acquisition;

(d) Division of land exempted from platting requirements by Texas Local Government Code Section 212;

(e) Use of any building or parcel for any lawful purpose;

(f) Bulk, density or number of buildings on a parcel;

(g) Intensity of development on a parcel; and

(h) Number of dwelling units that can be built on a parcel.

10.403. Lot Division and Adjustment Process

10.403.1. General Requirements for Plats

Zoning Requirements

(a) A property zoned within the City Limits that is being proposed for platting, subdivision, or developments shall be properly zoned by the City prior to the submission of a development application. The proposed development layout or subdivision shown on the proposed plat shall be in conformance with all standards listed in the zoning ordinance, these subdivision regulations, or any active development agreements.

(b) Noncompliance with the requirements of the specific zoning district in which the subject property is located, or lack of proper zoning, constitute grounds for denial of a development application.

(c) Any development application submitted for approval shall be in accordance with the City's zoning ordinance if the property is located within the City Limits. Development applications for properties within the City Limits or extraterritorial jurisdiction shall

be in accordance with Hutto SOAR 2040, including all adopted water, sewer, storm drainage, future land use, park, recreation, open space, and thoroughfare plans.

(d) All plats shall be prepared by a registered professional land surveyor (RPLS) and Professional Engineer (PE).

(e) Conveying land to adjacent property owners through quitclaim deeds without approval via a formal subdivision review process is prohibited.

10.403.2. Classification of Subdivisions

Prior to a plat relating to any tract of land being recorded with the county clerk, the property owner shall apply for and secure approval of the plat by the Director of Development Services, in accordance with the procedures listed within these subdivision regulations.

10.403.2.1 Major Subdivision

10.403.2.1.1. Applicability

A major subdivision permits the division of a parcel into four or more lots and/or tracts plus the extension of public infrastructure. The major subdivision process may be used to subdivide legal lots if the subdivision is not eligible for the short form subdivision process.

10.403.2.1.2. Criteria and Process

The major subdivision process and review criteria are described in Section 10.802.12. Submittal material requirements and internal review procedure is determined by Development Services staff and will be consistently applied for all similar projects.

10.403.2.2 Short Form Subdivision

10.403.2.2.1. Applicability

A short form subdivision provides for the timely review of proposed land division that does not discernibly impact surrounding properties, environmental resources, city character or public infrastructure. The short form subdivision process may be used for the following land divisions:

(a) Division of existing legal uses with separate utilities, except nonconforming billboards. This process cannot be used to divide accessory uses from principal uses or create an opportunity for more principal uses.

(b) Division of an unplatted parcel into four lots or less, with no new improvements and are in conformance to the Mobility Master Plan and Trails Master Plan, may qualify for the short form subdivision process. Any further subdivision shall be approved through the major subdivision process.

(c) Divisions of land for schools, public infrastructure, open space, or other public uses.

10.403.2.2.2. Criteria and Process

The short form subdivision process and review criteria are described in Section 10.802.14. Submittal material requirements and internal review procedure is determined by Development Services staff and will be consistently applied for all similar projects.

10.403.3. Easement and Right-of-Way Vacation

10.403.3.1 Applicability

Right-of-way vacation permits the vacation of rights-of-way and easements that are no longer needed. Subject to review criteria, the City Engineer may grant a right-of-way or easement vacation for any right-of-way or easement of record where the city has jurisdiction and or the right-of-way vacation results in a new lot configuration, and also requires an amended plat.

10.403.3.2 Criteria and Process

The right-of-way vacation process and review criteria are described in Section 10.802.11. Submittal material requirements and internal review procedure is determined by ~~Development Services~~Engineering staff and will be consistently apply for all similar projects.

10.404. Plat Types

~~**10.404.1. Preliminary Plat**~~

~~10.404.1.1 Purpose~~

~~A preliminary plat provides detailed graphic information and associated text showing property boundaries, easements, land use, streets, utilities, drainage, and other information required to evaluate proposed subdivisions of land as determined by Development Service Staff. The preliminary plat includes the location of all improvements required by this article and other applicable city ordinances, codes and policies. Preliminary plats cannot be recorded at the county clerk's office.~~

~~10.404.1.2 Applicability~~

~~A preliminary plat is required for all major subdivisions prior to the construction of public improvements. If a preliminary plat is omitted, a final plat shall be required in conformance with section 10.404.3.~~

~~10.404.1.3 Generally~~

~~The applicant shall prepare a preliminary plat which shall include a utility layout and plans for the construction of the subdivision and all associated public improvements, together with other supplementary materials as required by these subdivision regulations or by the Development Services Staff.~~

~~10.404.1.4 Preliminary Plat Contents, Generally~~

~~The Director of Development Services may establish – not inconsistent with this article – forms and standards with regard to the content, format, and graphics for conveyance plats. The proposed conveyance plat shall show information as specified on a form or packet provided by the Development Services Staff.~~

~~10.404.1.5 Approval, Generally~~

~~Approval of the preliminary plat by the Planning and Zoning Commission shall be deemed general approval of the street and lot layout shown on the preliminary plat and shall not constitute acceptance or approval of the final plat or issuance of a permit .~~

~~10.404.1.6 Criteria and Process~~

~~The Director of Development Services may establish - not inconsistent with this article - forms and mandatory standards with regard to the content, format, and graphics for preliminary plats. The applicant shall file for approval of a preliminary plat, which conforms substantially with the preliminary site plan, or conveyance plat submitted by the applicant. The plat shall be prepared by or under the supervision of a registered public surveyor and or professional engineer in the state and shall bear his/her seal, signature, and date on each sheet. The payment of all applicable fees shall be required at the time of submission of application.~~

~~10.404.1.6.1. Application Process~~

~~(a) Pre-application meeting~~

~~Before preparing and applying for the preliminary plat, the applicant may schedule an appointment to meet with planning and engineering staff, parks and recreation department, public works department and emergency services district (fire department) as needed. The purpose of this meeting is to review the proposed development and its impacts on the surrounding area as well as discuss the procedures for approval of the plat and the requirements for the layout of new streets, street improvements, and the availability of city services; and to discuss application submittal procedures and requirements.~~

~~(b) Timing of Public Improvements~~

~~(1) After approval of:~~

~~(A) The preliminary plat by the Planning and Zoning Commission;~~

~~(B) Construction/engineering plans by the City Engineer; and~~

~~(C) Following procurement of all applicable permits from other appropriate agencies (such as TxDOT, railroad authorities, TCEQ, U.S. Army Corps of Engineers, FEMA and/or Williamson County), the applicant shall cause a contractor(s) to install or construct the public improvements in accordance with the approved plans and the city's design standards and at the applicant's expense.~~

~~(c) Approval Procedure~~

~~A preliminary plat meeting all the requirements of the City shall be approved by the Planning and Zoning Commission. Preliminary plats shall be approved provided they comply with all appropriate ordinances and Hutto SOAR 2040. The Planning and Zoning Commission shall approve, conditionally approve, or deny a preliminary plat no later than thirty (30) calendar days, not to include holiday days, following the official submission date. If the Planning and Zoning Commission fails to approve or deny the application within thirty (30) calendar days, not to include holiday days, following the official submission date, the preliminary plat shall be deemed approved.~~

~~(d) Conditional Approval or Denial Procedure~~

~~If the preliminary plat application is conditionally approved or denied, the Director of Development Services, as authorized by the Planning and Zoning Commission, shall provide a written explanation of the reason for denial. The applicant may~~

provide a written response that satisfies each condition for the conditional approval or remedies each reason for denial on the official submittal date. The Planning and Zoning Commission shall determine whether to approve or disapprove the previously conditionally approved or denied plat within 15 calendar days of receipt of the applicant's written response.

(e) Appeal Procedure

An applicant has the right to appeal the denial of a plat by the Planning and Zoning Commission to Hutto City Council.

(f) Effect of Approval

(1) Approval of a preliminary plat by the Planning and Zoning Commission constitutes authorization for the City Engineer to release construction plans subject to his/her final approval and for the City Engineer to authorize for the property owner to commence grading of the site and construction of such public improvements. Approval of a preliminary plat also authorizes the property owner, upon fulfillment of all requirements and conditions of approval, to submit for approval an application for final plat approval. Upon release of the construction plans, the City Engineer may, upon request of the applicant, issue a certificate indicating the construction plans have been released and construction of the improvement is thereafter authorized. Additional certificates may be issued by the City Engineer authorizing the construction of private utilities on a phased schedule. The certificate shall read as follows:

"The preliminary plat for (insert name of the subdivision or addition) as approved by the City of Hutto Planning and Zoning Commission on (insert date of approval) is authorized for use with engineering plans for the construction of public improvements as approved by the City Engineer. A final plat shall be approved by the Director of Development Services upon the completion of all public improvements or the provision of a subdivision improvement agreement under the terms of the subdivision ordinance and submission of a final plat in compliance with section 10.404.3 of the subdivision ordinance of the City of Hutto"

(g) Lapse of Preliminary Plat Approval

The approval of a preliminary plat shall be effective for a period of two (2) years following the date that the preliminary plat is approved by the Planning and Zoning Commission, at the end of which time the applicant shall have submitted and received approval for a final plat.

10.404.1.6.2. Standards for Approval

No preliminary plat shall be approved unless the following standards have been met:

(a) The plat substantially conforms with the approved concept plan, preliminary site plan, or conveyance plat.

(b) The construction plans have been reviewed by the city engineer.

(c) Provision for installation and dedication of public improvements has been made.

~~(d) The plat conforms to applicable zoning and other regulations.~~

~~(e) The plat meets all other requirements of these regulations.~~

~~10.404.1.6.3.~~10.404.1.1.1. Construction Plan Procedure and Requirements

~~(a) General Application Requirements~~

~~Construction plans shall be prepared by or under the supervision of a professional engineer or architect registered in the state as required by state law governing such professions. Plans submitted for review to the City shall be dated and bear the responsible professional engineer's or architect's name, serial number and the designation of "engineer," "professional engineer," or "P.E." or "architect" and an appropriate stamp (affixed seal) and a statement near the engineer's or architect's identification, stating that the documents are for preliminary review and are not intended for construction. Final plans acceptable to the City shall bear the affixed seal and signature of the professional engineer or architect and the date signed on all sheets of the plans. Public works construction in streets, alleys, or easements that will be maintained by the City shall be designed by a professional engineer registered in the state.~~

~~(b) Construction Plans~~

~~The applicant shall submit the required number of sets of the complete construction plans that have been approved by the City Engineer for all streets, alleys (if any), storm sewers and drainage structures, water and sanitary sewer facilities, screening and retaining walls, landscaping, and irrigation, and any other required public improvements for the area covered by the preliminary plat. Construction plans shall be in conformance with the design standards and with the requirements set forth within these subdivision regulations. The construction plans shall also contain any plans deemed necessary to show or document compliance with any other applicable codes and ordinances of the City that are related to development of a land parcel. The construction plans shall show information as specified on an application form or packet provided by the City Engineer.~~

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~~(c) Construction Plan Review Procedure~~

~~Construction plans and the required number of copies of the plan shall be submitted to the City Engineer for final approval. The plans shall contain all necessary information for construction of the project, including screening walls, permanent BMPs, and other special features. All materials specified shall conform to the engineering construction standards of the City. Each sheet of the plans shall contain a title block including space for the notation of revisions. This space is to be completed with each revision to the plan sheet and shall clearly note the nature of the revision and the date the revision was made and space for the City Engineer to sign off on each approved revision. The City Engineer will release the plans for construction, after approval of the preliminary plat by the commission and payment of all inspection fees. Upon such release, each contractor shall maintain one set of approved plans, stamped with City release, on the project at all times during~~

~~construction. This procedure shall also apply to approval of a final plat, if a preliminary plat is omitted.~~

~~(d)~~(a) ~~Failure to Commence Construction~~

Expiration of Approval of Subdivision Improvement Construction Plans

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~~If construction has not commenced within one (1) year after approval of the plans, resubmittal of plans may be required by the City Engineer for meeting current standards and engineering requirements.~~ The subdivision improvement construction plans will expire two (2) years from the date of approval by the City Engineer if construction has not commenced. Even after construction has commenced, the approved subdivision improvement construction plans will expire three (3) years from the date of approval. If approved subdivision improvement construction plans expire, the plans shall be resubmitted for review and approval to ensure compliance with the current design and construction standards.

~~10.404.1.6.4. Revisions to Approved Preliminary Plat~~

~~(a) Minor revisions to the preliminary plat are commonly required before the final plat is approved. Such minor revisions may include slight enlargement or shifting of easements or lot lines, addition of private or franchise utility easements, correction of bearings or distances, correction of minor labeling errors, addition of erroneously omitted informational items and labels, reduction of proposed lots, reduction of proposed development density, etc., and such revisions may be delineated on the final plat without having to reapprove the preliminary plat. Whether or not revisions are "minor" in nature shall be determined by the Director of Development Services and/or City Engineer.~~

~~(b) Major revisions, if required, such as obvious reconfiguration of lot lines or easements, relocation of driveways or access easements or fire lanes, any modification to the perimeter or boundary of the property, and relocation or addition or deletion of any public improvement (including corresponding easement), shall necessitate resubmission and reapproval of the plat as a "revised preliminary plat". The procedures for such reapproval shall be the same as for a preliminary plat. If an application for a revised preliminary plat expires due to failure to submit a complete application, or if the revised preliminary plat is complete, and considered by the Planning and Zoning Commission and is denied, the previously submitted preliminary plat(s) shall also be deemed to have been denied thus necessitating submission of a new application governed by the regulations, rules and other laws in effect at the time of the submission of the new application.~~

~~10.404.1.7 Preliminary Plat Procedure Flow Chart~~

10.404.2. Final Plat

10.404.2.1 Purpose

A final plat provides detailed graphic information and associated text showing property boundaries, easements, streets, utilities, drainage, and other information required for the maintenance of public records of the subdivision of land. Final plats are recorded and used as a plat of record, subject to the regulations in this chapter.

A final plat shall be in accordance with the ~~preliminary plat~~construction plans, as approved, and shall incorporate all applicable conditions, changes, directions, and additions imposed by the Director of Development Services and City Engineer ~~upon the preliminary plat~~. The final plat shall not be submitted prior to approval of the ~~preliminary plat (when required)~~construction plans.

10.404.2.2 Criteria and Process

Only final plat applications that include the required data, completed application form, submission fee, number of copies of the plat, record drawings, approved engineering construction plans, and other required information will be considered complete, shall be accepted for filing by the city, and shall be approved or disapproved by the Director of Development Services. Incomplete final plat applications will not be accepted for filing and will not be approved by the Director until the proper information is provided to City Staff.

10.404.2.2.1. Information Required Upon or With a Final Plat

The Director of Development Services may establish, not inconsistent with this article, forms and standards with regard to the content, format, and graphics for final plats. The proposed final plat shall show information as specified on a form or packet provided by the Development Services Department.

10.404.2.2.2. Standards for Final Plat Approval

(a) The plat substantially conforms with the approved preliminary plat, as revised if revisions were a necessary condition for approval, and other studies and plans, as applicable; and

(b) The plat and accompanying documents conform to these subdivision regulations, Hutto SOAR 2040, and applicable zoning, subdivision and any other applicable codes or ordinances of the City that are related to development of a land parcel.

(c) Required public improvements have been constructed and are ready to be accepted, and/or an improvement agreement has been accepted by the City, providing for the subsequent completion of improvements and the required bond has been posted.

Commented [GU1]: Post Fiscal to get Final Plat. - EP

(d) Provision has been made for adequate public facilities under the terms of this ordinance.

10.404.2.2.3. Timing of Public Improvements

(a) When all of the public improvements have been constructed and a request is made for acceptance of same by the City, the City Engineer shall confirm that the public improvements have been completed in accordance with the approved plans and specifications and with all applicable City standards and regulations and shall confirm receipt by the City of the required maintenance bond. In determining compliance, the City Engineer shall obtain from the applicant: one sealed set of "as-built" or "record drawing" and a digital copy of all plans (in a format as determined

by the City Engineer); a signed letter bearing sealed certification by the design engineer confirming the contractors' compliance with these subdivision regulations, and with all city construction standards set forth in the design standards and other applicable city design documents; and certification signed by the property owner before a notary that all dedications required for the public improvements have been fully conveyed. After said materials are received, and the City Engineer confirms compliance as set forth above, the City Engineer shall inform the City Manager of same and the City Manager shall receive and accept for the city the title, use, and maintenance of the public improvements.

(b) City Staff shall require that all public improvements be installed, offered for dedication, and ready for acceptance by the City prior to the final plat approval, unless the applicant has entered into a City-approved improvement agreement under Section 10.404.3.2.2(c).

10.404.2.2.4. Approval Procedure

A final plat meeting all of the requirements of the city and all conditions of the ~~approved preliminary plat~~ construction plans shall be approved by the Director of Development Services. Final plats shall be approved provided they comply with all appropriate ordinances and Hutto SOAR 2040. The Director of Development Services shall approve, conditionally approve, or deny a final plat no later than thirty (30) calendar days following the official submission date. If denied, the Director of Development Services shall provide written explanation of the reason for denial. If the Director of Development Services fails to approve or deny the application within thirty (30) calendar days following the official submission date, the final plat shall be deemed approved.

Commented [JB2]: this is state law "shot clock" - texas state law requires that a municipality or county authority act on a plat application within 30 days of filing or the plat is deemed approved

10.404.2.2.5. Conditional Approval or Denial Procedure

If the final plat application is conditionally approved or denied, the Director of Development Services shall provide written explanation of the reason for denial. The applicant may provide a written response that satisfies each condition for the conditional approval or remedies each reason for denial. The Director of Development Services shall determine whether to approve or disapprove the previously conditionally approved or denied plat within fifteen (15) days of receipt of the applicant's written response.

Commented [JB3]: state law - after the initial 30 days, the authority then has 15 days to approve, approve with conditions or disapprove the revised application

10.404.2.2.6. Appeal Procedure

An applicant has the right to appeal the denial of a plat by the Director of Development Services to the Planning and Zoning Commission.

10.404.2.2.7. Effect of Approval and Acceptance of Improvements

As soon as practicable after the final plat has been approved by the City for recordation, the Director of Development Services or designee shall initiate the recordation of the final plat with the county clerk. No conveyance or sale of any portion or lot of the property may occur until after the final plat is approved by the Director of Development Services and duly recorded by the applicant. It is the applicant's responsibility to confirm that the final plat has been duly recorded, and an applicant's failure to confirm same is at the applicant's sole risk.

10.404.2.2.8. Revisions to Approved Final Plat Prior to Filing at the County

(a) Minor revisions to the final plat are occasionally required before the final plat is recorded. Such minor revisions may include slight enlargement or shifting of easements or lot lines, addition of private or franchise utility easements, correction of bearings or distances, correction of minor labeling errors, addition of erroneously omitted informational items and labels, etc., and such revisions may occur on the record without having to reapprove the final plat. Whether or not revisions are "minor" in nature shall be determined by the Director of Development Services and/or City Engineer.

(b) Major revisions, such as obvious corrections or reconfiguration of lot lines or easements, relocation of driveways or access easements or fire lanes, any modification to the perimeter or boundary of the property, and relocation or addition or deletion of any public improvements (including corresponding easement), shall necessitate resubmission and reapproval of the plat as a "revised final plat" unless otherwise approved by the director of development services, as applicable. The procedures for such reapproval shall be the same as for a final plat. If an application for a revised final plat expires due to failure to submit a complete application, or if the revised final plat is complete, and considered by the Director and is denied, the previously submitted final plat and any preliminary plat(s) shall also be deemed to have been denied thus necessitating submission of a new application governed by the regulations, rules and other laws in effect at the time of the submission of the new application.

(c) Subsequent to final plat approval by the Director, the applicant shall return signed and notarized copies of the final plat, as approved, along with any other required documents and fees necessary for filing the plat with the county clerk, to the planning department within forty-five (45) calendar days following approval, in accordance with requirements established by the City; or if construction of any public improvement is required prior to the filing of a final plat, the owner or developer shall return signed and notarized copies of the final plat, as approved, along with any other required documents and fees necessary to the planning department before said public improvements will be accepted by the City and before said final plat will be recorded with the county clerk.

(d) All easements shall be included on the final plat, including the recording information for those easements that are filed or recorded as separate instruments, as required by utility companies and the City prior to filing the final plat.

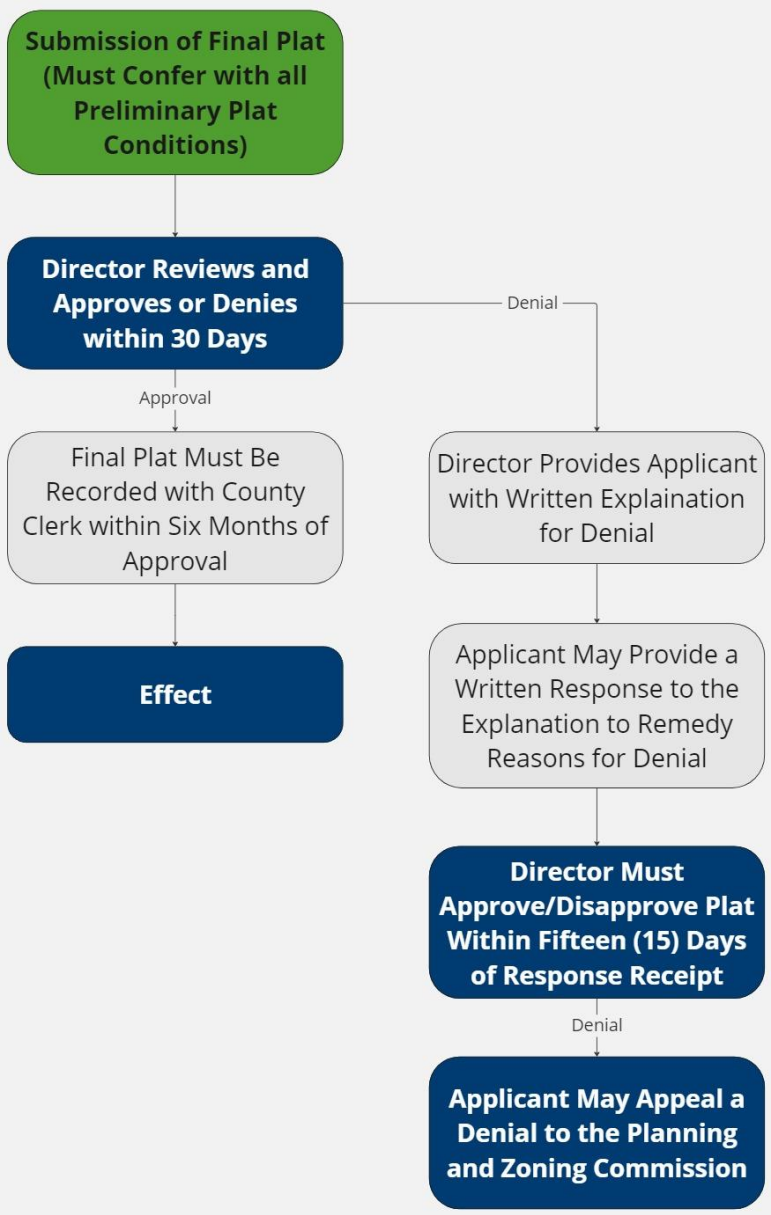
10.404.2.2.9. Lapse of Final Plat Approval

The approval of a final plat shall be effective for a period of six (6) months following the date that the final plat is approved by the Director of Development Services, at the end of which time the applicant shall have recorded the final plat with the county clerk. If the applicant has not met the requirements for recording of the final plat with the county clerk within six (6) months, the final plat approval shall be null and void, and the applicant shall be required to submit a new plat for review subject to the then existing zoning restrictions and subdivision regulations. No certificate of occupancy or change of occupancy permit will be allowed for the property until the applicant has recorded the final plat with the county clerk.

Commented [JB4]: how soon for city to record - once the city gets city signatures, we sent to county right away and the county takes about 2 weeks to record

Commented [GU5R4]: Why can't a Developer record their own plat? -EP

10.404.2.3 Final Plat Approval Process Flowchart



10.404.3. Replat

10.404.3.1 Applicability

Unless otherwise expressly provided for herein, a property owner who proposes to replat any portion of an already approved and filed final plat, other than to amend or vacate the plat, shall first obtain approval for the replat under the same standards and by the same procedures prescribed for the final platting of land by these subdivision regulations. All improvements shall be constructed in accordance with the same requirements as for a construction or final plat, as provided herein.

10.404.3.2 Replatting Without Vacating Preceding Plat

A replat of a final plat or portion of a final plat may be recorded and is controlling over the preceding plat without vacation of that final plat if the replat:

(a) Is signed and acknowledged by only the owners of the property being replatted;

(b) Is approved by the Director of Development Services;

(c) Does not amend or remove any covenants or restrictions previously incorporated in the final plat.

10.404.3.3 Requirements for Certain Replats

In addition to compliance with subsection 10.404.4.2 of this section, a replat without vacation of the preceding plat must conform to the requirements of this section if:

(a) During the preceding five (5) years, any area to be replatted was limited by a zoning classification to residential use for not more than two residential units per lot; or

(b) Any lot in the preceding plat was limited by deed restrictions to residential use for not more than two residential units.

(c) Public Hearing and Notification Requirements for Certain Replats

(1) If a replat that meets the above criteria requires a variance or exception, a public is required and notification is required before the fifteenth (15) calendar day before the date of the hearing by publication in an official newspaper or a newspaper of general circulation in the county. Notice of the public hearing shall also be given by written notice before the 15th calendar day before the date of the hearing, with a copy or description of any requested waivers/suspensions, sent to the property owners, as documented on the most recently approved ad valorem tax roll of the city, of lots that are in the original subdivision and that are within two hundred (200) feet of the lot(s) to be replatted. If the subdivision is located within the extraterritorial jurisdiction, the most recently approved county tax roll of the property upon which the replat is requested. The written notice may be delivered by depositing the notice, properly addressed with postage prepaid, in a post office or postal depository within the boundaries of the municipality.

(2) If the replat requires a variance and is protested by the owners of at least twenty percent (20%) or more of the total land area of lots to whom notice is required to be given under subsection (1), above, then approval of the replat will require the affirmative vote of at least three-fourths (3/4) of the members present of the commission. For a legal protest, written

instruments signed by the owners of at least twenty percent (20%) of the total land area of the lots or land immediately adjoining the area covered by the proposed replat and extending two hundred (200) feet from that area, but within the original subdivision, must be filed with the city prior to the close of the public hearing. The area of streets and alleys shall be included in the twenty percent (20%) land area calculation.

(3) Compliance with subsection (2) above is not required for approval of a replat for any part of a preceding plat if the area to be replatted was designated or reserved for other than single- or two-family (i.e., duplex) residential use by notation on the last legally recorded plat or in the legally recorded restrictions applicable to the plat.

10.404.3.4 Adding or Deleting Lots

Any replat that adds or deletes lots shall include the original subdivision and lot boundaries. If a replat is submitted for only a portion of a previously platted subdivision, the replat shall reference the previous subdivision name and recording information and shall state on the replat the specific lots which have changed along with a detailed "purpose for replat" statement.

10.404.3.5 Vacation of Plat

If the previous plat is vacated as prescribed in section 212.013 of the Texas Local Government Code, as amended, and as provided in section 10.404.8 of this article, a replat would not be required for the area vacated. It would, instead, be submitted as a new subdivision plat and reviewed accordingly.

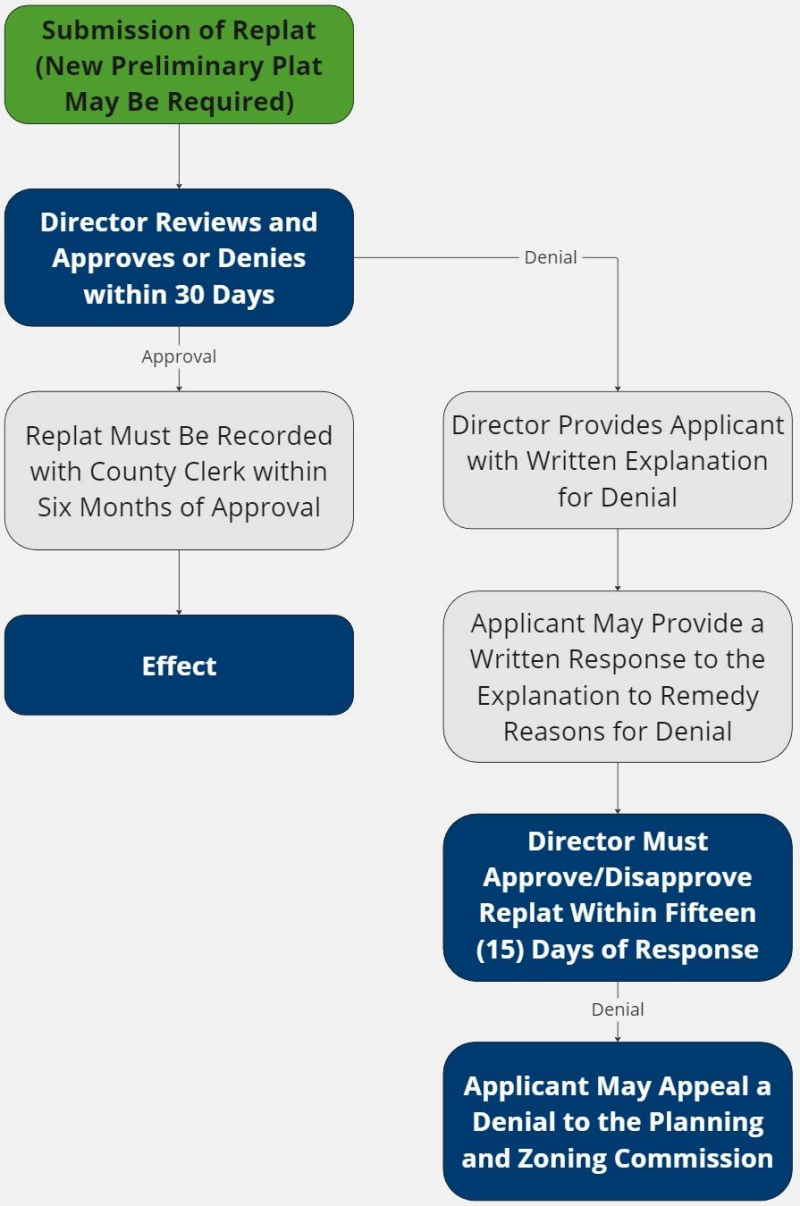
10.404.3.6 Approval, Denial and Conditional Procedures

The application for a replat shall be submitted to the City in the same manner as a final plat, and shall be approved, conditionally approved or denied by the Director of Development Services and in a similar manner as a final plat.

10.404.3.7 Conditions

The Director of Development Services may impose such conditions on the approval of the replat as are necessary to ensure compliance with the standards of approval.

10.404.3.8 Replat Approval Process Flowchart



10.404.4. Amended Plat

10.404.4.1 Applicability

The amended plat process may be used for the following in the city and its extraterritorial jurisdiction:

(a) Adjust or relocate the boundary or lot lines between one or more adjacent lots on an approved plat, where the number of lots will not increase.

(b) Join two or more adjacent lots on an approved plat, where the entire plat will not be vacated.

(c) Correct an error or omission on an approved plat.

(d) Show monuments set after death, disability, or retirement from practice of the engineer or surveyor charged with responsibilities for setting monuments.

(e) Show the proper location or character of monuments that have been changed in location, character, or shown incorrectly on an approved plat.

(f) Correct an error in courses and distances of lot lines between two adjacent lots if:

(1) Both lot owners join in the application for amending the plat;

(2) Neither lot is abolished;

(3) The amendment does not attempt to remove or modify recorded covenants or restrictions or easements;

(4) The amendment does not have a material adverse effect on the property rights of the owners in the plat; and

(5) Relocate a lot line to eliminate an inadvertent encroachment of a building or other improvement on a lot line or easement.

10.404.4.2 Criteria and Process

10.404.4.2.1. Application Process

A copy of all application materials for an amended plat shall be simultaneously submitted to the Director of Development Services for review in the same manner as for a final plat, or the application shall be deemed incomplete.

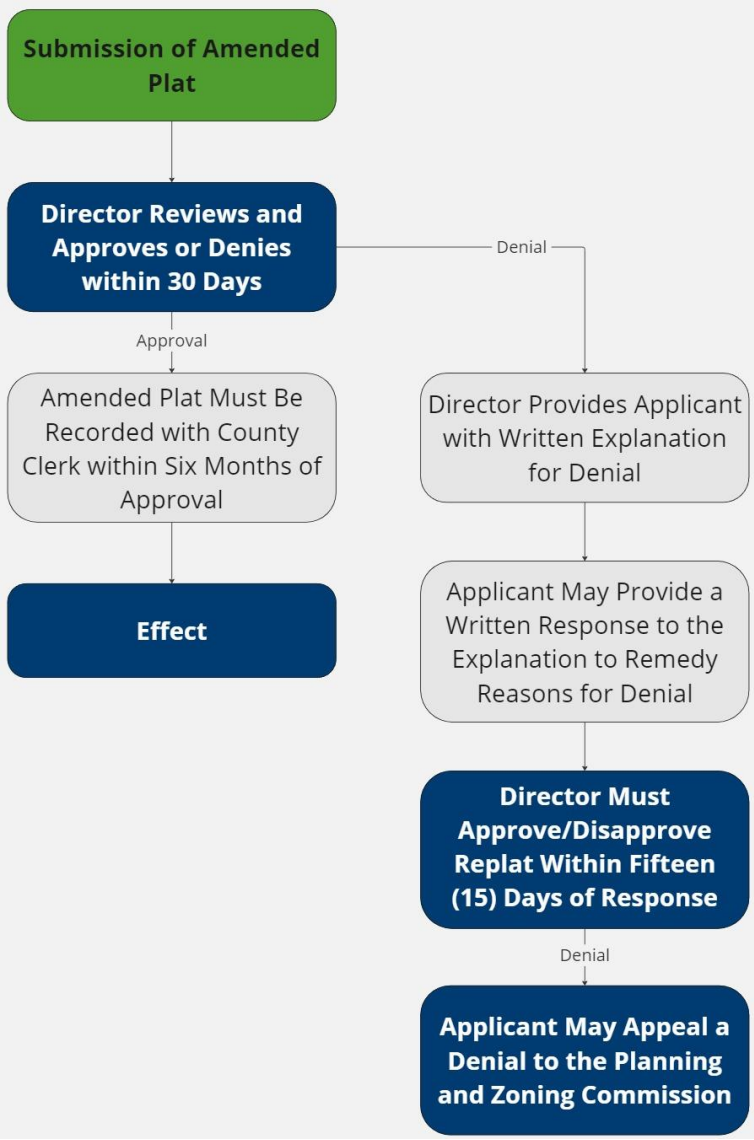
10.404.4.2.2. Approval, Denial, and Conditional Procedures

The application for an amended plat shall be submitted to the City in the same manner as a final plat, and shall be approved, conditionally approved, or denied by the Director and in a similar manner as a final plat.

10.404.4.2.3. Conditions

The Director of Development Services may impose such conditions on the approval of the amended plat as are necessary to ensure compliance with the standards of approval.

10.404.4.3 Amended Plat Approval Process Flow Chart



10.404.5. Conveyance Plat

10.404.5.1 Applicability

Conveyance Plats provide a mechanism for land to be divided into lots or to dedicate public right-of-way, when such subdivision of the land is for conveyance (sale or inheritance) purposes only. This type of plat is appropriate when no immediate development is contemplated. When or if development does occur, then the land shall be properly platted in the form of a Final Plat (with or without approval of a Preliminary Plat, as applicable) prior to any type of development, construction activities, or further subdivision of the land.

To record the conveyance plat of property into lots, all of which are not intended for immediate development, provided minimum frontage requirements for all lots (as applicable) are met, and provided all lots have access in accordance with Hutto Engineering Design Manual. All public rights-of-way required by the City's Mobility Master Plan shall be shown on, and dedicated by, a Conveyance Plat but the actual improvement of existing streets, and construction of any required new streets, may be deferred until development and further platting of the property shown on a Conveyance Plat.

No Site Permit or Building Permit shall be issued, nor permanent utility service provided, for land that has only received approval as a Conveyance Plat.

10.404.5.2 Criteria and Process

10.404.5.2.1. Application Process

A copy of all application materials for a Conveyance Plat shall be simultaneously submitted to the Development Services Department for review in the same manner as for a final plat, or the application shall be deemed incomplete.

10.404.5.2.2 Review and Determination

The Development Services Department shall review the Conveyance Plat application and any other information submitted with the application and shall determine whether the Conveyance Plat application is in compliance with this UDC.

10.404.5.2.3 Action and Approval

The Development Services Department shall consider a Conveyance Plat application in the same manner as a Final Plat, and shall either approve the Conveyance Plat as submitted by the applicant or deny the Conveyance Plat.

The approval of a Conveyance Plat provides the applicant with an approved plat for the purposes of recordation with the county. The recordation procedures are the same as those for any other ~~approvaed~~approved Final Plat. The recorded plat is for the sale or inheritance of the platted property. Any subsequent improvements to, or site disturbance activities on, the property to initiate development require the applicant to submit a Preliminary Plat (if required) and a Final Plat application.

~~10.404.5.~~10.404.6. Plat Vacation

~~10.404.5.1~~10.404.6.1 Applicability

Plat vacation provides for the vacation of an entire subdivision plat if development will not occur consistent with the approved plat.

~~10.404.5.1.1.~~10.404.6.1.1. Plat Vacation by Property Owner

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The property owner of the tract covered by a plat may vacate, upon approval by the Director of Development Services, the plat at any time before any lot in the plat is sold. The plat is vacated when a signed, acknowledged instrument declaring the plat vacated is approved and recorded in the manner prescribed for the original plat.

~~10.404.5.1.2.~~10.404.6.1.2. Plat Vacation by all Lot Owners

If some or all of the lots covered by the plat have been sold, the plat, or any part of the plat, may be vacated on the application of all the owners of lots in the plat with approval obtained in the manner prescribed for the original plat.

~~10.404.5.1.3.~~10.404.6.1.3. City Initiated Plat Vacation

(a) General Conditions

The Director of Development Services, prior to a review of the application, may vacate the plat of an approved or recorded subdivision or addition when:

(1) Construction on the improvements required for the development have not been completed within two years following the date the plat was approved by the City;

(2) No lots within the approved plat have been sold within five (5) years following the date that the plat was approved by the City;

(3) The property owner has not completed the required improvements (see Section 10.405.1) and the City is unable to obtain funds with which to complete construction of public improvements, except that the vacation shall apply only to lots owned by property owner or its successor; or

(4) The plat has been of record for more than five years and the City determines that the further sale of lots within the subdivision or addition presents a threat to public health, safety or welfare, except that the vacation shall apply only to lots owned by the property owner or its successors.

Commented [MR6]: DS has a spreadsheet that tracks all submittals and projects

~~10.404.5.2~~10.404.6.2 Criteria

The Director of Development Services shall approve the petition for vacation on such terms and conditions as are in accordance with section 212.013 of the Texas Local Government Code (as amended), and as are reasonable to protect the public health, safety, and welfare. As a condition of vacation of the plat, the Director may direct the petitioners to prepare and seek approval of a revised final plat in accordance with these subdivision regulations such that the property is not without a plat.

~~10.404.5.3~~10.404.6.3 Effect of Action

On the execution and recording of the vacating instrument, the vacated plat shall have no effect. Regardless of the commission's action on the petition, the property owner will have no right to a refund of any monies, fees, or charges paid to the city nor to the return of any property or consideration dedicated or delivered to the city except as may have previously been agreed to by the commission.

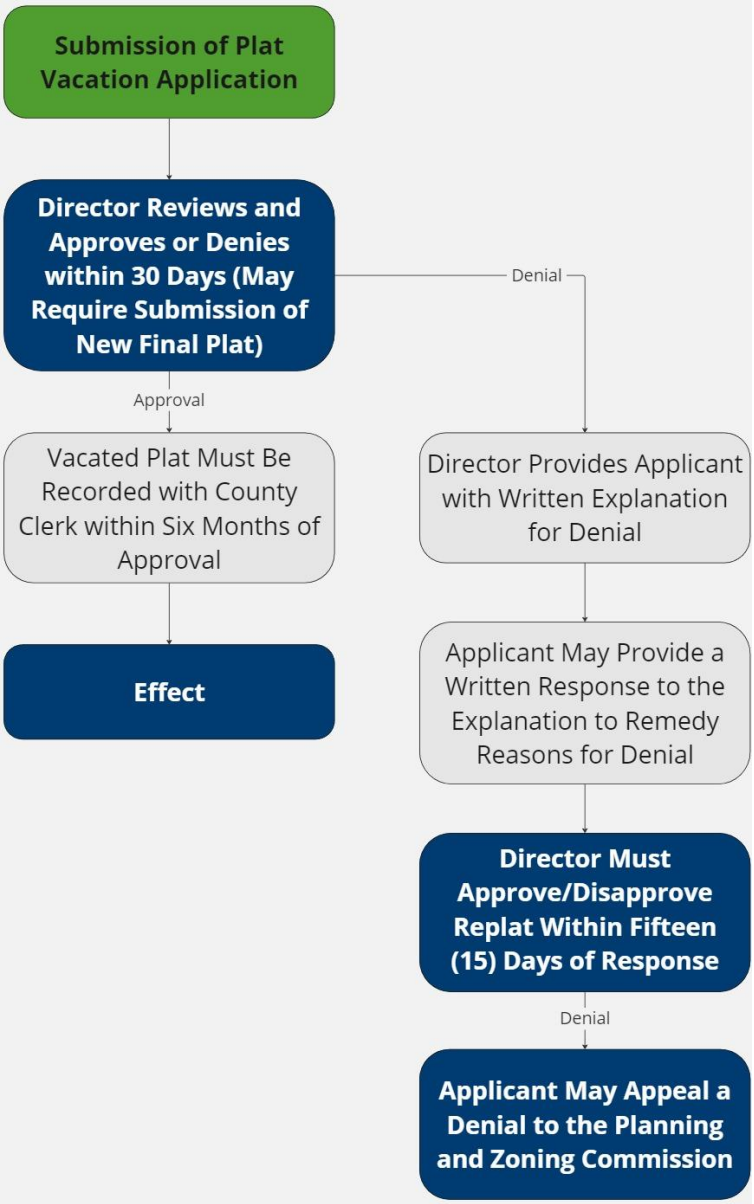
~~10.404.5.4~~10.404.6.4 Approval, Denial and Conditional Procedures

The application for a vacated plat shall be submitted to the City in the same manner as a final plat, and shall be approved, conditionally approved or denied by the Director of ~~Development Services~~Development Services and in a similar manner as a final plat.

~~10.404.5.5~~10.404.6.5 Conditions

The Director of Development Services may impose such conditions on the approval of the vacated plat as are necessary to ensure compliance with the standards of approval.

~~10.404.5.6~~10.404.6.6 Plat Vacation Approval Process Flow Chart



10.405. General Provisions

10.405.1. Required Improvements

10.405.1.1 Required Features

The developer or applicant shall make all of the following improvements.

(a) Dedicate right-of-way necessary to achieve the width required by applicable, funded transportation-related plans for streets adjoining the property.

(b) Reserve, but not dedicate, right-of-way for controlled access highways.

(c) Pave and install curbs and gutters along streets adjoining the property.

(d) Install sidewalks and pedestrian pathways.

(e) Install street signs.

(f) Install street lighting.

(g) Install development perimeter walls, if walls are required.

(h) For residential development, provide open space and recreational facilities.

(i) Construct all utilities to and through their project underground in a manner to support additional future growth.~~Install all utilities underground.~~

(j) Landscaping, drainage, fire protection, etc.

10.405.1.2 Developer Responsibility

The developer shall construct or provide all applicable public improvements required by this chapter. All improvements which the developer is required to make shall be made at the developer's expense without reimbursement by the City, except as provided otherwise in this UDC. The City may contract with a developer to construct public improvements relating to the development in accordance with Chapter 212, Subchapter C of the Texas Local Government Code, as amended.

10.405.2. Timing and Inspection of Improvements

Unless otherwise stated, a developer cannot begin construction activities in the City's jurisdiction, including clearing and/or rough grading, before first obtaining all City approvals required by this chapter.

10.405.3. Phasing Plan Requirements

Proposals for projects to be developed in multiple phases shall meet all the following requirements unless otherwise approved by the Development Services Director.

(a) If requested in the original application, a major subdivision may be considered for approval for phased development.

(b) Phasing plans shall be included in the first submittal and are reviewed by Development Services staff and/or other city staff and evaluated as part of the overall development plan.

(c) Each phase of a development needs to be "stand-alone" for utilities, fire protection, streets and stormwater management. Phase lines shall follow reasonable and logical boundaries, such as terminating at intersections or following topographical breaks.

Commented [MR7]: Yes, this is legal and is per the recently adopted state law.

(d) Phases shall be created so each phase consists of at least 15% of the total number of lots in a development.

(e) Phases shall be constructed in the approved manner to ensure orderly and planned development.

(f) Phases shall be planned to ensure the efficient construction of adjacent future phases (phases immediately next to the subject phase, sharing a common boundary line), and to ensure that phased development is contiguous.

(g) Lot numbers shall not be duplicated in different phases of the same subdivision.

(h) Each proposed phase shall, at a minimum, include the transportation, utility, and other public/private infrastructure shown on the proposed phasing plans, so each phase is independent of later phases.

(i) Right-of-way and/or easements for public infrastructure servicing the respective phase shall be recorded with the first plat.

(j) Water and sewer extension permit applications for each individual phase of the project are required after plan approval.

(k) Lots located in the Extraterritorial Jurisdiction shall be a minimum of one (1) acre in size.

(l) Lots located in the Extraterritorial Jurisdiction established for special purposes such as common area, open space, parkland, floodplain, drainage, utilities or other similar facilities shall be uniquely named and are not required to meet the minimum lot size.

10.405.4. Construction Plans Submission

10.405.4.1 Submittal

Subdivision improvement construction plans shall be submitted for review and approval by the City Engineer for all development for which public improvements are required.

10.405.4.2 Developer Shall Retain Engineer

The developer shall retain the services of an engineer registered in the state of Texas, whose seal shall be placed on the subdivision improvement construction plans in accordance with the Texas Engineering Practice Act. The engineer shall be responsible for the services described in City Standards. The services performed by the engineer shall be as designated in the latest edition of the "Manual of Professional Practice – General Engineering Services," published by the Texas Society of Professional Engineers, and shall include both design and inspection as defined in this code.

10.405.4.3 Submittal Content

~~Except as provided in this code, after preliminary plat approval, s~~Subdivision improvement construction plans ~~may~~shall be submitted to the City Engineer for approval. The subdivision improvement construction plans submittal shall include all of the information specified in the development application.

10.405.4.4 General Application Requirements

Construction plans shall be prepared by or under the supervision of a professional engineer or architect registered in the state as required by state law governing such professions. Plans submitted for review to the City shall be dated and bear the responsible professional engineer's or architect's name, serial number and the designation of "engineer," "professional engineer," or "P.E." or "architect" and an appropriate stamp (affixed seal) and a statement near the engineer's or architect's identification, stating that the documents are for preliminary review and are not intended for construction. Final plans acceptable to the City shall bear the affixed seal and signature of the professional engineer or architect and the date signed on all sheets of the plans. Public works construction in streets, alleys, or easements that will be maintained by the City shall be designed by a professional engineer registered in the state.

10.405.4.5 Construction Plans

The applicant shall submit the required number of sets of the complete construction plans for the entire subdivision, that have been approved by the City Engineer for all streets, alleys (if any), storm sewers and drainage structures, water and sanitary sewer facilities, screening and retaining walls, landscaping, and irrigation, and any other required public improvements for the area ~~covered by the preliminary plat~~associated with the subdivision project. Construction plans shall be in conformance with the design standards and with the requirements set forth within these subdivision regulations. The construction plans shall also contain any plans deemed necessary to show or document compliance with any other applicable codes and ordinances of the City that are related to development of a land parcel. The construction plans shall show information as specified on an application form or packet provided by the City Engineer.

~~10.405.4.4~~10.405.4.6 State Review

All subdivision improvement construction plans shall comply with the Texas Accessibility Standards administered by the Texas Department of Licensing and Regulation (TDLR) and the Americans with Disabilities Act of 1990, as amended. The developer shall submit applicable portions of the subdivision improvement construction plans to TDLR for review. Upon the completion of construction, the developer shall request inspection of all pedestrian facilities by the TDLR and pay all necessary fees. The City will not accept the public improvements until the developer provides evidence that the plans have been reviewed and approved by TDLR and that payment of the required inspection fees has been made.

10.405.4.7 Construction Plan Review Procedure

Construction plans and the required number of copies of the plan shall be submitted to the City Engineer for final approval. The plans shall contain all necessary information for construction of the project, including screening walls, permanent BMPs, and other special features. All materials specified shall conform to the engineering construction standards of the City. Each sheet of the plans shall contain a title block including space for the notation of revisions. This space is to be completed with each revision to the plan sheet and shall clearly note the nature of the revision and the date the revision was made and space for the City Engineer to sign off on each approved revision. The City Engineer will release the plans for construction, after ~~approval of the preliminary plat by the commission and~~ payment of all inspection fees. Upon such release, each contractor shall maintain one set of approved plans, stamped with City release, on the project at all times during construction. This procedure shall also apply to approval of a final plat, if a preliminary plat is omitted.

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~~10.405.4.5~~10.405.4.8 Expiration of Approval of Subdivision Improvement Construction Plans

The subdivision improvement construction plans will expire two (2) years from the date of approval by the City Engineer if construction has not commenced. Even after construction has commenced, the approved subdivision improvement construction plans will expire three (3) years from the date of approval. If approved subdivision improvement construction plans expire, the plans shall be resubmitted for review and approval to ensure compliance with the current design and construction standards.

~~10.405.4.6~~10.405.4.9 Pre-Construction Conference

After the approval of the subdivision improvement construction plans, a pre-construction conference shall be required to commence construction of the public improvements. The conference shall be held with the City Engineer and include the following persons: developer, developer's contractor, developer's engineer, and other parties as determined by the City Engineer.

10.405.5. Construction of Public Improvements

10.405.5.1 Requirement

All public improvements required by these regulations shall be installed and constructed by the developer or his successors in title within two (2) years from the approval of the subdivision improvement construction plans. All improvements shall conform with the provisions of this code and approved plans.

10.405.5.2 Failure to Complete Improvements

Where public improvements are not completely installed and constructed within two (2) years, the City may do the following:

(a) Exercise any other rights available under the law.

10.405.5.3 Sidewalk Construction

(a) Sidewalks for Single-Family, Two-Family, and Single Unit Townhouse Lots

Except as provided by the Engineering Design Manual, a developer shall install sidewalks on the public street frontage of single-family lots, on the rear of double frontage lots, on the side of a corner lot, and where shown on the subdivision improvement construction plans.

(b) Sidewalks for Multi-Unit Townhouse, Multifamily, and Non-Residential lots

A developer shall install sidewalks for multi-unit townhouse, multifamily, and non-residential lots that abut a public street and where shown on the subdivision improvement construction plans. A subdivision shall not be accepted until the sidewalk has been constructed in accordance with the regulations of this code and has been inspected and approved by the City Engineer.

(c) Deferment of Sidewalk Construction

Sidewalks shall be installed in accordance with this section except under the following circumstances, as determined by the City Engineer:

(1) Where the existing cross-section of street makes immediate construction of a sidewalk impractical;

(2) Where a non-residential subdivision abutting an existing street is isolated from any other sidewalk by a distance of twice the frontage of the subdivision; or

(3) Where construction or reconstruction of the road where a sidewalk is to be placed is imminent and the sidewalk would be destroyed if constructed.

The City may require a cash payment by the developer in lieu of construction of the sidewalk if the Planning and Zoning Commission determines that the sidewalk should not be built within the three (3) year period of the construction plans. The cash payment shall equal the cost of constructing and installing the sidewalk at the time of acceptance of the public improvements. The developer shall pay the cash payment prior to the acceptance of the public improvements by the City.

(d) State Review

All sidewalks shall comply with the Texas Accessibility Standards administered by the Texas Department of Licensing and Regulation (TDLR) and/or with the Americans with Disabilities Act of 1990, as amended, whichever is more restrictive. The developer shall submit its sidewalk plans to TDLR for review and, upon completion of its construction, for inspection. The City will not accept public improvements until the developer provides evidence that the sidewalk plans have been reviewed and approved by TDLR. The developer is responsible for all fees associated with the State plan review and inspection and shall submit to the City evidence of payment of all required inspection fees.

10.405.5.4 Benchmarks

(a) Designation

A permanent benchmark shall be designated with each addition or subdivision. Benchmarks shall be located on public property in a location acceptable to the City Engineer. Benchmarks are considered public improvements and shall consist of a brass disk, approved by the City Engineer, set in a concrete structure of such mass and dimensions and constructed on an unyielding foundation that, in the opinion of the City Engineer, will ensure the integrity of the benchmark.

(b) Installation

Prior to the acceptance of the public improvements, benchmarks shall be installed by the developer. The elevation, horizontal datum, and description of each benchmark installed shall be certified by a surveyor and submitted to the City Engineer. In the event that public improvements are not required, benchmarks shall still be installed by the developer and the certification and description provided to the City Engineer prior to plat recordation.

(c) Modification

The City Engineer may modify the benchmark requirement if he/she determines one of the following:

(1) The requirement would create needless redundancy of benchmarking because of an established public benchmark exists in the immediate vicinity, is readily accessible, and will not be removed or made inaccessible by construction associated with the addition or subdivision;

(2) The requirement creates undue hardship on the developer;

(3) There is no feasible opportunity to install a brass disk in a suitable structure. In this case, the City Engineer may approve a permanent benchmark established in conformance with generally accepted surveying and engineering practices; or

(4) Lack of development within the subdivision or addition.

10.405.6. Restrictions on Certificate of Occupancy

City staff shall not issue certificates of occupancy for development until staff certifies the developer has installed all improvements in conformance to the requirements of this section and the approved final plat and construction drawings. All improvements shall be functional and under the warranty period for maintenance.

10.405.7. Construction Traffic and Alternative Routes

Construction traffic from the development of new subdivisions and/or site plans shall be required to use a reasonable alternative route until seventy-five percent (75%) of the total certificates of occupancy are issued in the new development boundary as identified with the associated subdivision/site plan. If no reasonable alternative route exists, existing public streets may be used as approved by the City Engineer (e.g., infill projects).

10.405.8. Street Signs

Street name signs conforming to city design standards shall be placed at street intersections. The developer shall install the signs before the city accepts the required improvements. Street signs are included in improvements where fiscal surety may be submitted instead of completed improvements. The developer is required to replace or repair street signs that are damaged during construction.

10.405.9. Street Lights

The property owner or developer shall install street lighting along proposed public and/or private streets, and along existing streets adjoining the property. Development Services and Public works staff approve street light location and design. Illumination shall conform to lighting regulations in Division B of

the Hutto Engineering Design Manual. The developer is required to replace or repair lights that are damaged during construction.

10.406. Assurance for Improvement Completion

10.406.1. Improvements and Surety Instrument Before Final Plat Recordation

On approval of a final plat by City Council, but before recording, the applicant shall:

(a) Construct all improvements as required by this Chapter and provide a surety instrument guaranteeing their maintenance as required in this UDC; or

(b) Provide an improvement agreement accepted by the City, along with a surety instrument in accordance with this UDC, guaranteeing construction of all improvements required by this article and in this code and other applicable regulations.

10.406.2. Completion of Improvements

Before the final plat is recorded, the developer shall:

(a) Complete all improvements required by this article according to the approved construction plans and subject to the City Engineer's approval and the City's acceptance, except as provided for within this UDC; or

(b) Construct all sidewalks in common areas and at street corners as shown on the approved final plat and according to the City's regulations or the City's standard details and specifications. Sidewalks shall be constructed and approved for each lot before a certificate of occupancy is issued.

10.406.3. Fiscal Security

A developer shall post fiscal security with the City prior to a request for recordation of the final plat if the public improvements have not been accepted by the City and provided that the subdivision improvement construction plans have been approved by the City Engineer.

10.406.3.1 Amount

The amount of fiscal security posted by the developer shall equal the estimated cost plus ten percent to complete the public improvements that have not been accepted. The developer's engineer shall provide the City Engineer with a sealed opinion of the probable cost for his approval.

10.406.3.2 Types

(a) A developer is required to post the following as fiscal security:

(1) A performance bond;

(2) A payment bond.

(b) A developer may also post the following as fiscal security:

(1) A letter of credit, approved by the City Attorney.

10.406.3.3 Return of Fiscal Security

The City shall return the fiscal security to the developer when the City accepts the public improvements.

10.406.3.4 Expenditures of Fiscal Security

The City may draw on the fiscal security and pay the cost of completing the public improvements if it determines that the developer has breached the obligations secured by the fiscal security or the three (3) year time period for the installation of the required public improvements has expired. The City shall refund the balance of the fiscal security, if any, to the developer. The developer shall be liable for the cost that exceeds the amount of fiscal security, if any.

10.406.4. Inspection and Acceptance

10.406.4.1 Entry and Inspection

(a) The City Engineer and other City employees shall have the right to enter upon the construction site for the purpose of conducting inspections. The City Engineer shall conduct inspections of the public improvements during construction to ensure general conformity with plans and specifications as accepted. If the City Engineer finds, upon inspection, that any of the public improvements have not been constructed in accordance with City ordinances, then the developer shall be responsible for making the necessary changes to ensure compliance.

(b) Upon completion of the public improvements, the developer shall arrange with the City Engineer for a final inspection to determine that the public improvements have been installed in conformity with the approved subdivision improvement construction plans. The developer shall pay all necessary inspection fees prior to the acceptance of the public improvements by the City.

10.406.4.2 Request Acceptance of Improvements

Upon completion of the construction of the public improvements, the developer shall request that the City accept the improvements for maintenance. Concurrent with the request for acceptance of the public improvements for maintenance, the developer shall submit all information required for acceptance of improvements specified in the development application.

10.406.5. Maintenance of Improvements

The developer shall be responsible for the maintenance and repair of all public improvements for two (2) years after acceptance of said public improvements by the City. Prior to acceptance of improvements by the City pursuant to Section 10.406.5, a two (2) year maintenance guarantee, in favor of the City, shall be provided by the developer by means of a warranty bond, subject to approval of the City.

10.407. Construction Standards

10.407.1. General

(a) Construction for streets and drainage shall conform to the City of Hutto Standard Details and Divisions B and E of the Hutto Engineering Design Manual.

(b) Construction standards and specifications for electrical and gas utilities shall be in conformance with the standards of the approved utility provider.

10.408. Lot Configuration

10.408.1. Lots

10.408.1.1 General Standards

(a) Size, shape, and location of lots shall be established considering topographic conditions, contemplated uses, and the character of the surrounding area.

(b) Lot sizes and building setback lines shall conform to the minimum lot area, minimum lot width, and minimum yard standards required in the underlying zoning district.

Commented [GU8]: Going with side setback only on this one. -EP

(c) Lots that front on more than one street other than corner lots, resulting in the need for a large development perimeter wall facility, shall be minimal or avoided.

(d) Side lot lines shall be substantially at right angles or radial to street alignments.

(e) Residential lots that back up to parks or schools shall be minimal or avoided.

10.408.1.2 Lot Width

Lot width at the street right-of-way line at the end of a cul-de-sac or the outside of a sharp curve shall be at least twenty (20) feet to accommodate driveways, drainage facilities, and utilities.

10.408.1.3 Lot Shape

(a) Lots shall be as rectangular as practicable. Sharp angles between lot lines shall be avoided.

(b) Width to depth ratio of lots for single household and two household dwelling developments shall be at least one (1) to three (3), as determined by the smallest rectangle enclosing the extreme limits of the lot.

10.408.1.4 Lot Numbering (Not Address Numbering)

(a) Lots shall be numbered consecutively in each block. Lot numbering may be cumulative throughout the subdivision if the numbering continues from block to block in a uniform manner approved on a preliminary plat.

(b) Blocks shall be numbered consecutively in the overall plat and/or sections of an overall plat as recorded.

(c) Required lot sizes and dimensions are in Section 10.203 for all zoning districts.

10.409. Easements

Easements shall be dedicated for dry and wet utilities, drainage ways, and access paths where necessary, and may be required across parts of lots (including side lines) if in the opinion of the city, they are needed.

10.409.1. Utility Easements

All easements shall be dedicated to the City and their locations shall be clearly denoted on plat documents.

(a) Uniform and continuous easements shall be provided along lot lines for utility services. The City may approve a location other than along a lot line.

(b) Easements for water, sewer, and storm sewer lines shall be defined by the Hutto Engineering Design Manual.

(c) Other utility easements (for other than water, sewer and storm sewer lines) shall be a minimum of five feet in width abutting the street lot lines and at least three feet in width when abutting interior lot lines.

(d) Utility easements shall be located where they will not prevent tree planting in tree lawns.

10.409.2. Emergency Access Easements

Emergency access easements shall be defined by the local fire code as amended. Emergency access easements shall not be divided by lot lines.

10.410. Parkland and Open Space Dedication

10.410.1. Intent

This subsection is intended to ensure the City has enough parkland to meet the recreational needs of its residents.

10.410.2. Applicability: Overview of Requirements

(a) A developer of land for residential or non-residential purposes shall provide for Parkland Dedication or pay a Fee in Lieu of Parkland Dedication and pay Parkland Development Fees for public park and/or open space development.

(b) A portion of land may meet the Parkland Dedication requirements if recommended by the Hutto Parks and Recreation Department based on the requirements of Section 10.410 and conformity with the City of Hutto Parks, Recreation, Open Space and Trails Master Plan, as may be amended (hereinafter referred to as the “Parks Master Plan” for purposes of Section 10.410).

(c) The parkland dedications and improvements required by Section 10.410 shall be installed, or the Fee in Lieu of and Parkland Development Fees paid, before the approval of the final plat for a subdivision, in conformance to the standards of Section 10.410.

10.410.3. Parkland Dedication

10.410.3.1 Parkland Dedication Plan

(a) A Parkland Dedication Plan shall be approved prior to the ~~preliminary~~construction plat~~n~~ approval and/or site plan development. The proposed parkland shall be shown on the preliminary plat and final plat and be included in the dedication statement.

(b) A Parkland Dedication Plan shall meet the following requirements:

(1) Proposed parkland shall meet the land requirements of Section 10.410.4.2 and shall be a minimum of 15 acres.

(2) Proposed parkland will meet the requirements and guidelines of Section 10.410.5 and the Parks Master Plan, as amended.

(3) The Parkland Dedication Plan shall be approved by the Parks and Recreation Director or designated agents at the conceptual plan stage and approved by the Parks Advisory Board and Parks and Recreation Director prior to the preliminary plat approval and/or site plan development.

10.410.3.2 Parkland dedication; land requirements

(a) A developer shall dedicate a minimum of at least one thousand (1,000) square feet of parkland for each single household lot or proposed number of dwelling units or pay a Fee in Lieu of Parkland Dedication.

(b) If an area is replatted before construction of the development, or the number of anticipated lots or dwelling units increases, the developer shall adjust the Parkland Dedication or pay the Fee in Lieu of Parkland Dedication and Parkland Development Fees to provide for the change in lots or dwelling units.

10.410.4. Nature of Proposed Parkland

10.410.4.1 Land eligibility for proposed parkland

(a) In addition to the requirements of Section 10.410, the following subsections provide the criteria by which the Parks and Recreation Department and Parks Advisory Board will determine acceptance of a Park Dedication Plan.

(b) The following is broken into two categories to determine land eligibility. Ineligible land may be dedicated for parkland, but ineligible land cannot be counted towards the minimum necessary to meet Parkland Dedication requirements. The Parks and Recreation Department and Parks Advisory Board have the final decision in acceptance as provided for in the Parkland Dedication Plan in accordance with the criteria below:

(c) Accepted conditionally

(1) Detention ponds, retention ponds, and drainage ways.

(2) Private community and amenity centers.

(3) Golf courses, country clubs, and similar facilities.

Commented [JB9]: parkland dedication occurs during the preliminary plat stage, however formal dedication of land or payment fees happens later

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(d) Never accepted

(1) Rights-of-way and/or easements of irrigation ditches, laterals and aqueducts, power lines, pipelines or other public or private utilities.

(2) Wetlands that are saturated for greater than twenty-five (25%) of the year, swamps, and boggy lands.

(3) Entry features, areas devoted to decorative landscaping, green lanes, traffic islands, medians less than one hundred (100) feet wide, tree lawns, and areas following development perimeter walls.

(4) Land used for mining or oil or gas wells.

10.410.4.2 Unity

Proposed parkland shall form a single parcel, unless two (2) or more parcels are approved in the Parkland Dedication Plan.

10.410.4.3 Usability

Proposed parkland shall be located outside the one percent (1%) flood plain and be outside of wetlands subject to Federal or State regulatory jurisdiction unless approved in the Parkland Dedication Plan.

10.410.4.4 Shape

(a) The shape of proposed parkland shall be compact and sufficiently rectangular or round to provide a meaningful, quality open space.

(b) Proposed parkland and open space areas may not take the form of narrow strips, except corridors in conjunction with the Parks Master Plan, and medians at least one hundred (100) feet wide as approved in the Parkland Dedication Plan.

10.410.4.5 Location

Proposed parkland shall be located in a central location that is within a reasonable walking distance (1,000 feet to 1,500 feet) of residents of the subdivision or planned development, except that proposed parkland may be located outside of the residential development to conform to the Parks Master Plan, to conform to comprehensive or neighborhood plans, to add property to existing parkland, or to combine land dedication efforts with other developments.

10.410.4.6 Access

Proposed parkland shall front on a public street with a residential lane or greater classification to the maximum extent practicable unless otherwise approved in the Parkland Dedication Plan.

10.410.4.7 Topography

The average slope of the portion of dedicated parkland may not exceed the average slope of the entire subdivision or planned development. Slope on the usable portion of dedicated park shall be less than fifteen percent (15%).

10.410.4.8 Improvements by Park Site

The developer shall install public improvements next to the parkland including, but not limited to, curb and gutters, streets, sidewalks, storm drainage facilities, and bridges. All bridges shall be approved by the Public Works Department. Parkland shall have access to water, sanitary sewer, storm sewer, and electrical services unless otherwise provided for in the Parkland Dedication Plan. The developer shall

provide convenient pedestrian and vehicular access to parks and open space. In areas of parkland not fronting a public street, access by frequent green links or public paths shall be provided.

10.410.5. Fee in Lieu of Parkland Dedication

(a) A developer will be required to pay the Fee in Lieu of Parkland Dedication and Parkland Development Fees unless the developer complies with the Parkland Dedication requirements.

(b) The Fee in Lieu of Parkland Dedication shall be set by ordinance based on the methodology established in the Parks Master Plan.

10.410.6. Parkland Development Fees

(a) In addition to the Fee in Lieu of Parkland Dedication, a developer shall pay Parkland Development Fees for the cost of parkland improvements.

(b) The Parkland Development Fees shall be set by ordinance based on the methodology established in the Parks Master Plan.

10.410.7. Parkland Dedication of Fee in Lieu and Parkland Development Fees; procedure

10.410.7.1 Parkland Dedication of Fee in Lieu and Parkland Development Fees required before plat recording

Prior to the recording of the final plat, the developer shall execute and record an instrument of conveyance in compliance with Section 10.410 for Parkland Dedication or pay the Fee in Lieu of Parkland Dedication and the Parkland Development Fees.

10.410.7.2 Parkland Dedication by General Warranty Deed

Proposed parkland to be dedicated to the City shall be dedicated by general warranty deed. Evidence of clear title and evidence of payment of all taxes owed on the proposed parkland to be dedicated shall be provided to the City prior to the acceptance of the general warranty deed.

10.410.8. Parks Improvements and Acquisition Account

Money, and the interest on such money, collected as a Fee in Lieu of Parkland Dedication and as Park Development Fees ~~under Section~~under Section 10.410 shall be deposited into the parks improvement and acquisition account established under section 18.02.010 of the City of Hutto Code of Ordinances and shall be used exclusively for improvement of existing and future parks and for the acquisition of land for future parks, as required by the ordinance. The fees collected under this Section shall not be used for maintaining or operating public parkland or park facilities.

10.410.8.1 Location

Dedicated parkland is ideally located in a central location that is within a reasonable walking distance (1,000 feet to 1,500 feet) of residents of the subdivision or planned development. Dedicated parkland may be located outside of the residential development to conform to comprehensive or neighborhood plans, to add property to existing parkland, or to combine land dedication efforts with other developments.

10.410.8.2 Access

(a) At least fifty percent (50%) of the perimeter of a park or open space area of no more than ten (10) acres, and at least thirty percent (30%) of the perimeter of a community park or open spaces area of greater than ten (10) acres, shall front on a public street with a residential lane or greater classification. Large parks, greater than twenty (20) acres, or with greater than one thousand five hundred (1,500) feet of street frontage, and linear parks (~~e.g.~~e.g., greenlinks, rail-to-trail paths, lakefront corridors, riparian corridors, etc.) shall front on a public street with a residential lane or greater classification to the maximum extent practicable.

(b) Convenient pedestrian and vehicular access to parks and open space shall be provided. In areas of parkland not fronting a public street, access by frequent greenlinks or public paths shall be provided.

10.410.8.3 Topography

The average slope of the portion of dedicated parkland cannot exceed the average slope of the entire subdivision or planned development. Slope on the usable portion of dedicated park shall be less than fifteen percent (15%).

10.410.8.4 Land Not Eligible for Parkland Dedication Requirements

The following are criteria for land ineligible for parkland dedication requirements. Ineligible land can be dedicated for parkland, but it cannot be counted towards the minimum necessary to meet dedication requirements.

(a) Detention ponds, retention ponds, and drainageways.

(b) Rights-of-way and/or easements of irrigation ditches, laterals and aqueducts, power lines, pipelines or other public or private utilities.

(c) Wetlands that are saturated for greater than twenty-five percent (25%) of the year, swamps, and boggy lands.

(d) Entry features, areas devoted to decorative landscaping, green lanes, traffic islands, medians less than one hundred (100) feet wide, tree lawns, and areas following development perimeter walls.

(e) Private community and amenity centers.

(f) Golf courses, country clubs and similar facilities.

(g) Land used for mining or oil or gas wells.

10.411. Pedestrian and Bicycle Facilities

For pedestrian and bicycle facilities standards refer to Division B, Section 11 of the Hutto Engineering Design Manual.

Commented [AB11]: Double check bicycle facilities in terms of bicycle parking, although even if we don't require parking it would be good to have the how-to if someone wants to provide

10.412. Street Classification

10.412.1. Local Street

A Local street provides direct access to residential and limited commercial properties and is expected to carry less than eight hundred (800) vehicles per day.

(a) Driveway access to residential units is permitted.

(b) A Local street shall provide for two through lanes for traffic.

(c) A Local street shall provide parking on both sides of the roadway.

(d) On Local streets, no driveway is permitted closer to a corner than fifty (50) feet.

(e) Bicycle lanes are not permitted.

10.412.2. Collector Street

A Collector is a street that collects traffic from Local streets and directs it toward arterials and has an actual or anticipated traffic flow of two thousand five hundred (2,500) ADT or greater.

(a) Collector streets are shown in Hutto SOAR 2040, however; they may be required in other locations based on the size and density of development.

(b) A Collector shall provide access to all types of commercial and industrial uses.

(c) A Collector shall provide for two (2) through lanes.

(d) A Collector shall provide for bicycle lanes six (6) feet in width on both sides.

(e) No driveway access to single-family or two-family dwelling units is permitted.

(f) Medians may be allowed with approval of City Staff.

(g) No parking is permitted.

10.412.3. Minor Arterial Street

A Minor Arterial is a street whose main purpose is to serve as a major route that connects neighborhoods to principal arterials and other major destinations. Minor Arterials have an actual or anticipated traffic flow of eighteen thousand (18,000) or greater.

(a) Minor Arterial streets are shown in Hutto SOAR 2040, however; they may be required in other locations based on the size and density of development.

(b) Minor Arterials have two (2) through lanes in each direction separated by a median.

(c) No parking is permitted.

(d) No driveway access to single-family or two-family dwelling units is permitted.

(e) Bicycle lanes are not permitted.

10.412.4. Major Arterial Street

A Major Arterial is a street, including Interstate Highway Service Roads, whose main purpose is to serve as a major route into, out of or across the City. Major Arterials have an actual or anticipated traffic flow of thirty-two thousand (32,000) or greater.

(a) Major Arterial streets are shown in Hutto SOAR 2040, however; they may be required in other locations based on size and density of development.

(b) Major Arterials have at least three (3) lanes in each direction separated by a median.

(c) Interstate Highway Service Road standards are established by the Texas Department of Transportation and do not include a bicycle lane within the street Section.

(d) No parking is permitted.

(e) No bicycle lanes are permitted on Major Arterials.

10.412.5. Freeway

(a) A freeway is a street with controlled access and intended to move traffic through or around the City.

(1) Service and frontage road standards are established by the Texas Department of Transportation and do not include a bicycle lane within the street section. A landscaped tree lawn at least five (5) feet deep, with a sidewalk at least five (5) feet wide, is required on the far side of the service or frontage road.

(b) Access to Freeways shall only be provided at designated interchanges. Refer to TxDOT.

10.413. Streets-Improvement Standards

For street-improvement standard details, refer to Division B, Section 10 of the Hutto Engineering Design Manual.

10.414. Street Grid, Circulation and Connectivity

10.414.1. General Alignment

The precise alignment of thoroughfares included in development plans may be varied to allow adjustments that increase the compatibility of the right-of-way with natural or manmade features such as steep slopes, waterways, wildlife habitats, neighborhoods, historic structures, or existing roadways.

10.414.2. Street Arrangement and Internal Connectivity

10.414.2.1 Conformity to Plan

Width and location of streets shall conform to the underlying concept plan, Hutto Mobility Master Plan, Thoroughfare Plan and the Hutto Engineering Design Manual.

10.414.2.2 Connectivity Index

The street network in a residential development shall achieve a connectivity index of at least 1.62 unless the ~~Development Services Director finds~~developer applies and receives a subdivision variance from the Planning and Zoning Commission with the finding that ~~connectvity~~connectivity it impractical due to topography, existing development, or natural features. The connectivity index shall be calculated by dividing the total number of links by the total number of nodes. Street links on existing adjacent streets that are not part of the proposed subdivision are not included in the connectivity index calculation. See Figure 614.3-1 for how to calculate the connectivity index.

(a) Links

(1) Streets

(2) Stub-out streets

(3) Standard public access easements

(4) Local road connections to collector streets and larger

(5) Cul-de-sacs

(b) Nodes

(1) Street intersections

(2) Cul-de-sac heads

(3) No outlets

(4) Dead-ends

(c) Excluded as Nodes

(1) Street elbows

(2) Standard alley intersections

(3) Intersections on collector streets and larger

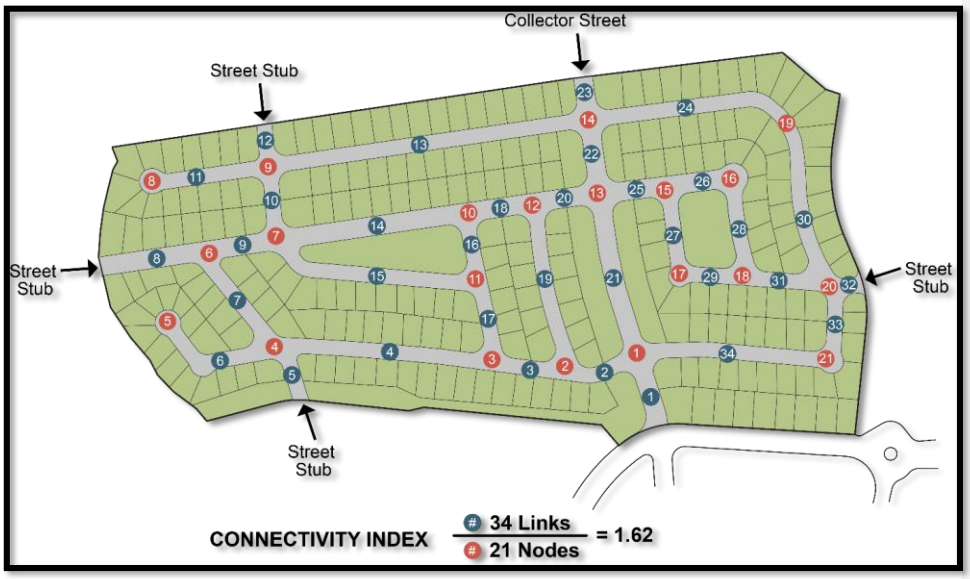
(d) Credits for Links

(1) Stub-outs to adjacent properties: Half (½) credit each

(2) Local road connections to collector streets and large: 1 full credit each

(e) Five (5) feet wide pedestrian trails in at least fifteen (15) feet greenlinks shall link cul-de-sacs and provide through-block access where Development Services staff finds pedestrian connectivity is needed.

Figure 414.2-1 Connectivity Index



10.414.2.3 Collector Street Connectivity

All collector-designated streets shall connect on both ends to an existing or planned collector or higher-level street, unless physical constraints or existing development patterns make such connections impractical. In such cases, alternative connectivity solutions shall be provided to ensure effective traffic flow and access within the area, in accordance with Hutto SOAR 2040 and Hutto Mobility Master Plan.

10.414.2.4 Blocks

10.414.2.4.1. Block Length

Block lengths shall be determined by the classification of the street adjacent to the block.

Table 414-1: Block Lengths

Street Classification	Minimum Side Length	Maximum Side Length
Local Roads	200 feet	600 feet
Collector Roads	200 feet	800 feet
Minor Arterial Roads	200 feet	900 feet
Major Arterial Roads	Waived	Waived

10.414.2.4.2. Block Depth

Blocks shall have sufficient width to allow two tiers of lots of appropriate depth. Alleys giving access to the rear of lots on a block is strongly encouraged.

10.414.2.4.3. Single Tier Blocks and Double Frontage Lots

(a) Residential blocks with one tier of double frontage lots are strongly discouraged. Alternative block configurations not relying on single tier blocks or long stretches of double frontage lots to separate residential develop from through traffic and arterials, or placement of higher density multiple household residential developments along arterial streets, is encouraged.

(b) For residential double frontage lots, there shall be an easement at least ten (10) feet deep abutting a traffic arterial or other disadvantageous use, dedicated to the appropriate governmental entity, with no right of cross access. There shall also be at least ten (10) feet deep tract or easement on the other side of the property line abutting a traffic arterial or other disadvantageous use, for a development perimeter wall and landscaping buffer.

10.414.2.4.4. Block Perimeter

Maximum block perimeters shall be determined by the classification of the street adjacent to the block.

(a) Local Road

The total perimeter of a block abutting Local roads shall not exceed one thousand eight hundred (1,800) feet.

(b) Collector Road

The total perimeter of a block abutting Collector roads shall not exceed two thousand~~one thousand~~ four~~eight~~ hundred (2~~1~~,4~~8~~00) feet.

(c) Minor Arterial Road

The total perimeter of a block abutting Minor Arterial roads shall not exceed three thousand (3,000) feet.

(d) Major Arterial Road

Block perimeter requirements are waived when blocks are located adjacent to Major Arterial roads.

10.414.2.4.5. Mid-Block Greenlinks

Greenlinks at least fifteen (15) feet wide with a sidewalk that is at least five (5) feet wide shall be placed near the center and entirely across blocks that are greater than six hundred (600) feet long, to give convenient pedestrian circulation through the development. Greenlinks shall be landscaped in conformance to landscaping standards for connecting walkways in this code and maintained by the underlying homeowner association.

10.414.2.5 Circulation

(a) Each subdivision shall provide for the continuation of all arterial streets and freeways as shown on the Mobility Master Plan, Arterial streets shall be located on the perimeter of the residential neighborhood.

(b) Collector and local streets shall be designed to provide access to each parcel of land within the residential neighborhood and within industrial areas. They shall be planned so that future urban expansion will not require the conversion of collector and local streets to arterial routes.

(c) Collector streets shall be designed to provide a direct route from other collector or local streets to the arterial streets and freeway systems and to provide access to public facilities within the neighborhood; however, collector streets shall not be aligned in a manner that will encourage their use by through traffic.

(d) Collector-designated streets shall connect on both ends to an existing or planned collector or higher-level street.

(e) Permitted alternatives to cul-de-sacs include T-streets, and any similar alternative approved by the City Engineer.

10.414.2.6 Required Subdivision Access Points

(a) Subdivisions with less than two hundred (200) residential units shall provide vehicular access to four or more existing or planned public streets.

(b) Subdivisions with two hundred (200) to two hundred and ninety-nine (299) residential units shall provide vehicular access to at least five existing or planned public streets.

(c) For developments exceeding three hundred (300) units, one additional access point shall be provided for every fifty (50) residential units or portion thereof.

(d) Planning and Zoning Commission~~Development Services staff~~ may reduce the required number of access points due to topography, natural features, or the configuration of adjacent developments through an approved subdivision variance.

(e) Additional access points shall be shown on the plat and construction plans for the development. Construction of streets may be postponed to a later phase of development. The Planning and Zoning Commission may require the construction of any access point when the final plat is approved.

10.414.2.7 Relation to Adjoining Street Systems

To provide connectivity to other neighborhoods, existing streets in adjacent or adjoining areas shall be continued in the new development in alignment therewith. Whenever connections to anticipated or proposed surrounding streets are required by this Section, the right-of-way shall be extended, and the street developed to the property line of the subdivided property or to the edge of the remaining undeveloped portion of a single tract.

(a) Street Jogs

~~Where offsets in street alignment are, in the opinion of the City Engineer, unavoidable due to natural features or other unique elements of the land, such offsets may be included, provided the distance between center lines is not less than one hundred and twenty five (125) feet.~~ Offset in street alignments shall be avoid unless explicitly approved in writing by the City Engineer.

(b) Large Lot Subdivision

~~(c)~~ If the lots in the proposed subdivision are large enough to suggest potential future re-subdivision, or if part of the parent tract remains unplatted, the subdivision design shall include designated corridors or easements for potential future street openings and access. These designated areas shall be clearly marked on the subdivision plat and reserved for future development, ensuring that all future lots will have adequate access to streets. Partial or Half streets

No partial or half streets shall be platted or constructed. ~~Partial or half streets may be provided only where the City finds a street shall be located on a property line, where the proposed road has a center median.~~

~~(d)~~(c) Dead-End Streets

Dead-end streets shall be prohibited except street stubs to permit extension. Temporary turnarounds shall be required where the street stub exceeds one lot or 100 feet in length, whichever is greater. The developer shall provide a sign at the street stub declaring that the particular street will connect with future development.

~~(e)~~(d) ~~Unpaved~~ Street Rights-Of-Way

The portion of the street right-of-way between a private lot line and the curb or pavement edge shall be designed and constructed to meet the requirements of the Hutto Engineering Design Manual.

~~(f)~~(e) Access to Public Streets from Private Property

~~(1)~~ No person shall cut a curb or gutter section nor pave a street right-of-way without first obtaining a permit from the City and complying with City Codes. Where no curb and gutter street construction is permitted, no person shall construct or pave the borrow ditch street section without first obtaining a permit from the City and complying with City Codes.

~~(g)~~(f) Street Connections to Abutting Undeveloped Land

~~(h)~~ Street connections shall be spaced at intervals not to exceed six hundred and sixty (660) feet (1/8 mile) along each boundary that abuts potentially developable or redevelopable land. Blocks longer than eight hundred (800) feet in length shall have a mid-block pedestrian pathway connecting adjacent blocks.

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10.415. Driveways

For driveway standard details, refer to Division B of the Hutto Engineering Design Manual.

10.416. Road Adequacy Standards

10.416.1. Purpose and General Policy

(a) New development within the urban area shall be supported by an adequate roadway network.

(b) Collector-level and higher streets are an essential component of the City's street network and are necessary to accommodate the continuing growth and development of the City.

(c) It is necessary and desirable to obtain rights-of-way for off-site, abutting and internal streets to support new development at the time of platting or development of the land.

(d) There shall be a rough proportionality between the traffic impacts created by a new development and requirements placed on the property owner to dedicate and improve off-site and abutting street rights-of-way.

(e) The City desires to assure both that development impacts are mitigated through contributions of street rights-of-way and improvements and that a development project contributes no more than its fair share of street costs.

(f) It is the City's intent to institute procedures to assure that mandatory dedications of street rights-of-way and thoroughfare construction requirements are proportional to the traffic demands created by a new development.

10.416.2. Street Naming

(a) Proposed street names shall appear on a preliminary plat. Street names become official with the City after the following takes place:

(1) The plat is recorded; and

(2) Williamson and/or Travis County 911 Addressing accepts the street name in writing.

~~(b) The street name changes process and review criteria are described in Section 10.802.19.~~

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Chapter 5. Historic Preservation

10.501. Intent

Historic preservation regulations are intended to:

(a) Enhance and perpetuate landmarks and districts of historical, cultural, architectural or archeological importance that represent or reflect distinctive and important elements of Hutto's historical, cultural, architectural, archeological, social, economic, and ethnic heritage.

(b) To promote the preservation and conservation of Hutto's heritage, architecture, and culture.

(c) Educate elected officials, appointed bodies, City departments, and the public about the heritage of Hutto and the benefits of historic preservation.

(d) Foster civic pride by recognizing accomplishments of the past.

(e) Protect and enhance the attractiveness of City neighborhoods to visitors and prospective residents, and support and stimulate the economy.

(f) Encourage appropriate land uses that respect the historic character and development of significant sites, features, structures and neighborhoods.

(g) Engage the public in discourse on the preservation of the City, its benefits, and participation in planning for historic preservation.

(h) Encourage the stabilization, restoration and improvement of property and property values.

(i) Maintain a generally harmonious outward appearance of historic structures, which are compatible and complementary in scale, form, color, proportion, texture and material.

10.502. Historic Preservation Officer

The Historic Preservation Commission shall appoint a qualified Development Services staff member to serve as Historic Preservation Officer. The Historic Preservation Officer will administer this chapter and advise the Historic Preservation Commission on submitted matters. The Historic Preservation Officer is also responsible for coordinating the City's historic preservation activities when delegated, and maintaining and updating the City's historic resources survey.

10.503. Historic Districts

10.503.1. Applicability

This section applies in the following areas:

City of Hutto	Hutto Extraterritorial Jurisdiction (ETJ)
Yes	**No**

10.503.2. Creation of Historic Districts

10.503.2.1 Designation of Historic Districts

(a) An historic district may be established to preserve property, buildings, structures and areas of exemplary architectural, archaeological, cultural or historic value.

(b) The process for creating a historic district is the same as for rezoning a property. The original zoning district remains, with a historic overlay (H zone).

(c) Determination of sites and landmarks appropriate for historic district designation are evaluated using the following criteria:

(1) Significance in history, architecture, archaeology or culture.

(2) Association with certain events that made a significant contribution to the broad patterns of local, regional, state or national history.

(3) Association with the lives of significant persons in the past.

(4) Embodiment of the distinctive characteristics of an architectural or engineering type, period or method of construction.

(5) Representation of the work of a master designer, builder or craftsperson.

(6) Representation of an established and familiar visual feature of the community.

(7) Possession of archaeological value in that it produced or can be expected to produce data affecting theories of historic or prehistoric interest.

10.503.2.2 Designation of Individual Buildings

(a) Buildings in a historic district are designated as either contributing or noncontributing.

(1) A contributing structure or site adds to the historical integrity or architectural qualities that make the historic district significant. A contributing structure or site helps make a historic district “historic”.

(2) A noncontributing structure or site does not add to the historical or architectural qualities of the district either because it was not present during the time of significance, or because of alteration so extensive it is no longer recognizable as having been present during the time of significance. Noncontributing structures and sites are exempt from the certificate of appropriateness review process and from conforming to historic district design requirements (but not other design standards).

(b) On the designation of properties in a historic overlay district, the designation of contributing and noncontributing structures will be recorded. The record will be considered part of the City’s official zoning map, even if it is not on the main map. Building designation may also be recorded with the county and the tax appraisal office.

10.503.3. Designation of Initial Historic District

Parcels inside the 1911 incorporation boundaries and the site of the Hutto Grain and Gin Co-op are designated as the initial historic district. The historic overlay district will apply to the initial historic district and underlying zoning.

Commented [MR1]: Staff recommends restricting Historic regulations to structures that are registered on the Texas or Federal register of historic structures or at the very least to limit the historic district to north of US 79.

10.503.4. Uses Not Affected by Historic Designation

Historic district designation will not affect the present legal or legal nonconforming use of a property. Uses that requires the demolition, razing, remodeling, or alteration of buildings or structures in a historic district that will affect the character of the district or a landmark are prohibited, except on conformance to the terms of this UDC.

10.504. Certificate of Appropriateness

10.504.1. Applicability

This section applies in the following areas:

City of Hutto	City of Hutto OT Old Town Zoning District	Hutto Extraterritorial Jurisdiction (ETJ)
No	Yes	No

10.504.2. Process

10.504.2.1 Applicability

Any of the following changes to the exterior of a structure in a historic district or with designated or pending historic designation require a certificate of appropriateness.

(a) Visible change to the exterior of a designated contributing structure.

(b) Addition to a designated contributing structure in a historic district.

(c) Demolition or relocation of a designated contributing structure. The Historic Preservation Commission may require the owner to conform to a salvage plan as a condition for approving a certificate of appropriateness.

(d) Construction of a new detached structure.

10.504.2.2 Exceptions

The following changes do not require a certificate of appropriateness.

(a) Work that does not involve a change to material, configuration, dimension, or outward appearance, such as ordinary maintenance and repair, changes in paint color, and replacement of existing materials, will be considered in-kind repair and does not require a certificate of appropriateness.

(b) Work that is required for a property to come into compliance with federal and state laws pertaining to persons with disabilities.

10.504.3. Applicability Before Inventory and Designation of Contributing Structures and Sites

Changes described above where a certificate of appropriateness is required will be examined on a case-by-case basis, where Development Services staff will make an interim determination of whether a

building or site is contributing or not, until an inventory of contributing and noncontributing sites and structures is conducted and designation made official.

10.504.4. Design Standards

Projects granted a certificate of appropriateness shall meet architectural standards in Section 10.305.

10.505. Violations

10.505.1. Applicability

This section applies in the following areas:

City of Hutto	City of Hutto OT Old Town Zoning District	Hutto Extraterritorial Jurisdiction (ETJ)
No	**Yes**	**No**

10.505.2. Unauthorized Alterations

Failure to obtain a certificate of appropriateness for changes to contributing structures or sites in designated historic districts as required by this section are considered violations of this UDC.

10.505.3. Demolition by Neglect

10.505.3.1 Determination

Allowing a designated contributing structure to deteriorate to the point where a state of demolition by neglect occurs is prohibited. Criteria for determination of demolition by neglect include any of the following:

(a) The deterioration of a building(s) as specified by the International Property Maintenance Code.

Chapter 6. Stormwater and Drainage Standards

10.601. Applicability

This chapter applies in the following areas:

City of Hutto	Hutto Extraterritorial Jurisdiction (ETJ)
Yes	Yes

10.602. General Drainage Provisions

10.602.1. Design Criteria

All drainage systems shall be designed in accordance with Division E of the Hutto Engineering Design Manual, as amended.

10.602.2. Application

The City's drainage policy shall govern the planning and design of drainage infrastructure within the City limits and within all areas subject to its extraterritorial jurisdiction, as required. Definitions, formulae, criteria, procedures, and data in this manual have been developed to support this policy. If any condition requiring some additional measure of protection is identified during design or construction, the engineer shall make provisions within the design.

10.602.3. Computations

Computations to support all drainage designs shall be submitted to the appropriate City departments for review. The computations shall be in such form as to allow for timely and consistent review, and also to be made a part of the permanent City record for future reference. Computation shall demonstrate that, as a result of the proposed development, there will not be any adverse impact to downstream properties adjacent to the drainage resulting from a 100-year event. The engineer shall stat that in a sealed report. All computations submitted shall be certified by an engineer.

10.602.4. Grading

(a) A comprehensive grading plan shall be included with subdivision construction plans.

(b) The grading plan shall be designed to ensure all lots will adequately drain upon completion of the subdivision improvements. The engineer will set the elevation of lot corners in conjunction with preparation of the drainage plan. Lot corner elevations shall be shown on the grading plan.

(c) Where practical, all lots shall be graded from rear to front at which point the drainage shall be intercepted by the street. Alternate grading schemes may be utilized if it can be demonstrated to the satisfaction of the City Engineer that grading from rear to front would be detrimental to trees or other natural features; or it would not be reasonably adaptable to the existing topography because of excessive cuts and fills, or future lot development (i.e. commercial, industrial, or multi-family lots).

(d) All lots shall be graded at a minimum of one percent (1%). Grading of lots with existing slopes of one percent (1%) or greater will not be required, provided the

conditions within Division E of the Hutto Engineering Design Manual, as amended have been satisfied and it is demonstrated to the satisfaction of the City Engineer that there are no existing or proposed features that will prevent the lots from adequately draining.

(e) Unless otherwise accepted by the City Engineer, surface swales shall be designed and provided along lot lines when more than two lots will be contributing to stormwater runoff at any given point. Side slopes for swales shall not exceed ten to one (10:1) (horizontal: vertical) unless otherwise accepted by the City Engineer.

(f) Minimum finished floor slab elevations shall be shown for all lots. Such elevations shall be a minimum of two (2) feet above the ultimate one hundred (100) year flood plain.

(g) Fills shall be placed in maximum twelve (12) inch lifts and adequately compacted. The subdivider shall be responsible for determining any special fill requirements (~~i.e.~~i.e., FHA requirements).

(h) Blue tops shall be set at lot corners and other points to ensure grading is accomplished in accordance with the plan.

(i) Following final grading, all exposed areas shall be permanently stabilized. Earthen areas shall be seeded or sodded, and erosion controls shall remain in place until grass growth reaches one point five (1.5) inches, is of a density where it can be reasonably expected to be self-sustaining, and there are no bare areas in excess of ten (10) total square feet.

10.603. Administration

10.603.1. Designation of Floodplain Administrator

~~The Development Services Director may appoint the floodplain administrator to administer and implement the provisions of this UDC and other appropriate Sections of 44 CFR (National Flood Insurance Program regulations) pertaining to floodplain management.~~ The City Engineer is the Floodplain Administrator.

10.603.2. Duties and Responsibilities of Floodplain Administrator

Duties and responsibilities of the floodplain administrator include, but are not limited to, the following:

(a) Maintain and hold open for public inspection records pertaining to the provisions of this UDC.

(b) Review permit applications to find if proposed building sites, including the placement of manufactured homes, will be reasonably safe from flooding.

(c) Review, approve or deny applications for development permits required by adoption of this UDC.

(d) Review permits for proposed development to assure that necessary permits were obtained from federal, state or local governmental agencies (including Section 404

of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334) from which previous approval is required.

(e) Where interpretation is needed on the exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions), the floodplain administrator shall make the necessary interpretation.

(f) Notify adjacent communities and the state coordinating agency before alteration or relocation of a watercourse, and submit evidence of notification to the Federal Emergency Management Agency.

(g) Assure that flood-carrying capacity in the altered or relocated part of any watercourse is maintained.

(h) When base flood elevation data has not been provided in conformance to this chapter, the floodplain administrator shall obtain, review and reasonably use any base flood elevation data and floodway data available from a federal, state or other source, to administer the provisions of this chapter.

(i) When a regulatory floodway has not been designated, the floodplain administrator will require that new construction, substantial improvements, or other development (including fill) will not be permitted in zones A1-30 and AE on the community's FIRM, unless it is shown the cumulative effect of proposed development, when combined with other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot anywhere in the community.

(j) Under National Flood Insurance Program 44 CFR Section 1, Section 65.12, a community may approve certain development in zones A1-30, AE, AH, on the community's FIRM that increases the water surface elevation of the base flood by more than one foot, if the community first applies for a conditional FIRM revision through FEMA.

Chapter 7. Water and Wastewater Standards

10.701. Intent

These regulations are intended to establish the minimum basic design standards for water and wastewater systems in the City and its extraterritorial jurisdiction area, but do not address major facilities such as water and wastewater treatment plants. Generally, these systems will be operated and maintained by the City.

All projects shall be built in conformance to these specifications. Variations are subject to approval of the water and wastewater utility. Added standards for specific projects may be established where the service conditions to the tract and related system operation and maintenance needs warrant.

10.702. Applicability

This chapter applies in the following areas:

City of Hutto	Hutto Extraterritorial Jurisdiction (ETJ)
Yes	**Yes**

10.703. Water System

Design and Construction

(a) All water systems shall be designed in accordance with Division C of the Hutto Engineering Design Manual, as amended.

10.704. Wastewater System

Design and Construction

(a) All wastewater systems shall be designed in accordance with Division D of the Hutto Engineering Design Manual, as amended.

Chapter 8. Procedures

10.801. General Rules

10.801.1. Applicability

This section applies in the following areas:

City of Hutto	Hutto Extraterritorial Jurisdiction (ETJ)
Yes	**Yes**

10.801.2. Public Notices

Review Procedures

10.801.2.1 Public Notice Requirements

The purpose of this section is to establish the minimum requirements for notice where required. Unless otherwise specified, notices required under this section shall follow the procedures outlined below:

(a) Published Notice – General

(1) A distinctive public hearing notice shall be placed by the City at least once in a local official newspaper of general circulation within the City, as designated by the City Council, prior to the meeting, for the purpose of notifying the public of the time and place of such public hearing and the substance of the public hearing agenda item that may be considered or reviewed. Minor clerical errors in the notice shall not invalidate the notice's intent or the public hearing it supports.

(2) The public hearing notice shall be placed 15 days prior to the public hearing for the Planning and Zoning Commission and City Council meeting dates, respectively. A single notice may cover multiple public hearings if it clearly identifies each hearing and its corresponding details.

(b) Mailed Notice

(1) In addition to publication, written notice shall be mailed to owners of any property and any Registered Neighborhood/Homeowners Organization, in whole or part, within the distance as set forth in Section 801.2.1.2 of the boundary of the subject property.

(2) A listing of aforementioned property owners and Registered Neighborhood/Homeowners Organizations consistent with current records of the Williamson County Assessor's Office at the time of application and complete with their mailing addresses shall be provided on address labels to the City by the applicant for use in such mailing.

(c) Mailed notices shall be mailed 15 days prior to the public hearing for the Zoning Board of Adjustment, Planning and Zoning Commission or City Council meeting date.

10.801.2.2 Distance Requirements for Public Hearings

(a) Summary of Notice Required

Published, mailed, or signed notice shall be required for development review as shown in the following table:

Table 801-1: Public Hearing Notice Requirements

Procedure	Published	Mailed	Notification Distance	On-site public hearing notification signs placed	Notice Posted on the City Website
Planning Policy					
Comprehensive Plan Text Amendment	X				X
Comprehensive Plan Map Amendment	X				X
Code Amendment	X				X
Annexation					
Voluntary	X	X	200 feet		X
Involuntary	X	X	200 feet		X
Zoning					
Zoning Application	X	X	200 feet	X	X
PUD Development Plan/Rezoning	X	X	200 feet	X	X
Specific Use Permit	X	X	200 feet	X	X
Variances					
Residential Variance	X	X	200 feet	X	X
Commercial Variance	X	X	200 feet	X	X
Historic Preservation					
Certificate of Appropriateness					X

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(b) On-Site Public Hearing Notification Sign

When required, a notification sign shall be provided by the City of Hutto, and installed on site by the applicant so that the following are legible from the public right-of-way: the type of request, the present zoning district classification, the proposed zoning district classification, if applicable, and the date and time of the hearing(s). The property owner shall provide an affidavit, including time and date-stamped photographs, attesting to the installation date and the number of signs installed. This affidavit shall be provided to the City at least fifteen days prior to the required public hearing(s). If the proceeding requires a public hearing before both the Planning and Zoning Commission and the City Council, separate photographs and affidavits shall be required for each public hearing.

(1) Property Owner-Initiated Zoning Proceedings

(A) For all proceedings initiated by or on behalf of the property owner, at least one on-site public hearing notification sign shall be posted on the affected property. The sign shall be located no further than 10 feet from the public right-of-way and be legible from the right-of-way, in accordance with the public notice deadlines in Subsection (a)(1) above.

(B) The applicant shall post a minimum two-foot by three-foot weatherproof sign on the subject property located along the public right-of-way or other highly visible location as determined by the Development Services Director or assignee. The applicant shall remove such sign at the conclusion of the public hearing process.

(2) City-Initiated Proceedings

For proceedings initiated by the City, it may not be possible or practical to place a sign on the private property subject to the proposed proceedings. Therefore, in City-initiated proceedings, the Development Services Director shall determine the most effective and practical manner of providing reasonable on-site notification of public hearings.

(c) Constructive Notice

Minor defects in the notice, or damage to or removal of an on-site public hearing notification sign, do not invalidate proceedings if a bona fide attempt has been made to comply with notice requirements. Defects in notice provisions that exceed the requirements of Chapter 211 of the Texas Local Government Code, as amended, shall not invalidate any action or proceedings pursuant thereto.

10.801.3. Application Expiration

Applications that remain inactive for 180 consecutive days while under review, without any action from the applicant, shall be considered expired. To resume the review process, the applicant shall submit a new application, including all required documents and fees, in accordance with current regulations.

10.801.4. Compliance

Firms or entities can use, occupy, develop, extend, convert or alter land or structures only if that use, occupancy, or development complies with this UDC and other applicable regulations.

10.801.5. Authorization for Development

Development can begin only with authorization as required by this UDC.

10.801.6. Creation of Nuisances

Nothing in this UDC permits the establishment or maintenance of public or private nuisances.

10.801.7. Previous Violations

This UDC does not validate or legalize any land use or structure established, constructed, developed or maintained that violated a previous land use code, ordinance, regulation, easement, covenant, agreement, plat, deed restriction or other restrictive covenant in effect before the effective date of this UDC.

10.802. Development Review Process

10.802.1. Applicability

(1) This section applies in the following areas.

Table 802-1: Development Review Process Applicability

Process	City of Hutto	Hutto Extraterritorial Jurisdiction (ETJ)
Annexation	No	Yes
Building Permit and Certificate of Occupancy	Yes	No: Williamson County
Certificate of Appropriateness	Yes: Historic District	No
Demolition Permit	Yes	No: Williamson County
Major Subdivision	Yes	Yes
Plan Amendment	Yes	Yes
Future Land Use Map Amendment	Yes	Yes
Planned Unit Development	Yes	No
Plat Vacation	Yes	Yes
Right-of-Way Construction Permit	Yes	No
Right-of-Way Vacation	Yes	Yes
Short Form Subdivision	Yes	Yes
Sign Permit	Yes	Yes
Site Plan Review	Yes	No
Site Plan: Initial	Yes	No
Special Exception	Yes	No

Process	City of Hutto	Hutto Extraterritorial Jurisdiction (ETJ)
Street Name Change	Yes	Yes
UDC Amendment	n/a	n/a
Variance	Yes	Yes: subdivisions
Zonin Map Amendment	Yes	No

(2) The following is a general review structure for this Section. Additional details for each type of application/permit/request may be found in their respective sections or permit applications:

Table 802-2: Application/Permit/Request Review Structure

Type of: Application / Permit / Request	Planning	Engineering	Building	HPC	PZ	CC	ZBA
A=Appeal D=Decision I=Inspection R=Recommendation RV=Review							
Administrative Interpretation	Issued	Issued	Issued				A
Annexation	RV					D	
Appeals						Bldg codes, CoA, Sign variance	Administrative decision and interpretations
Building Code Interpretation			D			A	
Building Plan Review			D				
Building Plan Review							
Building Permit			I/D				
Certificate of Appropriateness	RV		RV	D		A	
Certificate of Occupancy/Tenant Change			I/D				
Comprehensive Plan Amendment	RV	RV		R	R	D	
Future Land Use Map Amendment	RV				R	D	

Type of: Application / Permit / Request	Planning	Engineering	Building	HPC	PZ	CC	ZBA
A=Appeal D=Decision I=Inspection R=Recommendation RV=Review							
Conditional Certificate of Completion (Commercial)			/I/D				
Demolition Permit			I/D	D			
Development Agreement	D					D	
Easement and Right-of-Way Vacation	RV	RV				D	
Legal Lot Determination Letter	D						
Major Subdivision: Final Plat	D	RV			A		
Major Subdivision: Preliminary Plat	RV	RV			D		
Mobile Food Vendor	D				A		
Minor (Short Form) Subdivision: Final Plat	RV	RV			D		
Move-In (Modular Structure) Permit			D				
Plat Vacation	D	RV			A		
Right-of-Way (ROW) Construction Permit		D					
Sign Master Plan	RV		RV		R	D	
Sign Permit	RV		D				
Site Plan Review (incl. inspections)	RV	RV	D				
Specific Use Permit (incl. amendment)	RV		RV		R	D	
Street Name Change	RV					D	
Subdivision Improvements Construction Plan Review & Inspection		I/D				Acceptance	
Type of:	**Planning**	**Engineering**	**Building**	**HPC**	**PZ**	**CC**	**ZBA**

Application / Permit / Request							
A=Appeal D=Decision I=Inspection R=Recommendation RV=Review							
Temporary Job/Construction Trailer			D				
Temporary Use Permit			D				
Tree Removal Permit	RV		D			D	
Variance– Sign	RV		RV		D	A	
Variance – Site Design	RV						D
Variance) – Subdivision	RV				D		
UDC Amendment	RV				R	D	
Zoning Change Request	RV	RV			R	D	
Zoning Map Amendment	RV				R	D	
Zoning Verification Letter	D						

10.802.2. Universal Development Process Overview

This section provides a general overview of a typical development process.

10.802.3. Annexation

10.802.3.1 Intent

All land in Hutto's current or future extraterritorial jurisdiction area should eventually become part of the City, so it can more effectively guide growth and regulate the quality of the built environment.

10.802.3.2 Applicability

The annexation process is used to annex unincorporated land into the City in accordance with Texas Local Government Code Chapter 43, as amended.

10.802.3.3 Criteria

Annexation and initial zoning requests are evaluated using all of the following criteria:

(a) The request is consistent with community, neighborhood and other applicable land use and development plans.

(b) The property is in the extraterritorial jurisdiction (ETJ).

(c) The property has no Unified Development Code or Williamson County Code violations.

(d) The annexation request conforms to state law.

10.802.3.4 Process

Refer to development application.

10.802.3.5 Conditions

(a) Development Services staff and/or City Council may impose conditions on an annexation request, to ensure conformance to this UDC and any community, neighborhood and other applicable land use and development plans.

(b) A building permit cannot be issued for recently annexed land until City zoning is established.

(c) Initial zoning is established through a zoning map amendment (rezoning), which shall be processed at the same time as the annexation request. Initial zoning shall conform to Hutto SOAR 2040. Standard rezoning fees will apply.

10.802.4. Building Permit and Certificate of Occupancy

10.802.4.1 Purpose

A building permit is needed when an owner or authorized agent constructs, enlarges, alters, repairs, moves, demolishes, or changes the occupancy of a building or structure or to erect, install, enlarge, alter, repair, remove, convert or replace and electrical, gas, mechanical or plumbing system, the installation of which is regulated by the IFC or ICC or to cause any such work to be done.

10.802.4.2 Applicability

(a) A building permit application is required for any construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, and maintenance of buildings or structures except:

(1) Moveable cases, counters, and partitions, not over five (5) feet nine (9) inches (1,753 mm) in height.

(2) Painting, papering, and similar finish work.

(3) Temporary motion picture, television, and theater stage sets and scenery.

(4) Play equipment accessory to residential use, including swing sets, jungle gyms, slides and trampolines.

(5) Antennas and/or their supporting structures other than buildings accessory to residential use, at least ten (10) feet high and below the maximum building height in the underlying zoning district.

(6) One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed two hundred (200) square feet.

(7) Fences not over ~~six~~eight (8~~6~~) feet (1,829 mm) high.

(8) Oil derricks.

(9) Retaining walls that are not over four (4) feet (1,219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II, or IIIA liquids.

(10) Water tanks supported directly on grade if the capacity does not exceed five thousand (5,000) gallons (18,925 L) and the ratio of height to diameter or width does not exceed two (2) to one (1).

(11) Sidewalks and driveways not more than thirty (30) inches (762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route.

(12) Prefabricated swimming pools accessory to a group R-3 occupancy that are less than twenty-four (24) inches (610 mm) deep, do not exceed five thousand (5,000) gallons (18,925 L) and are installed entirely above ground.

(13) Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.

(14) Window awnings supported by an exterior wall that do not project more than fifty-four (54) inches (1,372 mm) from the exterior wall and do not require additional support of Group R-3 and U occupancies.

(b) Building permit applications are also required for change of use, occupancy, tenancy, ownership or name of business for a non-residential building or tenant space.

10.802.4.3 Criteria

(a) Building permit requests are evaluated using all of the following criteria:

(1) The project conforms to this UDC, the Building Code, the Fire Code and other applicable regulations.

(2) The parcel has no violations of this UDC or other applicable City or state regulations.

(3) A site plan was approved for the project, if applicable.

(4) The site is a legally platted building lot unless it is on a lot located in the 1911 Historic District and has not been altered since the District was created.

(b) The Development Services Department may accept applications for building permits for individual lots in approved subdivisions as follows:

(1) Footing and foundation permits for new construction will be accepted only after the following have occurred;

(A) Final grading of drainage easements and the installation of the stormwater drainage system is complete, and the City Engineer has inspected and approved the grading and installation;

(B) Construction of the street subgrade and installation of the aggregate base course, or other all-weather surface, for the street serving the project is completed and inspected and approved by the City or county Engineer, and acceptable density tests for subgrade and utility trenches are submitted to and approved by the City Engineer; and

(C) Street signs are properly installed at intersections.

(c) Full building permits for new construction will be accepted only after the following have occurred:

(1) Street surfacing, at least through aggregate base course or plant mix bituminous base application, is complete; the City Engineer has inspected and approved the surfacing and density tests for applied material.

(2) Public water and sewer systems are completely constructed, and evidence of acceptance by the appropriate water, sewer and fire protection providers is submitted to the City Engineer.

(d) Building permits will not be issued for proposals violating proposed amendments to this UDC (text or maps) pending before the Commission, from the time of first public notice until final disposition, up to six months from first public notice.

(e) A building permit will not be accepted for processing on property with a valid application pending for review of a variance, special exception, rezoning, subdivision or general development plan.

(f) A building permit will not be approved on property with an outstanding property maintenance violation, zoning violation, or other code violation unless the permit is to remedy the violation.

10.802.4.4 Process

Refer to development application.

10.802.4.5 Conditions

A building permit shall not become invalid unless work has commenced within one hundred and eighty (180) days from the issuance date or if a certificate of occupancy is not issued within two (2) years from the issuance date.

10.802.5. Certificate of Appropriateness

A building permit shall still be obtained for projects authorized by a certificate of appropriateness. Historic preservation standards are detailed in Chapter 7 (Historic preservation).

10.802.5.1 Purpose

A certificate of appropriateness is required for certain types of alterations and changes to historic structures and sites to help ensure the achievement of historic preservation goals and objectives.

10.802.5.2 Applicability

(a) A certificate of appropriateness is required for the following changes to the exterior of a structure with designated or pending historic designation:

(1) Visible change to the exterior of a designated contributing structure.

(2) Addition to a designated contributing structure in a historic district.

(3) Demolition or relocation of a designated contributing structure. The Historic Preservation Commission may require the owner to conform to a salvage plan as a condition for approving a certificate of appropriateness.

(4) Construction of a new, detached structure in a historic district.

(b) Work not involving a change to material, configuration, dimension, or outward appearance will be considered in-kind repair and does not require a certificate of appropriateness.

(c) Exceptions

(1) Work that does not involve a change to material, configuration, dimension, or outward appearance, such as ordinary maintenance and repair, changes in paint color, and replacement of existing materials, will be considered in-kind repair and does not require a certificate of appropriateness.

(2) Work that is required for a property to come into compliance with federal and state laws pertaining to persons with disabilities.

10.802.5.3 Criteria

Certificate of appropriateness requests are evaluated using all of the following criteria:

(a) The structure or site will be used for its historic purpose or be placed in a new use that is permitted under this UDC. The use will require minimal change to the defining characteristics of the structure, property, site and environment.

(b) The historic character of a structure or site will be kept and preserved. Removal of historic materials or alteration of features and spaces characterizing a structure or property will be avoided.

(c) The structure and/or site remains as a physical record of its time, place and use. Changes will not create a false sense of historical development, such as adding conjectural features or architectural elements from other structures or properties.

(d) Most structures and property change over time; changes that acquired historic significance in their own right will be kept and preserved.

(e) Distinctive features, finishes and construction techniques or examples of craftsmanship characterizing a structure or property will be preserved in the limits permitted by applicable regulations.

(f) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires the replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities; and, where possible, materials, if they meet other applicable codes and ordinances. Replacement of missing features will be proven by documentary, physical or pictorial evidence.

(g) Chemical or physical treatments that could damage historic materials are prohibited. Surface cleaning of structures, if appropriate, shall be undertaken using the gentlest method possible.

(h) New additions, exterior alterations, or related new construction will not destroy historic materials characterizing the structure or property. New work will be differentiated from the old and will be compatible with the massing, size, scale and architectural features to protect the historic integrity of the structure or property and its environment.

(i) New additions and adjacent or related new construction will be undertaken in a way that the essential form and integrity of the historic structure or property and its environment will be unimpaired if it is removed in the future.

(j) New construction taking place after the demolition or removal of a structure or property in a historic district will conform to the design guidelines for the district.

10.802.5.4 Process

Refer to development application.

10.802.5.5 Approval Conditions

The Historic Preservation Commission and/or City Council may impose conditions on a general development plan.

10.802.6. Demolition Permit

10.802.6.1 Intent

Development Services staff will review demolition permits to ensure work will take place according to applicable rules.

10.802.6.2 Applicability

A demolition permit is required to tear down any structure.

10.802.6.3 Criteria

Demolition permit requests are evaluated using the following criteria:

(a) No government agency has designated the structure or site as a historic structure. If it is designated, it shall be shown that the building cannot be saved and that the demolition was authorized subject to federal, state, county or local agency processes and rules.

(b) The fire department shall review the structure or site to ensure compliance with the Fire Code.

10.802.6.4 Process

Refer to development application.

10.802.6.5 Conditions

(a) Development Services staff shall observe the site before demolition starts. Utilities shall be disconnected and properly capped, meter sizes notated, with utility company verification given.

(b) Demolition of buildings shall follow and be regulated by the Texas Asbestos Health Protection Act (TAHPA) EXCEPT single-family dwelling or an apartment complex of four (4) units or less that will continue to be used as a residence or apartment complex of four (4) or fewer units.

(c) ~~H~~If hazardous materials (including asbestos) are present, they shall be removed and disposed of properly. If excessive amounts of asbestos are removed, TCEQ notification is required.

(d) Fugitive dust mitigation is required at demolition sites.

(e) Debris shall be removed from the site and recycled or disposed of at a landfill.

(f) A demolition permit is valid for ninety (90) days from the time of approval. Demolition shall take place over a thirty (30) day period, or ninety (90) days for "green demolition," in which the building is carefully deconstructed, and the bulk of materials are recycled and/or reused.

10.802.7. Plan Amendment

10.802.7.1 Intent

Community, neighborhood and other applicable land use and development plans and other plans are subject to change and revision, to reflect changing conditions in the City and region, good planning practice, and the vision of the City's leaders and citizens.

10.802.7.2 Applicability

A plan amendment is required to change, add to or delete any part of a community, neighborhood or other applicable land use and development plan adopted by the City. A plan amendment may be requested by a property owner or representative if it is more than twelve (12) months since they were last involved in a request before the Zoning Board of Adjustment or Planning and Zoning Commission.

10.802.7.3 Criteria

Plan amendments are evaluated using the following criteria:

(a) The amendment is consistent with Hutto SOAR 2040.

(b) The text, map or chart is in need of the amendment.

(c) The amendment is not contrary to the intent and purpose of the subject plan.

(d) The amendment is consistent with generally accepted principles of good planning practice.

10.802.7.4 Process

Refer to development application.

10.802.8. Future Land Use Map Amendment

10.802.8.1 Intent

The future land use map designation for a parcel might not permit a use most appropriate for the site, given the goals of community, neighborhood and other applicable land use and development plans, and good land use practice, and is subject to change periodically.

10.802.8.2 Applicability

A future land use map amendment is required to consider a request to change the future land use designation of a parcel. The City may request a future land use map amendment at any time.

10.802.8.3 Criteria

Future land use map amendments are evaluated using all the following criteria:

(a) The proposed future land use is consistent with, and will not conflict with, the goals of community, neighborhood and other applicable land use and development plans.

(b) The proposed future land use will not conflict with proposed, permitted or existing land uses in the future land use or zoning maps.

(c) There is enough physical and social infrastructure to serve the proposed future land use.

(d) The site and its conditions are suited for and appropriate to the proposed future land use.

(e) The proposed future land use does not threaten public health, safety, and welfare.

(f) The proposed future land use does not create a public nuisance or have an adverse impact on surrounding properties or the natural environment.

(g) The proposed future land use does not threaten scenic, natural or historic resources.

(h) The proposed future land use addresses a community need.

(i) The proposed future land use corrects a clerical or administrative error on the future land use map.

(j) The proposed future land use results in a logical and orderly development pattern.

(k) The proposed future land use is not merely intended to confer a benefit to the property owner.

Commented [JB1]: not to be solely on a private benefit to a single landowner (financial, etc.). this principle is designed to prevent spot zoning

(l) The site is a legal building lot.

10.802.8.4 Process

Refer to development application.

10.802.8.5 Conditions

The Planning and Zoning Commission and/or City Council may impose conditions on a future land use map amendment.

10.802.9. Planned Unit Development (PUD)

10.802.9.1 Intent

The Planned Unit Development (PUD) process and zoning designation allows creativity, innovation and flexibility in land use, density, site planning and design for a parcel, that would result in a project more appropriate and desirable than what would result from strict application of this UDC.

10.802.9.2 Applicability

A PUD plan and PUD development standards are required for a parcel that will be developed as a PUD.

10.802.9.3 Criteria

PUD plans and development standards are evaluated using the following criteria:

(a) The PUD is consistent with the spirit of the community, neighborhood and other applicable land use and development plans, compatible with the character of adjacent development or recommended land uses, it would not adversely affect property near the site, and it achieves the benefits of improved design.

(b) The PUD will not adversely affect land with significant historical, cultural, recreational or aesthetic value.

(c) The PUD will give benefits through providing open space, parks, conservation of environmental features, aesthetic features and harmonious design, and/or energy efficient site design.

(d) The benefits of preserving land for open space, parks or other public amenities outweigh the potential impact of more intense or dense development on the site.

(e) The PUD controls external effects on nearby land uses such as traffic movement and congestion, lighting, trash accumulation and litter, noise, air and water pollution, and other factors affecting public health, welfare, safety and convenience.

(f) The PUD will be served by adequate facilities, including streets, fire protection, water and sanitation.

(g) The PUD does not have a significantly greater burden on the City's existing infrastructure, public improvements and services than development at a density permitted under the current zoning or suggested under community, neighborhood and other applicable land use and development plans, or that arrangements are made to mitigate impacts.

(h) PUD architectural design, landscaping, hardscaping and signage parameters shall give evidence of compatibility with adjacent development, internal consistency of design, and conformance to City design standards.

10.802.9.4 Process

Refer to development application.

10.802.9.5 Approval Conditions

The Planning and Zoning Commission and/or City Council may impose conditions on the PUD request.

10.802.9.6 Amendments

(a) Technical or Engineering considerations may call for minor deviations from the approved PUD. Development Services staff may approve minor deviations if they conform to this UDC and are consistent with the intent of the original PUD approval.

(b) Changes to approved PUD plans that Development Services staff finds are not minor deviations, including changes to density, permitted use, provision of parks and open space, and imposed conditions, require a new application and approval through the PUD process.

10.802.10. Right-of-Way Construction Permit

10.802.10.1 Intent

A right-of-way construction permit allows the construction of certain improvements in the public right-of-way.

10.802.10.2 Applicability

A right-of-way constriction permit is required for the construction of improvements in the public right-of-way.

10.802.10.3 Criteria

Right-of-way construction permit requests are evaluated using the following criteria:

(a) Conformance to this UDC and applicable building codes and design standards.

(b) Proof of adequate insurance coverage and provision of a performance bond, as specified in the construction specifications of the City on the date when it is granted.

(c) Evidence that the contractor who will perform the construction meets the standards of this subsection.

(d) The City Engineer administers design and material standards for the placement or replacement of pavements, curbs, gutters, sidewalks, inlets, water lines, wastewater lines or other public facilities included in or disturbed by construction.

10.802.10.4 Process

Refer to development application.

10.802.10.5 Conditions

(a) The City Engineer may impose conditions on a right-of-way construction permit, including:

(1) Restrictions on construction timing that, in their opinion, are reasonable measures to protect the safety and convenience of the general public.

(2) Placement of traffic control devices that are, in their opinion, reasonable measures to protect the safety of the general public and workers performing the construction.

(b) An application for a public-right-of-way construction permit may be denied for the following reasons, which are not subject to appeal:

(1) Contents of the application do not fulfill the standards outlined in this article and/or as prescribed in the City right-of-way construction policies and procedures as administered by the City Engineer.

(2) The design and/or materials proposed for execution of the construction do not meet the City's design and construction standards.

10.802.11. Easement and Right-of-Way Vacation

10.802.11.1 Intent

An easement or right-of-way vacation permits the vacation of easements and rights-of-way that are no longer needed.

10.802.11.2 Applicability

Subject to review criteria, the City Engineer may grant an easement or right-of-way vacation for an easement or right-of-way of record over which the City has jurisdiction. A right-of-way vacation results in a new lot configuration and requires an amended plat.

10.802.11.3 Criteria

Easement and right-of-way vacation requests are evaluated using all of the following criteria:

(a) Approval of the vacation request will not leave land adjoining the right-of-way or easement without an established public street or private access easement connecting the land with another public street, or without utility or drainage services.

(b) Appropriate agencies were notified of the proposed vacation, and none have objected.

(c) The easement or right-of-way will be divided equally between the lots on each side unless it can be proved that the entire easement or right-of-way was originally taken from one parcel. In that case, the easement or right-of-way will be returned to that parcel. Property owners on each side of the easement or right-of-way may agree to divide the vacated easement or right-of-way differently but shall sign deeds to transfer ownership after the City Engineer approves the vacation.

10.802.11.4 Process

Refer to development application.

10.802.11.5 Conditions

(a) The Planning and Zoning Commission and/or City Council may impose conditions on an easement or right-of-way vacation.

(b) A right-of-way vacation necessitates updating the current and future land use maps for the community, neighborhood, and other relevant development plans affected

by the vacated right-of-way. New land use designations will be assigned based on the established rules for interpreting zoning district boundaries.

10.802.12. Major Subdivision (Final Plat)

10.802.12.1 Intent

A major subdivision permits the division of a parcel into two or more lots and/or tracts where public improvements, such as streets, will be required.

10.802.12.2 Applicability

The major subdivision process is used to subdivide legal lots if the subdivision is not eligible for the short-form subdivision process in Section 10.802.14. A subdivision plat is required under Texas Local Government Code Section 212.004.

10.802.12.3 Criteria

Major subdivision requests are evaluated using the following criteria:

(a) The newly created parcels will meet minimum lot size standards for uses with a significant public benefit, such as a fire station; the Planning and Zoning Commission may waive the minimum lot size and minimum lot width standards if the proposed use meets minimum setbacks and sewage disposal standards.

(b) The newly created parcels meet minimum access standards.

(c) The subdivision does not “cut away” a non-conforming use from an adjacent lot to increase its lifespan.

(d) The subdivision is compatible with existing and permitted land uses in the surrounding area.

(e) The subdivision preserves and/or enhances the character of Hutto.

(f) A conceptual plan or preliminary plat is approved for the parcel, if applicable.

10.802.12.4 Process

Refer to development application.

10.802.12.5 Extension

The Director of Development Services may grant up to two (2) one (1) year extensions of the expiration date for major subdivisions.

10.802.13. Major Subdivision (Preliminary Plat)

10.802.13.1 Intent

A major subdivision permits the division of a parcel into two or more lots and/or tracts where public improvements, such as streets, will be required.

10.802.13.2 Applicability

The major subdivision process is used to subdivide legal lots if the subdivision is not eligible for the short-form subdivision process in Section 10.802.14. A subdivision plat is required under Texas Local Government Code Section 212.004.

10.802.13.3 Criteria

Major subdivision requests are evaluated using the following criteria:

(a) The newly created parcels will meet minimum lot size standards. for uses with a significant public benefit, such as a fire station, the Planning and Zoning Commission may waive the minimum lot size and width standards if the proposed use meets minimum setbacks and sewage disposal standards.

(b) The newly created parcels meet minimum access standards.

(c) The subdivision does not "cut away" a non-conforming use from an adjacent lot to increase its lifespan.

(d) The subdivision is compatible with existing and permitted land uses in the surrounding area.

(e) The subdivision preserves and/or enhances the character of Hutto.

(f) A conceptual plan or preliminary plat is approved for the parcel, if applicable.

10.802.13.4 Process

Refer to development application.

10.802.14. Short Form Subdivision (Short Form Final Plat, Minor Subdivision, Amended Plats)

10.802.14.1 Intent

A short form subdivision provides for timely review of proposed land division not discernibly impacting surrounding properties, environmental resources, City character or public facilities; and simple resubdivisions, lot splits, and the platting of existing development and of land proposed for site development where public improvements are not required.

10.802.14.2 Applicability

The short form subdivision process is used for the following land divisions in the City and its extraterritorial jurisdiction:

(a) Division of existing legal uses with separate utilities, except nonconforming uses. This process cannot be used to divide accessory uses from principal uses or create an opportunity for more principal uses.

(b) Division of an unplatted parcel into four lots or less, with no new improvements and in conformance to the Mobility Master Plan and Trails Master Plan, may qualify for the short-form subdivision process. Any further subdivision shall be approved through the major subdivision process.

(c) Divisions of land for schools, public utilities, open space, or other public uses.

10.802.14.3 Criteria

Short form subdivision requests are evaluated using all of the following criteria:

(a) No new public street will be necessary for each lot to access a public street.

(b) No off-site improvements to the City's infrastructure will be necessary (except division of land for schools, public utilities, open space, or other public uses).

(c) No drainage improvements will be necessary.

(d) The newly created parcels will meet minimum lot size standards in the underlying zoning district. For uses resulting in a significant public benefit, the Planning and Zoning Commission may waive the minimum lot size and minimum lot width standards if the proposed use meets minimum setbacks and sewage disposal standards.

(e) The newly-created parcels meet minimum access standards.

(f) Approval will not result in impacts greater than those of existing uses. Impacts from increased traffic to a public use may be offset by the public benefit derived from the use.

(g) The subdivision does not "cut away" a non-conforming use from an adjacent lot to increase its lifespan.

10.802.14.4 Process

Refer to development application.

10.802.14.5 Extension

The Director of Development Services may grant up to two (2) one (1) year extensions of the expiration date for short form subdivisions.

10.802.15. Sign Permit

10.802.15.1 Intent

A sign permit ensures signs conform to this UDC and provides a record of signage built in the City.

10.802.15.2 Applicability

Sign permits are required for signs outlined in Chapter 3 in the City and extraterritorial jurisdiction.

10.802.15.3 Review Criteria

Sign permit applications are evaluated using the following criteria:

(a) Proposed signage conforms to this UDC and other applicable codes, and the underlying approved site plan if applicable.

(b) The parcel does not have any Unified Development Code violations.

(c) The site is a legal building lot.

10.802.15.4 Process

Refer to development application.

10.802.15.5 Conditions

A sign permit will not be issued for businesses or locations where any signs are displayed in violation of this ordinance, except to replace an illegal sign with a legal sign.

10.802.16. Site Plan Review

Site planning and architectural standards are detailed in Chapter 3.

10.802.16.1 Intent

Formal site plan review ensures that proposed structures, modifications and uses conform to this UDC, and are compatible with nearby properties and consistent with the spirit of any applicable plans.

10.802.16.2 Applicability

(a) Site plan review is required for:

(1) New modular housing.

(2) Manufactured home parks.

(3) Multiple household development in the MF district.

(4) New non-residential structures, or major additions to non-residential structures, unless noted.

(5) Freestanding wireless facilities unless noted.

(6) Utility substations.

(7) Development of perimeter walls.

(8) Other uses designated as requiring site plan approval.

(b) Formal site plan review is not required for:

(1) New single household and two household dwellings.

(2) Additions to single household and two household dwellings.

(3) Establishment of an initial site plan for an existing multi-household or non-residential use legally established without a site plan.

(4) Non-habitable structures with no significant external effects on surrounding properties.

(5) Attached wireless facilities unless noted.

(6) Other projects requiring a building permit, but not requiring formal site plan approval.

10.802.16.3 Criteria

Site plan requests are evaluated using all of the following criteria:

(a) Consistency with Unified Development Code and Applicable Plans

All aspects of the proposed development are consistent with this UDC and the spirit of any applicable plans, it would not adversely affect property near the site, and it achieves the benefits of improved design.

(b) Aesthetics

Architectural design, landscaping, and signage conform to this UDC and complement adjacent development.

(c) Compatibility with Surrounding Uses

The proposed development is compatible with the character of adjacent development uses (compatibility includes but is not limited to size, scale, mass, architectural design, landscaping, and external effects).

(d) Impact on Existing Infrastructure and Public Improvements

The proposed development does not adversely affect the City's existing infrastructure and public improvements, or that arrangements are made to mitigate impacts.

(e) Internal Efficiency of Design

The proposed design achieves internal efficiency for its residents and/or visitors, adequacy of recreation, public access, safety and other factors, including but not limited to storm drainage, sewer and water, grades, dust control and matters relating directly to public health and convenience.

(f) Control of External Effects

The proposed development controls external effects on nearby land uses, movement and congestion of traffic, noise generated, arrangement of signs and lighting to prevent nuisances, landscaping, features to prevent littering or accumulation of trash, and other factors affecting public health, welfare, safety and convenience.

(g) Adequacy of Traffic and Circulation Plans

Designs and efficiency of the traffic plan, vehicular and pedestrian circulation, adequacy and convenience of parking, design of streets, and linkage of collector streets to the arterial street system are adequate.

(h) The Site is a Legal Building Lot

10.802.16.4 Process

Refer to development application.

10.802.16.5 Conditions

Development Services staff or the Planning and Zoning Commission may impose conditions on a site plan to ensure conformance to this UDC and resolve existing violations.

10.802.16.6 Amendments

(a) Technical or engineering considerations may call for minor deviations from approved site plans. Development Services staff may approve minor deviations if they conform to this UDC and are consistent with the intent of the original site plan approval. Deviations include minor changes in architectural façade treatments, landscaping, hardscaping, signage and other elements that do not alter the character or intensity of the development and do not affect conformance to this UDC.

(b) Changes to approved site plans not considered minor require a new application and approval through the formal site plan review process.

(c) Changes to existing structures and sites lawfully established without a site plan require the establishment of an initial site plan.

10.802.17. Site Plan: Initial

Site planning and architectural standards are detailed in Chapter 3.

10.802.17.1 Intent

An initial site plan establishes a site plan for a site lawfully developed without a site plan.

10.802.17.2 Applicability

An initial site plan is required when a proposed use is limited to existing structures lawfully constructed without a site plan, or when changes are proposed to structures and sites lawfully developed without a site plan.

10.802.17.3 Criteria

Initial site plan requests are evaluated using the following criteria:

(a) The site shall be consistent with this UDC, and meet the criteria for legal nonconforming uses or structures if applicable.

(b) The site does not have any Unified Development Code violations.

(c) The site is a legal building lot.

10.802.17.4 Process

Refer to development application.

10.802.17.5 Conditions

Development Services staff may impose conditions on an initial site plan to ensure conformance to this UDC and resolve existing violations.

10.802.17.6 Amendments

(a) Development Services staff may approve minor deviations if they conform to this UDC and are consistent with the intent of the original approval. Deviations include minor changes in architectural façade treatments, landscaping, hardscaping, signage and other elements that do not alter the character or intensity of the development and do not affect conformance to this UDC.

(b) Changes to approved initial site plans that are not considered minor deviations require approval through the formal site plan process and a new application.

10.802.18. Specific Use Permit

Permitted use and location standards are detailed in Chapter 2 (Land Use Standards).

10.802.18.1 Intent

Some land uses may be appropriate in a certain zoning district or essential for providing a public service. Still, they require special attention to find out if they will have an adverse effect on the surrounding area. Uses permitted by specific use review are not uses by right but uses that may be approved if the applicant shows the proposed use is appropriate at a certain location.

10.802.18.2 Applicability

Specific use permit approval is required for uses this UDC designates as considered subject to special review in a certain zoning district. Designation of a use as a specific use permit does not guarantee that a request will be approved. Expansion of a previously approved specific use permit also requires specific use permit review and approval.

10.802.18.3 Criteria

Specific use permit requests are evaluated using the following criteria:

(a) The proposed use conforms to this UDC and is consistent with the comprehensive, neighborhood and other applicable land use and development plans.

(b) The proposed use is compatible with existing and permitted uses in the surrounding area and would not adversely affect property near the site.

(c) The site is a legal building lot.

10.802.18.4 Process

Refer to development application.

10.802.18.5 Conditions

(a) The Planning and Zoning Commission and/or City Council may impose conditions on a specific use permit.

(b) Specific use permit approval does not run with the land and expires with the end of the approved use.

10.802.18.6 Amendments

(a) Technical or Engineering considerations during construction may call for minor deviations from approved specific use permits. Development Services staff may approve minor deviations if they conform to this UDC and are consistent with the intent of the original specific use permit approval.

(b) Changes to approved specific use permits that Development Services staff find are not minor deviations, including Planning and Zoning Commission imposed conditions, require approval through the specific use permit process and a new application.

10.802.19. Street Name Change

10.802.19.1 Intent

Some street names may be confusing or inconvenient, or cannot reflect local history or values. The street name change process offers a way to update street names to improve public safety or recognize people or events that played an important role in shaping local history.

10.802.19.2 Applicability

The street name change process is used to change the name of a public or private street.

10.802.19.3 Criteria

(a) Street name change requests are evaluated using all the following criteria:

(1) The existing street name is confusing or inconvenient, or warrants change to acknowledge a person or event that played an important role in the City's history.

(2) The proposed street name does not duplicate or cause confusion with other street names in Williamson County and areas of Travis County within 10 miles of the outer extent of the extraterritorial jurisdiction boundary.

(b) Williamson County 911 Addressing approved the proposed street name.

10.802.19.4 Process

Refer to development application.

10.802.19.5 Conditions

The party initiating the street name request is responsible for the cost of changing street signs.

10.802.20. Unified Development Code Amendment

10.802.20.1 Intent

This UDC is subject to change, to stay in conformance with community, neighborhood and other applicable land use and development plans, good planning practice, and the vision of the City's leaders and citizens.

10.802.20.2 Applicability

(a) A Unified Development Code amendment is required to change, add or delete rules or language in this UDC.

(b) Addition of graphics, illustrations, photos and notes intended to describe and clarify concepts presented by this UDC does not require a formal amendment unless they are referenced in this UDC body.

10.802.20.3 Criteria

Unified Development Code amendments are evaluated using the following criteria:

(a) The text is in need of the amendment.

(b) The amendment is not contrary to the intent and purpose of this UDC.

(c) The amendment is consistent with the comprehensive, neighborhood and other applicable land use and development plans.

(d) The amendment reflects good contemporary planning practice.

(e) The amendment is integrated into the organizational structure of this UDC.

(f) The amendment is not solely intended to benefit an individual property owner.

10.802.20.4 Process

Refer to development application.

10.802.21. Variance

10.802.21.1 Intent

An exceptional condition on a parcel, such as topography, shape or other physical properties, may pose practical difficulty to its development. A property owner may request a variance to certain UDC standards when there are exceptional practical difficulties or an unnecessary non-financial hardship in carrying out the strict application of a dimensional or numerical requirement.

10.802.21.2 Applicability

The Zoning Board of Adjustment may grant variances to numerical or dimensional standards in the land use standards and site design standards of this UDC, subject to review criteria in this subsection. The Zoning Board of Adjustment may also consider appeals of Development Services staff decisions or UDC interpretations. The City Council may grant variances to numerical or dimensional standards in the subdivision standards of this UDC, subject to review criteria in this subsection.

10.802.21.3 Criteria

(a) A variance may be granted if all the following findings are made:

(1) There are unique conditions peculiar to the parcel, such as an unusual shape, that do not exist on adjacent parcels.

(2) Strict application of this UDC deprives the applicant of rights commonly enjoyed by other land in the area or land with a similar zoning designation.

(3) The variance is in harmony with the spirit of this UDC and community, neighborhood and other applicable land use and development plans, and will not adversely affect property near the subject site.

(4) Conditions resulting in the request are not self-created by disregard or ignorance of this UDC.

(5) The variance does not confer special privilege that this UDC does not permit on other lands, structures or buildings in the same zoning district.

(6) The variance is the minimum necessary to grant relief.

(b) The following types of variances will not be considered.

(1) Requests to permit uses normally prohibited or not specifically permitted in a zoning district development plan. A variance is not a substitute for a zone change, special exception approval, or UDC amendment.

(2) Requests to change the application of standards approved as conditions of an approved site plan, subdivision, or development plan.

(c) Reasons that are not grounds for a variance include, but are not limited to, the following:

(1) Personal and/or economic hardship.

(2) Misrepresentation of property conditions or permitted uses by a seller or agent.

(3) Errors made by a surveyor, contractor or builder.

(4) Desire to increase visibility; or compensate for a poorly chosen, less trafficked, less accessible or less visible site.

(5) Accommodation of corporate, franchise, personal or cultural standards, preferences, policies or traditions.

(6) Lowering site development costs.

(7) Increasing the profit, income or competitive advantage of the applicant.

(8) Additional expense needed to comply with this UDC.

(9) Longevity of residence or business operation in the City, or participation in local government, civic organizations, places of worship, or charitable groups.

(10) Increase in property value or profit if a variance is approved or decrease if denied.

(11) Promise of an increase to the City tax base if a variance is granted.

(12) Threats to locate or relocate outside of the City or cancel or scale back a project if a variance is denied.

10.802.21.4 Process

Refer to development application.

10.802.21.5 Conditions

(a) The Zoning Board of Adjustment and/or the Planning and Zoning Commission may impose conditions on a variance.

(b) Approved variances run with the land unless there are special approval conditions.

(c) Variance approval does not set a precedent for future approval of similar variances.

10.802.22. Zoning Map Amendment (Rezoning/Zoning Change/Zoning Change Request)

10.802.22.1 Intent

The zoning designation for a parcel does not always permit the most appropriate use for the site. A property owner may request a zoning map amendment, to change the zoning designation of a parcel.

10.802.22.2 Applicability

A zoning map amendment is required to consider a request to change the zoning of a parcel. A property owner or representative may request a zoning map amendment if it is more than twelve (12) months since they were last involved in a request before the Zoning Board of Adjustment or Planning and Zoning Commission.

10.802.22.3 Criteria

(a) Zoning map amendment requests are evaluated using the following criteria:

(1) The proposed zoning is consistent with Hutto SOAR 2040 and any community, neighborhood and other applicable land use and development plans.

(2) The proposed zoning is compatible with existing and permitted uses on properties in the neighborhood.

(3) Conditions in the neighborhood have changed to the extent the proposed zoning is necessary.

(4) The proposed zoning does not have an adverse impact on surrounding properties or the natural environment.

(5) The proposed zoning corrects a clerical or administrative error on the zoning map.

(6) The proposed zoning results in a logical and orderly development pattern.

(7) The proposed zoning is not merely intended to confer an economic benefit to the property owner.

(8) The site is a legal building lot.

(b) Rezoning of a small parcel, intended to confer a benefit to the property owner by permitting land uses not available to, and possibly incompatible with and detrimental to surrounding properties, is prohibited.

10.802.22.4 Process

Refer to development application.

10.802.22.5 Conditions

The Planning and Zoning Commission and/or City Council may impose conditions on a zoning map amendment. Conditional zoning or contract zoning, where the permitted land use for a lot is restricted to the use the rezoning was sought, is prohibited.

10.803. Vested Development Rights

10.803.1. Applicability

This section applies in the following areas:

City of Hutto	Hutto Extraterritorial Jurisdiction (ETJ)
Yes	**Yes**

10.803.2. Effective Date and Expiration

(a) Vested development right establishment and expiration dates are as follows.

Table 803-1: Vest Development Rights

Process	Date Granted	Permit Expiration
Building permit	Date of complete application submittal	2 years after issuance, unless work has not commenced within 18 0days, in which case the permit expires 180 after issuance
Certificate of Appropriateness	Date of approval by Historic Preservation Commission	180 days
Final Plat	Date of approval by Director of Development Services	2 years, unless recorded, fiscal surety has been posted, and/or extension has been granted. 1 year extension allowed administratively, then Planning and Zoning Commission approval required.
Preliminary Plat	Date of approval by Director of Development Services	1 year, unless final plat has been filed and/or extension has been granted.
Sign Permit	Date of approval by Development Services Staff	180 days
Site Plan	Date of approval by Development Services Staff, or Planning and Zoning Commission if appealed	1 year
Specific Use Permit	Date of approval by City Council	1 year
Subdivision Improvements Construction Plan	Date of approval by Engineering	1 year, unless fiscal surety has been posted
Variance	Date of approval by Zoning Board of Adjustment or Planning and Zoning Commission	1 year

(b) If the approved development request is amended, the approval date of the original development request is considered the effective date of vesting.

10.803.3. Minor Administrative Amendments

Minor administrative amendments to approved plans for a development request do not create vested development rights.

10.803.4. Conceptual Plans

Conceptual site plans shown on an approved PUD plan or for adjacent properties on a site plan, are considered non-binding and do not create vested development rights.

10.803.5. Nonconforming Elements on Plans

Elements shown on a site plan, approved PUD plan, or concept plan not conforming with the development regulations in effect when the plan was approved are considered non-binding and do not create vested development rights.

10.804. Internal Review Procedures

10.804.1. Applicability

This section applies in the following areas:

City of Hutto	Hutto Extraterritorial Jurisdiction (ETJ)
Yes	**Yes**

10.804.2. Submittal Requirements

Refer to development applications.

10.805. Nonconforming Uses, Structures, and Lots

10.805.1. Applicability

This section applies in the following areas:

City of Hutto	Hutto Extraterritorial Jurisdiction (ETJ)
Yes	**Yes, signs only**

10.805.2. General

10.805.2.1 Intent

Use and ordinary maintenance of nonconforming uses, buildings and structures may continue, subject to the provisions of this chapter. The right to maintain a nonconforming use, building or structure runs with the land and is not ended by a change in ownership. However, nonconforming uses shall eventually be phased out to meet the intent of this UDC and underlying plans.

10.805.2.2 Nonconforming Status

(a) It is the property owner's responsibility to establish the legal nonconforming status of the use, building or structure.

(b) Nonconforming uses are commonly called "grandfathered uses."

(c) A building or use can become nonconforming if:

(1) The zoning regulations change.

(2) The zoning district changes.

(3) The use or building was first established when the property was outside Hutto, and the property was later annexed.

(4) The use or building was first established before Hutto adopted zoning (1983).

(5) A street was widened, reducing the size of a lot or causing a structure to be closer to the right-of-way than setback standards permit.

10.805.3. Nonconforming Uses

10.805.3.1 Expansion

(a) At the time of application, nonconforming nonresidential uses may be expanded no more than twenty percent (20%) larger in gross square footage than the size when initially deemed nonconforming.

(b) Nonconforming nonresidential uses cannot be re-established on the same lot if they are discontinued for twelve (12) consecutive months or eighteen (18) months over a three (3) year period. A nonconforming use cannot be replaced with a different nonconforming use.

10.805.4. Nonconforming Buildings, Structures and Improvements

10.805.4.1 Alterations in Both Form and Use

Use of a nonconforming building may be changed, and a nonconforming building may be enlarged or modified if alterations conform to this UDC and do not expand the building's nonconforming condition.

10.805.4.2 Architecture

Non-residential buildings that are nonconforming because they do not conform to Unified Development Code architectural standards shall be brought into conformance to the standards as determined by the Director of Development Services if the gross floor area is increased by at least 20%, or the extent of proposed modifications to the building is at least twenty percent (20%) of its assessed valuation.

10.805.4.3 Damage

Nonconforming structures damaged or destroyed by fire, the elements, or other causes to the extent of at least fifty percent (50%) of their assessed valuation shall be demolished or reconstructed in full conformance to this UDC.

10.805.4.4 Site Features

Nonconforming site features, including landscaping and parking, shall be brought into conformance to Unified Development Code standards to the maximum extent practicable if, from the date this UDC was adopted, the gross floor area of buildings on the site is expanded by at least ten percent (10%), or the extent of proposed modifications to the site is at least twenty percent (20%) of its assessed valuation.

10.805.4.5 Wireless Facilities

(a) Adding equipment for co-locating more wireless providers on an existing nonconforming antenna tower is not considered a nonconforming use expansion if tower height remains unchanged.

(b) Screening and landscaping shall be brought into conformance with this UDC when equipment is added to a nonconforming antenna tower.

10.805.5. Nonconforming Signs

10.805.5.1 General

(a) Nonconforming signs shall be brought into conformance to this UDC within ninety (90) days of an expansion of use or building enlargement.

(b) Development Services staff may recommend removal of nonconforming signs as an approval condition for a development or land use request.

10.805.5.2 Electronic Message Centers

Electronic message center displays shall be reprogrammed so the displayed message is static with no animation and changes only once every sixty (60) seconds or more within thirty (30) days of this UDC's effective date.

10.805.5.3 Alteration

(a) Nonconforming signs may only be altered, changed in dimensions, moved, raised or replaced if it is brought into conformance with this UDC.

(b) Nonconforming signs cannot be altered to increase their lifespan (for example, replacement of wood poles with steel poles).

10.805.5.4 Abandoned Signs

Nonconforming signs shall be removed after thirty (30) days of disuse.

10.805.6. Nonconforming and Substandard Lots

10.805.6.1 Development

(a) Legally created substandard lots not conforming to minimum size or dimensional standards may be developed for structures and uses permitted in the underlying zoning district. However, the development on such lots shall comply with the applicable development standards of this UDC. If the substandard lot restricts conformity with these standards, the property owner shall seek appropriate relief.

(b) Lots not conforming to minimum size or dimensional standards created illegally or without formal City review and approval are not considered legal building lots, and cannot be developed.

10.806. Enforcement

10.806.1. Applicability

This section applies in the following areas:

City of Hutto	Hutto Extraterritorial Jurisdiction (ETJ)
Yes	**Yes**

10.806.2. Enforcement Methods

This UDC is enforced through:

(a) The building permit and certificate of occupancy process.

(b) Imposition of fines, liens, and other actions as outlined in Chapter 1 of the Code of Ordinances.

(c) Compliance with current adopted ICC and IFC codes.

(d) Inspection and removal of violations at the violator's expense.

(e) Criminal liability.

(f) Injunction.

10.806.3. Inspection

(a) Development Services staff may inspect any property or structure and order the remedy of any Unified Development Code or Building Code violation.

(b) Work cannot proceed on any structure or parcel with a Unified Development Code or Building Code violation, except to correct the violation.

10.806.4. Criminal Liability

(a) Any person (including developers, owners, occupants, or trespassers) convicted of any provision of this UDC is guilty of a class C misdemeanor and shall be fined under the general penalty in Section 1.01.009 of the City of Hutto Code of Ordinances and shall pay all costs and expenses involved in the case.

(b) Each day of a violation is considered a separate offense.

(c) The City may take other lawful action to prevent or remedy Unified Development Code or Building Code violations.

10.806.5. Injunction or Other Action

(a) The City Attorney, acting for the City Council, may file an injunction or other action to restrain a violation of this UDC.

(b) This UDC will not be construed to hold the City responsible for damage to persons or property by inspection, re-inspection, issue of a building permit, pursuing injunctive relief, or failure to pursue any of these actions.

10.806.6. Enforcement of Standards and Conditions of Development Approval

(a) These actions may also subject the responsible party to enforcement action.

(b) Failure to conform to the site plan, landscape plan, building elevations or other approved development documents receiving final approval from the City.

(c) Failure to conform to conditions on the site-specific development plan for the development.

10.807. Reviewing and Administration Parties

10.807.1. Applicability

This section applies in the following areas:

City of Hutto	Hutto Extraterritorial Jurisdiction (ETJ)
Yes	**Yes**

10.807.2. Development Services Staff

(a) Duties of Development Services staff include, but are not limited to, the following:

(1) Provide ethical stewardship of Hutto's built environment and unique character.

(2) Administer, interpret and enforce this UDC, and other plans, policies and rules affecting the City's built and natural environment.

(3) Serve as a case manager for development requests.

(4) Prepare and update the City's community, neighborhood and other applicable land use and development plans, Unified Development Code, and other planning policy and regulatory documents.

(5) Provide technical help with planning and land use issues to City staff and officials.

(6) Work with other local government agencies to promote good planning practices and cooperation in regional planning efforts for the benefit of Hutto and its neighboring communities.

(7) Promote the benefits of sound land use planning to City residents.

(b) Other City officers and employees may help Development Services staff implement community, neighborhood and other applicable land use and development plans, and enforce this UDC.

(c) "Development Services staff" refers to the Development Services Director and/or their designee(s).

10.807.3. Planning and Zoning Commission

Refer to the City Charter.

10.807.4. Zoning Board of Adjustment

10.807.4.1 Intent

The Zoning Board of Adjustment will:

(a) Consider numerical variance requests for: use, site design, subdivision, and special exceptions, subject to variance approval criteria, recommendation of Development Services staff, and state law.

(b) Consider administrative appeals that allege error in an order, requirement, decision, or determination made by an administrative official in the enforcement of this UDC.

(c) Consider special exceptions to the terms of this UDC.

(d) Consider, in specific cases, a variance from the terms of this UDC if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of this UDC would result in unnecessary hardship, and so that the spirit of this UDC is observed and substantial justice is done.

(e) Consider appeals to Development Services staff's interpretation of this UDC.

(f) Consider other matters, as authorized by this UDC.

10.807.4.2 Organization

(a) City Council appoints the five Zoning Board of Adjustment members, each for a two-year term.

(b) Board members shall elect members to serve a one-year term as chair and vice chair.

(c) The City will designate a member of the Development Services staff to act as board secretary.

(d) Board members shall be Hutto residents, but not City employees.

10.807.4.3 Meetings and Records

(a) The Zoning Board of Adjustment shall hold regular meetings at a predefined time, or at the Chair's call for consideration of business. The Board decides the meeting time, place and order of business.

(b) The chairman or vice chairman may administer oaths and compel the attendance of witnesses.

(c) Three members make a quorum

(d) Meetings shall be posted in accordance with the Open Meetings Act and open to the public.

(e) Written records of meetings shall be kept and made available to the public, showing the action on each case.

10.807.4.4 Initiation of Requests

Development Services staff, the City Manager, the City Council and the Planning and Zoning Commission may make a request that requires consideration by the Zoning Board of Adjustment.

10.807.4.5 Appeals

The Zoning Board of Adjustment is a quasi-judicial body. The applicant or City may appeal decisions to the District Court.

10.807.5. Historic Preservation Commission

10.807.5.1 Intent

The Historic Preservation Commission will:

(a) Adopt rules and procedures for its governance.

(b) Establish committees as needed.

(c) Consider and recommend the designation of a historic district or historic landmark.

(d) Consider and render decisions on certificates of appropriateness and demolition requests in designated historic districts.

(e) Conduct and administer historic resource surveys.

(f) Develop public outreach/education/awareness programs.

(g) Recommend acquisition of endangered historic resources to the City Council when necessary.

(h) Recommend acceptance of donations of preservation easements.

(i) Submit an annual report to the City Council and the mayor on the status of preservation in the community and on the work of the Historic Preservation Commission.

(j) Recommend tax or other financial incentives to encourage the preservation of historic resources.

(k) Prepare and promote design guidelines for historic landmark districts.

10.807.5.2 Organization

(a) City Council appoints the five Historic Preservation Commission members, each for a term of two years, except that initial appointments are as follows: three Historic Preservation Commission members for a two-year term, and two Historic Preservation Commission members for a one-year term. Afterward, Historic Preservation Commission members have a two-year term. Historic Preservation Commission member terms shall be staggered, with three members appointed one year and two members appointed the next year.

(b) Board members shall elect members to serve a one-year term as chair and vice chair.

(c) The City will designate a member of the Development Services staff to act as the liaison of the Historic Preservation Commission. The liaison may participate in discussions in an advisory capacity but has no right to vote. The liaison will also

serve as the local preservation officer and fulfill all duties as may be required under any certified local government agreement with the state historical commission.

(d) The Mayor fills vacancies with a City Council majority vote to confirm.

(e) Historic Preservation Commission members shall be Hutto residents, but not City employees. Historic Preservation Commission members shall, to the extent reasonably possible, have a demonstrated outstanding interest in the historic traditions of the City and have experience in the preservation of the historic character of the City. City Council will try, to the extent reasonably possible, to appoint members from the following categories:

(1) Architect, planner, or design professional; historian.

(2) Licensed real estate broker/appraiser; attorney at law.

(3) Archaeologist or member of a related scholarly discipline.

(4) Member of the Chamber of Commerce (either the Chamber president or a member designated by the Chamber president).

(f) Texas Secretary of the Interior Standards for Rehabilitating Historic Buildings, approved by the state historical commission, serves as a guideline for decisions made by the Historic Preservation Commission.

10.807.5.3 Meetings and Records

(a) The Historic Preservation Commission shall hold regular meetings at a predefined time, or at the chair's call for consideration of business. The Commission decides meeting time, place and order of business.

(b) Three members make a quorum.

(c) Meetings shall be posted and open to the public in accordance with the Open Meetings Act.

(d) Written records of meetings shall be kept and made available to the public, showing the action on each case.

10.807.5.4 Initiation of Requests

Development Services staff, the City Manager, the City Council and the Planning and Zoning Commission may make a request requiring consideration by the Historic Preservation Commission. If the Historic Preservation Commission is requested to consider a Minor Modification, the City Council will make the final determination.

10.807.5.5 Appeals

The Historic Preservation Commission is an administrative body. The applicant or City may appeal decisions to the City Council.

10.808. Interpretation

10.808.1. Applicability

This section applies in the following areas:

City of Hutto	Hutto Extraterritorial Jurisdiction (ETJ)
Yes	Yes

10.808.2. Interpretation Requests

(a) A formal request for an interpretation of this UDC shall be submitted in writing to Development Services staff. Development Services staff will evaluate the request, considering:

(1) The public purpose of the standard for which an interpretation is required.

(2) The impact of proposed interpretation, permitting flexibility in design but prohibiting interpretations lowering the protection given to the public.

(3) The interpretation will ensure a just balance between the rights of the landowner and all others affected by that person's land use proposal.

(4) The interpretation would not result in any identifiable loss of protection for one group to the benefit of another.

(b) Development Services staff may consult with other agencies before making an interpretation.

(c) Development Services staff will maintain a record of all interpretations. Interpretations not in writing are not valid.

(d) Interpretations do not set precedents and are limited in their application to the property, if any, identified in the interpretation. An interpretation may be appealed to the Zoning Board of Adjustment, using the variance process described in Section 10.802.21.

10.808.3. Conflicts With Other Regulations

If a requirement or process in this UDC conflicts with another applicable local, county, state or federal law, the more restrictive standard applies.

10.808.4. Particular Controls General

If a general provision conflicts with a particular provision in the same or another law, the two will be construed, if possible, so that effect may be given to both. If the conflict between the two provisions is irreconcilable, the particular provisions will prevail and be considered an exception to the general provision.

10.808.5. Metric Units

10.808.5.1 Intent

This UDC may use both English and metric (SI) unit measurements for the convenience of those using this UDC who are more familiar with metric units.

10.808.5.2 Metric vs. English Measurements

This UDC may use English measurements followed by a metric equivalent. If there is a conflict between the figures, the English measurement will control.

10.808.5.3 Rounding and Precision

(a) Where a rule sets a minimum dimensional requirement, the metric equivalents of the English measure are rounded up.

(b) Where a rule sets a maximum dimensional requirement, the metric equivalents of the English measure are rounded down.

(c) Metric equivalent measures are rounded up or down ("hard conversion") to avoid awkward precision not present in English units. Examples: minimum setback of 10 feet = 3.1meters (308.4 cm rounded up), maximum setback of 15 feet = 4.6 meters (462.6 cm rounded down).

10.808.6. Illustrations and Text

(a) Photos are not considered official, adopted parts of this UDC.

(b) Photos and drawings used in the printed version of this UDC are examples intended to explain certain design concepts. Some features shown in photos and drawings may not conform to other sections of this UDC. If there is a conflict of meaning or implication between the text of this UDC and any heading, drawing, table, figure, or illustration, the text will control.

(c) Images depicting a business are not considered an official endorsement.

10.808.7. Meaning of Certain Words

(a) Words used in the present tense include the future unless the context shows otherwise.

(b) Words used in the singular number include the plural, and vice versa.

10.808.8. Mandatory and Discretionary Terms

(a) The words "will" and "shall" are the equivalent of "shall," and imply mandatory rules and actions.

(b) The word "may" in conjunction with a value or attribute implies permission to a limit; for example, "A freestanding sign may be up to five feet tall" means the same as "A freestanding sign shall be five feet tall or less." Otherwise, the word "may" is permissive.

10.808.9. Technical and Lay Terms

(a) Words and phrases will be interpreted according to the common usage of the term.

(b) Technical words and phrases that may have a peculiar and appropriate meaning in law, planning, and allied fields will be understood according to that meaning.

10.808.10. Lists and Examples

Lists of items or examples using terms such as ''including,'' ''such as,'' or similar language are intended to provide examples, not exhaustive lists of all possibilities unless stated.

10.809. Fees

10.809.1. Applicability

This section applies in the following areas:

City of Hutto	Hutto Extraterritorial Jurisdiction (ETJ)
Yes	**Yes**

Development review fees are determined by separate ordinances. Fees are not refundable if a request is tabled or denied.

Chapter 9. Definitions

10.901. Applicability

This section applies in the following areas:

City of Hutto	Hutto Extraterritorial Jurisdiction (ETJ)
Yes	**No**

10.902. General Provisions

(a) Usage and Interpretation Rules

For the purpose of this UDC certain terms or words herein shall be interpreted or defined as follows:

(1) Words used in the present tense include the future tense;

(2) The singular includes the plural;

(3) The word "person" includes a corporation as well as an individual;

(4) The term "shall" is always mandatory; and

(5) The term "may" is discretionary.

(b) Words and Terms not Expressly Defined

Words and terms not expressly defined herein are to be construed according to the normally accepted meaning of such words or terms or, where no definition appears, then according to their customary usage in the practice of municipal planning and engineering, as determined by the Director of Development Services.

10.903. General Definitions

Abandonment

The intentional cease of use by the owner or lessee without resuming operation of any utility after ninety (90) days.

Abutting

Adjoined borders that are only separated by common property lines or other public utility.

Access

A method of approaching or entering a property.

Adjacent

Properties that are near each other but not necessarily sharing a direct dividing line. These properties are separated by streets, alleys, or other public use.

Alley

Minor right-of-way, dedicated to public use, giving secondary access to the back or side of abutting properties, and not intended for general traffic circulation.

Anchor Store

Major store in a shopping center, such as a department store, supermarket, or other retail store, prominently located to attract customers who are then expected to patronize other shops in the center.

Antenna Tower

Any freestanding structure primarily designed to support antennas and transmitting and receiving equipment. Examples include but are not limited to monopole, guyed, and lattice towers.

Antenna

Any structure designed for transmitting or receiving radio signals used in telecommunications. Examples include but are not limited to television, radio, data, and communication.

Arcade

A frontage type that is a street facing façade that is contiguous to a street or plaza and is open and unobstructed supporting habitable space. The façade at the sidewalk level remains at the property line.

Arch

A curved structure built where parts support each other by mutual pressure and can sustain (or visually appear to sustain) a load, of the foot, the part from head to toes of the body structure, normally having an upward curve.

Arterial Street

A street designed to provide connections between municipalities or major highways.

Art

An object created primarily for aesthetic purposes and valued for its beauty or expressiveness; specifically, painting, sculpture, drawing, watercolor, graphics, or architecture.

Attic

The interior part of a building contained within a pitched roof structure.

Awning

A roof-like cover that projects from the wall, usually of canvas, mounted outside of a door or window.

Balcony

Platform projecting from the wall of an upper-story wall of the building enclosed by a railing or balustrade, with an entrance from the building and supported by brackets, columns or cantilevered out.

Base Flood

Flood having a one percent (1%) chance of being equaled or exceeded in any given year.

Berm

Earthen mound designed to provide visual interest, screen undesirable views, decrease noise, and control or manage surface drainage.

Block

An area of land entirely bounded and surrounded by streets.

Block Face

The aggregate of all the building Facades on one side of a Block.

Block Length

Distance measured along rear property lines between intersecting streets.

Block Perimeter

A measurement of the linear distance of land around the outside edge of a block, which is a total of the Block Faces for each block. For measurement, the point of origin and end point are the same location

Bond

Form of security including a cash deposit, surety bond, collateral, property or instrument of credit in an amount and form satisfactory to City Council.

Buffer

Open spaces, landscaped areas, fences, walls, berms, or any combination used to physically separate or screen one use or property from another to visually shield or block noise, lights, or other nuisances.

Building

Structure enclosed in exterior walls, built, erected and framed of a combination of materials, whether portable or fixed, having a roof, to form a structure for shelter of persons, animals, or property.

Building Coverage

Area of a lot covered by buildings (principal and accessory) or roofed areas, as measured along the outside wall at ground level, and including all projections, other than open porches, fire escapes, canopy areas and the first two (2) feet of a roof overhang.

Building Envelope

Area on a lot where a building may be built, enclosed by the minimum required front yard, side yard and rear yard.

Building Front

Exterior wall of a building facing an adjacent street right-of-way.

Building Form

Shape and structure of a building as distinguished from its substance or material.

Building Lot

Platted and deeded parcel of land legally approved for development.

Building Mass

Three-dimensional bulk of a building height, width, and depth.

Built Environment

Natural elements of the environment that are changed, built, or made by people.

By-Right

Characterizing an application or use permitted outright and processed administratively, without public hearing.

Canopy Tree

Tree in a grouping or (urban) forest forming a canopy.

Ceiling

Inside lining of a room or canopy overhead.

Central Business District

Blocks 3, 4, 5, and 6 of the Railroad Addition of the City of Hutto Official Revised Map, as approved and adopted April 6, 1954.

Certificate of Appropriateness

Document approving work on local landmarks or properties in historic districts based on consistency with applicable design guidelines or standards.

Character

Attributes, qualities and features making up and distinguishing a place or development project and give it a sense of purpose, function, definition and uniqueness.

Circulation

Systems, structures, and physical improvements for movement of people and goods by streets, highways, sidewalks, and other paved improvements.

City

City of Hutto, Texas.

City Council

City Council of the City of Hutto, Texas.

Civic

The term defining not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking.

Civic Building

A building operated by not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking, or for use approved by the City Council.

Co-Development

Two or more wireless service providers working together to develop a single wireless facility.

Co-Location

Locating wireless communications equipment for two or more wireless providers on one structure.

Collector Street

A local street that provides the most direct route to an arterial street.

Commercial

Any activity with the intention of financial profit involving goods or services

Commercial Center or Shopping Center

Development having common ownership, management, maintenance, parking, landscaping, signage, loading areas, access aisles and/or other related improvements, with three or more separate businesses, retail establishments and/or tenant spaces.

Colonnade

Series of columns at regular intervals.

Column

Upright support in a building, usually with a decorated base and capital.

Commercial Development

Land development activity, except that intended only for residential, civic, industrial and/or light industrial use.

Compatibility

Characteristics of different uses or activities or design allowing them to be placed near or next to each other in harmony. Some elements affecting compatibility include height, scale, mass and bulk of structures. Other characteristics include

pedestrian or vehicular traffic, circulation, access and parking impacts. Landscaping, lighting, noise, odor and architecture are other important characteristics affecting compatibility. Compatibility does not mean “the same as,” but rather refers to the sensitivity of development proposals in maintaining the character of existing development.

Comprehensive Plan

The City’s Comprehensive Plan, adopted in accordance with Chapter 213 of the Texas Local Government Code (TLGC), includes all associated studies, recommendations, and maps—most notably the Future Land Use Map— known as Hutto SOAR 2040.

Concept Plan

Generalized plan showing boundaries of a parcel under common ownership, and identifying proposed land use, general lot or parcel layout, community use or public areas, land use intensity, and street alignments.

Condominium

Form of real property ownership combining separate ownership of individual apartments or units with common ownership of other elements such as land or accessory buildings.

Connecting Walkway

Sidewalk or walkway directly connecting a main entrance of a building to a street sidewalk without requiring pedestrians to walk across parking lots, driveways, around buildings, and or around parking lot outlines not aligned to a logical route.

Concrete Masonry Unit (CMU)

Manufactured masonry type known to the industry as CMU, architectural concrete masonry, split face block, split scored block, fluted block, ribbed masonry units and ground face masonry units. These units are manufactured under controlled conditions in a variety of colors and combinations.

Construction Plan

Maps, drawings, plans and specifications showing the proposed location and design of installed subdivision improvements.

Contributing Structure or Site

Structure or site adding to the historical integrity or architectural qualities making a historic district significant. A contributing structure or site helps make a historic district “historic”.

Contiguous

Adjacent property whose property lines is shared or separated by only a street, alley, easement or right-of-way.

Corbel

Bracket supporting a superincumbent object, or receiving the spring of an arch. A common form of corbel consists of courses of stones or bricks, each projecting slightly beyond the next below it.

Cornice

Decorative overhang or molding located at the junction where a roof overhangs exterior walls.

County

Williamson County, Texas or where applicable, Travis County, Texas.

Coverage

Lot area covered by principal and accessory buildings, including the area covered by hanging roofs.

Cul-De-Sac

Street with only one point of access, usually with a circular area or “bulb” at the end to allow vehicles to turn around.

Curb

The edge of the vehicular pavement that may be raised or flush to a Swale. It usually incorporates the drainage system.

Dedication

Transfer of property interests from private to public ownership for a public purpose.

Density

The number of dwelling units within a standard measure of land area.

Demolition By Neglect

Neglect in maintaining, repairing, or securing a building or structure which results in deterioration of an exterior feature, or loss of structural integrity.

Design Guidelines

Guidelines recommended by the Historic Preservation Commission applying to property in an historic landmark district, meant to protect and enhance the historical, cultural, architectural, or archeological character of the district.

Design, Street

Street location, street alignment, street width and grades, easement alignment, easement grades and widths, drainage and sanitary sewer alignment and right-of-way, and designation of minimum lot area, width and length.

Developer

Legal owner of the land to be improved and/or subdivided, or authorized representative of the owner.

Development

Division of a parcel into two or more parcels; construction, reconstruction, conversion, structural alternation, relocation, or enlargement of buildings or structures; use or change in use of buildings or land; and/or extension of use of land or clearing, grading, excavation or other movement of land, for which permission may be required under this code. Includes reconstruction, alteration of the size, or material change in the external appearance of a structure; changes in intensity of land use; alteration of shores or banks of ponds, lakes, creeks or streams; and excavation for construction, moving, alteration, or repair, except ordinary repairs, of any building or other structure, including an accessory structure, greater than 100 sq. ft. in area.

District

Traditional zoning district, special purpose district, or overlay district

Downtown

Area inside the boundaries of the 1911 original incorporated City of Hutto.

Dripline

Outermost limit of branches on a tree, extended straight down to the ground.

Drive

A Thoroughfare that creates a transition between a neighborhood and a natural area, usually along a waterfront, park, or promontory. One side has the neighborhood character of a Thoroughfare, with Sidewalk and building, while the other has the qualities of a Road or parkway, with naturalistic planting and rural details.

Drive Aisle

Lane in a parking lot devoted to the passage of vehicles, as opposed to the parking stalls. This term excludes lanes used only or primarily for queuing and stacking.

Driveway

Private street providing vehicular access to a parking space, garage, dwelling, or other structure.

Dumpster

Large container designed to receive and transport waste. The term encompasses front loader and rear loader containers, and roll-off debris containers. The term is a genericized trademark of the Dumpster brand.

Dwelling Unit

Residential unit designed to accommodate one household.

Easement

Grant by the property owner of a strip of land for stated purposes.

Eave

Roof edge that extends out past the exterior wall line.

Elevation

External faces of a building; also a mechanically accurate, “head-on” drawing of any face (or elevation) of a building or object, without allowance for the effect of the laws of perspective.

Encroach

To break the plane of a vertical or horizontal regulatory limit with a structural element, so that it extends into a Setback, into the Public Frontage, or above a height limit.

Encroachment

Any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, into the Public Frontage, or above a height limit.

Environment

Aggregate of social and physical conditions that influence the life of the individual and/or community.

Erected

Includes the terms “constructed,” “moved,” “located,” or “relocated.”

Extraterritorial jurisdiction (ETJ)

Limits of the city's extra-territorial jurisdiction now or in the future as granted under Chapter 43, Local Government Code, as amended.

Facade

Sides of a building that face a street, drive or other open space.

Fascia

Vertical surface that spans across the top of columns or across the top of a wall.

Fence

Barrier built to enclose or screen a certain area.

Fenestration

Arrangement and design of windows and doors in a building.

Final Plat

Map of a land subdivision prepared in a form suitable for filing of record with necessary affidavits, dedications and acceptances, and with complete bearings and dimensions of all lines defining lots and blocks, streets, alleys, public areas and other dimensions of land.

Flex Space Building

Building designed to be versatile, which may be used in combination with office, research and development, quasi-retail sales, and including but not limited to industrial, warehouse, and distribution uses.

Flood Protection System

Physical structural works intended to modify flooding to reduce the extent of areas in a community subject to a “special flood hazard” and the extent of the depths of associated flooding. Such a system usually includes hurricane tidal barriers, dams, reservoirs, levees or dikes. Specialized flood-modifying works are those constructed in conformance to sound engineering standards.

Floodplain Management

Program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works and floodplain management regulations.

Floor Area Ratio

The amount of gross floor area of principal buildings on a lot or block divided by the total area of the lot or block where the buildings are placed.

Footprint

Ground area covered by a structure, including the foundation and areas enclosed by exterior walls and footings.

Forecourt

A Private Frontage wherein a portion of the Facade is close to the property line and the central portion of the building is set back.

Frontage

Width of a lot or parcel abutting a public right-of-way measured at the property line.

Frontage Line

A lot or property line bordering a Public Frontage (right-of-way). Facades facing Frontage Lines define the public realm and are therefore more regulated than the Elevations facing other Lot Lines.

Gable

Portion at the end of a building between the eaves and the peak of the roof. Roof type determines the gable shape. A typical gable roof forms a triangular shape.

Gallery

A Private Frontage conventional for Retail use wherein the Facade is aligned close to the Frontage Line with an attached cantilevered shed or lightweight colonnade overlapping the Sidewalk.

Garage

Accessory building or part of a main building primarily used for motor vehicle storage. A garage differs from a carport by being enclosed on more than three sides, so a stored or parked vehicle is located entirely inside the building.

Gated Community

Residential neighborhood, subdivision, street or area with controlled entrances for pedestrians, bicycles, and automobiles, usually characterized by a closed perimeter of gates, walls and fences.

Grade (As related to adjacent ground elevation only)

Lowest point of elevation of the existing surface of the ground, in the area between the building and a line 5 ft. from the building.

Grade (As related to slope only)

Slope of a street, other public way or utility line given in percentage; the topographic relief of a parcel of land.

Grading

Disturbing, moving, removing, transferring, or redistributing soil or earthen surfaces.

Green

A Civic Space type for unstructured recreation, spatially defined by landscaping rather than building Frontages.

Greenlink

Small park that provides a pedestrian connection through the middle or end of a block.

Greenway

An Open Space Corridor in largely natural conditions which may include trails for bicycles and pedestrians.

Green Roof

Roof that is partially or completely covered with vegetation and soil, or a growing medium, planted over a waterproofing membrane.

Gross Floor Area (GFA)

Total floor area designed for tenant occupancy and exclusive use, including mezzanines and upper floors (if any), measured from centerlines of joint partitions and exteriors of outside walls.

Groundcover

Plants such as grasses and/or other low-growing plants grown for ornamental value and ability to protect soils from eroding. This term excludes weeds or invasive plant species.

Hedge

A row of closely planted shrubs, bushes, or any kind of plant forming a boundary.

Height, Building

Vertical distance from the average grade level adjoining the building to either the top of a flat roof, the deck lines for a mansard roof, or the average height between eaves and ridge for gable, hip and gambrel roofs.

Height, Antenna Tower

Distance from the finished grade at the antenna tower base to its highest point. Overall antenna tower height includes the base pad, mounting structures and panel antennas, but excludes lightning rods and whip antennas.

Highway

A rural and suburban Thoroughfare of high vehicular speed and capacity.

Historic Landmark

Place with outstanding historical and cultural significance in the state, region, or community. The designation recognizes the historic place, or the buildings, structures, accessory buildings, fences or other appurtenances are of basic and vital importance for cultural preservation and tourism development.

Historic Preservation Officer

City staff member appointed by City Council to serve as staff liaison to the Historic Preservation Commission (HPC).

Historic Significance

Importance given a property or district evaluated to meet designation criteria. Property with a principal structure classified as “noncontributing” is not considered to have historical significance.

Historic Structure

Structure that is:

- Listed individually in the National Register of Historic Places (a listing maintained by the U.S. Department of the Interior) or found by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- Certified or preliminarily found by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district found by the Secretary to qualify as a registered historic district;
- Individually listed on a state inventory of historic places in states with historic preservation programs approved by the Secretary of the Interior; or
- Individually listed on a local inventory or historic places in communities with historic preservation programs that are certified either by an approved state program as decided by the Secretary of the Interior; or the Directly by the Secretary of the Interior in states without approved programs.

Host Structure

Dominant building on a site, in context to an accessory use or structure, or site amenity.

Impervious Cover

Surface or area that does not allow the passage of water through the surface and into the ground.

Improvement

Man-made, immovable item that becomes part of, is placed on or is added to real estate.

Improvement (Context of Subdivision)

Street, alley, barricade, sidewalk, bikeway, pedestrian way, water line system, wastewater system, storm drainage network, public park land, landscaping, or other facility for which the local government may ultimately assume responsibility for maintenance and operation, or which may affect an improvement for which local government responsibility is established.

Infrastructure

Man-made structures that serve the common needs of the population, such as potable water systems; wastewater disposal systems; solid waste disposal sites or retention areas; storm drainage systems; electric, gas or other utilities; bridges; streets; bicycle paths or trails; pedestrian sidewalks, paths or trails; and transit stops.

Irrigation System

Permanent, automatic, underground water system designed to transport and distribute water to landscape plants.

Junk

Scrap, waste, worn-out discarded material, goods or debris collected or stored for destruction, disposal, or some other use. This includes but is not limited to scrap metal, inoperable vehicles and parts, construction material, household wastes, garbage, discarded appliances and furniture, and yard debris.

Landmark

Structure of unusual historical and usually aesthetic interest.

Landscape

Area of land with its component landforms, geology, aquatic features, atmosphere and associated biodiversity, affected by continuing natural processes and often modified by human activities.

Landscaping

Combination of living plants such as trees, shrubs, plants, vegetative ground cover or turf grasses, and structural features such as walkways, fences, benches, works of art, reflective pools, fountains or the like. Landscaping also includes irrigation systems,

mulches, topsoil use, soil preparation, re-vegetation or the preservation, protection and replacement of existing trees.

Landscape Area

Areas on the site that are not covered by buildings, structures, paving or impervious surface. Landscape areas consist of only landscaping.

Legal Lot

Lot recorded in the official county records pursuant to and in conformance to the subdivision regulations in effect when it was created.

Letter of Credit

Letter from a bank or other reputable creditor acceptable to the city that guarantees that if a subdivider or developer fails to fulfill any improvement requirements, at the city's request funds will be provided to the city to complete the specified improvements.

Living Screen Material

Composed of plantings, typically hedges, capable of establishing an opaque effect to screen the desired use/object from view.

Loading Space

Off-street space for parking of a vehicle while loading or unloading merchandise or materials.

Local Street

Minor street designed only to provide access.

Loggia

Gallery open or with a colonnade along one side.

Lot

Designated parcel having fixed boundaries, legally established by plat or subdivision, abutting a dedicated right-of-way, private street or private drive.

Lot Line

Recorded boundary line defining a lot or parcel.

Masonry

Construction composed of small units of bricks or blocks made from stone, clay, concrete, tile and similar materials, and stone and cement-based products that match the appearance of natural stone. Masonry units are usually joined by cement mortar mixture. In the context of this code, masonry does not include EIFS and tilt-up/precast concrete panels, but does include cement stucco and fiber-cement siding (hardy board).

Master Sign Plan

Means a unified sign plan that a developer or property owner creates for a specific area or development that establishes unique sign standards for all sign types and

elements including design and area specifications in lieu of the standards in Chapter 3 of this UDC.

Mechanical Commercial Use

Any of these uses:

- Class 1and 2 large item sales, as defined in Chapter 2.
- Businesses whose primary function is the sale, rental, servicing, repair, cleaning, fueling and modification of motorized vehicles and/or items powered by liquid and gas fuel powered engines, and related parts and accessories.
- Businesses whose primary function is the sale, rental, servicing, repair, cleaning, and modification of products and raw materials primarily intended for use by the construction industry, landscape contractors and skilled mechanical trades.
- Wholesale businesses not catering to the public.
- Retail businesses where 20% or more of the business trading or floor area is outdoors or not in a fully enclosed building.

Mixed Use

A building that contains residential in addition to non-residential uses permitted by right.

Mobile Food Vendor

A vendor who operates or sells food for human consumption from a cart, trailer or kitchen mounted chassis, with an engine for propulsion, or that remains connected to a vehicle with an engine for propulsion or while disconnected from an engine for propulsion.

Natural Features

Trees, springs, water bodies, view corridors, open spaces, and other regions of key environmental importance.

Natural State

Substantially the same conditions of the land that existed before development, including but not limited to the same type, quality, quantity and distribution of soils, ground cover, vegetation and topographic features.

Neighborhood

Area of the city characterized by residential land uses bounded by physical (such as river, major street, back of access) and/or political features (such as voting districts, subdivision boundaries).

Nonconforming Use

Use, building or structure established legally but now not conforming to this code.

Nuisance

A use or operation that produces noise, vibration, glare, emissions, or other harmful effect upon neighboring properties in excess of the limits allowed.

Off-Site Improvement

Required improvement outside of the property being developed.

On-Street Parking

Designated permanent parking areas in the public right-of-way.

Open Space

Land intended to remain undeveloped; it may be for Civic Space.

Ordinary Maintenance and Repair

Work intended to correct deterioration, decay, or damage, including repair or damage caused by fire or other disaster and does not result in a change in the existing appearance and materials of a property, nor significantly extends its lifespan. Examples of this work include, but are not limited to

- Caulking or reglazing windows.
- Minor repairs to windows, doors, siding, gutters, trim, and similar features.
- Replacement of existing mechanical equipment.
- Repairing or repaving of flat concrete work in side and rear yards.
- Repairing or repaving of existing front yard paving, concrete work and walkways, if the material is the same or similar in appearance.
- Roofing, foundation and/or chimney work, if no change in appearance occurs.

Orient

To bring in relation to, or adjust to, the surroundings, situation or environment; to place with the most important parts facing in certain directions; to set or arrange in a determinate position.

Owner

Person having the right of legal title or beneficial interest in or a contractual right to buy a parcel of land. For providing notices required by this code, the owner is the person who last paid taxes on any parcel as identified by county property tax records.

Parapet

Low wall or railing built along the edge or roof or a floor.

Parcel

Legally described area of land consisting of one or more lots, depending on the context where the term is used.

Park

A Civic Space type that is a natural preserve available for unstructured recreation.

Parking Lot

Off-street parking area or vehicular use area.

Paved Area

Area surfaced with asphalt, concrete or similar all-weather surface, not including gravel.

Pedestrian Shed

An area that is approximately ¼ mile in radius which translates into a comfortable 5-minute walk for most pedestrians. It is generally used as a neighborhood unit size to provide access to most daily needs and may be centered on a Common Destination.

Pedestrian Way

Right-of-way dedicated to public use that cuts across a block to allow pedestrian access to adjacent streets and properties.

Permanent Foundation

Exterior wall and necessary support columns or piers designed to support a building for the usable life of that structure. The exterior wall of a permanent foundation shall conform to foundation standards of the building code.

Person

Includes the words individual, partnership, firm, corporation, association, governmental body and other legal entities, or their agent.

Pilaster

Square column, partly built into, but partly projecting from a wall.

Planned Unit Development (PUD)

Residential, manufactured housing, or commercial subdivision, guided by a total design plan where certain zoning or subdivision regulations, other than use regulations, may be waived or varied to allow flexibility and creativity in site and building design and location, in conformance to general guidelines.

Planning and Zoning Commission

Planning and Zoning Commission of the City of Hutto, Texas.

Planter

The element of the Public Frontage which accommodates street trees, whether continuous or individual.

Plaza

A Civic Space type designed for Civic purposes and Commercial activities, generally paved and spatially defined by building Frontages.

Porous Pavement

Durable surface allowing easy passage of water through interstices or pores. Porous pavement includes segmental unit pavers, Turfstone™, Turfblock™, and similar concrete products.

Portico

Colonnade or covered ambulatory at the entrance to a building.

Preliminary Plat

Map of a proposed land subdivision showing the character and proposed layout of the property in sufficient detail to show the subdivision's suitability.

Primary Building

Building or structure on a lot used to accommodate the primary permitted use, the use possibly occurring in more than one building or structure.

Principal Building

The main building on a Lot, usually located toward the Frontage. (See building form standards).

Principal Entrance

The main point of access for pedestrians into a building.

Private Frontage

The privately held area between the Frontage Line (property line) and the Principal Building Facade.

Property Line

Line bounding a parcel that divides one parcel from another or from a street or other public or private space (same as "lot line").

Public Facilities

Transportation systems or facilities, parks and recreation and/or natural area program systems or facilities, water systems, wastewater systems, storm drainage systems, fire, police and emergency systems or facilities, electric utilities, gas utilities, cable facilities or other public utilities.

Public Frontage

The area between the Curb of the vehicular lanes and the Frontage Line.

Public Use

Uses intended to be conducted in a facility or on land owned by and operated for public use by a public agency or by city, county, state or federal governments.

Public Way

The surface of, and the space above and below, a public street, road, highway, freeway, land path, right-of-way or place, alley court, boulevard, parkway, or other easement now or hereafter held by the City (including any street as defined, which is acquired by eminent domain) for the purpose of public travel and shall include other easements or rights-of-way now or hereafter held by the City or in which the City has an interest including any easements or rights-of-way acquired by eminent domain) which shall, with their proper use and meaning, entitle the City and a utility to use thereof for the purpose of installing facilities, and other property as may ordinarily be necessary and pertinent to a utility system.

Quoin

Selected pieces of material marking the building corner. In stone, the quoins consist of blocks larger than those used in the rest of the building, and cut to dimension. In brickwork, quoins consist of groups or masses of brick laid together, and in a certain imitation of quoins of stone. With EIFS (Exterior Insulation Finish System), quoins are trim details with the appearance of corner stones.

Rearage Road

Minor street or access road next to an arterial route, at the rear of a parcel, intended to control access to an arterial route, connect contiguous parcels, and give access to parcels without curb cuts on the arterial route.

Reconstruction

The reproduction of a building to the extent it completely replaces the previously existing structure.

Reflective Surface

Material or device with the effect of intensifying reflected light, such as highly polished metal, scotch light, day glow, glass beads, and luminous paint.

Regulating Plan

A Map or set of maps that shows the details of the , Civic/open spaces, and Special Requirements if any, including lots and blocks and street designations within the Old Town District or any Smart Code District.

Restoration

Restoring a building as closely as possible to its original site during a specific time in history.

Reveal

Side of an opening for a window, doorway, or the like, between the door frame or window frame and the outer surface of the wall, or where the opening is not filled with a door.

Right-Of-Way

Strip of land occupied or intended for occupancy by street, walkway, railroad, electric transmission line, or oil or gas pipeline, water main, sanitary or storm sewer main, or for other similar purpose or use.

Right-Of-Way, Public

Right of way permitting the public to travel over it, such as a street, sidewalk, or footpath.

Roof Pitch

The amount of slope of the roof in terms of angle or other numerical measures.

Sash

Window framework where glass panes are set.

Sense Of Place

Collection of elements in the built and natural environment adding up to a feeling that a certain geographic area or community is a special place, distinct from anywhere else. Sense of place is a factor making an environment familiar and psychologically comfortable.

Services

Programs and employees necessary to provide adequate operation and maintenance of its public facilities and infrastructure, including educational, health care, social and other programs necessary to support the programs, public facilities and infrastructure required by this code, the Code of Ordinances, policies and administrative manuals, or state or federal law.

Setback

Distance measured perpendicular (90°) from a property line or right-of-way line to a building Facade or Elevation that is maintained clear of permanent structures, with the exception of permitted Encroachments. A setback is separate and distinct from, but is usually included within, a yard, as that term is defined in this Code.

Shopfront

A Private Frontage conventional for commercial use, with substantial glazing and an awning, wherein the Facade is aligned close to the Frontage Line with the building entrance at Sidewalk grade.

Shopping Center

See “Commercial center or shopping center”.

Sidewalk

The paved section of the Public Frontage dedicated exclusively to pedestrian activity.

Sign

Device or structure used to advertise, identify or direct attention to an object, person, institution, business, product, service, event or location by any way; including words, designs, symbols, fixtures, colors, illumination, images and forms.

Sign, Attached

Sign partially or wholly supported by a building wall or roof.

Sign Face Area

Area of the smallest rectangle enclosing the extreme limits of the sign message, frame, box, and other areas intended to highlight or draw attention to the sign message. Back-to-back faces separated by at least a 30° angle are counted separately in measuring sign area.

Sign Height

Distance from the sidewalk grade to the top of the sign.

Slope

Vertical change in grade divided by the horizontal distance over where that vertical change occurred. Slope is usually given as a percentage.

Solar Power

The conversion of sunlight into electricity or energy either directly through photovoltaics or indirectly through concentrated solar power.

Special Requirements

Provisions in the OT and FBC Districts and/or the associated designations on a Regulating Plan or other map for those provisions.

Stoop

A Private Frontage wherein the Facade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk for privacy, with an exterior stair and landing at the entrance.

Story

A habitable level within a building, excluding an Attic or raised basement. The part of a building from one floor to the next floor above or to the ceiling if there is no floor above.

Street Line

Line limiting the right-of-way of the street with the property line of lots fronting on the streets.

Street Tree

Tree in the public right-of-way or tree lawn bordering the streets or trails of the city.

Structure

Combination of materials forming a construction for use, occupancy or ornamentation.

Subdivision (Noun)

Parcel divided or proposed for division into two or more lots, tracts, or parcels.

Subdivision (Verb)

Legally dividing a parcel of land into two or more smaller lots, tracts, or parcels.

Swale

A low or slightly depressed natural area for drainage.

Textured Pavement

Pavement in the form of brick, paver blocks, or textured and colored concrete.

Thoroughfare

A way for use by vehicular and pedestrian traffic and to provide access to Lots and Open Spaces, consisting of Vehicular Lanes and the Public Frontage.

Time Of Significance

Time when a property attained the significance for which it now meets the designation criteria for an historic landmark district designation.

Tract

Parcel not indented for residential, commercial, or industrial occupancy. Tracts are intended as sites for subdivision entry features, commonly owned landscape areas, commonly owned private open space, utility substations, detention and retention ponds, and similar features.

Transparency

Building wall length occupied by functioning doors and/or windows.

Tree

Self-supporting woody plant species which normally grows to an overall height of at least 15 ft.

Tree Lawn

Area between the street and the sidewalk, or where no sidewalk exists, the area inside a 10 ft. distance away from the edge of the street. Also known as a “grass plot,” “boulevard strip”, “planting strip”, “nature strip” or “devil’s strip”.

Urbanism

Collective term for the condition of a compact, Mixed-Use settlement, including the physical form of its development and its environmental, functional, economic, and sociocultural aspects.

Vested Development Right

Right to undertake and complete development and use of property.

Waterway

Natural or man-made channel conducting storm water from a two-year storm event at a depth of 8” or more and at a rate of at least 15 cu. ft. per second or more. Street pavement is not considered a waterway.

Watershed

Area from which stormwater drains into a given basin, river or creek.

Wayfinding Sign

Refers to non-commercial directional signs and information systems that are usually created by local government entities to guide people through a city or a region to major destinations, districts, and locations. Signs may be placed on private property or in the right-of-way.

Where Possible

That the proposal shall conform to a rule unless the applicant shows it is not physically possible because of topography, sight line rules, existing trees, utilities, drainage standards, access standards or other physical constraints.

Wireless Service

Telecommunications services including cellular telephone, personal communications service (PCS), specialized mobile radio (SMR), enhanced specialized mobile radio (ESMR), paging, wireless broadband Internet service (excluding Wi-Fi), and similar services.

Xeriscape

Plants not requiring supplemental irrigation for survival once established.

Yard

Open area on a building lot along the lot lines. A yard shall be unobstructed from the lowest level to the sky, except certain permitted obstructions.

Yard, Front

Area on a parcel between a structure and the right-of-way or private street boundary line. For a comer lot, any yard extending along the full length of a street line is considered the front yard.

Yard, Rear

Area on a parcel between a structure and the property boundary opposite of the front lot line. For a corner lot, there is only one rear yard, placed to the rear of the building.

Yard, Side

Area on a parcel between a structure, front yard and rear yard. For a corner lot, there is only one side yard, placed to the side of the building perpendicular to the building front façade, which is next to another property and not the right-of-way or private street.

2026 UDC WORKING DRAFT

~~Red line or deletion~~
Addition by Rick Hudson, P&Z Chair
Addition by City Council UDC Subcommittee

Rick's Rant

NEVER(!!!) distribute UDC files in .pdf format to board members (or anyone whose sanity you value) for editing. The basic Adobe package (Acrobat Standard) costs nearly $200.00 per copy per year, which a volunteer should NEVER be required to purchase; incurring a cost to the City of up to $1400.00 (each P&Z commissioner needs their own individual copy) just to convert a file is exceptionally wasteful. Instead:

Edit UDC files in .doc or .docx format (Microsoft Word, Google Docs, OpenOffice Write, etc.).

Once the UDC edits are approved by the City Council, THEN convert the .doc/.docx files to a .pdf format for publishing and/or distribution.

Should a .pdf file be provided to any City staff as a finished product, demand a file in editable format also be provided.

I spent twenty-one (21) hours correcting the formatting and removing literally thousands of section breaks after a free conversion of the seven different .pdf files (I don't have an Acrobat Standard license) containing previous versions of the UDC. That's one-third of the total time (60 hours) I spent editing the UDC, which is clearly a waste of a volunteer's time. I urge City staff to respect the time (and sanity) of the volunteers and other staff; stop distributing .pdf files for editing.

End of Rant

Aside from the removal of references to Form-Based Code (FBC) and building material requirements, there are few substantial changes to the UDC. A few sections and subsections were removed and replaced with a reference to the Engineering Design Manual, state law, or other external official sources. No comments from the City Council UDC Subcommittee were provided, so explanations or rationale for most changes are unavailable at this time. Nearly all of my changes were organizational (updating section numbers) or grammatical ("one feet" to "one foot"), and should be self-explanatory.

Moving forward from this point, P&Z should:

Decide to accept the red line deletion or not, and

Accept the green substitution, or

Accept the blue revision.

If the changes are not accepted, I suggest an alternate change (or emphasis on no change) be made.

After P&Z review is complete, section breaks, page breaks, text modifications (bold, italics, etc.) can be made and illustrations/photos included. A copy of these changes should be retained as a final draft, when a copy of the final draft can be converted to a .pdf file for distribution and publishing.

Unified Development Code
City of Hutto Code of Ordinances Chapter 16

Unified Development Code Ordinance Amendments

Amendment Number	Ordinance Number	Code Section(s)	Date	Update Version

1	O-11-02-03-V6	10.410.4 10.410.5	02-03-2011	1 (05-2011)
2	O-11-04-21-VI2	10.303.15.5	05-05-2011	1 (05-2011)
3	O-11-04-21-VI4	10.203.21.2 10.304.6 10.307.37.2	05-05-2011	1 (05-2011)
4	O-11-07-07-V2	10.303.15.3 10.307.37.1	07-07-2011	2 (02-2012)
5	O-11-10-20-VI3	10.511.12	10-20-2011	2 (02-2012)
6	O-11-12-15-VI4	10.202.1 10.203.1 10.206.3.1 10.306.1 10.306.14.3 10306.15.3 10.701.3	12-15-2011	2 (02-2012)
7	O-12-03-08-VII2	10.203.1 10.208.4.3 10.306.14.4 10.306.15.3 10.306.15.4 10.310.4.3 10.311.7.3 10.407.2 10.407.10	03-08-2018	3 (03-2012)
8	O-12-12-13-11A2	10.303.2 10.303.3 10.303.4 10.303.5 10.304.6 10.304.8 10.306.6.2 10.307.11.2 10.307.19.2 10.307.25.2 10.307.26.2 10.307.35.2 10.308.5.2 10.308.9.2 10.309.3.2 10.309.5.2 10.309.9.3 10.309.9.4 10.311.3.2 10.311.9.2 10.311.11.3. 1 10.311.11.3.	12-13-2012	4 (12-2012)

		2 10.311.11.3. 3 10.403.3 10.408.5		
9	O-13-10-17- 11A1	10.403.3 10.403.6.2 10.405.9.1 10.407.4 10.407.4.1	10-17-2013	5 (10-2013)
		10.407.4.2 10.407.5 10.407.5.1 10.410.3.4 10.410.5		

10	O-14-04-17-11A	10.203.2.4 10.203.3.4 10.203.4.2 10.203.4.3 10.203.4.4 10.203.5.4 10.203.6.4 10.203.7.4 10.203.8.4 10.203.9.4 10.203.10.4 10.203.11.4 10.203.12.4 10.203.13.4 10.203.14.4 10.203.15.4 10.203.16.4 10.203.17.4 10.203.18.4 10.203.19.4 10.203.20.4 10.203.21.4 10.203.22.4 10.205.2 10.307.5.2 10.403.4.2 10.410.5 10.504.2.2 10.504.3.2 10.505.40.3 10.506.5.2	04-17-2014	6 (04-2014)
11	O-16-07-07-8B	10.312.7	07-07-2016	7 (09-2016)
12	O-16-07-07-9A	10.407.5.1	07-07-2016	7 (09-2016)
13	O-16-09-01-10E	10.403.4.2 10.403.6	09-01-2016	7 (09-2016)
14	O-17-02-16-10D	10.403.4.4	02-16-2017	8 (02-2017)
15	O-17-08-03-7B	Chapters 1-8	08-03-2017	9 (03-2018)
16	O-17-12-21-9A	10.20.9	12-21-2017	9 (03-2018)
17	O-18-03-01-10B	10.203.9	03-01-2018	9 (03-2018)
18	O-18-09-06-8C	10.202 10.304.9 10.310 10.403.5	09-06-2018	10 (02-2020)
19	O-19-01-17-8E	10.406.7 10.407.5	01-17-2019	10 (02-2020)

20	O-19-08-22-9B	10.202.2 10.605.3 10.605.10	08-22-2019	10 (02-2020)
21	O-19-09-19- 10P	10.303 10.303.7 10.304	09-19-2019	10 (02-2020)
		10.304.5 10.304.6 10.304.7 10.304.8 10.304.9 10.304.10 10.306 10.307 10.308 10.309 10.310 10.311		
22	O-19-12-19-9A	10.201	12-19-2019	10 (02-2020)
23	O-2020-043	10.203 10.204.2 10.311.9 10.405	11-05-2020	11 (04-2021)
24	O-2021-001	10.202	01-21-2021	11 (04-2021)
25	O-2021-024	10.403	04-15-2021	11 (04-2021)
26	O-2021-038	10.203 10.204.2	06-17-2021	11 (04-2021)
27	O-2021-059	10.409 10.410.3.2 10.410.3.4 10.410.4.3	09-08-2021	12 (08-2022)
28	O-2022-027	10.406.3	05-19-2022	12 (08-2022)
29	O-2023-003	10.609	01-05-2023	13 (05-2023)
30	O-2024-007	10.304.7 10.308.13 10.403.4.1 10.403.6 10.405.9	01-18-2024	14(3/2024)
31	O-2024-09	10.203 10.304.9 10.310.5	03-07-2024	14 (3/2024)
32	O-2026-XX	TBD	TBD	15 (x/2026)

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10.100 Unified Development Code

10.101 Title and Effective Date

~~This ordinance is known as the "Unified Development Code of the City of Hutto, Texas", and may be cited as the "UDC", "this code", "Development Code", "Zoning Code", or "Subdivision Code".~~

This document is Chapter ~~XX~~16 of the Municipal Code of Ordinances of the City of Hutto, Texas. It shall be officially known as the "Unified Development Code of the City of Hutto, Texas", and is referred to internally in this document as ~~this~~ "UDC".

This UDC shall become effective on ~~XX, 2025~~ July 1, 2026.

10.102 Purpose

This code is enacted to:

Implement community, neighborhood and other applicable land use and development plans – to include the City's Comprehensive Plan "Hutto SOAR 2040", and provide planned and orderly land use in the city

Promote good planning practice, public design, architecture and urban design; and protect building and property values.
Preserve Hutto's distinctive sense of place, distinct identity, sense of community and "small city" feel; and ensure new development respects and reinforces the city's built, natural and social environment.
Encourage development of vacant land in established neighborhoods.
Encourage best practice and innovation in land development.
Promote and improve efficient and safe vehicle circulation, while accommodating and integrating alternative forms of transportation.
Promote water, energy and natural resource conservation,
Preserve open space and prevent overcrowding.
Provide the physical and social infrastructure needed to serve city residents and visitors.
Buffer externalities occurring on adjacent, more intensive uses.
Secure safety from fire and other dangers, and provide for adequate sun, light and air.
Provide land use classification and land development distribution.
Merge rules governing land use and development into one accessible and comprehendible document.
Protect the public health, safety, and general welfare.

10.103 Authority

~~The Unified Development Code is adopted under authority of the constitution and laws of the State of Texas, including Section 211, Texas Local Government Code, and under the provisions of the City Charter.~~

The Unified Development Code is adopted under the authority of the Constitution and laws of the State of Texas, including Chapter 211 and Chapter 212 of the Texas Local Government Code, as amended ,and the provisions of the City Charter.

Whenever any provision of this UDC refers to or cites a section of the Texas state statutes and that section is later amended or superseded, this UDC shall be deemed to refer to the amended section or the section that most nearly corresponds to the superseded section.

Whenever a section of this UDC requires or authorizes an officer or employee of the City to ~~do some act or~~ perform some duty or action, it shall be construed to authorize the officer or employee to designate, delegate and authorize subordinates to perform the ~~act~~ action or duty, unless the terms of that section provide otherwise.

10.104 Applicability

10.104.1 General applicability

~~The Unified Development Code applies to all regulations and other matters regarding land use and development of land, including zoning, subdivision, platting, floodplains, urban design and historic preservation.~~

Unless otherwise stated herein, this UDC applies to all regulations and other matters regarding land use and development of land, including zoning, subdivision, platting, floodplains, urban design, and historic preservation, for property located within the City and if applicable, its extraterritorial jurisdiction (ETJ).

10.104.2 Incorporated areas

In the city corporate limits, all provisions of this ~~code~~ UDC apply to all land, buildings, structures, and uses, except ~~as otherwise stated~~ except as provided for within this UDC.

10.104.3 Extraterritorial jurisdiction areas

In the extraterritorial jurisdiction, signage, and water and wastewater provisions of this ~~code~~ UDC applies to all land, buildings, structures, and uses. Subdivision and platting provisions (Chapter ~~5~~ 4) apply to the extraterritorial jurisdiction provided in V.T.C.A. Local Government Code Chapter 212.

10.104.4 Zoning

Zoning regulations do not apply to uses or activities exempt from zoning under ~~V.T.C.A. Local Government Code~~ Texas Local Government Code (TLGC) Section 211.013.

10.104.5 Public buildings, structures and uses

In the erection of buildings or other structures, ~~city owned~~ City-owned utilities ~~must~~ shall conform to architectural design ~~or otherwise as nearly as possible to the buildings permitted in the zoning district they are built~~ of the zoning district in which they are located, as required by this UDC.

10.105 Severability

~~If a regulation, article, section, phrase, clause, term, word, or part of this code is considered invalid, it will not affect the applicability and enforceability of the remaining portions.~~

Nothing in this UDC shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired for existing, under any previously existing ordinance; nor shall any existing legal right or remedy of any character be lost, impaired or affected by enacting this UDC.

10.106 Savings clause

Adoption of this code will not release or change any penalty, liability or right the city incurred under old regulations. This ~~code~~ UDC is held as remaining in force for sustaining actions for enforcement of any penalty, liability or right of the city, sustaining any order made in those actions, and sustaining any actions before city staff, contract professionals, elected and appointed bodies, and any court.

10.107 Consistency with the Master Plan

The ~~Unified Development Code is intended to~~ UDC shall implement the goals, objectives and policies of the ~~master~~ comprehensive plan Hutto SOAR 2040, under ~~V.T.C.A. Local Government Code~~ TLGC Section 211.004. This code is deemed in conformance with the master plan. ~~Amendments to the Unified Development Code and rezoning must be consistent with the criteria established for those actions in Chapter 2 (Administration). An amendment to the text of the ordinance is consistent with and in conformance to the master plan if it conforms to the goals and policies stated in the master plan, as it may be amended from time to time.~~ This UDC is deemed in conformance with Hutto SOAR 2040. Modifications to this UDC and rezoning efforts must adhere to the criteria outlined in TLGC Section 211.004:

lessen congestion in the streets;
secure safety from fire, panic and other dangers;
promote health and the general welfare;
promote adequate light and air;
prevent the overcrowding of land;
avoid undue concentration of population; and
facilitate the adequate provisions of transportation, water, sewers, schools, parks and other public requirements.

An amendment to the text of this UDC is consistent with and in conformance with Hutto SOAR 2040 if it conforms to the goals and policies stated in that plan, as the plan will be updated on an annual basis.

10.108 Scheduled ~~maintenance~~ updates

~~This section encourages regular updates to this code to modify procedures and standards for workability and administrative efficiency, and to update the procedures and standards to reflect changes in the law or the state of the art in land use planning and urban design. The code update program will be conducted every two years.~~ Regular updates shall be made to this UDC to

modify procedures and standards for workability and administrative efficiency, and to update the procedures and standards to reflect changes in the law or the state of the art in land use planning and urban design. The UDC updates will be conducted as needed.

~~With the exception of~~ Except for amendments initiated by city agencies, elected bodies and appointed boards, amendments submitted during the update program include the following:

Amendments for changes that do not alter the impact of the provision being addressed, ~~and~~ including ~~changes such as~~ spelling, grammar correction, formatting, text selection, or addition of text in conformance to existing ordinances, statutes or case law.

Clarification amendments to ease interpretation and understanding of existing provisions. Clarification amendments ~~should~~ shall not change or alter the intent or meaning of existing provisions.

~~Rule interpretation determinations are written policies and administrative interpretations Director of Development Services makes for subjects not fully provided for in this code. Rule interpretation determinations are based on case or project experience and may or may not result in the creation of an amendment.~~The Director of Development Services shall provide written administrative determinations pursuant to this UDC. Such written administrative determinations are based on case or project experience and may or may not result in the creation of an amendment to this UDC.

10.109 Enforcement

~~Enforcement provisions are in Section 10.207.~~

Enforcement provisions are in section 10.806.

10.110 Graphics and Photos

Graphics and photos used throughout this UDC shall illustrate specific components of this UDC. In the event of a conflict between written language and the graphics and photos contained in this UDC, the written language will control.

10.200 Definitions and Terms

10.201 General rules

10.201.1 Applicability

This section applies ~~in the following areas~~ within the City of Hutto, including in Form Based Code (FBC) and Old Town (OT) zoning districts. This section applies within Hutto's Extraterritorial Jurisdiction (ETJ) when not in conflict with County or State ordinances and laws.

~~City of Hutto conventional zoned areas~~	~~City of Hutto FBC Form Based Code zoning district~~	~~City of Hutto OT Old Town zoning district~~	~~Hutto extraterritorial jurisdiction (ETJ)~~
~~Yes~~	~~Yes~~	~~Yes~~	~~Yes, if not in conflict with state law.~~

10.201.2 Public Notice

10.201.2.1 Public notice requirements

The purpose of this section is to establish the minimum requirements for notice where required.

Unless otherwise specified, ~~when notice is required pursuant to Sec. 10.201.2 the notice required is as set forth as follows~~ notices required under this section shall follow the procedures outlined below:

10.201.2.1.1 Requirements for Notification of Public Hearing

A notice of public hearing shall be published for the following actions:

Comprehensive Plan Amendment (text and/or map)
Code Amendment

A notice of public hearing shall be published and mailed notices sent to owners of any property and any Registered Neighborhood/Homeowners Organization within 200' of the subject property for the following actions:

Annexation or De-annexation of any type
Preliminary Plat
Final Plat

A notice of public hearing shall be published and mailed notices sent to owners of any property and any Registered Neighborhood/Homeowners Organization within 600' of the subject property and on-site notice(s) placed for the following actions:

Zoning application or change
Public Utility District (PUD) Development Plan or Rezoning request
Specific Use Permit (SUP) application
Commercial Request for Variance
Note that any proposed building exceeding four stories in height shall increase the mailed notice distance by 100' per additional story (to a 1000' maximum at eight stories or more).

A notice of public hearing shall be published and mailed notices sent to owners of any property and any Registered Neighborhood/Homeowners Organization within 200' of the subject property and on-site notice(s) placed for any Residential Request for Variance.

All public hearings included in Sections 1 through 4 above shall have the notice of public hearing posted on the official City website. When a request for a Certificate of Appropriateness is requested from the Historic Preservation Commission (HPC), the notice shall be posted on the official City website.

10.201.2.1.2 Published Notice – General

A distinctive public hearing notice shall be placed by the City at least once in a local official newspaper of general circulation within the City, as designated by the City Council, prior to the meeting, for the purpose of notifying the public of the time and place of such public hearing and the substance of the public hearing agenda item that may be considered or reviewed. Minor clerical errors in the notice shall not invalidate the notice's intent or the public hearing it supports.

The public hearing notice shall be placed ~~according to the following deadlines:~~ 15 not less than fifteen (15) days prior to the public hearing for the Planning and Zoning Commission and City Council meeting dates, respectively. A single notice may cover multiple public hearings if it clearly identifies each hearing and its corresponding details.

Published notices shall contain at least the following specific information:

The general location of land that is the subject of the application and/or a location map;
The legal description or street address;

The substance of the application, including the scope of proposed development and the current zoning district;
The time, date and location of the public hearing;
A phone number and email to contact the city; and
A statement that interested parties may appear at the public hearing.

10.201.2.1.3 Mailed Notice

In addition to publication, written notice shall be mailed by the City to owners of any property and any Registered Neighborhood/Homeowners Organization, in whole or part, within the distance from the boundary of the subject property as set forth in ~~subsection (c)(1) of the boundary of the subject property~~ this Section. Costs associated with the mailing of these notices shall be paid by the applicant, as detailed under the City Schedule of Fees, published separately.

A listing of aforementioned property owners and Registered Neighborhood/Homeowners Organizations consistent with current records of the Williamson County Assessor's Office at the time of application and complete with their mailing addresses shall be provided on address labels to the City by the applicant for use in such mailing. The City shall not be responsible for errors contained in ownership records provided by the appraisal district.

Mailed notices shall be mailed ~~according to the following deadlines:~~ not less than fifteen (15) days prior to any public hearing(s) for the Zoning Board of Adjustment, Planning and Zoning Commission or City Council meeting date

Mailed notices shall contain at least the following specific information:
The general location of land that is the subject of the application and/or a location map;
The legal description or street address;
The substance of the application, including the scope of proposed development and the current zoning district;
The time, date and location of the public hearing;
A phone number and email to contact the city; and
A statement that interested parties may appear at the public hearing.

10.201.2.1.4 On-site ~~public hearing notification sign~~ Notice

~~When required, a notification sign shall be provided by the City of Hutto, and installed on site by the applicant so that the following are legible from the public right-of-way: the type of request, the present zoning district classification, the proposed zoning district classification, if applicable, and the date and time of the hearing(s). The property owner shall provide an affidavit, including time and date stamped photographs, attesting to the date of installation and the number of signs installed. This affidavit shall be provided to the city at least fifteen days prior to the required public hearing(s). If the proceeding requires a public hearing before both the planning and zoning commission and the city council, separate photographs and affidavits shall be required for each public hearing.~~

Property owner-initiated zoning proceedings. For all proceedings initiated by or on behalf of the property owner, at least one (1) on-site ~~public hearing notification~~ sign announcing a public hearing shall be posted on the affected property, and shall contain at least the following specific information: ~~in such a manner as to be legible from the public right-of-way on each property requiring a public hearing prior to the public hearing date, in accordance with the public notice deadlines in Subsection (a)(1) above.~~
The type of request;
The present zoning district classification;
The proposed zoning district classification (if applicable);
The time, date and location of the public hearing

The applicant shall post a minimum two-foot by three-foot weatherproof sign on the subject property located along each public right-of-way, neighborhood entry, and/or other highly visible location as determined by the Development Services Director or assignee. If the proceeding requires a public hearing before both the planning and zoning commission and the city council, separate photographs and affidavits shall be required for each public hearing. The applicant shall remove such sign at the conclusion of the public hearing process. The property owner shall provide an affidavit, including time- and date- stamped photographs, attesting to the date of installation and the number of signs installed. This affidavit shall be provided to the city not less than fifteen (15) days prior to the required public hearing(s).

City-initiated proceedings. ~~For proceedings initiated by the city, it may not be possible or practical to place a sign on the private property subject to the proposed proceedings. Therefore, in city-initiated proceedings, the Development Services Director shall determine the most effective and practical manner in which to provide reasonable on-site notification of public hearings.~~ The Development Services Director shall determine the most effective and practical manner of placing any on-site notice on private property for City-initiated proceedings, conforming to this Section when possible.

10.201.2.1.5 Official City Website

When notice is required by TLGC Section 10.201.2, the required notice shall be posted to the official City website not less than fifteen (15) days prior to the required public hearing(s).

10.201.2.1.6 Constructive Notice

Minor defects in notice or if an on-site public hearing notification sign is damaged or removed shall not impair the notice or invalidate proceedings pursuant to the notice if a bona fide attempt has been made to comply with applicable notice requirements. Defects in notice provisions which exceed the requirements of ~~V.T.C.A., Local Government Code ch. 211~~ TLGC Section 10.201.2 shall not invalidate any action or proceedings pursuant thereto.

~~c. Distance Requirements for Public Hearings~~

~~(1) *Summary of notice required.* Published, mailed, or signed notice shall be required for development review as shown in the following table:~~

~~Procedure~~	~~Published~~	~~Mailed~~	~~Notification Distance~~	~~On-site public hearing notification signs placed~~	~~Notice Posted on the City Website~~
~~Planning Policy~~					
~~Comprehensive Plan Text Amendment~~	~~X~~				~~X~~
~~Comprehensive Plan Map Amendment~~	~~X~~				~~X~~
~~Code Amendment~~	~~X~~				~~X~~
~~Annexation~~					
~~Voluntary~~	~~X~~	~~X~~	~~200 feet~~		~~X~~
~~Involuntary~~	~~X~~	~~X~~	~~200 feet~~		~~X~~

~~Zoning~~					
~~Zoning Application~~	~~X~~	~~X~~	~~600 feet*~~	~~X~~	~~X~~
~~PUD Development Plan/Rezoning~~	~~X~~	~~X~~	~~600 feet*~~	~~X~~	~~X~~
~~Specific Use Permit~~	~~X~~	~~X~~	~~600 feet*~~	~~X~~	~~X~~
~~Platting~~					
~~Preliminary Plat~~	~~X~~	~~X~~	~~200 feet~~		~~X~~
~~Replat~~	~~X~~	~~X~~	~~200 feet~~		~~X~~
~~Variances~~					
~~Residential Variance~~	~~X~~	~~X~~	~~200 feet~~	~~X~~	~~X~~
~~Commercial Variance~~	~~X~~	~~X~~	~~600 feet*~~	~~X~~	~~X~~
~~Historic Preservation~~					
~~Certificate of appropriateness~~					~~X~~

~~*Any proposed building over four stories shall require an additional 100ft distance per floor up to a maximum 1,000ft notification distance.~~

Table 801-1: Public Hearing Notice Requirements

Procedure	Published	Mailed	Notification Distance	On-site public hearing notification signs placed	Notice Posted on the City Website
Planning Policy					
Comprehensive Plan Text Amendment	X				X
Comprehensive Plan Map Amendment	X				X
Code Amendment	X				X
Annexation					
Voluntary	X	X	200 feet		X
Involuntary	X	X	200 feet		X
Zoning					
Zoning Application	X	X	200 feet	X	X
PUD Development Plan/Rezoning	X	X	200 feet	X	X
Specific Use Permit	X	X	200 feet	X	X
Variances					
Residential Variance	X	X	200 feet	X	X
Commercial Variance	X	X	200 feet	X	X
Historic Preservation					
Certificate of Appropriateness					X

10.201.3 Application Expiration

Applications that remain inactive for 180 consecutive days while under review, without any action from the applicant, shall be considered expired. To resume the review process, the applicant shall submit a new application, including all required documents and fees, in accordance with current regulations.

10.201.~~3~~ 4 Compliance

Firms or entities ~~can~~ may use, occupy, develop, extend, convert or alter land or structures only if that use, occupancy or development complies with this ~~code~~ UDC and all other applicable regulations.

10.201.~~4~~ 5 Authorization for development

Development can begin only with authorization as required by this ~~code~~ UDC.

10.201.~~5~~ 6 Creation of nuisances

Nothing in this code permits establishment or maintenance of public or private nuisances.

10.201.~~6~~ 7 Previous violations

This ~~code~~ UDC does not validate or legalize any land use or structure established, constructed, developed or maintained that violated a previous land use code, ordinance, regulation, easement, covenant, agreement, plat, deed restriction or other restrictive covenant in effect before the effective date of this ~~code~~ UDC.

10.202 Definitions

10.202.1 Applicability

This section applies ~~in the following areas~~ within the City of Hutto, including in Form Based Code (FBC) and Old Town (OT) zoning districts and within Hutto's Extraterritorial Jurisdiction (ETJ).

~~City of Hutto conventional zoned areas~~	~~City of Hutto FBC Form Based Code zoning district~~	~~City of Hutto OT Old Town zoning district~~	~~Hutto extraterritorial jurisdiction (ETJ)~~
~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~

10.202.2 ~~Definitions~~ General Provisions

~~General abbreviations, terms and definitions used throughout this code UDC are included in this section.~~

~~Terms used in this code UDC are interpreted as their generally accepted meaning in the practice of planning, and any specialized professions depending on the topic of the subsection (for example, landscape architecture and forestry in sections dealing with landscaping). For ease of use, commonly used terms in this section are clarified below. These terms carry the same meaning throughout this code UDC.~~

For the purpose of this UDC certain terms or words herein shall be interpreted or defined as follows:

Words used in the present tense include the future tense;

The singular includes the plural;

The word "person" includes a corporation as well as an individual;

The term "shall" is always mandatory; and

The term "may" is discretionary.

Words and terms not expressly defined herein are to be construed according to the normally accepted meaning of such words or terms or, where no definition appears, then according to their customary usage in the practice of municipal planning and engineering, as determined by the Director of Development Services.

< (X)	less than (X), under (X), below (X)
no more than (X)	at most, less than or equal to (X), up to (X), (X) or less
greater than (X)	more than (X), above (X)
at least (X)	at least, more than or equal to (X), (X) or more
AASHTO	American Association of State Highway and Transportation Officials
ac	acre
ADA	Americans With Disabilities Act
age or agr	agricultural
BR	bedroom
cm	centimeters
CMU	concrete masonry unit
comm	commercial
cu ft, '3	cubic foot/feet
cu m, m3	cubic meters
db	decibel
DBH	diameter at breast height
den	density
DS	Development Services
DU	dwelling unit
FAR	floor area ratio
fps	feet per second
ft, '	foot, feet
GD	gross density
GFA	gross floor area
gph	gallons per hour
gpm	gallons per minute
ha	hectares
hp	horsepower
in., "	inches
ISR	impervious surface ratio
ITE	Institute of Transportation Engineers
lbs	pounds
LSR	landscape surface ratio
m	meters
max	maximum
min	minimum
n/a	not applicable
OSR	open space ratio
PZ	Planning and Zoning Commission
PL	property line
psi	pounds per square in.
PW	Public Works
rd	road
res	residential
ROW	right-of-way
rpm	revolutions per minute

~~SF single family~~
~~SIC Standard Industrial Classification Code~~
~~sq ft, '2 square foot/feet~~
~~sq m, m2 square meters~~
~~st street~~
~~TCEQ Texas Commission on Environmental Quality~~
~~UDC Unified Development Code~~
~~VTCA Vernon's Texas Codes Annotated~~
~~ZBA Zoning Board of Adjustment~~

~~Definitions for permitted land uses are in Chapter 3 (Land use standards).~~

Abandonment: ~~to stop use of property intentionally. Abandonment of use is presumed when use of a property has stopped and the property is vacant for 90 days~~ The intentional cease of use by the owner or lessee without resuming operation of any utility after ninety (90) days.

Abutting: ~~having a common border with or being separated from a common border only by an alley, easement or right-of-way~~ Adjoined borders that are only separated by common property lines or other public utility.

Access: method of approaching or entering a property.

Adjacent: ~~abutting and directly connected to or adjoining the subject property~~ Properties that are near each other but not necessarily sharing a direct dividing line. These properties are separated by streets, alleys, or other public use.

~~A-Grid: cumulatively, those street frontages that by virtue of their goal of pedestrian-supportive qualities, or their future importance to pedestrian connectivity, are held to the highest standards prescribed by this District.~~

Alley: minor right-of-way, dedicated to public use, giving secondary access to the back or side of abutting properties, and not intended for general traffic circulation.

Anchor store: major store in a shopping center, such as a department store, supermarket, or other retail store, prominently located to attract customers who are then expected to patronize other shops in the center.

Antenna tower: freestanding structure, ~~including monopole, guyed and lattice towers, designed and constructed primarily~~ primarily designed to support antennas and transmitting and receiving equipment. Examples include but are not limited to monopole, guyed, and lattice towers.

Antenna: ~~exterior~~ Any structure designed for transmitting or receiving device used in telecommunications that radiates or captures radio signals. Examples include but are not limited to television, radio, data, and communication.

Arcade: a ~~private~~ frontage type that is ~~conventional for Commercial use wherein the building facade is a colonnade supporting habitable space that is over the Sidewalk on the upper levels, while the facade at sidewalk level remains at the property line~~ contiguous to a street or plaza and is open and unobstructed supporting habitable space. ~~A series of disconnected canopies or awnings is not an arcade~~ The façade at the sidewalk level remains at the property line.

Arch: curved structure built where parts support each other by mutual pressure and can sustain (or visually appear to sustain) a load, of the foot, the part from head to toes of the body structure, normally having an upward curve.

~~Architectural shingles: asphalt shingles that are thicker and heavier than normal three-tab shingles. The thickness creates a depth characteristic of wood shingles or shakes.~~

Arterial street: street designed to provide connections between municipalities or major highways.

Art: object created primarily for aesthetic purposes and valued for its beauty or expressiveness; specifically, painting, sculpture, drawing, watercolor, graphics, or architecture.

~~As-built plans: certified construction plans specifying how public improvements required for the subdivision were actually constructed.~~

Attic: the interior part of a building contained within a pitched roof structure.

~~Avenue (AV): a Thoroughfare of high vehicular capacity and low to moderate speed, acting as a short distance connector between urban centers, and usually equipped with a landscaped median.~~

Awning: ~~projecting shading device, usually of canvas, mounted outside of a door or window~~ A roof-like cover that projects from the wall, usually of canvas, mounted outside of a door or window.

Balcony: platform projecting from the wall of an upper-story wall of the building enclosed by a railing or balustrade, with an entrance from the building and supported by brackets, columns or cantilevered out.

Base flood: flood having a ~~1%~~ one percent (1%) chance of being equaled or exceeded in any given year.

~~Belt course: molding or projecting course running horizontally along the face of a building.~~

Berm: earthen mound designed to provide visual interest, screen undesirable views, decrease noise, and/or control or manage surface drainage.

~~B-Grid: cumulatively, those street frontages that by virtue of their use, location, or absence of pedestrian- supportive qualities, may accommodate parking and service functions and a standard lower than that of the A-Grid.~~

Block: area of land bounded entirely by streets ~~or by a combination of streets and public land, railroad rights-of-way, waterways, or other barriers to the continuity of development~~.

Block Face: the aggregate of all the building Facades on one side of a Block.

Block length: distance measured along rear property lines between intersecting streets.

Block Perimeter: A measurement of the linear distance of land around the outside edge of a block, which is a total of the Block Faces for each block. For measurement, the point of origin and end point are the same location.

Bond: form of security including a cash deposit, surety bond, collateral, property or instrument of credit

in an amount and form satisfactory to City Council.

~~Boulevard (BV): a Thoroughfare designed for high vehicular capacity and moderate speed, traversing a city. Boulevards are usually equipped with Slip Roads buffering Sidewalks and buildings.~~

Buffer: open spaces, landscaped areas, fences, walls, berms, or any combination used to physically separate or screen one use or property from another to visually shield or block noise, lights, or other nuisances.

Building: structure enclosed in exterior walls, built, erected and framed of a combination of materials, whether portable or fixed, having a roof, to form a structure for shelter of persons, animals, or property.

~~Building area: total area enclosed by a line formed by the outside surface of all walls at the foundation line.~~

Building coverage: area of a lot covered by buildings (principal and accessory) or roofed areas, as measured along the outside wall at ground level, and including all projections, other than open porches, fire escapes, canopy areas and the first ~~2 ft.~~ two (2) feet of a roof overhang.

Building envelope: area on a lot where a building may be built, enclosed by the minimum required front yard, side yard and rear yard.

Building front: exterior wall of a building facing an adjacent street right-of-way.

Building form: shape and structure of a building as distinguished from its substance or material.

Building lot: platted and deeded parcel of land legally approved for development.

Building mass: three-dimensional bulk of a building height, width, and depth.

~~Building scale: size and proportion of a building relative to surrounding buildings and environs, adjacent streets, and pedestrians.~~

~~Building, temporary: building permitted to occupy a site for one year or less. Temporary buildings include, but are not limited to, mobile offices and on-site storage buildings for materials, equipment and supplies during construction of a permanent building, structure or subdivision; buildings, booths, or canopies erected or occupied for seasonal or special events, such as vendors selling food services, souvenirs, and other merchandise to the public; and temporary quarters for night watchmen, caretakers, nurses, servants, janitors, and emergency workers during an emergency.~~

Built environment: ~~totality of all humans have changed or rearranged in the natural environment~~ Natural elements of the environment that are changed, built, or made by people.

By Right: characterizing an application or use permitted outright and processed administratively, without public hearing.

~~Caliper: American Association of Nurserymen standard for nursery stock trunk measurement, measured at six in. above the ground for trees no more than 4 in. caliper size, and measured at one foot above the ground for larger sizes.~~

~~Canopy (structure): roof structure constructed of rigid materials, attached to and supported by a building, or which is freestanding and supported by columns, poles, or braces extended to the ground. A canopy generally has limited vertical surface area; and is generally supported by vertical elements rising from the ground at two or more corners.~~

~~Canopy (tree): aerial cover formed by crowns of a group or (urban) forest of trees. The canopy of an individual tree is the extent of the outer layer of its crown.~~

Canopy tree: tree in a grouping or (urban) forest forming a canopy.

~~Casement: window sash that opens on hinges at the sides.~~

Ceiling: inside lining of a room or canopy overhead.

Central Business District: Blocks 3, 4, 5, and 6 of the Railroad Addition of the City of Hutto Official Revised Map, as approved and adopted April 6, 1954.

~~Central Civic Space: the primary outdoor gathering place for a community within a pedestrian shed. The Central Civic Space is often, but not always, associated with an important Civic Building.~~

Certificate of appropriateness: document approving work on local landmarks or properties in historic districts based on consistency with applicable design guidelines or standards.

Character: attributes, qualities and features making up and distinguishing a place or development project and give it a sense of purpose, function, definition and uniqueness.

Circulation: systems, structures, and physical improvements for movement of people and goods by streets, highways, sidewalks, and other paved improvements.

City: City of Hutto, Texas.

City Council: City Council of the City of Hutto, Texas.

Civic: the term defining not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking.

Civic Building: a building operated by not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking, or for use approved by the City Council.

~~Civic Space or Open Space: an outdoor area dedicated for public use. Civic/Open Space types are defined by the combination of certain physical criteria including the relationships among their intended use, their size, their landscaping and the buildings along the edges.~~

~~Clear vision area: unobstructed view area at corner lots and curb cuts. The clear vision area is a triangle formed between points on flow lines following property lines 30 ft. from an intersection at a corner lot, and 20 ft. along a property line and a traffic lane edge at a curb cut.~~

~~Code enforcement officer: designated duties are to cause property owners and others responsible for buildings and related land uses to bring their properties up to standards required by state law or city ordinance with a penalty of a fine and/or jail time.~~

Co-development: two or more wireless service providers working together to develop a single wireless facility.

Co-location: locating wireless communications equipment for two or more wireless providers on one structure.

Collector street: ~~street collecting traffic from local streets and serving as~~ A local street that provides the most direct route to an arterial street.

Colonnade: series of columns at regular intervals.

Column: upright support in a building, usually with a decorated base and capital.

Commercial: ~~the term collectively defining non-residential uses or non-profit/governmental uses~~ Any activity with the intention of financial profit involving goods or services.

Commercial center or shopping center: development having common ownership, management, maintenance, parking, landscaping, signage, loading areas, access aisles and/or other related improvements, with three or more separate businesses, retail establishments and/or tenant spaces.

Commercial development: land development activity, except that intended only for residential, civic, industrial and/or light industrial use.

~~Commercial Frontage: Frontage designated on a Regulating Plan that requires or recommends the provision of a Shopfront, encouraging the ground level to be available for commercial use.~~

~~Community recreational facilities: parks, playgrounds and community buildings owned and/or operated by the city or other governmental agency, country clubs or golf courses, but not including miniature golf courses, driving ranges or similar forms of commercial amusement.~~

~~Common Yard: a planted private frontage wherein the building facade is set back from the property line. It is visually continuous with adjacent yards.~~

~~Community service: uses of a public, nonprofit, or charitable nature providing professional service of an ongoing education, training, or non-correctional counseling to the general public, on a regular basis, without a residential component. Typical uses include libraries, museums, senior centers, community centers, youth club facilities, and social service facilities. This term excludes soup kitchens.~~

Compatibility: characteristics of different uses or activities or design allowing them to be placed near or next to each other in harmony. Some elements affecting compatibility include height, scale, mass and bulk of structures. Other characteristics include pedestrian or vehicular traffic, circulation, access and parking impacts. Landscaping, lighting, noise, odor and architecture are other important characteristics affecting compatibility. Compatibility does not mean “the same as,” but rather refers to the sensitivity of development proposals in maintaining the character of existing development.

Comprehensive Plan: The City’s Comprehensive Plan, adopted in accordance with Chapter 213 of the Texas Local Government Code (TLGC), includes all associated studies, recommendations, and maps—most notably the Future Land Use Map— known as Hutto SOAR 2040.

Concept plan: generalized plan showing boundaries of a parcel under common ownership, and identifying proposed land use, general lot or parcel layout, community use or public areas, land use intensity, and street alignments.

Condominium: form of real property ownership combining separate ownership of individual apartments or units with common ownership of other elements such as land or accessory buildings.

Connecting walkway: sidewalk or walkway directly connecting a main entrance of a building to a street sidewalk without requiring pedestrians to walk across parking lots or driveways, around buildings or around parking lot outlines not aligned to a logical route.

Concrete masonry unit (CMU): manufactured masonry type known to the industry as CMU, architectural concrete masonry, split face block, split scored block, fluted block, ribbed masonry units and ground face masonry units. These units are manufactured under controlled conditions in a variety of colors and combinations.

Construction plan: maps, drawings, plans and specifications showing the proposed location and design of installed subdivision improvements.

Contributing structure or site: structure or site adding to the historical integrity or architectural qualities making a historic district significant. A contributing structure or site helps make a historic district "historic".

Contiguous: adjacent property whose property lines is shared or separated by only a street, alley, easement or right-of-way.

~~Coping: highest or covering course of masonry in a wall, often with sloping edges to carry off water.~~

Corbel: bracket supporting a superincumbent object, or receiving the spring of an arch. A common form of corbel consists of courses of stones or bricks, each projecting slightly beyond the next below it.

Cornice: decorative overhang or molding located at the junction where a roof overhangs exterior walls.

County: Williamson County, Texas or where applicable, Travis County, Texas.

~~County appraisal district: Williamson Central Appraisal District.~~

~~Covenant, deed restrictions: clause placed in a deed of a property limiting or restricting its use. The city does not enforce covenants.~~

Coverage: lot area covered by principal and accessory buildings, including the area covered by hanging roofs.

~~Critical feature: integral and readily identifiable part of a flood protection system, without which flood protection given by the entire system would be compromised.~~

~~Curb line: line at the face of the curb nearest to the street or street. In there is no curb, the curb line is the edge of pavement, if there is no shoulder, otherwise to the edge of the shoulder, or as established by the city engineer or Development Services staff.~~

Cul-de-sac: street with only one point of access, usually with a circular area or “bulb” at the end to allow vehicles to turn around.

Curb: the edge of the vehicular pavement that may be raised or flush to a Swale. It usually incorporates the drainage system.

Dedication: transfer of property interests from private to public ownership for a public purpose.

Density: the number of dwelling units within a standard measure of land area.

~~Density, gross: number of dwellings divided by the gross area of the land, normally expressed as gross units per acre or gross dwellings per acre. Gross area of the land is the sum of the area of the building site, plus the area of traversing streets, alleys, parking lots and drives, plus one-half the area of bounding streets, plus one-quarter the area of bounding street intersections.~~

~~Density, net: number of dwellings divided by the net area of the land, normally expressed as net units per acre or net dwellings per acre. Net area does not include public parks, trails, and open space as required by the Parks Master Plan, as amended. Fifty percent (50%) of the land area dedicated as right-of-way, as required by the Mobility Master Plan, as amended, shall count towards the net density acreage calculation.~~

Demolition by neglect: neglect in maintaining, repairing, or securing a building or structure which results in deterioration of an exterior feature, or loss of structural integrity.

Design guidelines: guidelines recommended by the Historic Preservation Commission applying to property in an historic landmark district, meant to protect and enhance the historical, cultural, architectural, or archeological character of the district.

~~Design Speed: is the velocity at which a Thoroughfare tends to be driven without the constraints of signage or enforcement.~~

~~Design storm: selected storm event, described in the probability of occurring once in a given number of years, used to find a design flood or design peak discharge, design drainage facilities, and find flood elevations.~~

Design, street: street location, street alignment, street width and grades, easement alignment, easement grades and widths, drainage and sanitary sewer alignment and right-of-way, and designation of minimum lot area, width and length.

~~Detailing (architectural): architectural or structural design elements that focus on decorative elements of a small section of a comprehensive building design.~~

~~Developed area: portion of a lot, easement, or parcel occupied by buildings, structures, pavement or other improvements.~~

Developer: legal owner of the land to be improved and/or subdivided, or authorized representative of the owner.

Development: division of a parcel into two or more parcels; construction, reconstruction, conversion, structural alternation, relocation, or enlargement of buildings or structures; use or change in use of buildings or land; and/or extension of use of land or clearing, grading, excavation or other

movement of land, for which permission may be required under this code. Includes reconstruction, alteration of the size, or material change in the external appearance of a structure; changes in intensity of land use; alteration of shores or banks of ponds, lakes, creeks or streams; and excavation for construction, moving, alteration, or repair, except ordinary repairs, of any building or other structure, including an accessory structure, greater than 100 sq. ft. in area.

~~Diameter at breast height (DBH): tree trunk diameter, measured 4.5 ft. (54 in.) from the ground.~~

District: ~~zoning district, PUD district, or OT or FBC transect~~ Traditional zoning district, special purpose district, or overlay district.

~~Dooryard: a private frontage type with a shallow setback and front garden or patio, usually with a low wall at the property line.~~

~~Dormer: gabled extension built out from a sloping roof to accommodate a vertical window.~~

Downtown: area inside the boundaries of the 1911 original incorporated City of Hutto.

Drip line: outermost limit of branches on a tree, extended straight down to the ground.

Drive: a Thoroughfare that creates a transition between a neighborhood and a natural area, usually along a waterfront, park, or promontory. One side has the neighborhood character of a Thoroughfare, with Sidewalk and building, while the other has the qualities of a Road or parkway, with naturalistic planting and rural details.

Drive aisle: lane in a parking lot devoted to the passage of vehicles, as opposed to the parking stalls. This term excludes lanes used only or primarily for queuing and stacking.

~~Drive, connecting: extension of an internal drive that links the internal drive with a similar internal drive extension from an abutting building lot at the common lot line.~~

~~Drive, external: extension of an internal drive that links the internal drive with a public street, an alley, or an approved private street.~~

~~Drive, internal: vehicular access to parking and loading spaces located in a given building lot.~~

Driveway: private street providing vehicular access to a parking space, garage, dwelling, or other structure.

~~Driveway approach, drive approach: paved surface connecting the street to a front lot line.~~

~~Dry camping: camping in an area without water, electricity and sewage hookups, including parking lots or driveways. Also called boondocking.~~

Dumpster: large container designed to receive and transport waste. The term encompasses front loader and rear loader containers, and roll-off debris containers. The term is a genericized trademark of the Dumpster brand.

Dwelling unit: residential unit designed to accommodate one household.

Easement: grant by the property owner of a strip of land for stated purposes.

Eave: roof edge that extends out past the exterior wall line.

Elevation: external faces of a building; also a mechanically accurate, “head-on” drawing of any face (or elevation) of a building or object, without allowance for the effect of the laws of perspective.

Encroach: to break the plane of a vertical or horizontal regulatory limit with a structural element, so that it extends into a Setback, into the Public Frontage, or above a height limit.

Encroachment: any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, into the Public Frontage, or above a height limit.

Environment: aggregate of social and physical conditions that influence the life of the individual and/or community.

Erected: includes the terms “constructed,” “moved,” “located,” or “relocated.”

~~Escrow funds: deposit of cash or other approved security with the local government or approved bank or other financial institution instead of a performance or maintenance bond.~~

~~Exterior Insulation and Finish Systems (EIFS): building product providing exterior walls with an insulated finished surface, and waterproofing in an integrated composite material system. Also known as synthetic stucco.~~

Extraterritorial jurisdiction (ETJ): limits of the city's extra-territorial jurisdiction now or in the future as granted under Chapter 43, Local Government Code, as amended.

Façade: sides of a building that face a street, drive or other open space.

~~Façade, front: front or principal face of a building, generally defined by the location of the majority of public entrances into the building.~~

Fascia: vertical surface that spans across the top of columns or across the top of a wall.

Fence: barrier built to enclose or screen a certain area.

~~Fence, chain link: fence made of wire loops interconnected in a series of joined links.~~

~~Fence height: distance from the top of the fence or wall to the original finished grade of the lot directly under it. Berms, walls or similar features constructed for increasing the height of a fence or wall are considered a part of the fence or wall.~~

~~Fence, ornamental: wrought iron, simulated wrought iron, picket top or rail top heavy gauge wire, or similar style of fence with thin metal or plastic pickets that provides a very high (at least 75%) level of transparency. Chain link fences are not considered ornamental fences.~~

~~Fence, picket: fence made of upright pickets supported by horizontal rails providing a medium level (±30%-75%) of transparency.~~

~~Fence, plastic: fencing made from a base of polyvinyl chloride (vinyl, PVC) or high-density polyethylene (HDPE).~~

~~Fence, privacy: solid board (stockade), board on board (shadowbox), lattice top, tongue and groove, basket weave, or similar style of fence that is visually solid or has a very low level (no more than 25%) of transparency. Includes semi-privacy fences.~~

~~Fence, ranch: split rail, post and rail, crossbuck, or similar open style of fence that provides a very high level (at least 75%) of transparency.~~

~~Fence, shrubbery hedge: fence or wall made of deciduous or evergreen shrubs.~~

~~Fence transparency: percentage of fence length that can be seen through; length of open spaces in fence, compared to pickets, posts, columns and wires.~~

~~Fence, wood frame wire: fencing made of heavy gauge wire mesh, hog wire, or cable rail mounted in a wood frame.~~

Fenestration: arrangement and design of windows and doors in a building.

Final plat: map of a land subdivision prepared in a form suitable for filing of record with necessary affidavits, dedications and acceptances, and with complete bearings and dimensions of all lines defining lots and blocks, streets, alleys, public areas and other dimensions of land.

Flex space building: building designed to be versatile, which may be used in combination with office, research and development, quasi-retail sales, and including but not limited to industrial, warehouse, and distribution uses.

~~Flood insurance rate map (FIRM): official map of a community from the Federal Emergency Management Agency (FEMA) that delineates areas of special flood hazards and applicable risk premium zones.~~

~~Flood insurance study (FIS): official report from the Federal Emergency Management Agency (FEMA) with flood profiles, water surface elevation of the base flood, and the flood boundary-floodway map.~~

Flood protection system: physical structural works intended to modify flooding to reduce the extent of areas in a community subject to a “special flood hazard” and the extent of the depths of associated flooding. Such a system usually includes hurricane tidal barriers, dams, reservoirs, levees or dikes. Specialized flood-modifying works are those constructed in conformance to sound engineering standards.

~~Floodplain or flood prone area: channel of a waterway and the adjacent land area subject to inundation during the design storm.~~

Floodplain management: program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works and floodplain management regulations.

~~Floodplain management regulations: standards for flood damage prevention and reduction.~~

~~Floodproofing: combination of structural and nonstructural additions or changes to structures that~~

~~reduce or prevent flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.~~

~~Floodway (regulatory floodway): channel of a river or other watercourse and adjacent areas that must be reserved to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.~~

Floor area ratio: amount of gross floor area of principal buildings on a lot or block divided by the total area of the lot or block where the buildings are placed.

Footprint: ground area covered by a structure, including the foundation and areas enclosed by exterior walls and footings.

Forecourt: a Private Frontage wherein a portion of the Facade is close to the property line and the central portion of the building is set back.

Frontage: width of a lot or parcel abutting a public right-of-way measured at the property line.

Frontage Line: a lot or property line bordering a Public Frontage (right-of-way). Facades facing Frontage Lines define the public realm and are therefore more regulated than the Elevations facing other Lot Lines.

~~Formula business: retail stores, restaurants, hotels and other establishments that are required by contract to adopt standardized services, methods of operation, decor, uniforms, architecture or other features almost identical to locations in other communities.~~

Gable: portion at the end of a building between the eaves and the peak of the roof. Roof type determines the gable shape. A typical gable roof forms a triangular shape.

Gallery: a Private Frontage conventional for Retail use wherein the Facade is aligned close to the Frontage Line with an attached cantilevered shed or lightweight colonnade overlapping the Sidewalk.

Garage: accessory building or part of a main building primarily used for motor vehicle storage. A garage differs from a carport by being enclosed on more than three sides, so a stored or parked vehicle is located entirely inside the building.

Gated community: residential neighborhood, subdivision, street or area with controlled entrances for pedestrians, bicycles, and automobiles, usually characterized by a closed perimeter of gates, walls and fences.

Grade (as related to adjacent ground elevation only): lowest point of elevation of the existing surface of the ground, in the area between the building and a line 5 ft. from the building.

Grade (as related to slope only): slope of a street, other public way or utility line given in percentage; the topographic relief of a parcel of land.

Grading: disturbing, moving, removing, transferring, or redistributing soil or earthen surfaces.

Green: a Civic Space type for unstructured recreation, spatially defined by landscaping rather than building Frontages.

Greenlink: small park that provides a pedestrian connection through the middle or end of a block.

Greenway: an Open Space Corridor in largely natural conditions which may include trails for bicycles and pedestrians.

Green roof: roof that is partially or completely covered with vegetation and soil, or a growing medium, planted over a waterproofing membrane.

Gross floor area (GFA): total floor area designed for tenant occupancy and exclusive use, including mezzanines and upper floors (if any), measured from centerlines of joint partitions and exteriors of outside walls.

Groundcover: plants such as grasses and/or other low-growing plants grown for ornamental value and ability to protect soils from eroding. This term excludes weeds or invasive plant species.

Hedge: A row of closely planted shrubs, bushes, or any kind of plant forming a boundary.

Height, building: vertical distance from the average grade level adjoining the building to either the top of a flat roof, the deck lines for a mansard roof, or the average height between eaves and ridge for gable, hip and gambrel roofs.

Height, antenna tower: distance from the finished grade at the antenna tower base to its highest point. Overall antenna tower height includes the base pad, mounting structures and panel antennas, but excludes lightning rods and whip antennas.

Highway: a rural and suburban Thoroughfare of high vehicular speed and capacity. ~~This type is allocated to the more rural Transect Zones (T-1, T-2, and T-3)~~.

~~Hip roof: roof with sloped ends rather than vertical ends.~~

Historic landmark: place with outstanding historical and cultural significance in the state, region, or community. The designation recognizes the historic place, or the buildings, structures, accessory buildings, fences or other appurtenances are of basic and vital importance for cultural preservation and tourism development.

Historic preservation officer: city staff member appointed by City Council to serve as staff liaison to the Historic Preservation Commission (HPC).

Historic significance: importance given a property or district evaluated to meet designation criteria. Property with a principal structure classified as “noncontributing” is not considered to have historical significance.

Historic structure: A structure that is:

- Listed individually in the National Register of Historic Places (a listing maintained by the U.S. Department of the Interior) or found by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- Certified or preliminarily found by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district found by the Secretary to qualify as a registered historic district;
- Individually listed on a state inventory of historic places in states with historic preservation programs

approved by the Secretary of the Interior; or

Individually listed on a local inventory or historic places in communities with historic preservation programs that are certified either by an approved state program as decided by the Secretary of the Interior; or the directly by the Secretary of the Interior in states without approved programs.

Host ~~building~~ Structure: dominant building on a site, in context to an accessory use or structure, or site amenity.

Impervious ~~surface~~ Cover: surface or area that does not allow the passage of water through the surface and into the ground.

Improvement: man-made, immovable item that becomes part of, is placed on or is added to real estate.

Improvement (context of subdivision): street, alley, barricade, sidewalk, bikeway, pedestrian way, water line system, wastewater system, storm drainage network, public park land, landscaping, or other facility for which the local government may ultimately assume responsibility for maintenance and operation or which may affect an improvement for which local government responsibility is established.

Infrastructure: man-made structures that serve the common needs of the population, such as potable water systems; wastewater disposal systems; solid waste disposal sites or retention areas; storm drainage systems; electric, gas or other utilities; bridges; streets; bicycle paths or trails; pedestrian sidewalks, paths or trails; and transit stops.

Irrigation system: permanent, automatic, underground water system designed to transport and distribute water to landscape plants.

Junk: scrap, waste, worn-out discarded material, goods or debris collected or stored for destruction, disposal, or some other use. This includes but is not limited to scrap metal, inoperable vehicles and parts, construction material, household wastes, garbage, discarded appliances and furniture, and yard debris.

Landmark: structure of unusual historical and usually aesthetic interest.

Landscape: area of land with its component landforms, geology, aquatic features, atmosphere and associated biodiversity, affected by continuing natural processes and often modified by human activities.

Landscaping: combination of living plants such as trees, shrubs, plants, vegetative ground cover or turf grasses, and structural features such as walkways, fences, benches, works of art, reflective pools, fountains or the like. Landscaping also includes irrigation systems, mulches, topsoil use, soil preparation, re-vegetation or the preservation, protection and replacement of existing trees.

Landscaping area: areas on the site that are not covered by buildings, structures, paving or impervious surface. Landscape areas consist of only landscaping.

Legal lot: lot recorded in the official county records pursuant to and in conformance to the subdivision regulations in effect when it was created.

~~Legally platted lot: lot that is part of a subdivision, approved by the city and recorded in the official county records (also called lot of record or recorded lot).~~

Letter of credit: letter from a bank or other reputable creditor acceptable to the city that guarantees that if a subdivider or developer fails to fulfill any improvement requirements, at the City's request funds will be provided to the City to complete the specified improvements.

~~Light, window: opening in a window between mullions.~~

~~Lightwell: A Private Frontage type that is a below-grade entrance or recess designed to allow light into basements.~~

Living Screen Material: Composed of plantings, typically hedges, capable of establishing an opaque effect to screen the desired use/object from view.

Loading space: off-street space for parking of a vehicle while loading or unloading merchandise or materials.

Local street: minor street designed only to provide access.

Loggia: gallery open or with a colonnade along one side.

Lot: designated parcel having fixed boundaries, legally established by plat or subdivision, abutting a dedicated right-of-way, private street or private drive.

~~Lot, corner: lot bounded by two or more intersecting streets with an intersection angle of intersection of no more than 135°. Intersecting streets cannot be the same street. In determining the angle of intersection for a rounded corner, straight lines are drawn as extensions of both street lot lines. Calculation of the angle of intersection is made from the side facing toward the lot at the point where these two extensions meet.~~

~~Lot, double frontage: interior lot with frontage on two streets, usually on opposite ends of the lot.~~

~~Lot, flag: lot shaped like a pole-mounted flag, where access to a street is provided along the long, narrow "flag pole" and the usable land itself is the rectangular flag at the end of the pole.~~

~~Lot, interior: lot other than a corner lot.~~

~~Lot Layer: a range of depth of a lot within which certain elements are permitted.~~

Lot line: recorded boundary line defining a lot or parcel.

~~Lot line, front: property line separating a lot from the street. For corner lots, the front lot line is the shorter of the two lot lines separating the lot from the public right-of-way. For double-frontage lots, the front lot line is the line crossed for primary access to the property.~~

~~Lot line, interior: lot line not abutting a street.~~

~~Lot line, rear: property line opposite the front lot line. For corner lots, the rear lot line is the property line~~

~~that runs roughly parallel to the rear façade of a structure.~~

~~Lot line, side: property line that is not a front or rear property line, which runs roughly perpendicular from the front or rear property line.~~

~~Low pressure sewer service: private grinder pump facilities or private septic tank effluent pump facilities that do not convert to gravity flow at or before the property line.~~

~~Manufactured housing unit: dwelling unit constructed in conformance to Federal Manufactured Housing Construction and Safety Standards (HUD code) in effect after June 15, 1976.~~

Masonry: construction composed of small units of bricks or blocks made from stone, clay, concrete, tile and similar materials, and stone and cement-based products that match the appearance of natural stone. Masonry units are usually joined by cement mortar mixture. In the context of this code, masonry does not include EIFS and tilt-up/precast concrete panels, but does include cement stucco and fiber-cement siding (hardy board).

Master Sign Plan: Means a unified sign plan that a developer or property owner creates for a specific area or development that establishes unique sign standards for all sign types and elements including design and area specifications in lieu of the standards in Chapter 4 of ~~the~~ this UDC.

Mechanical commercial use: any of these uses:

Class 1 and 2 ~~and 3~~ large item sales, as defined in Chapter 2.

Businesses whose primary function is the sale, rental, servicing, repair, cleaning, fueling and modification of motorized vehicles and/or items powered by liquid and gas fuel powered engines, and related parts and accessories.

Businesses whose primary function is the sale, rental, servicing, repair, cleaning, and modification of products and raw materials primarily intended for use by the construction industry, landscape contractors and skilled mechanical trades.

Wholesale businesses not catering to the public.

Retail businesses where 20% or more of the business trading or floor area is outdoors or not in a fully enclosed building.

~~Minor Modification: Means a requested small modification to any established standards that still meets the purpose and intent of the Old Town and Form Based Code Districts but is needed to address a site specific condition or context. The Administrator (Planning Department) shall have the authority to approve or approve with conditions or deny a minor modification to an approved plan within specific parameters established in the District standards.~~

Mixed Use: ~~multiple uses within the same building or in multiple buildings by adjacency, or at close proximity~~ A building that contains residential in addition to non-residential uses permitted by right.

Mobile Food Vendor: a vendor who operates or sells food for human consumption from a cart, trailer or kitchen mounted chassis, with an engine for propulsion, or that remains connected to a vehicle with an engine for propulsion or while disconnected from an engine for propulsion.

~~Modular house: factory-built house, other than a manufactured home, that meets the following requirements:~~

~~Designed only for erection or installation on a site-built permanent foundation.~~

~~Not designed to be moved after installation.~~

~~Designed and manufactured to conform to a nationally recognized model building code or an equivalent local code, or with a state or local modular building code recognized as generally equivalent to building codes for site-built housing; or~~

~~To the manufacturer's knowledge, is not intended for use other than on a site-built permanent foundation.~~

~~Includes a "modular component" of a structure defined in V.T.C.A., Occupations Code, Section 1202.001.~~

~~Mullion: structural element that divides adjacent window units or panes.~~

Natural features: trees, springs, water bodies, view corridors, open spaces, and other regions of key environmental importance.

Natural state: substantially the same conditions of the land that existed before development, including but not limited to the same type, quality, quantity and distribution of soils, ground cover, vegetation and topographic features.

Neighborhood: area of the city characterized by residential land uses bounded by physical (such as river, major street, back of access) and/or political features (such as voting districts, subdivision boundaries).

~~Neighborhood Organizing Principles: shall be the main design principles upon which neighborhoods in the OT and FBC District are to be organized and developed. These shall include all the critical elements of the built environment including transect zone arrangement, civic/open space design, lot and block layout, housing types, street design, and building and architectural design.~~

~~Net Site Area: all developable land within a site including Thoroughfares but excluding land allocated as Civic Zones.~~

Non-contributing structure: a structure that does not add to the historical or architectural qualities of the district either because it was not present during the ~~tie~~ time of significance, or because of alteration so extensive it is no longer recognizable as having been present during the time of significance.

Nonconforming use: use, building or structure established legally but now not conforming to this code.

Nuisance: A use or operation that produces noise, vibration, glare, emissions, or other harmful effect upon neighboring properties in excess of the limits allowed.

Off-site improvement: required improvement outside of the property being developed.

~~One-hundred-year flood plain: land anticipated to be covered by water during a 100-year flood.~~

On-street parking: designated permanent parking areas in the public right-of-way.

Open Space: land intended to remain undeveloped; it may be for Civic Space.

Ordinary maintenance and repair: work intended to correct deterioration, decay, or damage, including repair or damage caused by fire or other disaster and does not result in a change in the existing appearance and materials of a property, nor significantly extends its lifespan. Examples of this work include, but are not limited to:
Caulking or reglazing windows.

Minor repairs to windows, doors, siding, gutters, trim, and similar features.
Replacement of existing mechanical equipment.
Repairing or repaving of flat concrete work in side and rear yards.
Repairing or repaving of existing front yard paving, concrete work and walkways, if the material is the same or similar in appearance.
Roofing, foundation and/or chimney work, if no change in appearance occurs.

Orient: to bring in relation to, or adjust to, the surroundings, situation or environment; to place with the most important parts facing in certain directions; to set or arrange in a determinate position.

~~Overland drainage: runoff not confined by natural or manmade channels such as a creek, drainage ditch, storm sewer, or the like.~~

Owner: person having the right of legal title or beneficial interest in or a contractual right to buy a parcel of land. For providing notices required by this code, the owner is the person who last paid taxes on any parcel as identified by county property tax records.

Parapet: low wall or railing built along the edge or roof or a floor.

Parcel: legally described area of land consisting of one or more lots, depending on the context where the term is used.

Park: a Civic Space type that is a natural preserve available for unstructured recreation.

~~Park fund: special fund established by the city to keep monies paid by developers in conformance to the payment instead of parkland dedication provisions of these regulations and used to buy parkland or improvements.~~

Parking lot: off-street parking area or vehicular use area.

~~Passage (PS): a pedestrian connector, open or roofed, that passes between buildings to provide shortcuts through long Blocks and connect rear parking areas to Frontages.~~

~~Path (PT): a pedestrian way traversing a Park or rural area, with landscape matching the contiguous Open Space, ideally connecting directly with the urban Sidewalk network.~~

Paved area: area surfaced with asphalt, concrete or similar all-weather surface, not including gravel.

Pedestrian Shed: An area that is approximately ¼ mile in radius which translates into a comfortable 5-minute walk for most pedestrians. It is generally used as a neighborhood unit size to provide access to most daily needs and may be centered on a Common Destination

Pedestrian way: right-of-way dedicated to public use that cuts across a block to allow pedestrian access to adjacent streets and properties.

Permanent foundation: exterior wall and necessary support columns or piers designed to support a building for the usable life of that structure. The exterior wall of a permanent foundation must

conform to foundation standards of the building code.

Person: includes the words individual, partnership, firm, corporation, association, governmental body and other legal entities, or their agent.

Pilaster: square column, partly built into, but partly projecting from a wall.

Planned unit development (PUD): residential, manufactured housing, or commercial subdivision, guided by a total design plan where certain zoning or subdivision regulations, other than use regulations, may be waived or varied to allow flexibility and creativity in site and building design and location, in conformance to general guidelines.

Planning and Zoning Commission: Planning and Zoning Commission of the City of Hutto, Texas.

Planter: the element of the Public Frontage which accommodates street trees, whether continuous or individual.

Plaza: a Civic Space type designed for Civic purposes and Commercial activities ~~in the more urban Transect Zones~~, generally paved and spatially defined by building Frontages.

~~Porous concrete: concrete with open voids that give the material porosity and permeability.~~

Porous pavement: durable surface allowing easy passage of water through interstices or pores. Porous pavement includes segmental unit pavers, Turfstone™, Turfblock™, and similar concrete products.

Portico: colonnade or covered ambulatory at the entrance to a building.

~~Preapplication conference: formal meeting between a developer or subdivider and city staff to discover the rules, deadlines, forms and process for obtaining approval of the proposed development of land.~~

Preliminary plat: map of a proposed land subdivision showing the character and proposed layout of the property in sufficient detail to show the subdivision's suitability.

Primary building: building or structure on a lot used to accommodate the primary permitted use, the use possibly occurring in more than one building or structure.

Principal Building: the main building on a Lot, usually located toward the Frontage. (See building form standards)

Principal Entrance: the main point of access for pedestrians into a building.

~~Principal Frontage: On corner Lots, the Private Frontage designated to bear the address and Principal Entrance to the building, and the measure of minimum Lot width. Prescriptions for the parking Layers pertain only to the Principal Frontage. Prescriptions for the first Layer pertain to both Frontages of a corner Lot. (See building form standards)~~

Private Frontage: the privately held area between the Frontage Line (property line) and the Principal Building Facade.

~~Prefabricated building: type of building that consists of one or more factory-built units that are assembled on-site to complete the unit. The term also encompasses modular buildings, pre-~~

~~engineered buildings and "metal buildings".~~

Property line: line bounding a parcel that divides one parcel from another or from a street or other public or private space (same as "lot line").

Public facilities: transportation systems or facilities, parks and recreation and/or natural area program systems or facilities, water systems, wastewater systems, storm drainage systems, fire, police and emergency systems or facilities, electric utilities, gas utilities, cable facilities or other public utilities.

Public Frontage: the area between the Curb of the vehicular lanes and the Frontage Line.

Public use: uses intended to be conducted in a facility or on land owned by and operated for public use by a public agency or by city, county, state or federal governments.

Public Way: the surface of, and the space above and below, a public street, road, highway, freeway, land path, right-of-way or place, alley court, boulevard, parkway, or other easement now or hereafter held by the City (including any street as defined, which is acquired by eminent domain) for the purpose of public travel and shall include other easements or rights-of-way now or hereafter held by the City or in which the City has an interest including any easements or rights-of-way acquired by eminent domain) which shall, with their proper use and meaning, entitle the City and a utility to use thereof for the purpose of installing facilities, and other property as may ordinarily be necessary and pertinent to a utility system.

Quoin: selected pieces of material marking the building corner. In stone, the quoins consist of blocks larger than those used in the rest of the building, and cut to dimension. In brickwork, quoins consist of groups or masses of brick laid together, and in a certain imitation of quoins of stone. With EIFS (Exterior Insulation Finish System), quoins are trim details with the appearance of corner stone.

~~Rafter: parallel beams supporting a roof (similar to how joists support floors and ceilings).~~

Rearage road: minor street or access road next to an arterial route, at the rear of a parcel, intended to control access to an arterial route, connect contiguous parcels, and give access to parcels without curb cuts on the arterial route.

~~Rear Alley (RA): a vehicular way located to the rear of Lots providing access to service areas, parking, and Outbuildings and containing utility easements. Rear Alleys should be paved from building face to building face, with drainage by inverted crown at the center or with roll Curbs at the edges.~~

~~Rear Lane (RL): a vehicular way located to the rear of Lots providing access to service areas, parking, and Outbuildings and containing utility easements. Rear Lanes may be paved lightly to Driveway standards. The streetscape consists of gravel or landscaped edges, has no raised Curb, and is drained by percolation.~~

Reconstruction: ~~depicting, usually by new construction, the form, features and detailing of a nonsurviving site, landscape, building, structure, or object for replicating its appearance at a specific time and in its historic location. The reconstruction process involves the recreation of a replica of a building or facility that no longer exists on its original site based on archaeological, historical, documentary, and physical evidence. A reconstruction project may use be both modern and traditional construction techniques~~ The reproduction of a building to the extent it completely replaces the previously existing structure.

Reflective surface: material or device with the effect of intensifying reflected light, such as highly polished metal, scotch light, day glow, glass beads, and luminous paint.

~~Regulatory 100-year floodplain: one-hundred-year floodplain defined by the Federal Emergency Management Agency (FEMA).~~

Regulating Plan: a Map or set of maps that shows the details of the ~~Transect Zones,~~ Civic/open spaces, and Special Requirements if any, including lots and blocks and street designations within the Old Town District or any Smart Code District.

~~Reserve strip: parcel of ground located usually at the edge of a subdivision that restricts access from the end or side of a street or right-of-way.~~

Restoration: ~~accurately depicting the form, features and character of a property as it appeared at a particular time by removal of features from other periods in its history and by reconstruction of missing features from the restoration period. The restoration process involves the careful and meticulous return of a building, usually on its original site, to its previous appearance~~ Restoring a building as closely as possible to its original site during a specific time in history.

~~Retention basin, dry: normally dry retention basin, designed to fill with runoff water to be treated, drained to another basin or pond, or absorbed into the ground.~~

~~Retention basin, wet: retention basin with a permanent pool of water in addition to the added treatment volume. The permanent pool of water and anaerobic environment in sediments enhance the removal of many pollutants.~~

Reveal: side of an opening for a window, doorway, or the like, between the door frame or window frame and the outer surface of the wall, or where the opening is not filled with a door.

Right-of-way: strip of land occupied or intended for occupancy by street, walkway, railroad, electric transmission line, or oil or gas pipeline, water main, sanitary or storm sewer main, or for other similar purpose or use.

Right-of-way, public: right of way permitting the public to travel over it, such as a street, sidewalk, or footpath.

~~Road or (RD): A local, rural and suburban Thoroughfare of low-to-moderate vehicular speed and capacity. In the OT and FBC zoning districts, this type is allocated to the more rural Transect Zones (T1- T3) and the OT-3 Transect Zone. Also, see street.~~

Roof Pitch: The amount of slope of the roof in terms of angle or other numerical measures.

Sash: window framework where glass panes are set.

~~Secondary Frontage: on corner Lots, the Private Frontage that is not the Principal Frontage.~~

Sense of place: collection of elements in the built and natural environment adding up to a feeling that a certain geographic area or community is a special place, distinct from anywhere else. Sense of place is a factor making an environment familiar and psychologically comfortable.

Services: programs and employees necessary to provide adequate operation and maintenance of its

public facilities and infrastructure, including educational, health care, social and other programs necessary to support the programs, public facilities and infrastructure required by this code, the Code of Ordinances, policies and administrative manuals, or state or federal law.

Setback: distance measured perpendicular (90°) from a property line or right-of-way line to a building Facade or Elevation that is maintained clear of permanent structures, with the exception of permitted Encroachments. A setback is separate and distinct from, but is usually included within, a yard, as that term is defined in this ~~Code~~ UDC.

~~Setback, antenna: distance between a property line and the antenna structure footprint; including antennas, reflectors, dishes and other appurtenances.~~

~~Setback, front yard: distance measured perpendicular (90°) from the front property line, right-of-way or private street boundary line to a structure.~~

~~Setback, rear yard: distance measured perpendicular (90°) from the rear property line to a structure.~~

~~Setback, side yard: distance measured perpendicular (90°) from the side property line to a structure.~~

Shopfront: a Private Frontage conventional for commercial use, with substantial glazing and an awning, wherein the Facade is aligned close to the Frontage Line with the building entrance at Sidewalk grade.

Shopping Center: see “Commercial center or shopping center”

~~Shrub, native: shrub of a species native or well adapted to Central Texas (as defined by an arborist or state agency), known for attracting wildlife and their ability to grow in their native setting with no irrigation once established. Shrubs are defined as woody plants that with a bushy form.~~

Sidewalk: the paved section of the Public Frontage dedicated exclusively to pedestrian activity.

Sign: device or structure used to advertise, identify or direct attention to an object, person, institution, business, product, service, event or location by any way; including words, designs, symbols, fixtures, colors, illumination, images and forms.

~~Sign, a-frame: sign made of two faces joined at the top with a hinge and widened for support at the bottom to form a side profile similar to the letter “A”. This type of sign is also called a “sandwich board”.~~

Sign, attached: sign partially or wholly supported by a building wall or roof.

~~Sign, awning: attached sign displayed on an awning.~~

~~Sign, banner: attached sign made of a non-rigid, flexible material such as cloth, paper or vinyl.~~

~~Sign, billboard: sign not otherwise addressed in this article that is freestanding, attached to, or part of a building, and is an off-premises sign that promotes or advertises ideological expressions and/or commodities or services not being offered on the premises on which the sign is located, and exceeds height and size restrictions for the designated location whether on or off premises.~~

~~Sign, box: attached, internally illuminated sign enclosed in a square or rectangular structure or “can”.~~

~~Sign, canopy: attached sign displayed on a freestanding or building-attached protective canopy.~~

~~Sign, development: sign identifying the name and/or logo of a residential subdivision, neighborhood, apartment or condominium complex or similar development on the same parcel.~~

~~Sign, directional: sign providing on-site directional help for the convenience of the public such as location of exits, entrances and parking areas.~~

~~Sign, electronic message center: computer controlled illuminated sign that displays information using a rearranged or variable sequence of electronically generated letters, words, light patterns, shapes, images or graphics. Electronic message centers are also known as electronic variable message centers (EVMC), changeable electronic variable message sign (CEVMS), LED signs, video signs, and digital signs. This term excludes price display at gas stations, and time and/or temperature display.~~

Sign face area: area of the smallest rectangle enclosing the extreme limits of the sign message, frame, box, and other areas intended to highlight or draw attention to the sign message. Back-to-back faces separated by at least a ~~30□~~ 30° angle are counted separately in measuring sign area.

~~Sign footprint: area occupying the outermost limit of a freestanding sign and the support structure extended straight down to the ground.~~

Sign height: distance from the sidewalk grade to the top of the sign.

~~Sign, freestanding: sign supported from the ground and not attached to a building.~~

~~Sign, garage sale: sign advertising a garage sale, or a fund raising event by a non-profit organization.~~

~~Sign, monument: freestanding sign attached on a mounting set flush to the ground.~~

~~Sign, mural: illustration without commercial messages or references painted on a structure.~~

~~Sign, nonconforming: sign built legally but now not conforming to this code.~~

~~Sign, open house: sign identifying or advertising an open house or similar event on or near the sign location.~~

~~Sign, personal opinion: sign expressing a noncommercial viewpoint or belief of the party displaying the sign.~~

~~Sign, pole: freestanding sign supported by one or more exposed poles.~~

~~Sign, portable: freestanding sign with no permanent footing, designed to be easily moved about.~~

~~Sign, projecting: attached sign projecting at an angle from a building wall.~~

~~Sign, pylon: freestanding sign supported by one or more exposed tubular poles.~~

~~Sign, sculptural: three-dimensional artwork functioning as a sign, with a theme or design relating or referring to the business or party displaying it. School mascot displays are not considered sculptural signs.~~

~~Sign, snipe or bandit: temporary off-premises sign or poster attached to trees, poles, stakes, fences, or other objects; a temporary sign placed on private property without the permission of the property owner; or a temporary sign placed by a private party in the public right-of-way or on public property. A-frame signs and garage sale signs permitted by this code are not considered snipe or bandit signs.~~

~~Sign, wall: attached sign mounted flush to the wall of a building.~~

~~Sign, window: attached sign applied to a window or located inside a window and intended to be seen from the outside.~~

~~Site-built building: building constructed at the building site. Although some components may be prefabricated off-site, the building is erected, framed, and finished by workers on location.~~

~~Slip Road: an outer vehicular lane or lanes of a Thoroughfare, designed for slow speeds while inner lanes carry higher speed traffic, and separated from them by a planted median.~~

Slope: vertical change in grade divided by the horizontal distance over where that vertical change occurred. Slope is usually given as a percentage.

Solar power: The conversion of sunlight into electricity or energy either directly through photovoltaics or indirectly through concentrated solar power.

Special Requirements: provisions in the OT and FBC Districts and/or the associated designations on a Regulating Plan or other map for those provisions.

~~Square: a Civic Space type designed for unstructured recreation and Civic purposes, spatially defined by building Frontages and consisting of Paths, lawns and trees, formally disposed.~~

Stoop: a Private Frontage wherein the Facade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk for privacy, with an exterior stair and landing at the entrance.

Story: a habitable level within a building, excluding an Attic or raised basement. The part of a building from one floor to the next floor above or to the ceiling if there is no floor above.

~~Story, half: space under a sloping roof that has the line of intersection of the roof and wall face no more than 3 ft. above the floor level, and in which space the possible floor area with head room of no more than 5 ft. occupies at least 40% of the total floor area of the story directly beneath.~~

~~Street or (ST): public way (publicly or privately owned) used or intended for carrying vehicular, bicycle and pedestrian traffic. A street includes the entire area in the public right-of-way and/or access easement. In the OT and FBC district - a local urban Thoroughfare of low speed and capacity.~~

Street line: line limiting the right-of-way of the street with the property line of lots fronting on the streets.

Street tree: tree in the public right-of-way or tree lawn bordering the streets or trails of the city.

~~Streetscreen: a freestanding wall or vegetative screen composed of shrubs planted to be opaque at maturity installed along the property line/frontage line, or coplanar with the Facade. It may mask a parking lot from the Thoroughfare, provide privacy to a side yard, and/or strengthen the spatial~~

~~definition of the public realm.~~

Structure: combination of materials forming a construction for use, occupancy or ornamentation.

~~Structure, primary: structure where the primary use of the lot is conducted.~~

~~Structure/building, accessory: building other than the principal structure that is subordinate to and used for purposes incidental to those of the principal structure and/or use. This includes, but is not limited to swimming pools, decks, storage sheds, barbeque structures, detached garages, playscapes, tree houses and other similar buildings or structures.~~

Subdivision (noun): parcel divided or proposed for division into two or more lots, tracts, or parcels.

Subdivision (verb): legally dividing a parcel of land into two or more smaller lots, tracts, or parcels.

Swale: a low or slightly depressed natural area for drainage.

~~T-zone: Transect Zone.~~

~~Terminated Vista: a location at the axial conclusion of a Thoroughfare. A building located at a Terminated Vista designated on a Regulating Plan is required or recommended to be designed in response to the axis.~~

Textured pavement: pavement in the form of brick, paver blocks, or textured and colored concrete.

Thoroughfare: a way for use by vehicular and pedestrian traffic and to provide access to Lots and Open Spaces, consisting of Vehicular Lanes and the Public Frontage.

Time of significance: time when a property attained the significance for which it now meets the designation criteria for a historic landmark district designation.

Tract: parcel not indented for residential, commercial, or industrial occupancy. Tracts are intended as sites for subdivision entry features, commonly owned landscape areas, commonly owned private open space, utility substations, detention and retention ponds, and similar features.

~~Transect: a cross-section of the environment showing a range of different habitats. The rural-urban Transect of the human environment used in the OT and FBC zoning districts is divided into six Transect Zones. These zones describe the physical form and character of a place, according to the Density and intensity of its land use and Urbanism.~~

~~Transect Framework Plan: Is a high level concept plan that establishes the general boundaries of the different transect zones, major roadway network, and open space locations.~~

~~Transect Zone (T-zone): Is a component zone of the OT and FBC districts. Transect Zones are administratively similar to the zoning districts, except that in addition to the usual building use, Density, height, and Setback requirements, other elements of the intended building are integrated, including those of the private Lot and building and Public Frontage.~~

Transparency: building wall length occupied by functioning doors and/or windows.

Tree: self-supporting woody plant species which normally grows to an overall height of at least 15 ft.

~~Tree, diseased: tree weakened by disease, infestation, decay, age or fire, to an extent where there is a risk the tree may die in five years, split, fall, threaten the viability of healthy trees; and the problem cannot be fixed or healed through normal horticultural practices.~~

~~Tree, healthy: tree showing good structural integrity, free of serious diseases, and maintaining normal appearance appropriate to the species including size of tree and leaves, normal coloration, and displaying normal vigor and growth characteristics of the species. Health and condition are found per the most recent edition of the Guide for Plant Appraisal, an International Society of Arboriculture publication.~~

~~Tree, heritage: healthy native tall and small tress with a diameter at breast height of at least 24 in. Heritage trees are also considered protected trees.~~

~~Tree, inventoried: tree of a species on the approved tree list, at least 2.5 in. DBH, on a tree inventory for a parcel to be developed.~~

Tree lawn: area between the street and the sidewalk, or where no sidewalk exists, the area inside a 10 ft. distance away from the edge of the street. Also known as a “grass plot,” “boulevard strip”, “planting strip”, “nature strip” or “devil’s strip”.

~~Tree, native short: tree of a species native or well adapted to Central Texas (as designated in the landscaping standards), growing to no more than 30 ft. at maturity, known for attracting wildlife and their ability to grow in their native setting with no irrigation once established. Native short trees can be used below the canopy when they are shade-tolerant or as a low canopy in areas where large trees are not wanted or appropriate.~~

~~Tree, native tall: tree of a species native or well adapted to Central Texas (as designated in the landscaping standards), growing to at least 30 ft. at maturity, known for attracting wildlife and their ability to grow in their native setting with no irrigation once established. Native tall trees are intended to give shade and a canopy.~~

~~Tree, nuisance: tree of a species designated as “nuisance trees” in the landscaping standards; or an exotic tree not native to Central Texas, that may threaten the viability of native plant species and the integrity of the ecosystem.~~

~~Tree, protected: healthy native tall and small tress with a diameter at breast height of at least 12 in.~~

~~Tree, relocated: tree on a site relocated on the same site to accommodate development, or moved outside an existing or proposed building envelope.~~

~~Tree, replacement: tree planted on a property after the removal of an existing tree on the same site.~~

~~Tree, retained: tree that will not be removed, relocated, or damaged during construction or development of a site.~~

~~Turning Radius: the curved edge of a Thoroughfare at an intersection, measured at the inside edge of the vehicular tracking. The smaller the Turning Radius, the smaller the pedestrian crossing distance and the more slowly the vehicle is forced to make the turn.~~

Urbanism: collective term for the condition of a compact, Mixed Use settlement, including the physical

form of its development and its environmental, functional, economic, and sociocultural aspects.

~~Vehicle, commercial: motor vehicle, trailer or semi-trailer designed or used to carry freight, passengers for a fee, equipment, tools or merchandise in the furtherance of a commercial enterprise.~~

~~Vehicle, recreational: unit designed as temporary living quarters for recreational, camping or travel use with a body width no more than 8 ft. and a body length no more than 40 ft. Units may move under their own power, or be designed to be pulled by or mounted on a motor vehicle. Recreational vehicles include motor homes, converted buses, travel trailers, camper vans, truck campers, camping trailers, houseboats, toterhomes, toy haulers, or other similar units. A recreational vehicle may or may not include a toilet and bath.~~

Vested development right: right to undertake and complete development and use of property.

~~Wainscot: covering on the lower part of a wall that is different from the rest of the wall.~~

~~Wall, boundary: solid masonry barrier built to enclose or screen a certain area. The term is used in a similar context as fence.~~

~~Wall, building: any side of the building, including the façade.~~

Waterway: natural or man-made channel conducting storm water from a two-year storm event at a depth of 8” or more and at a rate of at least 15 cu. ft. per second or more. Street pavement is not considered a waterway.

Watershed: area from which stormwater drains into a given basin, river or creek.

Wayfinding Sign: refers to non-commercial directional signs and information systems that are usually created by local government entities to guide people through a city or a region to major destinations, districts, and locations. Signs may be placed on private property or in the right-of-way.

~~Wetlands, category 1: wetlands with any of the following characteristics:~~
~~Endangered or threatened species, or their habitat.~~
~~Listing by the federal or state government as having critical or outstanding actual habitatfor endangered or threatened species.~~
~~40% to 60% permanent open water in dispersed patches, and two or more wetlandvegetation classes.~~
~~Rare plant communities such as peat bogs.~~
~~Wetlands at least 10 acres and having three or more wetland classes.~~

~~Wetlands, category 2: wetlands with any of the following characteristics:~~
~~Total area of greater than 1 acre.~~
~~Total area equal to no more than 1 acre with at least three different wetland classes.~~
~~A forested wetland with an area of no more than 1 acre.~~
~~Heron rookeries or nesting trees for hawks, owls or other raptors.~~

~~Wetlands, category 3: wetlands one acre or less with two or fewer wetland classes.~~

Where possible: that the proposal must conform to a rule unless the applicant shows it is not physically possible because of topography, sight line rules, existing trees, utilities, drainage standards, access standards or other physical constraints.

~~Wireless facility, freestanding: wireless facility incorporating an antenna with a support structure that does not screens or camouflages the presence of antennas and/or towers from public view. Examples of freestanding wireless facilities include monopoles and lattice towers.~~

~~Wireless facility, temporary: wireless facility designed for use while a permanent wireless facility or network is being designed or built, or for a special event where many people attending are wireless users.~~

Wireless service: telecommunications services including cellular telephone, personal communications service (PCS), specialized mobile radio (SMR), enhanced specialized mobile radio (ESMR), paging, wireless broadband Internet service (excluding Wi-Fi), and similar services.

Xeriscape: plants not requiring supplemental irrigation for survival once established.

Yard: open area on a building lot along the lot lines. A yard must be unobstructed from the lowest level to the sky, except certain permitted obstructions.

Yard, front: area on a parcel between a structure and the right-of-way or private street boundary line. For a corner lot, any yard extending along the full length of a street line is considered the front yard.

Yard, rear: area on a parcel between a structure and the property boundary opposite of the front lot line. For a corner lot, there is only one rear yard, placed to the rear of the building.

Yard, side: area on a parcel between a structure, front yard and rear yard. For a corner lot, there is only one side yard, placed to the side of the building perpendicular to the building front façade, which is next to another property and not the right-of-way or private street.

~~Yield: characterizing a Thoroughfare that has two-way traffic but only one effective travel lane because of parked cars, necessitating slow movement and driver negotiation. Also, characterizing parking on such a Thoroughfare.~~

10.203 Development review process

10.203.1 Applicability

This section applies in the following areas.

~~Process~~	~~City of Hutto conventional zoned areas~~	~~City of Hutto FBC Form Based Code zoning district~~	~~City of Hutto OT Old Town zoning district~~	~~Hutto extraterritorial jurisdiction (ETJ)~~
~~Amended plat~~	~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~
~~Annexation~~	~~No~~	~~No~~	~~No~~	~~Yes~~
~~Building permit and certificate of occupancy~~	~~Yes~~	~~Yes~~	~~Yes~~	~~No: Williamson County~~
~~Certificate of appropriateness~~	~~Yes: historic district~~	~~Yes: historic district~~	~~Yes: historic district~~	~~No~~

~~Demolition permit~~	~~Yes~~	~~Yes~~	~~Yes~~	~~No: Williamson County~~
~~Major subdivision~~	~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~
~~Plan amendment~~	~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~
~~Plan amendment: future land use map~~	~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~
~~Planned unit development~~	~~Yes~~	~~No~~	~~Yes; OT 5C only~~	~~No~~
~~Plat vacation~~	~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~
~~Right-of-way construction permit~~	~~Yes~~	~~Yes~~	~~Yes~~	~~No~~
~~Right-of-way vacation~~	~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~
~~Short form subdivision~~	~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~
~~Sign permit~~	~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~
~~Site plan review~~	~~Yes~~	~~Yes~~	~~Yes~~	~~No~~
~~Site plan: initial~~	~~Yes~~	~~Yes~~	~~Yes~~	~~No~~
~~Special exception~~	~~Yes~~	~~No: see Chapter 5~~	~~No: see Chapter 5~~	~~No~~
~~Street name change~~	~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~
~~UDC amendment~~	~~n/a~~	~~n/a~~	~~n/a~~	~~n/a~~
~~Variance~~	~~Yes~~	~~Yes~~	~~Yes~~	~~Yes: subdivisions~~
~~Zoning map amendment~~	~~Yes~~	~~Yes~~	~~Yes~~	~~No~~

Table 802-1: Development Review Process Applicability

Process	City of Hutto	Hutto Extraterritorial Jurisdiction (ETJ)
Annexation	No	Yes
Building Permit and Certificate of Occupancy	Yes	No: Williamson County
Certificate of Appropriateness	Yes: Historic District	No
Demolition Permit	Yes	No: Williamson County
Major Subdivision	Yes	Yes
Plan Amendment	Yes	Yes
Future Land Use Map Amendment	Yes	Yes
Planned Unit Development	Yes	No
Plat Vacation	Yes	Yes
Right-of-Way Construction Permit	Yes	No
Right-of-Way Vacation	Yes	Yes
Short Form Subdivision	Yes	Yes

Sign Permit	Yes	Yes
Site Plan Review	Yes	No
Site Plan: Initial	Yes	No
Special Exception	Yes	No
Street Name Change	Yes	Yes
UDC Amendment	n/a	n/a
Variance	Yes	Yes: subdivisions
Zonin Map Amendment	Yes	No

The following is a general review structure for this Section. Additional details for each type of application/permit/request may be found in their respective sections or permit applications:

~~Type of: Application / Permit / Request~~	~~Planning~~	~~Engineering~~	~~Building~~	~~HPC~~	~~PZ~~	~~CC~~	~~ZBA~~
~~Administrative interpretation~~	~~Issued~~	~~Issued~~	~~Issued~~				~~A ***~~
~~Amended plat~~	~~RV/D~~	~~RV *~~			~~D~~		
~~Annexation~~	~~RV †~~					~~D~~	
~~Appeals: all~~						~~Bldg codes, CoA, Sign variance~~	~~Administrative decision and interpretations~~
~~Building code interpretation~~			~~RV/D~~			~~A~~	
~~Building plan review – residential/commercial: new construction~~			~~RV/D~~				
~~Building plan review – residential/commercial: Remodel~~			~~RV/D~~				
~~Building plan review – residential/commercial: Repair~~			~~RV/D~~				
~~Building plan review – residential/commercial: Addition~~			~~RV/D~~				
~~Building permit – residential/commercial:~~			~~I/D~~				

new construction (incl. inspections)							
Building permit – residential/commercial: remodel (incl. inspections)			I/D				
Building permit – residential/commercial: repair (incl. inspections)			I/D				
Building permit – residential/commercial: addition (incl. inspections)			I/D				
Certificate of appropriateness	RV		RV	D		A	
Certificate of occupancy/tenant change			I/D				
Comprehensive plan amendment	RV	RV		R ‡ ‡	R	D	
Comprehensive plan land use map amendment	RV				R	D	
Conditional certificate of completion (commercial)			RV/I/D				
Delay request (waiver of rights) for plats	RV/D						
Demolition permit: residential/commercial			I/D	D **			
Development agreement	RV/D					D	
Development assessment (subdivision)	RV/D	RV					
Drainage easement vacation	RV	RV				D	
Hot tub/spa permit (incl. insp.)			D				
HUD code manufactured home permit			D				
HVAC permit			D				
Irrigation permit (incl. insp.)(landscape irrigation)			D				
Legal lot determination letter	D						

Major subdivision: prelim & final plat	RV	RV			D		
Minor Modification – FBC zoning district	RV†‡				R	D	
Minor Modification – OT zoning district	RV†‡				D	A	
Mobile Food Vendor	RV/D				A		
Minor (short form) subdivision: final plat	RV	RV			D		
Move-in (modular structure) permit			D				
Plat Vacation	RV	RV			D		
Public utility easement vacation (PUE)	RV	RV				D	
Recordation processing (final plat)	RV/D						
Right-of-way (ROW) construction permit		D					
Right-of-way (ROW) vacation	RV	RV				D	
Sign master plan	RV		RV		R	D	
Sign permit	RV		RV/D				
Site plan review (incl. inspections)	RV	RV	RV/D				
Form Based Code amendment	RV				R	D	
Specific use permit (incl. amendment)	RV		RV		R	D	
Street name change	RV					D	
Subdivision improvements construction plan review & inspection		RV/I/D				Acceptance	
Subdivision plat approval extension	D****	RV			D****		
Temporary job/construction trailer			D				
Temporary use permit			D	**			
Tree removal permit (protected trees)	RV		RV/D			D	
Variance (sign) – Sign	RV		RV		D	A	
Variance (zoning) – Site design	RV						D ***
Variance (zoning) – FBC and OT zoning districts	RV						D ***

~~Variance (subdivision) – Subdivision~~	~~RV~~				~~D~~		
~~Water heater permit~~			~~I/D~~				
~~Water softener permit~~			~~I/D~~				
~~UDC amendment~~	~~RV~~				~~R~~	~~D~~	
~~Zoning change request~~	~~RV~~				~~R~~	~~D~~	
~~Zoning change request – PUD~~	~~RV~~	~~RV~~			~~R~~	~~D~~	
~~Zoning change request – Form Based Code~~	~~RV~~	~~RV~~			~~R~~	~~D~~	
~~Zoning map amendment~~	~~RV~~				~~R~~	~~D~~	
~~Zoning verification letter~~	~~D~~						

~~A=Appeal D=Decision I=Inspection R=Recommendation RV=Review~~
~~* = If there are public improvements on site~~
~~** = If structure is within the 1911 historic district the HPC makes final decision~~
~~*** = Appeals to ZBA are made to District Court~~
~~**** = Planning Staff can administratively approve the first extension, second extension requires Planning and Zoning Commission approval~~
~~† = Includes review for services by: City Engineer, Public Works, Police~~
~~†† = If amendment to Comprehensive Plan/GGP affects the Historic District~~
~~††† = See Section 10.203.9 for administrative approval requirements~~

Table 802-2: Application/Permit/Request Review Structure

Type of: Application / Permit / Request	Planning	Engineering	Building	HPC	PZ	CC	ZBA
A=Appeal D=Decision I=Inspection R=Recommendation RV=Review							
Administrative Interpretation	Issued	Issued	Issued				A
Annexation	RV					D	
Appeals						Bldg codes, CoA, Sign variance	Administrative decision and interpretations
Building Code Interpretation			D			A	
Building Plan Review			D				
Building Plan Review							
Building Permit			I/D				
Certificate of Appropriateness	RV		RV	D		A	
Certificate of Occupancy/Tenant Change			I/D				
Comprehensive Plan Amendment	RV	RV		R	R	D	

Future Land Use Map Amendment	RV				R	D	
Conditional Certificate of Completion (Commercial)			/I/D				
Demolition Permit			I/D	D			
Development Agreement	D					D	
Easement and Right-of- Way Vacation	RV	RV				D	
Legal Lot Determination Letter	D						
Major Subdivision: Final Plat	D	RV			A		
Major Subdivision: Preliminary Plat	RV	RV			D		
Mobile Food Vendor	D				A		
Minor (Short Form) Subdivision: Final Plat	RV	RV			D		
Move-In (Modular Structure) Permit			D				
Plat Vacation	D	RV			A		
Right-of-Way (ROW) Construction Permit		D					
Sign Master Plan	RV		RV		R	D	
Sign Permit	RV		D				
Site Plan Review (incl. inspections)	RV	RV	D				
Specific Use Permit (incl. amendment)	RV		RV		R	D	
Street Name Change	RV					D	
Subdivision Improvements Construction Plan Review & Inspection		I/D				Acceptance	
Temporary Job/Construction Trailer			D				
Temporary Use Permit			D				
Tree Removal Permit	RV		D			D	
Variance– Sign	RV		RV		D	A	
Variance – Site Design	RV						D
Variance) – Subdivision	RV				D		
UDC Amendment	RV				R	D	
Zoning Change Request	RV	RV			R	D	

Zoning Map Amendment	RV				R	D	
Zoning Verification Letter	D						

~~10.203.2 Amended plat~~

~~Subdivision standards are detailed in Chapter 6 (Subdivision standards).~~

~~10.203.2.1 Intent~~

~~An amended plat is required for error correction on a recorded plat, boundary changes between adjacent lots where no new lots would be created; and lot consolidation between two or more lots, where an entire plat will not be vacated.~~

~~10.203.2.2 Applicability~~

~~The amended plat process is used for the following in the city and its extraterritorial jurisdiction:~~

~~Adjust or relocate the boundary or lot lines between one or more adjacent lots on an approved plat, where the number of lots will not increase.~~

~~Join two or more adjacent lots on an approved plat, where the entire plat will not be vacated.~~

~~Correct an error or omission on an approved plat.~~

~~Show monuments set after death, disability, or retirement from practice of the engineer or surveyor charged with responsibilities for setting monuments.~~

~~Show the proper location or character of monuments that have been changed in location, character, or shown incorrectly on an approved plat.~~

~~"Quitclaiming" land to adjacent property owners without approval through a formal subdivision review process is prohibited.~~

~~10.203.2.3 Criteria~~

~~Amended plat requests are evaluated using all the following criteria:~~

~~New lots will not be created.~~

~~Resulting lots will meet the required minimum lot size and lot width of the underlying zoning district. If any lots are non-conforming because they do not meet lot size or width standards, the replat cannot increase the non-conformity.~~

~~It will not create a non-conforming setback for any existing building.~~

~~It is not intended to "cut away" a nonconforming use from adjacent lots to increase its lifespan.~~

~~It will not adversely affect access, drainage or utility easements or rights-of-way serving the property or other properties in the area.~~

~~Covenants or deed restrictions for the original lots must also apply to the resultant lots and be noted on the final plat.~~

~~10.203.2.4 Process~~

~~Refer to development application.~~

~~10.203.2.5 Conditions~~

~~The Planning and Zoning Commission may impose conditions on an amended plat.~~

10.203.2 Universal Development Process Overview

This section provides a general overview of a typical development process.

10.203.3 Annexation

10.203.3.1 Intent

All land in Hutto's current or future extraterritorial jurisdiction area should eventually become part of the City, so it can more effectively guide growth and regulate the quality of the built environment.

10.203.3.2 Applicability

The annexation process is used to annex unincorporated land into the City in accordance with Texas Local Government Code Chapter 43, as amended.

10.203.3.3 Criteria

Annexation and initial zoning requests are evaluated using all of the following criteria:

The request is consistent with community, neighborhood and other applicable land use and development plans.

The property is in the extraterritorial jurisdiction (ETJ).

The property does not have any Unified Development Code or Williamson County code violations.

The annexation request conforms to state law.

10.203.3.4 Process

Refer to development application.

10.203.3.5 Conditions

Development Services staff, and/or City Council may impose conditions on an annexation request, to ensure conformance to this ~~code~~ UDC and any community, neighborhood and other applicable land use and development plans.

A building permit cannot be issued for recently annexed land until initial City zoning is established.

Initial zoning is established through a zoning map amendment (rezoning), which ~~must~~ shall be processed at the same time as the annexation request. Initial zoning must conform to ~~the comprehensive plan~~ Hutto SOAR 2040. Standard rezoning fees will apply.

10.203.4 Building permit and certificate of occupancy

10.203.4.1 ~~Purpose~~ Intent

A building permit is needed when an owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by the IFC or ICC or to cause any such work to be done.

10.203.4.2 Applicability

A building permit application is required for any construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, and maintenance of buildings or structures except:

Movable cases, counters, and partitions, not over ~~5 feet 9 inches~~ five (5) feet nine (9) inches (1,753 mm) in height.

Painting, papering, and similar finish work.

Temporary motion picture, television, and theater stage sets and scenery.

Play equipment accessory to residential use, including swing sets, jungle gyms, slides and trampolines.

Antennas and/or their supporting structures other than buildings accessory to residential use, at least ~~10 ft.~~ ten (10) feet high and below the maximum building height in the underlying zoning district.

One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed ~~200 sq. ft~~ two hundred (200) square feet.

Fences not over ~~6 ft.~~ eight (8) feet (~~1,829~~ 2,438 mm) high.

Oil derricks.

Retaining walls that are not over ~~4 ft.~~ four (4) feet (1,219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II, or IIIA liquids.

Water tanks supported directly on grade if the capacity does not exceed ~~5,000~~ five thousand (5,000) gallons (18,925 L) and the ratio of height to diameter or width does not exceed 2:1.

Sidewalks and driveways not more than ~~30 in.~~ thirty (30) (762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route.

Prefabricated swimming pools accessory to a group R-3 occupancy that are less than ~~24 in.~~ twenty-four (24) inches (610 mm) deep, do not exceed ~~5,000~~ five thousand (5,000) gallons (18,925 L) and are installed entirely above ground.

Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.

Window awnings supported by an exterior wall that do not project more than ~~54 in.~~ fifty-four (54) inches (1,372 mm) from the exterior wall and do not require additional support of Group R-3 and U occupancies.

Building permit applications are also required for change of use, occupancy, tenancy, ownership or name of business for a non-residential building or tenant space.

10.203.4.3 Criteria

Building permit requests are evaluated using all of the following criteria:

The project conforms to this ~~code~~ UDC, the Building Code, the Fire Code, and other applicable regulations.

The parcel does not have any violations of this ~~code~~ UDC or other applicable city or state regulations.

A site plan was approved for the project, if applicable.

The site is a legally platted building lot, unless site is on a lot located in the 1911 Historic District and has not been altered since the ~~1911 Historic~~ District was created.

The Development Services Department may accept applications for building permits for individual lots in approved subdivisions as follows:

Footing and foundation permits for new construction will be accepted only after the following have occurred:

Final grading of drainage easements and the installation of the stormwater drainage system is complete, and the City Engineer has inspected and approved the grading and installation; and

Construction of the street subgrade and installation of the aggregate base course, or other all- weather surface, for the street serving the project is completed and inspected and approved by the City or County Engineer, and acceptable density tests for subgrade and utility trenches are submitted to and approved by the City Engineer.

Street signs are properly installed at intersections.

Full building permits for new construction will be accepted only after the following have occurred:

Street surfacing at least through aggregate base course or plant mix bituminous base application is complete; the City Engineer has inspected and approved the surfacing and density tests for applied material.

Public water and sewer systems are completely constructed, and evidence of acceptance by the appropriate water, sewer and fire protection providers is submitted to the City Engineer.

Building permits will not be issued for proposals violating proposed amendments to this ~~code~~ UDC (text or maps) pending before the Commission, from time of first public notice until final disposition, up to six months from first public notice.

A building permit will not be accepted for processing on property with a valid application pending for review of a variance, special exception, rezoning, subdivision, or general development plan.

A building permit will not be approved on property with an outstanding property maintenance violation, zoning violation, or other code violation unless the permit is to remedy the violation.

10.203.4.4 Process

Refer to development application.

10.203.4.5 Conditions

A building permit shall become invalid unless work has commenced within ~~180~~ one hundred and eighty (180) days from issuance date, or if a ~~CO~~ certificate of occupancy is not issued within ~~2~~ two (2) years from the issuance date.

10.203.5 Certificate of appropriateness

A building permit shall still be obtained for projects authorized by a certificate of appropriateness. Historic preservation standards are detailed in Chapter 7 (Historic preservation).

10.203.5.1 ~~Purpose~~ Intent

A certificate of appropriateness is required for certain types of alterations and changes to historic structures and sites; to help ensure the achievement of historic preservation goals and objectives ~~are being met~~.

10.203.5.2 Applicability

A certificate of appropriateness is required for the following changes to the exterior of a structure with designated or pending historic designation:

Visible change to the exterior of a designated contributing structure.

Addition to a designated contributing structure in a historic district.

Demolition or relocation of a designated contributing structure. The Historic Preservation Commission may require the owner to conform to a salvage plan as a condition for approving a certificate of appropriateness.

Construction of a new, detached structure in a historic district.

Work not involving a change to material, configuration, dimension, or outward appearance will be considered in-kind repair and does not require a certificate of appropriateness.

10.203.5.3 Exceptions

The following changes do not require a certificate of appropriateness.

Work that does not involve a change to material, configuration, dimension, or outward appearance, such as ordinary maintenance and repair, changes in paint color, and replacement of existing materials, will be considered in-kind repair and does not require a certificate of appropriateness.

Work that is required for a property to come into compliance with federal and state laws pertaining to persons with disabilities. Provided the worrk complies with applicable historic preservation standards to the maximum practicable.

10.203.5.4 Criteria

Certificate of appropriateness requests are evaluated using all of the following criteria:

The structure or site will be used for its historic purpose or be placed in a new use that is permitted under this ~~code~~ UDC. The use will require minimal change to the defining characteristics of the structure, property, site and environment.

The historic character of a structure or site will be kept and preserved. Removal of historic materials or alteration of features and spaces characterizing a structure or property will be avoided.

The structure and/or site remains as a physical record of its time, place and use. Changes will not create a false sense of historical development, such as adding conjectural features or architectural elements from other structures or ~~property~~ properties.

Most structures and properties change over time; changes that acquired historic significance in their own right will be kept and preserved.

Distinctive features, finishes and construction techniques or examples of craftsmanship characterizing a structure or property will be preserved in the limits permitted by applicable regulations.

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature must match the old in design, color, texture and other visual qualities; and, where possible, materials, if they meet other applicable codes and ordinances. Replacement of missing features will be proven by documentary, physical or pictorial evidence.

Chemical or physical treatments that could damage historic materials are prohibited. Surface cleaning of structures, if appropriate, must be undertaken using the gentlest method

possible.

New additions, exterior alterations, or related new construction will not destroy historic materials characterizing the structure or property. New work will be differentiated from the old and will be compatible with the massing, size, scale and architectural features to protect the historic integrity of the structure or property and its environment.

New additions and adjacent or related new construction will be undertaken in a way that the essential form and integrity of the historic structure or property and its environment will be unimpaired if it is removed in the future.

New construction taking place after demolition or removal of a structure or property in an historic district will conform to the design guidelines for the district.

10.203.5.5 Process

Refer to development application.

10.203.5.6 Approval conditions

The Historic Preservation Commission and/or City Council may impose conditions on a general development plan.

10.203.6 Demolition permit

10.203.6.1 Intent

Development Services staff will review demolition permits to ensure work will take place according to applicable rules.

10.203.6.2 Applicability

A demolition permit is required to tear down any structure.

10.203.6.3 Criteria

Demolition permit requests are evaluated using the following criteria:

~~The structure or site is not designated as a historic structure by any government agency~~ No government agency has designated the structure or site as a historic structure. If it is designated, it ~~must~~ shall be shown that the building cannot be saved, and the demolition was authorized subject to federal, state, county or local agency processes and rules.

~~The structure or site must be reviewed by the fire department for compliance with Fire Code requirements~~ The fire department shall review the structure or site to ensure compliance with the Fire Code.

10.203.6.4 Process

Refer to development application.

10.203.6.5 Conditions

Development Services staff ~~must~~ shall ~~inspect~~ observe the site before demolition starts. Utilities ~~must~~ shall be disconnected and properly capped, meter sizes notated, with utility company verification given.

Demolition of buildings shall follow and be regulated by the Texas Asbestos Health Protection Act (TAHPA) EXCEPT single family dwelling or an apartment complex of 4 four (4) units or less that will continue to be used as a residence or apartment complex of 4 four (4) or ~~less~~ fewer units.

~~Hazardous~~ If hazardous materials (including asbestos) are present, they ~~must~~ shall be removed and disposed of properly. ~~TCEQ notification is required if excessive amounts of asbestos are removed~~ If excessive amounts of asbestos are removed, TCEQ notification is required.

Fugitive dust mitigation is required at demolition sites.

Debris ~~must~~ shall be removed from the site and recycled or disposed at a landfill.

A demolition permit is valid for ~~90~~ ninety (90) days from the time of approval. Demolition ~~must~~ shall take place over a ~~30~~ thirty (30) day period, or ~~90~~ ninety (90) days for “green demolition” where the building is carefully deconstructed and the bulk of materials are recycled and/or reused.

~~10.203.7 Form Based Code (FBC)~~

~~10.203.7.1 Form Based Code Zoning Structure~~

~~The following plans establish the structure within which the details of the Form Based Code Zoning District are calibrated to a specific development. The Form Based Code Zoning District shall be composed of Transect Zones from the most undeveloped, natural zone (T-1) to the highest intensity mixed use zones (T-5). Section 10.1002.1 provides a general description of the Transect Zones’ intended character and intensity.~~

~~Zoning Change Application and Transect Framework Plan (TFP) – In conjunction with an application for zoning change (per Section 10.203.25), a Transect Framework Plan shall also be submitted. The TFP shall establish the general allocation of Transect Zones, major street network, and major open space network in addition to establishing the Transect Zone Development Standards per Section 10.203.7.3.~~

~~Regulating Plan – Based on a previously approved Transect Framework Plan, a Regulating Plan shall be required for all or a portion of the area included in the Transect Framework Plan prior to, or submitted with, the Preliminary Plat application. The submittal requirements for a Regulating Plan are included in Section 10.203.7.3.~~

~~Site Plans and Plot Plans – Site plans (for non-single family residential) and Plot Plans (for single-family residential) shall be the lot and building level plans that shall be required for individual lots and/or buildings prior to building permit approval for all development. They shall meet the submittal standards in Section 10.203.7.3.~~

~~10.203.7.2 Authority for Approval~~

~~Transect Framework Plans and Transect Zone Development Standards may only be approved by City Council after recommendation by the Planning and Zoning Commission. The process for Zoning Change applications in Section 10.203.25 of the UDC shall be followed.~~

~~Modifications to adopted TFPs may also be processed in conjunction with Regulating Plan applications per Section 10.203.7.2.2 below.~~

~~Regulating Plans: may be approved administratively as long as they are consistent with previously approved Transect Framework Plan and Transect Zone Development Standards.~~

~~Minor modifications to approved TFPs per Table in Section 10.203.7.3.2.3 may also be approved administratively. Any Regulating Plans that are not consistent with previously approved TFPs or are over the minor modification threshold shall be processed as a revision to a TFP and may only be approved by City Council after a recommendation by the Planning and Zoning Commission. In considering such a request, the Planning and Zoning Commission and the City Council may use all the following criteria that may be applicable:~~

~~The extent to which the proposed modifications to street layout and/or transect zones impact adjoining properties with respect to continuity and adjacency predictability;~~

~~The overall purpose and intent of the Form Based Code District;~~

~~The extent to which the proposal fits the adjoining design context by providing appropriate~~

building scale and use transitions;
The extent to which the proposal provides public benefits such as usable civic and open spaces, trails, livable streets, housing choice, shared parking, and similar amenities; and
The extent to which the proposal does not hinder future opportunities for higher intensity development.

Site Plans: may be approved administratively as long as they are consistent with previously approved Regulating Plan, Transect Framework Plan and Transect Zone Development Standards. Minor modifications to approved Regulating Plans and TFPs per in Section 10.203.7.3.2.3 may also be approved administratively. Any Site Plans that are not consistent with previously approved Regulating Plans and TFPs or are over the minor modification threshold may only be considered as revisions to previously approved plans and shall be processed accordingly. In considering such a request, the Planning and Zoning Commission and the City Council may use all the following criteria that may be applicable:
The extent to which the proposed modifications to street layout and/or transect zones impact adjoining properties with respect to continuity and adjacency predictability;
The overall purpose and intent of the Form Based Code District;
The extent to which the proposal fits the adjoining design context by providing appropriate building scale and use transitions;
The extent to which the proposal provides public benefits such as usable civic and open spaces, trails, livable streets, housing choice, shared parking, and similar amenities; and
The extent to which the proposal does not hinder future opportunities for higher intensity development.

10.203.7.3 Application Requirements
This section shall establish the application requirements for Transect Framework Plans and Transect Zone Development Standards, Regulating Plans, and Site Plans.

Transect Framework Plans Requirements:
Minimum Acreage Required: The minimum acreage required for any new Form Based Code District Transect Framework Plan shall be 50 acres. There shall be no limitation on acreage added to previously approved Form Based Code Districts.
In addition to any information required with a zoning change application, the Transect Framework Plan shall include the following information:
Location map of the property with major roadways and adjoining neighborhoods;
General location of neighborhood units shown in ¼ mi. radius pedestrian zones;
A conceptual level plan for the Form Based Code neighborhood proposed which depicts general location of transect zones to be included within the framework plan and/or neighborhood unit and any transitions to adjoining neighborhoods and roadwaycorridors. This concept plan shall meet the standards in the Neighborhood Organizing Principles, Section 10.502.1;
General location of land uses to be accommodated within the development including mix and density/intensity by transect zone or neighborhood unit;
General location of major roadway network within the Form Based Code district including connections to existing roadway network, possibly connections to the city's future roadway network (Mobility Plan) and adjoining undeveloped land;
Include a palette of proposed street types within the development with associated cross-sections and street classifications for the proposed TFP area (or for each transect zone) specifying right-of-way width, minimum pavement width, on-street parking, approximate location of street trees, bikeways and sidewalks (Appendix A-6 through A-13 Thoroughfare Assemblies, Institute of Transportation Engineers' Designing Walkable

Urban Thoroughfares manual or NACTO's Urban Street Design Guide shall be used to guide the development of the proposed cross sections in lieu of the current street standards).

A conceptual level plan for the accommodation of multifunctional areas for open space, creek preservation, and stormwater drainage and detention for the Form Based Code District in addition to water, sewer infrastructure and general location of major open space such preservation of environmentally sensitive areas or farmland conservation areas;

Any other information that illustrates the general design direction of the Form BasedCode District.

The Transect Framework Plan shall be accompanied by the Transect Zone Development Standards. The Transect Zone Development Standards shall specify all required standards for all the major elements of the development per Section 10.502.1 Neighborhood Organizing Principles.

Regulating Plan Requirements:

The minimum area to be included in a Regulating Plan shall be a minimum of 20 acres. There shall be no limitation on acreage added to previously approved Regulating Plans.

The Regulating Plan shall specify the following elements and meet the Transect Zone development standards established with the Transect Framework Plan:

Transect zone allocation (acreage and percentage)

Lot and block layout

'A' and 'B' Grid designations

Street layout and specifications (cross sections and streetscape)

Open space locations and types

Special Requirements (retail frontages, vista terminus) and

Any minor modifications to the approved Transect Framework Plan

A Regulating Plan application may be submitted in lieu of a Transect Framework Plan at the time of Zoning Change application if the Regulating Plan includes all the information required with a Transect Framework Plan. It may be submitted in conjunction with a Preliminary Plat. The Regulating Plan application shall include the following information:

Demonstrate compliance with the approved Transect Framework Plan, purpose, intent, and development standards of the Form Based Code District;

Include exhibits meeting all the standards of the Form Based Code District and approved TFP include the following:

Delineation of the Transect Zones per the adopted TFP (including any modificationsto adopted TFP elements);

The layout of proposed blocks, major and minor streets, bikeways, sidewalks, and trails;

the location and acreage of open space areas and whether each will be privatelyowned, a common area for residents only or dedicated to public use;

'A' and 'B' Grid frontages based on the standards in the approved TFP;

A detailed plan for the accommodation of stormwater drainage and detention andother major water and sewer infrastructure elements for the overall area included in the Regulating Plan;

the location and area of retail, office, residential (including type of residential uses), civic, and open space uses;

the approximate shape, size, and placement of buildings;

the general parking location relative to streets and buildings and approximate parking count, with indication of parking lot landscape areas; and

any minor modifications to adopted TFP elements per table below

Minor Modifications Table		
Transect Framework Plan Element	Extent of Minor Modification Permitted	Criteria
a. Area/boundary of a Transect Zone	Area/boundary of a specific Transect Zone may be adjusted 15% or less of what was established in the TFP.	Shall not eliminate any required Transect Zone Modified area shall be contiguous with the corresponding Transect zone that is changed. Boundary modifications may be due to physical constraints on the property, or shifting of internal roadways or to better align with ownership boundaries.
b. Location of any Required Street	Location may be shifted no more than 150' in any direction	Shall maintain the connectivity intended by the Transect Framework Plan Shall maintain the continuation and/or connectivity with any existing streets or driveways, where possible Shall be reviewed by the Director of Development Services or designee and the City Engineer for compliance with i. and ii. above.
c. Area of any Required Civic/Open Space	May be reduced by no more than 10%	i. Shall not reduce the overall percentage of open space required in the development. Area may be adjusted to accommodate shifting of any new Required Streets or any required easements only.

Include a Street Classification Master Plan with associated cross-sections and street classifications for the proposed Regulating Plan area per the palette of thoroughfare and street assemblies approved with the TFP.

Include a report in the form of text, statistical information, tables, guidelines, and graphics that includes:

A statement of the purpose and intent of the proposed development's consistency with the vision of the Form Based Code District, approved TFP and its Transect Zones;

A description of the mix of land uses and the factors which ensure compatibility both within the development site, with adjacent land uses, and compliance with any recommendations of the adopted elements of the Comprehensive Plan;

Any special standards for signage in the form of a Master Sign Plan application

thatprovides a design palette addressing the location, size, type, lighting, colors, and materials for all signage in the proposed development unless meeting the Sign Regulations in Chapter 4 of the UDC;

Statistical information including:

gross acreage of the site, and net acreage of the site excluding jurisdictional wetlands, regulatory floodplains, and slopes over 20%;

the amount of land devoted to open space, both in acres and as a percentage of the gross acreage of the site;

the amount of land devoted to retail, office, industrial, residential, and civic uses, both in

acres and as a percentage of the gross acreage of the site;

a plan for pedestrian, bicycle, and vehicular circulation describing the general design capacity of the system as well as access points to any regional trail system;

a daily and peak hour trip generation and directional distribution report by use, unless the City Engineer finds that the traffic to be generated by the proposed development does not warrant the preparation and submission of a study;

the maximum allowable building coverage and height; and

the minimum and maximum building setbacks for all transect zones included in the Regulating Plan.

Compliance with Neighborhood Organizing Principles and all development standards adopted with the TFP.

Building design and general architectural design standards that meet Sections of this District in terms of specifying general materials and configurations permitted for facades, roofs, and openings.

Special Requirements identified in Section 10.502.1.4 if applicable.

A landscape plan that includes the design for streetscapes and civic/open spaces types.

a non-binding schedule for the entire development (or for each phase, if it is to be developed by phases), which shall show generally how the applicant will complete the project containing the following information:

The proposed order of construction by section delineated on the Regulating Plan;

The proposed schedule for construction of improvements to open space areas; and

The proposed schedule for the installation of required public streets, utilities improvements and the dedication of public rights-of-way and/or easements.

Site Plan Requirements: A Site Plan meeting the requirements of this District, approved TFP and Regulating Plan shall be approved prior to building permit issuance for all non single-family residential development within the District. Applications for Site Plans shall meet the submittal requirements in Section 10.203.19 in addition to the standards in this District.

The Planning Director or designee may approve minor changes to a previously approved Regulating Plan or Site Plan with the applicant's written justification for such changes. Any significant changes to and deviations from approved plans shall be regarded as an amendment to that particular plan and may be reviewed by the Director of Development Services or designee and processed per the standards established in this District. The Director of Development Services or designee shall make the determination as to whether a proposed change is minor or significant, based upon consideration of the following facts:

Whether the proposed change substantially alters the arrangement of component transect zones, buildings or changes the use of building space designated on the Regulating Plan;

Whether there is an increase in the number of residential dwelling units beyond the threshold established in the approved TFP or Regulating Plan;

Whether the proposed change substantially alters vehicular circulation or the placement/

arrangement of parking areas; or

Whether the proposed change will reduce or lessen the effectiveness of open space, landscape buffers, and edges.

Plot Plan Requirements: All single-family development shall refer to thedevelopment application.

10.203.8 Major subdivision (requiring both preliminary and final plat)

Subdivision standards are detailed in Chapter 6 (Subdivisionstandards).

10.203.8.1 Intent

A major subdivision permits the division of a parcel into two or more lots and/or tracts where public improvements such as streets will be required.

10.203.8.2 Applicability

The major subdivision process is used to subdivide legal lots, if the subdivision is not eligible for the short form subdivision (minor subdivision) process in Section 10.203.17. A Subdivision Plat is required under Section 212.004 of the Texas Local Government Code.

10.203.8.3 Criteria

Major subdivision requests are evaluated using all the following criteria:

The newly created parcels will meet minimum lot size standards. For uses with a significant public benefit, such as a fire station, Planning and Zoning Commission may waive the minimum lot size and minimum lot width standards if the proposed use meets minimum setbacks and sewage disposal standards.

The newly created parcels meet minimum access standards.

The subdivision does not "cut away" a non-conforming use from anadjacent lot to increase its lifespan.

The subdivision is compatible with existing and permitted land uses in the surrounding area.

The subdivision preserves and/or enhances the character of Hutto.

A conceptual plan or preliminary plat is approved for the parcel, if applicable.

10.203.8.4 Process

Refer to development application.

10.203.8.5 Conditions

The Planning and Zoning Commission may impose conditions on a major subdivision.

10.203.8.6 Extension

The Planning Department may grant a 1-year extension on the plat expiration. After the first extension, the Planning and Zoning Commission may grant up a second 1-year extension of the expiration date for major subdivisions.

10.203.9 Minor Modification

Minor Modification requirements are detailed above in section 10.203.7.3.2.3

Minor Modifications over 10% of a numerical development standard, shall be processed as Variances per Section 10.203.24 of the UDC.

10.203.9.1 Definition

A minor modification shall be a small modification to any established standard that still meets the purpose and intent of the District but is needed to address a site specific condition or context.

10.203.9.2 Approval Authority

Staff Approval: Any minor modification that is 10% or less of a numerical standard shall be reviewed and approved by the Planning Director or designee.

Planning and Zoning Commission Approval: All other types of minor modifications, such as use, shall be considered by the Planning and Zoning Commission (PZ) subject to the criteria below. PZ may impose conditions on a minor modification.

10.203.9.3 Minor Modification Criteria

A minor modification shall meet all the criteria below:

The proposed use will not generate traffic levels that are higher than the adjacent roadways are designed for;

The proposed use will not disturb nearby uses with excessive noise, lighting, or obnoxious odors;

For new construction and redevelopment, the densities proposed and scale of the building will not conflict with that of the surrounding area;

The proposed building and use meets the Purpose and Intent of this District, the Old Town Hutto Master Plan, and Building Design and Architectural Standards, and other adopted city policies

Where applicable, a Certificate of Appropriateness has been approved or is being considered by the Historic Preservation Commission.

If the minor modification is specific to use, its approval does not run with the land and expires at the end of the approved use.

10.203.9.4 Appeals

All appeals to a determination made on a minor modification request by Development Services or PZ shall be made to the City Council.

10.203.9.5 Revocation for of Minor Modifications

A minor modification for a use may be revoked if it is found the use violates the conditions imposed by PZ.

Minor Modifications over 10% of a numerical development standard, shall be processed as Variances per Section 10.203.24 of the UDC.

10.203.10 Old Town (OT)

10.203.10.1 Components of the Old Town Hutto District

The Old Town Hutto District shall be composed of the Old Town Hutto Regulating Plan and development standards as applicable.

10.203.10.2 The Regulating Plan

The Old Town Regulating Plan map (herein known as the Regulating Plan) is hereby adopted as the official zoning map for Old Town Hutto. Within any area subject to the approved Regulating Plan, this Section becomes the exclusive and mandatory regulation unless specified in this section. It shall establish the following development standards for all properties within the Regulating Plan:

10.203.10.2.1 Establishment of Old Town Transect Zones – The Old Town Hutto district is distinguished into different “Transect Zones”. Each Transect Zone is intended to create a distinct urban form based on the redevelopment vision in the Heart of Hutto Old Town Master Plan. Each Transect Zone shall establish use and building form standards including standards for building height, bulk, location, functional design, and parking. The Regulating Plan classifies

all lots within Old Town Hutto into one of following six (6) Transect Zones per Section 10.1003.1.

10.203.10.2.2 Special Requirements – The Old Town Hutto Regulating Plan shall also establish the following Special Requirements:

10.203.10.2.3 'A' and 'B' grid Streets: All Streets in Old Town shall be either designated as A-Grid or B-Grid Streets. Buildings along the A-Grid shall be held to the highest standard of this Section in support of pedestrian activity. Buildings along the B-Grid may be more readily considered for allowing automobile-oriented standards.

10.203.10.2.4 Designations for Required and Recommended Commercial Frontage: Standards that either require or advise that a building provide a Shopfront at sidewalk level along the entire length of its Private Frontage. The glazing requirements for Shopfronts shall be established by the Old Town Architectural Design Standards in in Section 10.503.6, Building Design and Architectural Standards. Standards for Required Commercial Frontage shall be per Section 10.503.6.

10.203.10.2.5 Designations for Required and Recommended Terminated Vista locations: establishing the requirements for the building to be designed as a feature building as described in Section 10.503.6, Building Design and Architectural Standards.

10.203.10.3 Using this district

The following basic steps should be followed to determine the uses and development standards applicable on property within the Old Town Hutto District:

Locate the subject property on Old Town Hutto Regulating Plan.
Identify on the Regulating Plan:
The Transect Zone in which the property is located;
The Street Grid ('A' or 'B' Grid) designation along all street frontages of the property; and
Any required or recommended Special Requirements.
Review the Old Town Permitted Use Tables by Transect Zone as listed in Section 10.304 to determine allowed uses.
Examine the corresponding transect zone standards in the Building Form and Development Standards in Section 10.503 to determine the applicable standards.
Refer to Section 10.503 for Civic and Open Space Standards, Site Development Standards and Architectural and Building Design Standards, Street Design Standards, and Streetscape and Landscaping Standards. Refer to section and Section 10.401 for Old Town Sign Standards.

The above list provides the basic steps to be followed in order to determine the uses and development standards applicable on property within the Old Town Hutto District during Site Plan Review and during Building Permit Review. The information in the sections listed above explain where the building will sit on the lot, the limits on its physical form, the range of uses, and the palette of materials that will cover it. For more specific dimensions and standards applicable to a particular property, consult with Planning Department Staff.

10.203.10.4 Development Review Process:

Site Plan Required: A Site Plan per Section 10.203.19 shall be required for allnon single-family residential development within the Old Town district.
Site plan review process shall be per the standards in Section 10.203.19 ofthe UDC subject to standards for Minor Modifications Section 10.203.9.

~~Any alterations to historic structures shall meet the requirements in Chapter 7 and obtain a Certificate of Appropriateness per Section 10.704, as applicable.~~
~~Specific Use Permits shall be per standards in Section 10.203.21.~~

10.203.~~11~~ 7 Plan amendment

10.203.~~11~~ 7.1 Intent

Community, neighborhood and other applicable land use and development plans and other plans are subject to change and revision, to reflect changing conditions in the City and region, good planning practice, and the vision of the City's leaders and citizens.

10.203.~~11~~ 7.2 Applicability

A plan amendment is required to change, add to or delete any part of a community, neighborhood or other applicable land use and development plan adopted by the City. A plan amendment may be requested by a property owner or representative if it is more than ~~12~~ twelve (12) months since they were last involved in a request before the Zoning Board of Adjustment or Planning and Zoning Commission.

10.203.~~11~~ 7.3 Criteria

Plan amendments are evaluated using all of the following criteria:

The amendment is consistent with ~~the comprehensive plan~~ Hutto SOAR 2040.
The text, map or chart is in need of the amendment.
The amendment is not contrary to the intent and purpose of the subject plan.
The amendment is consistent with generally accepted principles of good planning practice.

10.203.~~11~~ 7.4 Process

Refer to development application.

10.203.~~12~~ 8 Future Land Use Plan amendment ~~– future land use map~~

10.203.~~12~~ 8.1 Intent

The future land use map designation for a parcel might not permit a use most appropriate for the site, given the goals of community, neighborhood and other applicable land use and development plans, and good land use practice, and is subject to change periodically.

10.203.~~12~~ 8.2 Applicability

A future land use map amendment is required to consider a request to change the future land use designation of a parcel. The City may request a future land use map amendment at any time.

10.203.~~12~~ 8.3 Criteria

Future land use map amendments are evaluated using all the following criteria:

The proposed future land use is consistent with, and will not conflict with the goals of community, neighborhood and other applicable land use and development plans.
The proposed future land use will not conflict with proposed, permitted or existing land uses in the future land use ~~map~~ or zoning maps.
There is enough physical and social infrastructure to serve the proposed future land use.
The site and its conditions are suited for and appropriate to the proposed future land use.
The proposed future land use does not threaten the public health, safety, and welfare.
The proposed future land use does not create a public nuisance, or have an adverse impact on surrounding properties or the natural environment.
The proposed future land use does not threaten scenic, natural or historic resources.
The proposed future land use addresses a community need.
The proposed future land use corrects a clerical or administrative error on the future land use

map.
The proposed future land use results in a logical and orderly development pattern.
The proposed future land use is not merely intended to confer a benefit to the property owner.
The site is a legal building lot.

10.203.~~12~~ 8.4 Process
Refer to development application.

10.203.~~12~~ 8.5 Conditions
The Planning and Zoning Commission and/or City Council may impose conditions on a future land use map amendment.

10.203.~~13~~ 9 Planned Unit Development (PUD)
10.203.~~13~~ 9.1 Intent
The Planned Unit Development (PUD) process and zoning designation allows creativity, innovation and flexibility in land use, density, site planning and design for a parcel, that would result in a project more appropriate and desirable than what would result from strict application of this ~~code~~ UDC.
~~Applying Form Based Code to a parcel is preferred to the Planned Unit Development process.~~

10.203.~~13~~ 9.2 Applicability
A PUD plan and PUD development standards are required for a parcel that will be developed as a PUD.

10.203.~~13~~ 9.3 Criteria
PUD plans and development standards are evaluated using ~~all~~ the following criteria:
The PUD is consistent with the spirit of the community, neighborhood and other applicable land use and development plans, compatible with the character of adjacent development or recommended land uses, it would not adversely affect property near the site, and it achieves the benefits of improved design.
The PUD will not adversely affect land with significant historical, cultural, recreational or aesthetic value.
The PUD will give benefits through providing open space, parks, conservation of environmental features, aesthetic features and harmonious design, and/or energy efficient site design.
The benefits of preserving land for open space, parks or other public amenities outweigh the potential impact from more intense or dense development on the site.
The PUD controls external effects on nearby land uses such as movement and congestion of traffic; lighting; trash accumulation and litter; noise, air and water pollution; and other factors affecting public health, welfare, safety and convenience.
The PUD will be served by adequate facilities including streets, fire protection, water and sanitation.
The PUD does not have a significantly greater burden on the City's existing infrastructure, public improvements and services than development at a density permitted under the current zoning or suggested under community, neighborhood and other applicable land use and development plans, or that arrangements are made to mitigate impacts.
PUD architectural design, landscaping, hardscaping and signage parameters ~~must~~ shall give evidence of compatibility with adjacent development, internal consistency of design, and conformance to City design standards.

10.203.~~13~~ 9.4 Process
Refer to development application.

10.203.~~13~~ 9.5 Approval conditions

The Planning and Zoning Commission and/or City Council may impose conditions on the PUD request.

10.203.~~13~~ 9.6 Amendments

Technical or engineering considerations may call for minor deviations from the approved PUD. Development Services staff may approve minor deviations if they conform to this ~~code~~ UDC, and are consistent with the intent of the original PUD approval.

Changes to approved PUD plans that Development Services staff finds are not minor deviations, including changes to density, permitted use, provision of parks and open space, and imposed conditions, require a new application and approval through the PUD process.

~~10.203.14 Plat vacation~~

~~Subdivision standards are detailed in Chapter 5 (Subdivision standards).~~

~~10.203.14.1 Intent~~

~~Plat vacation provides for vacation of an entire subdivision plat if development will not occur consistent with the approved plat.~~

~~10.203.14.2 Applicability~~

~~Subject to review criteria, the owner of all contiguous lots shown on a final plat of record in the city or its extraterritorial jurisdiction may request the lots be vacated resulting in a single, unplatted parcel.~~

~~10.203.14.3 Criteria~~

~~Plat vacation requests are evaluated using all the following criteria:~~

~~It will not leave any lots without adequate utility or drainage easements.~~

~~It will not create a landlocked parcel, or vacate street rights-of-way or access easements needed to access other property.~~

~~It will not inhibit the provision of adequate public facilities or services to other property.~~

~~It is consistent with community, neighborhood and other applicable land use and development plans.~~

~~The plat vacation is requested before improvements covered by guarantees are installed.~~

~~10.203.14.4 Process~~

~~Refer to development application.~~

~~10.203.14.5 Conditions~~

~~The Planning and Zoning Commission may impose conditions on a plat vacation.~~

10.203.~~15~~ 10 Right-of-way construction permit

10.203.~~15~~ 10.1 Intent

A right-of-way construction permit allows construction of certain improvements in the public right-of-way.

10.203.~~15~~ 10.2 Applicability

A right-of-way construction permit is required for construction of improvements in the public right-of-way.

10.203.~~15~~ 10.3 Criteria

Right-of-way construction permit requests are evaluated using ~~all~~ the following criteria:

Conformance to this ~~code~~ UDC and applicable building codes and design standards.

Proof of adequate insurance coverage and provision of a performance bond, as specified in the construction specifications of the city on the date when it is granted.

Evidence the contractor who will perform the construction meets the standards of this subsection.

The City Engineer administers design and material standards for placement or replacement of pavements, curbs, gutters, sidewalks, inlets, water lines, wastewater lines or other public facility included in or disturbed by construction.

10.203.~~15~~ 10.4 Process

Refer to development application.

10.203.~~15~~ 10.5 Conditions

The City Engineer may impose conditions on a right-of-way construction permit, including:

Restrictions on construction timing that, in their opinion, are reasonable measures to protect the safety and convenience of the general public.

Placement of traffic control devices that are, in their opinion, reasonable measures to protect the safety of the general public and of workers performing the construction.

An application for a public right-of-way construction permit may be denied for the following reasons, which are not subject to appeal:

Contents of the application do not fulfill the standards outlined in this article and/or as prescribed in the City right-of-way construction policies and procedures as administered by the City Engineer.

Design and/or materials proposed for execution of the construction do not meet the City's design and construction standards.

10.203.~~16~~ 11 Easement and Right-of-way ~~and PUE~~ vacation

Subdivision standards are detailed in Chapter 6 (Subdivision standards).

10.203.~~16~~ 11.1 Intent

A right-of-way or ~~PUE~~ easement vacation permits the vacation of rights-of-way and easements that are no longer needed.

10.203.~~16~~ 11.2 Applicability

Subject to review criteria, ~~City Council~~ the City Engineer may grant a right-of-way or easement vacation for a right-of-way or easement of record over which the City has jurisdiction. A Right-of-way vacation results in a new lot configuration, and ~~also~~ requires an amended plat.

10.203.~~16~~ 11.3 Criteria

Right-of-way and ~~PUE~~ easement vacation requests are evaluated using all of the following criteria:

Approval of the vacation request will not leave land adjoining the right-of-way or easement without an established public street or private access easement connecting the land with another established public street, or without utility or drainage services.

Appropriate agencies were notified of the proposed vacation and none have objected.

The right-of-way or easement will be divided equally between the lots on each side, unless it can be proved the entire right-of-way was originally taken from one parcel. In that case, the right-of-way or easement will be returned to that parcel. Property owners on each side of the right-of-way or easement may agree to divide the vacated right-of-way or easement differently but must sign deeds to transfer ownership after ~~City Council~~ the City Engineer

approves the vacation.

10.203.~~16~~ 11.4 Process

Refer to development application.

10.203.~~16~~ 11.5 Conditions

The Planning and Zoning Commission and/or City Council may impose conditions on a right-of-way or ~~PUE~~ easement vacation.

A right-of-way vacation ~~implies a change to~~ necessitates updating the current and future land use maps of community, neighborhood and other ~~applicable land use and~~ relevant development plans ~~on the~~ affected ~~part of former~~ by the vacated right-of-way. ~~with~~ New land use designations will be assigned ~~according to the~~ based on the established rules ~~used to interpret~~ for interpreting zoning district boundaries.

10.203.12 Major Subdivision (Final Plat)

10.203.12.1 Intent

A major subdivision permits the division of a parcel into two or more lots and/or tracts where public improvements, such as streets, will be required.

10.203.12.2 Applicability

The major subdivision process is used to subdivide legal lots if the subdivision is not eligible for the short-form subdivision process in Section 10.802.14. A subdivision plat is required under Texas Local Government Code Section 212.004.

10.203.12.3 Criteria

Major subdivision requests are evaluated using the following criteria:

The newly created parcels will meet minimum lot size standards for uses with a significant public benefit, such as a fire station; the Planning and Zoning Commission may waive the minimum lot size and minimum lot width standards if the proposed use meets minimum setbacks and sewage disposal standards.

The newly created parcels meet minimum access standards.

The subdivision does not “cut away” a non-conforming use from an adjacent lot to increase its lifespan.

The subdivision is compatible with existing and permitted land uses in the surrounding area.

The subdivision preserves and/or enhances the character of Hutto.

A conceptual plan or preliminary plat is approved for the parcel, if applicable.

10.203.12.4 Process

Refer to development application.

10.203.12.5 Extension

The Director of Development Services may grant up to two (2) one (1) year extensions of the expiration date for major subdivisions.

10.203.13 Major Subdivision (Preliminary Plat)

10.203.13.1 Intent

A major subdivision permits the division of a parcel into two or more lots and/or tracts where public improvements, such as streets, will be required.

10.203.13.2 Applicability

The major subdivision process is used to subdivide legal lots if the subdivision is not eligible for the short-form subdivision process in Section 10.802.14. A subdivision plat is required under Texas Local Government Code Section 212.004.

10.203.13.3 Criteria

Major subdivision requests are evaluated using the following criteria:

The newly created parcels will meet minimum lot size standards for uses with a significant public benefit, such as a fire station; the Planning and Zoning Commission may waive the minimum lot size and minimum lot width standards if the proposed use meets minimum setbacks and sewage disposal standards.

The newly created parcels meet minimum access standards.

The subdivision does not "cut away" a non-conforming use from an adjacent lot to increase its lifespan.

The subdivision is compatible with existing and permitted land uses in the surrounding area.

The subdivision preserves and/or enhances the character of Hutto.

A conceptual plan or preliminary plat is approved for the parcel, if applicable.

10.203.13.4 Process

Refer to development application.

10.203.~~17~~ 14 Short form subdivision (short form final plat, minor subdivision, amended plats)

Subdivision standards are detailed in Chapter 6 (Subdivision standards).

10.203.~~17~~ 14.1 Intent

A short form subdivision provides for timely review of proposed land division not discernibly impacting surrounding properties, environmental resources, city character or public facilities; and simple resubdivisions, lot splits, and the platting of existing development and of land proposed for site development where public improvements are not required.

10.203.~~17~~ 14.2 Applicability

The short form subdivision process is used for the following land divisions in the City and its extraterritorial jurisdiction:

Division of an unplatted lot into up to four lots or less with no new improvements and in conformance to the Mobility Master Plan and Trails Master Plan ~~that would be needed~~, ~~with the condition that~~ may qualify for the short-form subdivision process. Any further subdivision must be approved through the major subdivision process.

Division of existing legal uses with separate utilities, except nonconforming uses. This process cannot be used to divide accessory uses from principal uses or create an opportunity for more principal uses.

Divisions of land for public utilities, open space, schools or other public uses.

10.203.~~17~~ 14.3 Criteria

Short form subdivision requests are evaluated using all of the following criteria:

No new public street will be necessary for each lot to access a public street.

No off-site improvements to the city's infrastructure will be necessary (except division of land for public utilities, open space, schools or other public uses).

No drainage improvements will be necessary.

The newly created parcels will meet minimum lot size standards in the underlying zoning district. For uses resulting in a significant public benefit, Planning and Zoning Commission may waive the minimum lot size and minimum lot width standards if the proposed use meets

minimum setbacks and sewage disposal standards.
The newly-created parcels meet minimum access standards.
Approval will not result in impacts greater than those of existing uses. Impacts from increased traffic to a public use may be offset by the public benefit derived from the use.
The subdivision does not “cut away” a non-conforming use from an adjacent lot to increase its lifespan.

10.203.~~17~~ 14.4 Process
Refer to development application.

10.203.~~17~~ 14.5 Extension
~~The Planning and Zoning Commission may grant up to two 1-year extensions of the expiration date for short-form subdivisions~~ The Director of Development Services may grant up to two (2) one (1) year extensions of the expiration date for short form subdivisions.

10.203.~~18~~ 15 Sign permit
Sign standards are detailed in Section 10.410.

10.203.~~18~~ 15.1 Intent
A sign permit ensures signs conform to this ~~code~~ UDC, and provides a record of signage built in the City.

10.203.~~18~~ 15.2 Applicability
Sign permits are required for ~~the following types of~~ signs outlined in Chapter 3 in the City and extraterritorial jurisdiction.
~~New permanent signs, excluding window signs.~~
~~New development signs.~~
~~New real estate, construction and temporary development signs at least 16 sq. ft.~~
~~Temporary displays.~~
~~Expansion to the face area or height, or change in the dimensions of an existing sign otherwise requiring a permit.~~
~~Change in the location of an existing sign otherwise requiring a permit.~~
~~Change in the logo, name or message displayed on an existing sign otherwise requiring a permit, except altering the copy on changeable copy faces.~~
~~Sign permits are not required for the following types of signs:~~
~~Excepted signs listed in Section 10.410.4~~
~~Window signs.~~

10.203.~~18~~ 15.3 Review criteria
Sign permit applications are evaluated using ~~all~~ the following criteria:
Proposed signage conforms to this ~~code~~ UDC and other applicable codes, and the underlying approved site plan if applicable.
The parcel does not have any Unified Development Code violations.
The site is a legal building lot.

10.203.~~18~~ 15.4 Process
Refer to development application.

10.203.~~18~~ 15.5 Conditions
A sign permit will not be issued for businesses or locations where any signs are displayed in violation of this ordinance, except to replace an illegal sign with a legal sign.

10.203.~~19~~ 16 Site plan review

Site planning and architectural standards are detailed in Chapter 4 for conventional zoning districts and in Chapter 5 for the OT and FBC zoning districts.

10.203.~~19~~ 16.1 Intent

Formal site plan review ensures proposed structures, modifications and uses conform to this ~~code~~ UDC, compatible with nearby properties and consistent with the spirit of any applicable plans.

10.203.~~19~~ 16.2 Applicability

Site plan review is required for:

- New ~~manufactured~~ modular housing ~~outside of the MH district~~.
- ~~Mobile~~ Manufactured home parks.
- Multiple household development in the MF district.
- New non-residential structures, or major additions to non-residential structures, unless noted.
- Freestanding wireless facilities unless noted.
- Utility substations.
- Development perimeter walls.
- Other uses designated as requiring site plan approval.

Formal site plan review is not required for:

- New single household and two household dwellings.
- Additions to single household and two household dwellings.
- Establishment of an initial site plan for an existing multi-household or non-residential use legally established without a site plan.
- Non-habitable structures with no significant external effects on surrounding properties.
- Attached wireless facilities unless noted.
- Other projects requiring a building permit, but do not require formal site plan approval.

10.203.~~19~~ 16.3 Criteria

Site plan requests are evaluated using all of the following criteria:

- Consistency with Unified Development Code and applicable plans. All aspects of the proposed development are consistent with this ~~code~~ UDC and the spirit of any applicable plans, it would not adversely affect property near the site, and it achieves the benefits of improved design.
- Aesthetics. Architectural design, landscaping, and signage conform to this ~~code~~ UDC and complements adjacent development.
- Compatibility with surrounding uses. The proposed development is compatible with the character of adjacent development uses (compatibility includes but is not limited to size, scale, mass, architectural design, landscaping, and external effects).
- Impact on existing infrastructure and public improvements. The proposed development does not adversely affect the City's existing infrastructure and public improvements, or that arrangements are made to mitigate impacts.
- Internal efficiency of design. The proposed design achieves internal efficiency for its residents and/or visitors, adequacy of recreation, public access, safety and other factors, including but not limited to storm drainage, sewer and water, grades, dust control and matters relating directly to public health and convenience.
- Control of external effects. The proposed development controls external effects on nearby land uses, movement and congestion of traffic, noise generated, arrangement of signs and lighting to prevent nuisances, landscaping, features to prevent littering or accumulation of trash, and other factors affecting public health, welfare, safety and convenience.
- Adequacy of traffic and circulation plans. Designs and efficiency of the traffic plan, vehicular and

pedestrian circulation, adequacy and convenience of parking, design of streets, and linkage of collector streets to the arterials street system are adequate.

The site is a legal building lot.

10.203.~~19~~ 16.4 Process

Refer to development application.

10.203.~~19~~ 16.5 Conditions

Development Services staff or the Planning and Zoning Commission may impose conditions on a site plan, to ensure conformance to this ~~code~~ UDC, and resolve existing violations.

10.203.~~19~~ 16.6 Amendments

Technical or engineering considerations may call for minor deviations from approved site plans. Development Services staff may approve minor deviations if they conform to this ~~code~~ UDC, and are consistent with the intent of the original site plan approval. Deviations include minor changes in architectural façade treatments, landscaping, hardscaping, signage and other elements that do not alter the character or intensity of the development and do not affect conformance to this ~~code~~ UDC.

Changes to approved site plans not considered minor require a new application and approval through the formal site plan review process.

Changes to existing structures and sites lawfully established without a site plan require establishment of an initial site plan.

10.203.~~20~~ 17 Site plan: initial

Site planning and architectural standards are detailed in Chapter 4 for conventional zoning districts and in Chapter 5 for the OT and FBC zoning districts.

10.203.~~20~~ 17.1 Intent

An initial site plan establishes a site plan for a site lawfully developed without a site plan.

10.203.~~20~~ 17.2 Applicability

An initial site plan is required when a proposed use is limited to existing structures lawfully constructed without a site plan, or when changes are proposed to structures and sites lawfully developed without a site plan.

10.203.~~20~~ 17.3 Criteria

Initial site plan requests are evaluated using ~~all~~ the following criteria:

The site ~~must~~ shall be consistent with this ~~code~~ UDC, and meet the criteria for legal nonconforming uses and structures if applicable.

The site does not have any Unified Development Code violations.

The site is a legal building lot.

10.203.~~20~~ 17.4 Process

Refer to development application.

10.203.~~20~~ 17.5 Conditions

Development Services staff may impose conditions on an initial site plan, to ensure conformance to this ~~code~~ UDC, and resolve existing violations.

10.203.~~20~~ 17.6 Amendments

Development Services staff may approve minor deviations if they conform to this ~~code~~ UDC, and

are consistent with the intent of the original approval. Deviations include minor changes in architectural façade treatments, landscaping, hardscaping, signage and other elements that do not alter the character or intensity of the development and do not affect conformance to this ~~code~~ UDC.

Changes to approved initial site plans that are not considered minor deviations require approval through the formal site plan process~~, requiring~~ and a new application.

10.203.~~21~~ 18 Specific use permit

Permitted use and location standards are detailed in Chapter 3 (Land use standards).

10.203.~~21~~ 18.1 Intent

Some land uses may be appropriate in a certain zoning district or essential for providing a public service. Still,~~, but~~ they require special attention to find if they will have an adverse affect on the surrounding area. Uses permitted by specific use review are not uses by right, but uses that may be approved if the applicant shows the proposed use is appropriate at a certain location.

10.203.~~21~~ 18.2 Applicability

Specific use permit approval is required for uses this ~~code~~ UDC designates as considered subject to special review in a certain zoning district. Designation of a use as a specific use permit does not guarantee a request will be approved. Expansion of a previously approved specific use permit also requires specific use permit review and approval.

10.203.~~21~~ 18.3 Criteria

Specific use permit requests are evaluated using ~~all~~ the following criteria:

The proposed use conforms to this ~~code~~ UDC and is consistent with the comprehensive, neighborhood and other applicable land use and development plans.

The proposed use is compatible with existing and permitted uses in the surrounding area and would not adversely affect property near the site.

The site is a legal building lot.

10.203.~~21~~ 18.4 Process

Refer to development application.

10.203.~~21~~ 18.5 Conditions

The Planning and Zoning Commission and/or City Council may impose conditions on a specific use permit.

Specific use permit approval does not run with the land, and expires with the end of the approved use.

10.203.~~21~~ 18.6 Amendments

Technical or engineering considerations during construction may call for minor deviations from approved specific use permits. Development Services staff may approve minor deviations if they conform to this ~~code~~ UDC, and are consistent with the intent of the original specific use permit approval.

Changes to approved specific use permits that Development Services staff finds are not minor deviations, including Planning and Zoning Commission imposed conditions, require approval through the specific use permit process~~, requiring~~ and a new application.

10.203.~~22~~ 19 Street name change

Street naming standards are detailed in Chapter 6 (Subdivision standards).

10.203.~~22~~ 19.1 Intent

Some street names may be confusing or inconvenient, or cannot reflect local history or values. The street name change process offers a way to update street names to improve public safety, or recognize people or events that played an important role in shaping local history.

10.203.~~22~~ 19.2 Applicability

The street name change process is used to change the name of a public or private street.

10.203.~~22~~ 19.3 Criteria

Street name change requests are evaluated using all the following criteria:

The existing street name is confusing or inconvenient, or warrants change to acknowledge a person or event that played an important role in the City's history.

The proposed street name does not duplicate or cause confusion with other street names in Williamson County and areas of Travis County in ten (10) miles of the outer extent of the extraterritorial jurisdiction boundary.

Williamson County 911 Addressing approved the proposed street name.

10.203.~~22~~ 19.4 Process

Refer to development application.

10.203.~~22~~ 19.5 Conditions

The party initiating the street name request is responsible for the cost of changing street signs.

10.203.~~23~~ 20 Unified Development Code amendment

10.203.~~23~~ 20.1 Intent

This ~~code~~ UDC is subject to change, to stay in conformance to community, neighborhood and other applicable land use and development plans; good planning practice; and the vision of the City's leaders and citizens.

10.203.~~23~~ 20.2 Applicability

A Unified Development Code amendment is required to change, add or delete rules or language in this ~~code~~ UDC.

Addition of graphics, illustrations, photos and notes intended to describe and clarify concepts presented by this ~~code~~ UDC does not require a formal amendment, unless they are referenced in the ~~code~~ UDC body.

10.203.~~23~~ 20.3 Criteria

Unified Development Code amendments are evaluated using ~~all~~ the following criteria:

The text is in need of the amendment.

The amendment is not contrary to the intent and purpose of the ~~code~~ UDC.

The amendment is consistent with the comprehensive, neighborhood and other applicable land use and development plans.

The amendment reflects good contemporary planning practice.

The amendment is integrated into the organizational structure of the ~~code~~ UDC.

The amendment is not solely intended to benefit an individual property owner.

10.203.~~23~~ 20.4 Process

Refer to development application.

10.203.~~24~~ 22 Variance

10.203.~~24~~ 22.1 Intent

An exceptional condition on a parcel such as topography, shape or other physical properties may pose practical difficulty to its development. A property owner may request a variance to certain Unified Development Code standards, when there are exceptional practical difficulties or an unnecessary non- financial hardship in carrying out the strict application of a dimensional or numerical requirement.

10.203.~~24~~ 22.2 Applicability

The Zoning Board of Adjustment may grant variances to numerical or dimensional standards in the land use standards and site design standards of this ~~code~~ UDC, subject to review criteria in this subsection. The Zoning Board of Adjustment may also consider appeals of Development Services staff decisions or ~~code~~ UDC interpretations. The City Council may grant variances to numerical or dimensional standards in the subdivision standards of this ~~code~~ UDC, subject to review criteria in this subsection.

10.203.~~24~~ 22.3 Criteria

A variance may be granted if all the following findings are made:

There are unique conditions peculiar to the parcel, such as an unusual shape, that do not exist on adjacent parcels.

Strict application of this ~~code~~ UDC deprives the applicant of rights commonly enjoyed by other land in the area or land with a similar zoning designation.

The variance is in harmony with the spirit of this ~~code~~ UDC and community, neighborhood and other applicable land use and development plans, and will not adversely affect property near the subject site.

Conditions resulting in the request are not self-created by disregard or ignorance of this ~~code~~ UDC.

The variance does not confer special privilege that this ~~code~~ UDC does not permit on other lands, structures or buildings in the same zoning district.

The variance is the minimum necessary to grant relief.

The following types of variances will not be considered:

Requests to permit uses normally prohibited or not specifically permitted in a zoning district, development plan, or OT or FBC transect zone. A variance is not a substitute for a zone change, special exception approval, or UDC amendment.

Requests to change the application of standards approved as conditions of an approved site plan, subdivision, or development plan.

Reasons that are not grounds for a variance include, but are not limited to, the following:

Personal and/or economic hardship.

Misrepresentation of property conditions or permitted uses by a seller or agent.

Errors made by a surveyor, contractor or builder.

Desire to increase visibility; or compensate for a poorly chosen, less trafficked, less accessible or less visible site.

Accommodation of corporate, franchise, personal or cultural standards, preferences, policy or tradition.

Lowering site development costs.

Increasing the profit, income or competitive advantage of the applicant.

Additional expense needed to comply with this code.

Longevity of residence or business operation in the City, or participation in local government, civic organizations, places of worship, or charitable groups.

Increase in property value or profit if a variance is approved, or decrease if denied.

Promise of an increase to the City tax base if a variance is granted.

Threats to locate or relocate outside of the City, or cancel or scale back a project, if a variance is denied.

10.203.~~24~~ 22.4 Process

Refer to development application.

10.203.~~24~~ 22.5 Conditions

The Zoning Board of Adjustment and/or the Planning and Zoning Commission may impose conditions on a variance.

Approved variances run with the land unless there are special approval conditions.

Variance approval does not set a precedent for future approval of similar variances.

10.203.~~25~~ 23 Zoning map amendment (rezoning/zoning change/zoning change request)

Zoning standards are detailed in Chapter 3 (Land Use Standards).

10.203.~~25~~ 23.1 Intent

The zoning designation for a parcel does not always permit the most appropriate use for the site. A property owner may request a zoning map amendment, to change the zoning designation of a parcel.

10.203.~~25~~ 23.2 Applicability

A zoning map amendment is required to consider a request to change the zoning of a parcel. A zoning map amendment may be requested by a property owner or representative if it is more than ~~12~~ twelve (12) months since they were last involved in a request before the Zoning Board of Adjustment or Planning and Zoning Commission.

10.203.~~25~~ 23.3 Criteria

Zoning map amendment requests are evaluated using the following criteria:

The proposed zoning is consistent with ~~the comprehensive plan~~ Hutto SOAR 2040 and any community, neighborhood and other applicable land use and development plans.

The proposed zoning is compatible with existing and permitted uses on properties in the neighborhood.

Conditions in the neighborhood have changed to the extent the proposed zoning is necessary.

The proposed zoning does not have an adverse impact on surrounding properties or the natural environment.

The proposed zoning corrects a clerical or administrative error on the zoning map.

The proposed zoning results in a logical and orderly development pattern.

The proposed zoning is not merely intended to confer an economic benefit to the property owner.

The site is a legal building lot.

Rezoning of a small parcel, intended to confer a benefit to the property owner by permitting land uses not available to, and possibly incompatible with and detrimental to surrounding properties, is prohibited.

10.203.~~25~~ 23.4 Process

Refer to development application.

10.203.~~25~~ 23.5 Conditions

The Planning and Zoning Commission and/or City Council may impose conditions on a zoning map amendment. Conditional zoning or contract zoning, where the permitted land use for a lot is restricted to the use the rezoning was sought, is prohibited.

10.204 Vested development rights

10.204.1 Applicability

This section applies in the following areas.

City of Hutto conventional zoned areas	City of Hutto FBC Form Based Code zoning district	City of Hutto OT Old Town Zoning district	Hutto extraterritorial jurisdiction (ETJ)
Yes	Yes	Yes	Yes

This section applies in conventional zoned areas, FBC zoning districts, Old Town, and the ETJ areas.

10.204.2 Effective date and expiration

Vested development right establishment and expiration dates are as follows;

Process	Date Granted	Permit Expiration
Building permit	Date of complete application submittal	180 days
Certificate of appropriateness	Date of approval by Historic Preservation Commission	180 days
Final plat	Date of approval by Planning and Zoning Commission	2 years, unless recorded, fiscal surety has been posted, and/or extension has been granted. 1 year extension allowed administratively, then Planning and Zoning Commission approval required.
Preliminary plat	Date of approval by Planning and Zoning Commission	1 year, unless final plat has been filed and/or extension has been granted.
Sign permit	Date of approval by Development Services Staff	180 days
Site plan	Date of approval by Development Services staff, or Planning and Zoning Commission if appealed	1 year
Specific use permit	Date of approval by City Council	1 year

~~Subdivision Improvements Construction Plan~~	~~Date of approval by Engineering~~	~~1 year, unless fiscal surety has been posted.~~
~~Variance~~	~~Date of approval by Zoning Board of Adjustment or Planning and Zoning Commission~~	~~1 year~~

Table 803-1: Vest Development Rights

Process	Date Granted	Permit Expiration
Building permit	Date of complete application submittal	2 years after issuance, unless work has not commenced within 18 0days, in which case the permit expires 180 after issuance
Certificate of Appropriateness	Date of approval by Historic Preservation Commission	180 days
Final Plat	Date of approval by Director of Development Services	2 years, unless recorded, fiscal surety has been posted, and/or extension has been granted. 1 year extension allowed administratively, then Planning and Zoning Commission approval required.
Preliminary Plat	Date of approval by Director of Development Services	1 year, unless final plat has been filed and/or extension has been granted.
Sign Permit	Date of approval by Development Services Staff	180 days
Site Plan	Date of approval by Development Services Staff, or Planning and Zoning Commission if appealed	1 year
Specific Use Permit	Date of approval by City Council	1 year
Subdivision Improvements Construction Plan	Date of approval by Engineering	1 year, unless fiscal surety has been posted
Variance	Date of approval by Zoning Board of Adjustment or Planning and Zoning Commission	1 year

If ~~there is an amendment to~~ the approved development request is amended, the approval date of the original development request is considered the effective date of vesting.

10.204.3 Minor administrative amendments

Minor administrative amendments to approved plans for a development request do not create vested development rights.

10.204.4 Conceptual plans

Conceptual site plans shown on an approved PUD plan ~~or Form Based Code community scale plan,~~ or for adjacent properties on a site plan are considered non-binding and do not create vested development rights.

10.204.5 Nonconforming elements on plans

Elements shown on a site plan, approved PUD plan, or concept plan not conforming with the development regulations in effect when the plan was approved are considered non-binding and do not create vested development rights.

10.205 Internal review procedures

10.205.1 Applicability

~~This section applies in the following areas.~~

~~City of Hutto conventional zoned areas~~	~~City of Hutto FBC Form Based Code zoning district~~	~~City of Hutto OT Old Town Zoning district~~	~~Hutto extraterritorial jurisdiction (ETJ)~~
~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~

This section applies in conventional zoned areas, FBC zoning districts, Old Town, and the ETJ areas.

10.205.2 Submittal requirements

Refer to development applications.

10.206 Nonconforming uses, structures and lots

10.206.1 Applicability

~~This section applies in the following areas.~~

~~City of Hutto conventional zoned areas~~	~~City of Hutto FBC Form Based Code zoning district~~	~~City of Hutto OT Old Town zoning district~~	~~Hutto extraterritorial jurisdiction (ETJ)~~
~~Yes~~	~~Yes~~	~~Yes~~	~~Yes: signs only~~

This section applies in conventional zoned areas, FBC zoning districts, and Old Town. It only applies in the ETJ areas in matters relating to nonconforming signs.

10.206.2 General

10.206.2.1 Intent

Use and ordinary maintenance of nonconforming uses, buildings and structures may continue, subject to the provisions of this chapter. The right to maintain a nonconforming use, building or structure runs with the land and is not ended by a change in ownership. However, nonconforming uses should eventually be phased out to meet the intent of this ~~code~~ UDC and underlying plans.

10.206.2.2 Nonconformance status

It is the property owner's responsibility to establish the legal nonconforming status of the use, building or structure.

10.206.3 Nonconforming ~~uses~~ Status

It is the property owner's responsibility to establish the legal nonconforming status of the use, building or structure.

Nonconforming uses are commonly called "grandfathered uses."

A building or use can become nonconforming if:

The zoning regulations change.

The zoning district changes.

The use or building was first established when the property was outside Hutto, and the

property was later annexed.
The use or building was first established before Hutto adopted zoning (1983).
A street was widened, reducing the size of a lot or causing a structure to be closer to the right-of-way than setback standards permit.

10.206.3.1 Expansion

At the time of application, nonconforming nonresidential uses may ~~only~~ be expanded ~~to be~~ no more than ~~20%~~ twenty percent (20%) larger in gross square footage than ~~they were when they became~~ the size when initially deemed nonconforming.

~~10.206.3.2 Discontinued uses~~

Nonconforming nonresidential uses cannot be reestablished on the same lot if they are discontinued for ~~12~~ twelve (12) consecutive months, or ~~18~~ eighteen (18) months over a three (3) year period. A nonconforming use cannot be replaced with a different nonconforming use.

10.206.4 Nonconforming buildings, structures and improvements

10.206.4.1 Alterations in both form and use

Use of a nonconforming building may be changed, and a nonconforming building may be enlarged or modified, if alterations conform to this ~~code~~ UDC, and does not expand the building's nonconforming condition.

10.206.4.2 Architecture

Non-residential buildings that are nonconforming because they do not conform to Unified Development Code architectural standards ~~must~~ shall be brought into conformance to the standards ~~to the maximum extent practicable~~ as determined by the Director of Development Services if the gross floor area is increased by at least ~~20%~~ twenty percent (20%), or the extent of proposed modifications to the building is at least ~~20%~~ twenty percent (20%) of its assessed valuation.

10.206.4.3 Damage

Nonconforming structures damaged or destroyed to an extent of at least ~~50%~~ fifty percent (50%) of their assessed valuation ~~must~~ shall be demolished or reconstructed in full conformance to this ~~code~~ UDC.

10.206.4.4 Site features

Nonconforming site features, including landscaping and parking, must be brought into conformance to Unified Development Code standards to the maximum extent practicable if, from the date this ~~code~~ UDC was adopted, the gross floor area of buildings on the site is expanded by at least ~~10%~~ ten percent (10%), or the extent of proposed modifications to the site is at least ~~20%~~ twenty percent (20%) of its assessed valuation.

10.206.4.5 Wireless facilities

Adding equipment for co-locating more wireless providers on an existing nonconforming antenna tower is not considered a nonconforming use expansion, if tower height remains unchanged.

Screening and landscaping ~~must~~ shall be brought into conformance to this ~~code~~ UDC when equipment is added to a nonconforming antenna tower.

10.206.5 Nonconforming signs

10.206.5.1 General

Nonconforming signs must be brought into conformance to this ~~code~~ UDC within ninety (90) ~~in 90~~ days of an expansion of use or building enlargement.

Development Services staff may recommend removal of nonconforming signs as an approval condition for a development or land use request.

10.206.5.2 Electronic message centers

Electronic message center displays ~~must~~ shall be reprogrammed so the displayed message is static with no animation, and changes only once every ~~60~~ sixty (60) seconds or more, ~~in 30~~ within thirty (30) days of this ~~code's~~ UDC's effective date.

10.206.5.3 Alteration

Nonconforming signs may only be altered, changed in dimensions, moved, raised or replaced if it is brought into conformance to this ~~code~~ UDC.

Nonconforming signs cannot be altered to increase their lifespan (for example, replacement of wood poles with steel poles).

10.206.5.4 Abandoned signs

Nonconforming signs must be removed after ~~30~~ thirty (30) days of disuse.

10.206.6 Nonconforming and substandard lots

~~Development~~

Legally created substandard lots not conforming to minimum size or dimensional standards may be developed for structures and uses permitted in the underlying zoning district. However, the development on such lots shall comply with the applicable development standards of this UDC. If the substandard lot restricts conformity with these standards, the property owner shall seek appropriate relief.

Lots not conforming to minimum size or dimensional standards created illegally or without formal City review and approval are not considered legal building lots, and cannot be developed.

10.207 Enforcement

10.207.1 Applicability

~~This section applies in the following areas.~~

~~City of Hutto conventional zoned areas~~	~~City of Hutto FBC Form Based Code Zoning district~~	~~City of Hutto OT Old Town zoning district~~	~~Hutto extraterritorial jurisdiction (ETJ)~~
~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~

This section applies in conventional zoned areas, FBC zoning districts, Old Town and the ETJ.

10.207.2 Enforcement methods

This ~~code~~ UDC is enforced by:

The building permit and certificate of occupancy process.

Imposition of fines, liens and other actions, per Chapter 1 of the Code of Ordinances.

The current adopted ICC and IFC codes.

Inspection and ordering removal of violations, at the violator's expense.

Criminal liability.

Injunction.

10.207.3 Inspection

Development Services staff may inspect any property or structure, and order the remedying of any Unified Development Code or Building Code violation.

Work cannot proceed on any structure or parcel with a Unified Development Code or Building Code

violation, except to correct the violation.

10.207.4 Criminal liability

Any person (including~~, the developer of, owner of, or any person possessing, occupying or trespassing on, any property subject to this Unified Development Code, or any agent, lessee, employee, representative, successor or assign~~ developers, owners, occupants, or trespassers) convicted of any provision of this ~~code~~ UDC is guilty of a class C misdemeanor, and ~~must~~ shall be fined under the general penalty in Section 1.01.009 of the City of Hutto Code of Ordinances, and ~~must~~ shall pay all costs and expenses involved in the case.

Each day of a violation is considered a separate offense.

The City may take other lawful action to prevent or remedy Unified Development Code or Building Code violations.

10.207.5 Injunction or other action

The City Attorney, acting for the City Council, may file an injunction or other action to restrain violation of this ~~code~~ UDC.

This ~~code~~ UDC will not be construed to hold the City responsible for damage to persons or property by inspection, re-inspection, issue of a building permit, pursuing injunctive relief, or failure to pursue any of these actions.

10.207.6 Enforcement of standards and conditions of development approval

These actions may also subject the responsible party to enforcement action:

Failure to conform to the site plan, landscape plan, building elevations or other approved development documents receiving final approval from the City.

Failure to conform to conditions on the site-specific development plan for the development.

10.208 Reviewing and administration parties

10.208.1 Applicability

~~This section applies in the following areas.~~

~~City of Hutto conventional zoned areas~~	~~City of Hutto FBC Form Based Code zoning district~~	~~City of Hutto OT Old Town zoning district~~	~~Hutto extraterritorial jurisdiction (ETJ)~~
~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~

This section applies in conventional zoned areas, FBC zoning districts, Old Town and the ETJ.

10.208.2 Development Services staff

Duties of Development Services staff include, but are not limited to the following:

Provide ethical stewardship of Hutto's built environment and unique character.

Administer, interpret and enforce this ~~code~~ UDC, and other plans, policies and rules affecting the City's built and natural environment.

Serve as a case manager for development requests.

Prepare and update the City's community, neighborhood and other applicable land use and development plans, Unified Development Code, and other planning policy and regulatory documents.

Provide technical help about planning and land use issues to City staff and officials.

Work with other local government agencies to promote good planning practice and cooperation in regional planning efforts, for the benefit of Hutto and its neighboring communities.

Promote the benefits of sound land use planning to City residents.

Other city officers and employees may help Development Services staff implement community,

neighborhood and other applicable land use and development plans, and enforce this ~~code~~ UDC.
"Development Services staff" refers to the Development Services Director and/or their designee(s).

10.208.3 Planning and Zoning Commission

Refer to City Charter.

10.208.4 Zoning Board of Adjustment

10.208.4.1 Intent

The Zoning Board of Adjustment will:

Consider numerical variance requests for: use, site design, subdivision, ~~Form Based Code~~ and special exceptions, subject to variance approval criteria, recommendation of Development Services staff, and state law.

Consider administrative appeals that allege error in an order, requirement, decision, or determination made by an administrative official in the enforcement of this ~~code~~ UDC.

Consider special exceptions to the terms of this ~~code~~ UDC.

Consider, in specific cases, a variance from the terms of this ~~code~~ UDC if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of this ~~code~~ UDC would result in unnecessary hardship, and so that the spirit of this ~~code~~ UDC is observed and substantial justice is done.

Consider appeals to Development Services staff's interpretation of this ~~code~~ UDC.

Consider other matters, as authorized by this ~~code~~ UDC.

10.208.4.2 Organization

City Council appoints the five Zoning Board of Adjustment members, each for a two-year term.

Board members must elect members to serve as chair and vice chair for a one-year term.

The City will designate a member of Development Services staff to act as board secretary.

Board members ~~must~~ shall be Hutto residents, but not city employees.

10.208.4.3 Meetings and records

The Zoning Board of Adjustment ~~must~~ shall hold regular meetings at a predefined time, or at the Chair's call for consideration of business. The Board decides meeting time, place and order of business.

The chairman or vice chairman may administer oaths and compel the attendance of witnesses.

Three members make a quorum

Meetings ~~must~~ shall be posted in accordance to the Open Meetings Act and open to the public.

Written records of meetings ~~must~~ shall be kept and made available to the public, showing its action on each case.

10.208.4.4 Initiation of requests

Development Services staff, the City Manager, the City Council, and the Planning and Zoning Commission may make a request requiring Zoning Board of Adjustment consideration.

10.208.4.5 Appeals

The Zoning Board of Adjustment is a quasi-judicial body. The applicant or City may appeal decisions to the District Court.

10.208.5 Historic Preservation Commission

10.208.5.1 Intent

The Historic Preservation Commission will:

Adopt rules and procedures for its governance.

Establish committees as needed.

Consider and recommend designation of a historic district or historic landmark.
Consider and render decisions on certificates of appropriateness and demolition requests in designated historic districts.
Conduct and administer historic resource surveys.
Develop public outreach/education/awareness programs.
Recommend acquisition of endangered historic resources to City Council when necessary.
Recommend acceptance of donations of preservation easements.
Submit an annual report to City Council and the mayor on the status of preservation in the community and on the work of the Historic Preservation Commission.
Recommend tax or other financial incentives to encourage preservation of historic resources.
Prepare and promote design guidelines for historic landmark districts.

10.208.5.2 Organization

City Council appoints the five Historic Preservation Commission members, each for a term of two years, except that initial appointments are as follows: three Historic Preservation Commission members for a two-year term, and two Historic Preservation Commission members for a one-year term. Afterwards, Historic Preservation Commission members have a two-year term. Historic Preservation Commission member terms ~~must~~ shall be staggered, with three members appointed one year and two members appointed the next year.

Board members ~~must~~ shall elect members to serve a one-year term as chair and vice chair ~~for a one-year term~~.

The City will designate a member of Development Services staff to act as liaison of the Historic Preservation Commission. The liaison may participate in ~~an advisory capacity participate in~~ discussions, but has no right to vote. The liaison ~~of the Historic Preservation Commission~~ will also serve as the local preservation officer and fulfill all duties as may be required under any certified local government agreement with the state historical commission.

The Mayor fills vacancies, with a City Council majority vote to confirm.

Historic Preservation Commission members ~~must~~ shall be Hutto residents, but not city employees. Historic Preservation Commission members should, to the extent reasonably possible, have a demonstrated outstanding interest in the historic traditions of the City and have experience in the preservation of the historic character of the City. City Council will try, to the extent reasonably possible, to appoint members from the following categories:
Architect, planner or design professional; historian.
Licensed real estate broker/appraiser; attorney at law.
Archaeologist or member of a related scholarly discipline.
Member of Chamber of Commerce (either the Chamber president or a member designated by the Chamber president).

Texas Secretary of the Interior Standards for Rehabilitating Historic Buildings, approved by the state historical commission, serves as a guideline for decisions made by the Historic Preservation Commission.

10.208.5.3 Meetings and records

The Historic Preservation Commission ~~must~~ shall hold regular meetings at a predefined time, or at the chair's call for consideration of business. The Commission decides meeting time, place and order of business.

Three members make a quorum.

Meetings ~~must~~ shall be posted and open to the public in accordance with the Open Meetings Act ~~and be open to the public~~.

Written records of meetings must be kept and made available to the public, showing its action on each case.

10.208.5.4 Initiation of requests

Development Services staff, the City Manager, the City Council, and the Planning and Zoning Commission may make a request requiring consideration by the Historic Preservation Commission ~~consideration~~. If ~~consideration by~~ the Historic Preservation Commission is requested ~~for~~ to consider a Minor Modification, ~~final determination of the Minor Modification will be by City Council~~ the City Council will make the final determination.

10.208.5.5 Appeals

The Historic Preservation Commission is an administrative body. The applicant or City may appeal decisions to the City Council.

10.209 Interpretation

10.209.1 Applicability

~~This section applies in the following areas.~~

~~City of Hutto conventional zoned areas~~	~~City of Hutto FBC Form Based Code zoning district~~	~~City of Hutto OT Old Town zoning district~~	~~Hutto extraterritorial jurisdiction (ETJ)~~
~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~

This section applies in conventional zoned areas, FBC zoning districts, Old Town and the ETJ.

10.209.2 Interpretation requests

A formal request for an interpretation of this ~~code~~ UDC ~~must~~ shall be submitted in writing to Development Services staff. Development Services staff will evaluate the request, considering:

The public purpose of the standard for which an interpretation is required.

The impact of ~~various~~ proposed interpretation, permitting flexibility in design but prohibiting interpretations lowering the protection given to the public.

The interpretation will ensure a just balance between the rights of the landowner and all others affected by that person's land use proposal.

The interpretation would not result in any identifiable loss of protection for one group to the benefit of another.

Development Services staff may consult with other agencies before making an interpretation.

Development Services staff will maintain a record of all interpretations. Interpretations not in writing are not valid.

Interpretations do not set precedents, and are limited in their application to the property, if any, identified in the interpretation. An interpretation may be appealed to the Zoning Board of Adjustment, using the variance process described in Section 10.203.24.

10.209.3 Conflicts with other regulations

If a requirement or process in this ~~code~~ UDC conflicts with another applicable local, county, state or federal law, the more restrictive standard applies.

10.209.4 Particular controls general

If a general provision conflicts with a particular provision in the same or another law, the two will be construed, if possible, so that effect may be given to both. If the conflict between the two provisions is irreconcilable, the particular provisions will prevail and be considered an exception to the general provision.

10.209.5 Metric units

10.209.5.1 Intent

This ~~code~~ UDC may use both English and metric (SI) unit measurements for the convenience of those using this ~~code~~ UDC who are more familiar with metric units.

10.209.5.2 Metric vs. English measurements

This ~~code~~ UDC may use English measurements followed by a metric equivalent. If there is a conflict between the figures, the English measurement will control.

10.209.5.3 Rounding and precision

Where a rule sets a minimum dimensional requirement, the metric equivalents of the English measure are rounded up.

Where a rule sets a maximum dimensional requirement, the metric equivalents of the English measure are rounded down.

Metric equivalent measures are rounded up or down ("hard conversion") to avoid awkward precision not present in English units. Examples: minimum setback of 10 ft. = 3.1m (308.4 cm rounded up), maximum setback of 15 ft. = 4.6m (462.6 cm rounded down).

10.209.6 Illustrations and text

Photos are not considered official, adopted parts of this ~~code~~ UDC.

Photos and drawings used in the printed version of this ~~code~~ UDC are examples intended to explain certain design concepts. Some features shown in photos and drawings may not conform to other sections of this ~~code~~ UDC. If there is a conflict of meaning or implication between the text of this ~~code~~ UDC and any heading, drawing, table, figure, or illustration, the text will control.

Images depicting a business are not considered an official endorsement.

10.209.7 Meaning of certain words

Words used in the present tense include the future, unless the context shows otherwise.

Words used in the singular number include the plural, and vice versa.

10.209.8 Mandatory and discretionary terms

The word "will" ~~and "must" are~~ is the equivalent of "shall," and imply mandatory rules and actions.

The word "may" in conjunction with a value or attribute implies permission to a limit; for example, "A freestanding sign may be up to five feet tall" means the same as "A freestanding sign ~~must~~ shall be five feet tall or less." Otherwise, the word "may" is permissive.

10.209.9 Technical and lay terms

Words and phrases will be interpreted according to the common usage of the term.

Technical words and phrases that may have a peculiar and appropriate meaning in law, planning, and allied fields will be understood according to that meaning.

10.209.10 Lists and examples

Lists of items or examples using terms such as ''including,'' ''such as,'' or similar language are intended to provide examples, not exhaustive lists of all possibilities, unless stated.

10.210 Fees

10.210.1 Applicability

~~This section applies in the following areas.~~

~~City of Hutto conventional zoned areas~~	~~City of Hutto FBC Form Based Code zoning district~~	~~City of Hutto OT Old Town zoning district~~	~~Hutto extraterritorial jurisdiction (ETJ)~~

~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~

This section applies in conventional zoned areas, FBC zoning districts, Old Town and the ETJ.

Development review fees are determined by separate ordinance. Fees are not refundable if a request is tabled or denied.

10.300 Land Use Standards

10.301 Intent

On 22 November 1926, Justice George Sutherland wrote his opinion upholding the practice of zoning in Euclid, Ohio – "A nuisance may be merely the right thing in the wrong place, like a pig in the parlor instead of the barnyard." Zoning regulates land use; implements community, neighborhood and other applicable land use and development plans; promotes sound planning practice, protects public health, safety and welfare; and ensures the right thing stays in the right place.

10.302 Zoning map

10.302.1 Applicability

~~This section applies in the following areas.~~

~~City of Hutto conventional zoned areas~~	~~City of Hutto FBC Form Based Code zoning district~~	~~City of Hutto OT Old Town zoning district~~	~~Hutto extraterritorial jurisdiction (ETJ)~~
~~Yes~~	~~Yes~~	~~Yes~~	~~No~~

The zoning regulations and districts established in this Chapter are intended to conform with Hutto SOAR 2040 and promote the health, safety, and general welfare of the City of Hutto. The zoning regulations and districts established in this Chapter shall apply to projects within the city limits of the City of Hutto and do not apply to projects remaining in the Hutto Extraterritorial Jurisdiction (ETJ) except for permits in conformance with Section 10.

This section applies in conventional zoned areas, FBC zoning districts, and Old Town. It does not apply in the ETJ.

10.302.2 Zoning map established

Zoning district boundaries are shown on ~~an~~ the official map titled "City of Hutto Official Zoning Map," as amended. The map is adopted as a part of this ~~code~~ UDC by reference. Development Services staff will maintain and update the zoning map to reflect ~~zoning changes, annexation,~~ amendments, updated property boundaries and street alignments, amendments, and error correction.

The official zoning map has the signature of the Mayor, attested by the City Secretary, and bearing the Seal of the City of Hutto under the following words:
This is to certify that this is the official zoning map for the City of Hutto, Texas.

Regardless of the existence of other zoning maps that may be published, the ~~official zoning map~~ City of Hutto Official Zoning Map is the final authority of the current zoning status of all property in the City of Hutto. The official zoning map ~~must~~ shall be filed in the Office of the City Secretary and shall be made available to the public when City Hall is open.

10.302.3 Zoning map amendments and changes

~~When changes are made in the district boundaries or other matter portrayed in the official zoning map, they must be entered on the map as soon as possible after City Council approves the amendment and it is signed by the mayor.~~

~~Unauthorized changes are a violation of this code, and punishable subject to this code.~~

The Development Services staff is responsible for amending the official zoning map to reflect zoning amendments as soon as possible after the effective date of zoning map amendments.

No unauthorized person may alter or modify the official zoning map.

The Development Services staff may authorize printed copies of the official zoning map to be produced, and maintain digital or printed copies of superseded versions of the official zoning map for historical reference.

10.302.4 Zoning map replacement

If the official zoning map becomes damaged, destroyed, lost or difficult to interpret because of the nature and/or number of changes and additions, City Council ~~must~~ may adopt a new official zoning map to supersede the previous map. The new official zoning map may correct drafting or other errors or omissions in the previous map, but no correction will have the effect of amending the original map or any amendments.

The new official zoning map will have the signature of the Mayor, attested by the City Secretary, and bearing the Seal of the City of Hutto under the following words:

~~City of Hutto Unified Development Code Revised (date of replacement)~~

This is to certify that this official zoning map supersedes and replaces the official zoning map adopted (date of adoption of map being replaced) as part of Ordinance No, (ordinance number) of the City of Hutto, Texas.

The previous map or significant parts remaining must be preserved, along with available records related to its adoption or amendment, unless ~~it~~ the map was destroyed or lost.

10.302.5 Zoning map interpretation

A boundary shown following a street, highway, alley, right-of-way, trail, easement or watercourse is considered to follow the feature's centerline.

A boundary shown roughly parallel to a street, highway, alley, right-of-way or other straight feature is considered as parallel. If the zoning map does not show a distance, map scale determines the boundary location.

A boundary shown running to but not extending into a body of water is considered to run in a straight line until it intersects with another boundary or the city limits.

A boundary shown following an approximate lot or municipal boundary line is considered as following the line.

A boundary shown following a shoreline is considered to follow property lines along the shoreline, or the high water mark, whatever is more encompassing.

Zoning map scale determines boundary location when a boundary is shown crossing a lot or parcel.

Where a street, property line or other physical feature varies from the zoning map, or other uncertainties exist, City Council will fix the exact district boundary location.

10.303 Zoning districts

10.303.1 Applicability

~~This section applies in the following areas.~~

~~City of Hutto conventional zoned areas~~	~~City of Hutto FBC Form Based Code zoning district~~	~~City of Hutto OT Old Town zoning district~~	~~Hutto extraterritorial jurisdiction (ETJ)~~
~~Yes~~	~~Yes~~	~~Yes~~	~~No~~

This section applies in conventional zoned areas, FBC zoning districts, and Old Town. It does not apply in the ETJ.

The table below identifies zoning districts adopted in previous ordinances and the regulations that now apply to those districts.

Previous Zoning District		Current Zoning Districts (2025)	
Traditional Zoning Districts			
SF-R Single Household Rural Estate		AR Agriculture and Rural Residential District	
SF-1 Single Household Medium Density	SF-1 Base	R-1 Legacy Single-Family District	
	SF-1 Alley loaded, Cul-de-sac, or Detached Garage	R-1 Legacy Single-Family District	
	SF-1 Zero Lot Line	N-1 Neighborhood Hamlet District	N-1 Zero Lot Line
	SF-1 Village	N-1 Neighborhood Hamlet District	N-1 Zero Lot Line
SF-2 Two to Four Household		N-1 Neighborhood Hamlet District	N-1 Single-family, Attached
			N-1 Duplex
			N-1 Multiplex
MF Multiple Household		N/A	
MH Manufactured Home		N/A	
B-1 Local/Neighborhood		N-2 Neighborhood Village District	N-2 Single-family, Detached
			N-2 Zero Lot Line
			N-2 Single-family, Attached
			N-2 Duplex
			N-2 Multiplex
			N-2 Multifamily
			N-2 Commercial and Institutional
B-2 General		CC Commerce Corridor District	
LI Light Industry		B Business and Light Industrial District	

I General Industry		M Manufacturing and Industrial District	
Previous Zoning District		**Current Zoning Districts (2025)**	
Special Purpose Districts			
PUD Planned Unit Development		PUD Planned Unit Development	
Overlay Districts			
H Historic District Overlay		H Historic District Overlay	
Form Based Code			
FBC	T-1	AR Agriculture and Rural Residential District	
	T-2	AR Agriculture and Rural Residential District	
	T-3	N-1 Neighborhood Hamlet District	
	T-4	N-2 Neighborhood Village District	
	T-5	N-3 Neighborhood Town District	
OT	OT-3	N-1 Neighborhood Hamlet District	
	OT-4R	N-2 Neighborhood Village District	
	OT-4T	N-2 Neighborhood Village District	
	OT-5H	N-3 Neighborhood Town District	
	OT-5C	N-3 Neighborhood Town District	
	SD-A	N-3 Neighborhood Town District	
New Zoning Districts			
N/A		MU-1 Mixed-Use Commercial District	
N/A		MU-2 Mixed-Use Regional District	
N/A		N-2(H) Neighborhood Village District (Historic)	Single-Family, Detached
			Zero Lot Line
			Single-Family, Attached
			Duplex
			Multiplex
			Commercial and Mixed Use
N/A		ID Innovation District Overlay	

Traditional Zone Prefixes:

Zoning District		
Traditional Zone Prefixes		
AR	Agriculture and Rural Residential District	
R-1	Legacy Single-Family	
N-1	Neighborhood Hamlet District	Single-Family, Detached
		Zero Lot Line
		Single-Family, Attached
		Duplex
		Multiplex
N-2	Neighborhood Village District	Single-Family, Detached
		Zero Lot Line
		Single-Family, Attached
		Duplex
		Multiplex
		Multifamily
		Commercial and Institutional
N-2(H)	Neighborhood Village District (Historic)	Single-Family, Detached
		Zero Lot Line
		Single-Family, Attached
		Duplex
		Multiplex
		Commercial and Mixed Use
N-3	Neighborhood Town District	
MU-1	Mixed-Use Community District	
MU-2	Mixed-Use Regional District	
CC	Commerce Corridor District	
B	Business and Light Industrial District	

M	Manufacturing and Industrial District

10.303.2 ~~SF-R residential: single household rural estate~~ AR Agriculture and Rural Residential District

~~The SF-R district applies to areas where the present or prospective land use is primarily agricultural, and to serve as a "holding zone" for areas where the future development is uncertain. Low density residential use (less than 4 units per acre net density) is permitted, along with traditional less intensive agricultural uses.~~

The AR District provides for estate-style single-family dwellings and agricultural uses, including farming, ranching, and crop cultivation.

Size of Lots	
Minimum Lot Area	87,120 sf (2 ac)
Minimum Lot Width	200 ft
Size of Yards	
Minimum Front Yard	50 ft
Minimum Side Yard	20 ft
Minimum Rear Yard	50 ft
Height	
Maximum Building Height, Primary	45 ft
Accessory Structure Criteria	
Minimum Side and Rear Yard	20 ft
Maximum Building Height	25 ft

10.303.3 ~~SF-1 residential: single household medium density~~ R-1 Legacy Single-Family District

~~The SF-1 district is a setting for single household residential development of a medium density suburban or village character, with support facilities and services that are compatible with single household residences. Density must range from four to eight dwelling units per acre net density, depending on the context of the development.~~

The R-1 District is for existing neighborhoods and shall not be used to zone new areas. This district shall encompass suburban-style single-family dwellings, typically served by front-loaded garage configurations.

Size of Lots	
Minimum Lot Area	5,500 sf
Minimum Lot Width	50 ft
Size of Yards	
Minimum Front Yard	25ft
Minimum Side Yard	5 ft

Minimum Rear Yard	20 ft
Height	
Maximum Building Height, Primary	35 ft
Accessory Structure Criteria	
Minimum Side and Rear Yard	5 ft
Maximum Building Height	25 ft

10.303.4 ~~SF-2 residential: two to four household~~ N-1 Neighborhood Hamlet District

~~The SF-2 district is a setting for two household, three household and four household residential structures of a medium density, suburban and village character, along with support facilities and services that are compatible with residential areas. Density must range from eight to 14 dwelling units per acre net density, depending on the context of the development.~~

The N-1 District primarily provides for the creation or redevelopment of residential land uses, with building types in accordance with the International Residential Code for one- and two-family dwellings, including detached and attached single-family dwellings, zero-lot line configurations, duplexes, and multiplexes with three to four dwelling units.

10.303.4.1 Single Family, detached

Size of Lots		
Minimum Lot Area		4,500 sf
Minimum Lot Width	Rear Entry	40 ft
	Front Entry	50 ft
Size of Yards		
Minimum Front Yard and Corner Side Yard	Rear Entry	10 ft
	Front Entry	20 ft overall 24 ft for garage doors
Minimum Side Yard		5 ft
Minimum Rear Yard	Rear Entry	24ft for garage doors
	Front Entry	15 ft
Height		
Maximum Building Height, Primary		35 ft
Accessory Structure Criteria		
Minimum Side and Rear Yard		5 ft
Maximum Building Height		25 ft

10.303.4.2 Zero Lot Line

Size of Lots		
Minimum Lot Area		4,000 sf
Minimum Lot Width	Rear Entry	40 ft
	Front Entry	50 ft
	Front Entry, side-facing or pass-through garage/carport	Prohibited
Size of Yards		
Minimum Front Yard and Corner Side Yard	Rear Entry	10 ft
	Front Entry	20 ft overall 24 ft for garage doors
Minimum Side Yard		0 ft along passive façade lot line 10 ft along active façade lot line
Minimum Rear Yard	Rear Entry	24 ft for garage doors
	Front Entry	15 ft
Height		
Maximum Building Height, Primary		35 ft
Accessory Structure Criteria		
Minimum Side and Rear Yard		5 ft
Maximum Building Height		25 ft

10.303.4.3 Single Family, attached

Size of Lots		
Minimum Lot Area		2,000 sf
Minimum Lot Width	Rear Entry	20 ft
	Front Entry	Prohibited
Size of Yards		
Minimum Front Yard and Corner Side Yard	Rear Entry	10 ft
	Front Entry	Prohibited
Minimum Side Yard		0 ft along shared walls 7.5 ft for endcap lots
Minimum Rear Yard	Rear Entry	24 ft for garage doors
	Front Entry	Prohibited

Height	
Maximum Building Height, Primary	35 ft
Accessory Structure Criteria	
Minimum Side and Rear Yard	0 ft 7.5 ft side yard for endcap lots
Maximum Building Height	25 ft

10.303.4.4 Duplex

Size of Lots		
Minimum Lot Area		4,000 sf
Minimum Lot Width	Rear Entry	40 ft
	Front Entry	Prohibited
	Front Entry, side-facing or pass-through garage/carport	50 ft
Size of Yards		
Minimum Front Yard and Corner Side Yard	Rear Entry	10 ft
	Front Entry	Prohibited
Minimum Side Yard		0 ft along interior bisect line 5 ft along exterior lot lines
Minimum Rear Yard	Rear Entry	24 ft for garage doors
	Front Entry	15 ft
Height		
Maximum Building Height, Primary		35 ft
Accessory Structure Criteria		
Minimum Side and Rear Yard		5 ft
Maximum Building Height		25 ft

10.303.4.5 Multiplex

Size of Lots	
Minimum Lot Area	8,000 sf
Minimum Lot Width	80 ft
Size of Yards	
Minimum Front Yard and Corner Side Yard	10 ft

Minimum Side Yard	10 ft
Minimum Rear Yard	10 ft
Height	
Maximum Building Height, Primary	35 ft
Accessory Structure Criteria	
Minimum Side and Rear Yard	5 ft
Maximum Building Height	25 ft

10.303.5 ~~MF residential: multiple household~~ N-2 Neighborhood Village District

~~The MF district is a setting for development of multi-unit residential structures and developments, such as apartment and condominium complexes, garden and courtyard multifamily residential buildings, and residential loft buildings. Density must range from 14 to 20 dwelling units per acre net density, depending on the context of the development.~~

The N-2 District primarily provides for residential land uses, with appropriately scaled neighborhood-serving nonresidential uses, such as commercial or retail nodes, and small-scale multifamily buildings with no more than fifteen (15) dwelling units.

10.303.5.1 Single Family, detached

Size of Lots		
Minimum Lot Area		4,500 sf
Minimum Lot Width	Rear Entry	40 ft
	Front Entry	50 ft
Size of Yards		
Minimum Front Yard and Corner Side Yard	Rear Entry	10 ft
	Front Entry	20 ft overall 24 ft for garage doors
Minimum Side Yard		5 ft
Minimum Rear Yard	Rear Entry	24 ft for garage doors
	Front Entry	15 ft
Height		
Maximum Building Height, Primary		35 ft
Accessory Structure Criteria		
Minimum Side and Rear Yard		5 ft
Maximum Building Height		25 ft

10.303.5.2 Zero Lot Line

Size of Lots		
Minimum Lot Area		4,000 sf
Minimum Lot Width	Rear Entry	40 ft
	Front Entry	50 ft
	Front Entry, side-facing or pass-through garage/carport	Prohibited
Size of Yards		
Minimum Front Yard and Corner Side Yard	Rear Entry	10 ft
	Front Entry	20 ft overall 24 ft for garage doors
Minimum Side Yard		0 ft along passive façade lot line 10 ft along active façade lot line
Minimum Rear Yard	Rear Entry	24 ft for garage doors
	Front Entry	15 ft
Height		
Maximum Building Height, Primary		35 ft
Accessory Structure Criteria		
Minimum Side and Rear Yard		5 ft
Maximum Building Height		25 ft

10.303.5.3 Single Family, attached

Size of Lots		
Minimum Lot Area		2,000 sf
Minimum Lot Width	Rear Entry	20 ft
	Front Entry	Prohibited
Size of Yards		
Minimum Front Yard and Corner Side Yard	Rear Entry	10 ft
	Front Entry	Prohibited
Minimum Side Yard		0 ft along shared walls 7.5 ft for endcap lots
Minimum Rear Yard	Rear Entry	24 ft for garage doors
	Front Entry	Prohibited

Height	
Maximum Building Height, Primary	35 ft
Accessory Structure Criteria	
Minimum Side and Rear Yard	0 ft 7.5 ft side yard for endcap lots
Maximum Building Height	25 ft

10.303.5.4 Duplex

Size of Lots		
Minimum Lot Area		4,000 sf
Minimum Lot Width	Rear Entry	40 ft
	Front Entry	Prohibited
	Front Entry, side-facing or pass-through garage/carport	50 ft
Size of Yards		
Minimum Front Yard and Corner Side Yard	Rear Entry	10 ft
	Front Entry	Prohibited
Minimum Side Yard		0 ft along interior bisect line 5 ft along exterior lot lines
Minimum Rear Yard	Rear Entry	24ft for garage doors
	Front Entry	15 ft
Height		
Maximum Building Height, Primary		35 ft
Accessory Structure Criteria		
Minimum Side and Rear Yard		5 ft
Maximum Building Height		25 ft

10.303.5.5 Multiplex

Size of Lots	
Minimum Lot Area	8,000 sf
Minimum Lot Width	80 ft
Size of Yards	
Minimum Front Yard and Corner Side Yard	10 ft

Minimum Side Yard	10 ft
Minimum Rear Yard	10 ft
Height	
Maximum Building Height, Primary	35 ft
Accessory Structure Criteria	
Minimum Side and Rear Yard	5 ft
Maximum Building Height	25 ft

10.303.5.6 Multifamily

Size of Lots	
Minimum Lot Area	20,000 sf
Minimum Lot Width	100 ft
Size of Yards	
Minimum Front Yard and Corner Side Yard	25 ft
Minimum Side Yard	15 ft
Minimum Rear Yard	15 ft
Height	
Maximum Building Height, Primary	45 ft
Accessory Structure Criteria	
Minimum Side and Rear Yard	15 ft
Maximum Building Height	25 ft

10.303.5.7 Commercial and Institutional

Size of Yards	
Minimum Front Yard and Corner Side Yard	25 ft
Minimum Side Yard	0 ft adjacent to other nonresidential uses 20 ft when adjacent to residential uses
Minimum Rear Yard	0 ft adjacent to other nonresidential uses 20 ft when adjacent to residential uses
Height	
Maximum Building Height, Primary	35 ft
Accessory Structure Criteria	
Minimum Side and Rear Yard	Same as main building

Maximum Building Height	15 ft

10.303.6 ~~MH residential: manufactured home~~ N-2(H) Neighborhood Village District (Historic)

~~The MH district is a setting for manufactured home parks with lots held under common ownership, and rented or leased to individual tenants.~~

The N-2(H) District provides for a neighborhood district consisting of a mix of appropriately scaled commercial, institutional and residential uses set in the City's historic center. The N-2(H) District is intended to accommodate mixed- use buildings with residential dwellings above the ground floor and commercial and residential uses complimenting the area's historic character. The District shall include "active use open space" which is open to and intended for users of the development and the general public.

10.303.6.1 Single Family, detached

Size of Lots		
Minimum Lot Area		N/A
Minimum Lot Width	Rear Entry	40 ft
	Front Entry	50 ft
Size of Yards		
Minimum Front Yard and Corner Side Yard	Rear Entry	10 ft
	Front Entry	20 ft overall 24 ft for garage doors
Minimum Side Yard		5 ft
Minimum Rear Yard	Rear Entry	or 24 feet for garage doors
	Front Entry	15 ft
Height		
Maximum Building Height, Primary		35 ft
Accessory Structure Criteria		
Minimum Side and Rear Yard		5 ft
Maximum Building Height		25 ft

10.303.6.2 Zero Lot Line

Size of Lots		
Minimum Lot Area		N/A
Minimum Lot Width	Rear Entry	40 ft
	Front Entry	50 ft

	Front Entry, side-facing or pass-through garage/carport	Prohibited
Size of Yards		
Minimum Front Yard and Corner Side Yard	Rear Entry	10 ft
	Front Entry	20 ft overall 24 ft for garage doors
Minimum Side Yard		0 ft along passive façade lot line 10 ft along active façade lot line
Minimum Rear Yard	Rear Entry	24 ft for garage doors
	Front Entry	15 ft
Height		
Maximum Building Height, Primary		35 ft
Accessory Structure Criteria		
Minimum Side and Rear Yard		5 ft
Maximum Building Height		25 ft

10.303.6.3 Single Family, attached

Size of Lots		
Minimum Lot Area		N/A
Minimum Lot Width	Rear Entry	20 ft
	Front Entry	Prohibited
Size of Yards		
Minimum Front Yard and Corner Side Yard	Rear Entry	10 ft
	Front Entry	Prohibited
Minimum Side Yard		0 ft along shared walls 7.5 ft for endcap lots
Minimum Rear Yard	Rear Entry	24 ft for garage doors
	Front Entry	Prohibited
Height		
Maximum Building Height, Primary		45 ft
Accessory Structure Criteria		

Minimum Side and Rear Yard	0 ft 7.5 ft side yard for endcap lots
Maximum Building Height	25 ft

10.303.6.4 Duplex

Size of Lots		
Minimum Lot Area		N/A
Minimum Lot Width	Rear Entry	40 ft
	Front Entry	Prohibited
	Front Entry, side-facing or pass-through garage/carport	50 ft
Size of Yards		
Minimum Front Yard and Corner Side Yard	Rear Entry	10 ft
	Front Entry	Prohibited
Minimum Side Yard		0 ft along interior bisect line 5 ft along exterior lot lines
Minimum Rear Yard	Rear Entry	24 ft for garage doors
	Front Entry	15 ft
Height		
Maximum Building Height, Primary		35 ft
Accessory Structure Criteria		
Minimum Side and Rear Yard		5 ft
Maximum Building Height		25 ft

10.303.6.5 Multiplex

Size of Lots	
Minimum Lot Area	N/A
Minimum Lot Width	80 ft
Size of Yards	
Minimum Front Yard and Corner Side Yard	10 ft
Minimum Side Yard	10 ft
Minimum Rear Yard	10 ft
Height	

Maximum Building Height, Primary	35 ft
Accessory Structure Criteria	
Minimum Side and Rear Yard	5 ft
Maximum Building Height	25 ft

10.303.6.6 Commercial and Mixed Uses

Size of Yards	
Minimum Lot Area	N/A
Height	
Maximum Building Height, Primary	Generally 35 ft Mixed-use residential on top of commercial 45 ft
Accessory Structure Criteria	
Minimum Side and Rear Yard	5 ft
Maximum Building Height	25 ft

10.303.7 ~~B-1 commercial: local/neighborhood~~ MU-1 Mixed-Use Community District

~~The B-1 district is a setting for low-intensity retail uses, offices and personal services intended to serve residents of the adjacent neighborhood. B-1 zoned land should only be grouped together at the intersections of busier non-local streets. Incremental creation of strip commercial districts is discouraged. Site and building design standards are intended to encourage high quality development, promote internal and external pedestrian connectivity, and prevent potential harm to residential districts.~~

The MU-1 District provides for a mixed-use community district consisting of commercial, institutional and residential uses at a scale designed to serve community needs broader than those of nearby neighborhoods. The District is intended to accommodate commercial uses and development styles. The District is intended to promote storefront-style buildings, and accommodate mixed-use buildings with residential dwellings above the ground floor, while also integrating active use open space which is open to and intended for users of the development and the general public. The MU-1 District shall step down in scale and height when abutting R-1 and N-1 Districts.

Size of Lots	
Minimum Lot Area	87,120 sf (2 ac)
Minimum Lot Width	
Rear Entry	200 ft
Front Entry, Front-Facing Garage/Carport	200 ft
Front Entry, Side-Facing or Pass-Through Garage Carport	200 ft

Minimum Front Yard and Corner Side Yard	
Rear Entry	50 ft
Front Entry, Front-Facing Garage/Carport	50 ft
Minimum Side Yard	20 ft
Minimum Rear Yard	
Rear Entry	50 ft
Front Entry	50 ft
Height	
Maximum Building Height, Primary	45 ft
Accessory Structure Criteria	
Minimum Side and Rear Yard	20 ft
Maximum Building Height	25 ft

10.303.8 ~~B-2 commercial: general~~ MU-2 Mixed-Use Regional District

~~The B-2 district is a setting for development of a wide range of retail uses, offices and personal and business services. B-2 zoned land should only be grouped together at the intersections of busy arterial streets. Incremental creation of strip commercial districts is discouraged. Site and building design standards are intended to encourage high quality development, promote internal and external pedestrian connectivity, and prevent potential harm to residential districts.~~

The MU-2 District provides for a regional district consisting of a mix of commercial, institutional and residential uses, that accommodates a wide variety of commercial uses and development styles at a scale more intense than M-1. The District is intended to promote storefront-style buildings, and accommodate mixed-use buildings with residential dwellings above the ground floor, while also integrating active use open space which is intended for users of the development and the general public. The MU-2 District shall not be developed on sites abutting R-1 Districts and when abutting N-1 Districts, the MU-2 District shall step down in scale and height. The MU-2 District is appropriate for sites bordering designated or future arterial roadways identified in Hutto SOAR 2040.

Size of Lots	
Minimum Lot Area	87,120 sf (2 ac)
Minimum Lot Width	
Rear Entry	200 ft
Front Entry, Front-Facing Garage/Carport	200 ft
Front Entry, Side-Facing or Pass-Through Garage Carport	200 ft
Minimum Front Yard and Corner Side Yard	
Rear Entry	50 ft

Front Entry, Front-Facing Garage/Carport	50 ft
Minimum Side Yard	20 ft
Minimum Rear Yard	
Rear Entry	50 ft
Front Entry	50 ft
Height	
Maximum Building Height, Primary	45 ft
Accessory Structure Criteria	
Minimum Side and Rear Yard	20 ft
Maximum Building Height	25 ft

10.303.9 ~~LI industrial: light industry~~ CC Commerce Corridor District

~~The LI district is composed of land and structures used primarily to provide space for commercial enterprises involved in research and development, light manufacturing, packaging, warehousing, distribution, and skilled mechanical trades. LI zoned land should be grouped together in large, contiguous areas, close to transportation facilities but with only minimal frontage on current and future major arterials, well separated from residential areas, in locations that are not ideal or suitable for residential or commercial use according to good planning practice. LI zoning should not be considered in areas where permitted uses would potentially interfere with the creation or dynamic of a vibrant retail area, or potentially create unattractive and dysfunctional strips dominated by mechanical commercial and borderline industrial uses.~~

The CC District provides retail, office, and personal and business services. CC- zoned land shall be grouped at the intersections of arterial streets; “strip-like” commercial zoning is discouraged.

Size of Yards	
Minimum Front Yard and Corner Side Yard	25 ft
Minimum Side Yard	0 ft adjacent to other nonresidential uses 30 ft when adjacent to residential uses
Minimum Rear Yard	0 ft adjacent to other nonresidential uses 30 ft when adjacent to residential uses
Height	
Maximum Building Height, Primary	45 ft
Accessory Structure Criteria	
Minimum Side and Rear Yard	Same as main building
Maximum Building Height	15 ft

10.303.10 ~~I industrial: general industry~~ B Business and Light Industrial District

~~The I district exists to accommodate areas of high intensity land use primarily devoted to traditional~~

~~industrial uses and vehicle repair facilities. I zoned land shall not be designated on tracts abutting residential neighborhoods or on tracts abutting designated arterial roadways or any future arterial roadways identified in the comprehensive plan.~~

The B District is for commercial enterprises, including research and development, light manufacturing, packaging, warehousing, distribution, and skilled mechanical trades. B District zoned land shall be grouped in contiguous areas, close to transportation facilities but with minimal frontage on current and future arterials, buffered from residential areas, and in areas that are not ideal or suitable for residential or commercial uses.

Size of Yards	
Minimum Front Yard and Corner Side Yard	25 ft
Minimum Side Yard	0 ft adjacent to other nonresidential uses The greater of 50 ft or 2 ft for every 1 ft of building height when adjacent to residential uses
Minimum Rear Yard	0 ft adjacent to other nonresidential uses The greater of 50 ft or 2 ft for every 1 ft of building height when adjacent to residential uses
Height	
Maximum Building Height, Primary	60 ft
Accessory Structure Criteria	
Minimum Side and Rear Yard	Same as main building
Maximum Building Height	15 ft

10.303.11 ~~PUD planned unit development~~ M Manufacturing and Industrial District

~~The PUD district is a floating zone intended to encourage innovative planning and design techniques for development, when designation of a single use zoning district or application of standard zoning provisions are too rigid for practical application. A PUD district may accommodate development with mixed or varied uses, and/or allow some degree of flexibility in the application of standards and rules in this code to achieve superior results to development on sites with unusual topography, unique settings, or difficult or costly development problems. A PUD district is not intended to permit uses or development not keeping with the spirit of this code or any applicable plans, or avoid imposition of Unified Development Code standards rather than achieve the stated intent of a PUD. Form Based style development is preferable to planned unit developments.~~

The M District primarily provides higher-intensity land uses, typically devoted to industrial and manufacturing uses and vehicle repair facilities. M District zoned land shall not be designated on tracts abutting residential neighborhoods or tracts bordering designated arterial roadways or any future arterial roadways identified in Hutto SOAR 2040.

Size of Lots

Minimum Lot Area	87,120 sf (2 ac)
Size of Yards	
Minimum Front Yard and Corner Side Yard	50 ft
Minimum Side Yard	0 ft adjacent to other industrial uses The greater of 50 ft or 2 ft of every 1 ft of building height when adjacent to non-industrial uses
Minimum Rear Yard	0 ft adjacent to other industrial uses The greater of 50 ft or 2 ft of every 1 ft of building height when adjacent to non-industrial uses
Height	
Maximum Building Height, Primary	60 ft
Accessory Structure Criteria	
Minimum Side and Rear Yard	Same as main building
Maximum Building Height	15 ft

10.303.~~11~~ 12 PUD planned unit development

10.303.12.1 Intent

~~The PUD district is a floating zone intended to encourage innovative planning and design techniques for development, when designation of a single use zoning district or application of standard zoning provisions are too rigid for practical application. A PUD district may accommodate development with mixed or varied uses, and/or allow some degree of flexibility in the application of standards and rules in this code to achieve superior results to development on sites with unusual topography, unique settings, or difficult or costly development problems. A PUD district is not intended to permit uses or development not keeping with the spirit of this code or any applicable plans, or avoid imposition of Unified Development Code standards rather than achieve the stated intent of a PUD. Form Based style development is preferable to planned unit developments.~~

The PUD District permits innovative land use concepts that are not allowed under existing zoning, encouraging flexible planning and design techniques where conventional zoning is too rigid. A PUD District may accommodate development with mixed or varied uses or allow a degree of flexibility in applying the standards and rules in this UDC to achieve superior results to development on sites that may have unusual topography, unique settings, or difficult or costly development conditions.

10.303.12.2 District standards

Designated PUD districts will have unique standards that are described in the adopting section for that district.

Standards of this ~~code~~ UDC ~~will~~ shall apply in every PUD district unless specifically superseded by the standards of the PUD district.

PUDs cannot be used to circumvent Unified Development Code standards and permit substandard

development, uses that are otherwise not permitted in the city (junkyards, high-rise pylon signs, ~~etc~~ or other unpermitted uses), or other ~~types of development that do not conform with the spirit and intent of this code, or generally accepted good planning practice~~ uses and development that does not conform with the spirit and intent of this UDC.

Procedures for application of planned unit developments are in Section 10.203.12

10.303.~~12~~ 13 FBC Form Based Code

The Form Based Code Zoning District is intended for a continuum of development from the highest intensity mixed use development immediately adjacent to major transportation corridors to the lowest intensity residential neighborhoods and preserved agricultural land or open space. The Form Based Code Zoning District is intended to:

Allow a mixture of complimentary land uses that may include a mix of housing, retail, offices, commercial services, and civic uses to create economic vitality; Provide a range of housing types within the neighborhoods to accommodate diverse ages and incomes;

Develop mixed-use areas and residential neighborhoods that are safe, comfortable and attractive to pedestrians;

Encourage development that preserves woodlands, farms, riparian corridors, and other environmentally sensitive areas; Provide and distribute a range of Open Space types including Parks, Squares, and pocket parks within neighborhoods and mixed use areas;

Provide flexibility in the siting and design of new developments to anticipate changes in the local and regional market;

Reinforce streets as public places that encourage pedestrian and bicycle travel;

Provide an interconnected network of thoroughfares to disperse traffic and reduce automobile trip lengths;

Encourage efficient land use by facilitating compact development and minimizing the amount of land that is needed for surface parking;

Provide appropriate locations and design standards for automobile- and truck-dependent uses; and

Maintain mobility along major traffic corridors and state highways.

Transect zones are described in Section 10.1002.1 and include:

T-1 Natural
T-2 Rural
T-3 Suburban
T-4 General urban
T-5 Urban center

Procedures for application for this district is in Section 10.203.7.

10.303.~~13~~ 14 OT Old Town

This district implements the 2009 Heart of Hutto Old Town Master Plan, as amended. This Master Plan provided the community with a unified vision for the redevelopment of Old Town which included the following goals:

Preserve and maintain the resources which help define the historic character of Old Town Hutto;

Maintain and enhance a vibrant and walkable Old Town which appropriately balances pedestrian, bike, and vehicular traffic;

Provide a range of public open space that adds value to adjacent development and which is linked to and accessible from the Hutto street grid;

Provide a vision that is economically and socially viable for the redevelopment and integration of the former Co-op Site into Old Town Hutto; and

Develop a set of standards which responds to existing conditions in the city and provides a framework for the integration of new development into the existing fabric of the downtown.

Transect zones are described in Section 10.1003.1 and include:

OT-3 Traditional neighborhood
OT-4R Urban residential
OT-4T Transition
OT-5H Historic
OT-5C Co-op
SD-A Arterial

Procedures for application for this district is in Section 10.203.10.

10.303.~~14~~ 15 REC Recreation

The REC district is a floating zone that accommodates certain recreation and resort uses that take advantage of the land in its natural state, encourages large outdoor recreation uses that could not easily be provided in the already urbanized portions of the area, and permits limited commercial and service uses connected with some recreational activities. REC zoning should not be considered in areas where permitted uses would potentially interfere with the creation or dynamic of a vibrant retail area or industrial center, or be a potential nuisance to adjacent or planned residential areas.

10.303.~~15~~ 16 H Historic District overlay

10.303.16.1 Intent

The H overlay district preserves structures, sites or neighborhoods with outstanding historical and cultural significance.

10.303.16.2 Designation of existing sites

Any existing designated historic landmark, site or district in the city when this code is adopted is designated as an H ~~overlay~~ District Overlay. Special standards for existing sites will continue to apply to the H ~~overlay~~ District Overlay.

10.303.16.3 District standards

Being an overlay district, regulations for the underlying zoning districts remain in effect, except as ~~otherwise provided~~ provided for within this UDC.

Regulations for a specific H ~~overlay~~ District Overlay, as described in Section 10.~~703~~ 503 of this ~~Code~~ UDC, apply to properties or structures wholly included in that overlay, and portions of property located in the district.

If there is a conflict between the overlay regulations and the underlying district, overlay regulations apply, even ~~where~~ when the applicable regulation is not the higher standard.

City Council findings for a specific H ~~overlay~~ District Overlay define the scope of the ~~city's~~ City's interest in protecting the historic resource, and will provide guidelines used by the Historic Preservation Commission, along with applicable regulations, in considering whether to grant or deny a certificate of appropriateness.

Each designated H ~~overlay~~ District Overlay may have unique standards described in the adopting section ~~for that overlay~~. Standards for underlying districts remain in effect unless replaced by ~~the~~ district-specific standards.

10.303.16.4 Maintenance

Parties responsible for an improvement on a structure or lot in an H ~~overlay~~ District Overlay must keep the following in good repair:

Exterior portions of the improvement and exterior portions of a structure in the overlay that may

be affected by the improvement.

Interior portions of the improvement that, if not maintained, may cause or tend to cause their exterior portions to deteriorate, become damaged, or fall into disrepair.

~~Provisions~~ The provisions of this section supplement other laws about property maintenance including those outlined in Ordinance Chapter 6, Division 9 Property Maintenance Code.

10.303.~~16~~ 17 G Gateway overlay

10.303.17.1 Intent

The G Gateway Overlay district does the following:

Coordinate with ongoing planning efforts for the Hutto Gateway and to further goals, policies and objectives outlined in the Comprehensive plan.

Ensure the integrity of the ongoing planning process so public discourse can take place involving affected property owners and city residents while still ensuring individual development proposals are consistent with Comprehensive plan goals, policies and objectives.

Ensure new development incorporates the following:

Pedestrian-friendly environment with wide sidewalks, tree-lined streets, active shopfronts, short blocks and variety of uses.

Variety of public gathering places such as squares and civic greens.

Naturally calmed streets, shaded by rows of trees that allow for on-street parking.

Streets and sidewalks that form a connected network, providing a variety of pedestrian and vehicular routes to any single destination in and out of the development.

Variety of compatible uses, allowing people the opportunity to live, work and play near one another, including, specifically, residential uses above ground floor commercial uses, as appropriate.

Opportunities for housing choice and variety, including attached and detached homes available for both rental and ownership.

Buildings placed close to the local or internal collector streets, oriented to the sidewalk andstreet front, providing easy access for pedestrian activity.

Building facades that create visual interest through horizontal and vertical articulationwith windows, multiple entrances facing streets and sidewalks, and no blank walls.

Parking located to the rear or side of buildings.

Central Texas native landscaping and trees in parking areas and along bordering walkways.

Protection and enhancement of the natural features of the site, using them as the framework in creation of any site plans.

Internal principal (“main”) street as part of the organization of development on the site.

Development that does not turn its back on arterial streets, but instead focuses on taming the street edge with element such as slip roads, landscaping and pedestrian-oriented features.

10.303.17.2 Applicability

These standards apply to all applications for development approval in the Gateway Overlay District as designated in Attachment A to Ordinance 07-006-00 (incorporated by reference), except as expressly exempted.

10.303.17.3 Exemptions

These standards do not apply to the following:

Change in use of an existing structure or expansion of an existing use that is lawfully permitted by the underlying zoning district.

Use or development for which only a single-family residential building permit or certificate of occupancy is required.

Single household dwelling on a lot recorded on or before the effective date of this overlay district.

Rehabilitation of an existing building or structure that does not change the use or enlarge the building or structure.

Permit or approval where a complete application was filed with the city before the effective dateof this overlay district.

Development sites less than ten (10) acres.

10.303.17.4 Annexation

After the effective date of this ordinance [ordinance adopted April 16, 2007], annexation and initial zoning of land in the area shown in Attachment A attached to Ordinance 07-006-00 (incorporated by reference) will be subject to the Gateway Overlay District.

10.303.17.5 Additional requirement

All land developed in the Gateway Overlay District must explicitly incorporate the design principles stated in Section 10.303.16.1 either through a Planned Unit Development zoning or through a voluntary compliance to the standards and procedures in the FBC zoning district, unless specifically exempted.

Adult oriented uses, travel plazas, truck stops, junkyards, and vehicle major repair facilitiesare expressly prohibited within the Gateway Overlay District.

10.304 Permitted uses

10.304.1 Applicability

~~This section applies in the following areas.~~

~~City of Hutto conventional zoned areas~~	~~City of Hutto FBC Form Based Code zoning district~~	~~City of Hutto OT Old Town zoning district~~	~~Hutto extraterritorial jurisdiction (ETJ)~~
~~Yes~~	~~Yes~~	~~Yes~~	~~No~~

This section applies in conventional zoned areas, FBC zoning districts, and Old Town. It does not apply in the ETJ.

10.304.2 General standards

10.304.2.1 Indoor location

All uses must be performed entirely inside a permanent structure conforming to this ~~code~~ UDC and other applicable standards, unless otherwise ~~stated~~ allowed in this UDC.

10.304.2.2 Principal uses

Only one principal use is permitted on a lot, unless otherwise ~~stated~~ allowed in this UDC. This restriction does not apply to commercial and industrial centers and buildings planned for multiple users, such as shopping and commercial centers, office buildings, flex space buildings, or mixed use developments.

10.304.2.3 PUD uses

Permitted uses in the PUD district ~~must~~ shall conform to the approved PUD development plan.

10.304.3 Permitted use table abbreviations

	~~Context~~

P	Permitted use permitted by right, subject to performance standards for the use.
C	Permitted use: permitted by right, subject to conditions for the use in that zoning district.
S	Use considered subject to specific use permit review.
-	Not a permitted use.

Use Table Symbology		
Symbol	**Meaning**	**Description**
P	Permitted by Right	A “P’ in a district column indicates that a use is permitted by right, provided it meets applicable use-specific standards. These uses are subject to all other applicable regulations of this section.
C	Permitted Subject to Conditions	A “C” in a district column indicates that a use is permitted by right, subject to conditions for the use in that specific zoning district.
S	Permitted with a Specific Use Permit	An “S” in a zoning districts column indicates that a use requires a specific use review and approval by City Council.
-	Not Permitted	A “—” in a zoning district column indicates that a use is not permitted as a primary use or specific use in the zoning district.

10.304.4 Agricultural uses

Agricultural uses	Zoning district										Transect zones (for FBC Form Based Code and OT Old Town zoning districts									
	SF	SF	SF	ME	MH	B-1	B-2	LI	I	RE	T-1	T-2	T-3	T-4	T-5	OT	OT	OT	OT	OT	SD
Agricultural use	C	-	-	-	-	-	-	-	-	C	P	P	-	-	-	-	-	-	-	-	-

	Zoning District										
	AR	**R-1**	**N-1**	**N-2**	**N-2(H)**	**CC**	**B**	**M**	**MU-1**	**MU-2**	**PR**
Agricultural Uses	C	-	-	-	-	-	-	-	-	-	-

10.304.5 Residential uses

Residential uses	Zoning district										Transect zones (for FBC Form Based Code and OT Old Town zoning districts)									
	SF-R	SF-1	SF-2	ME	MH	B-1	B-2	LI	I	REC	T-1	T-2	T-3	T-4	T-5	OT-3	OT	OT	OT	OT	SD-A

~~Assisted living facility~~	~~-~~	~~-~~	~~-~~	~~S~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~S~~	~~S~~	~~-~~	~~-~~	~~S~~	~~-~~	~~-~~	~~-~~
~~Boarding and rooming house~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~S~~	~~-~~	~~-~~	~~-~~	~~S~~	~~-~~	~~-~~	~~-~~
~~Dwelling: live-work~~	~~-~~	~~-~~	~~-~~	~~S~~	~~-~~	~~S~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~P~~	~~P~~	~~S~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
~~Dwelling: accessory unit~~	~~S~~	~~S~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~P~~	~~P~~	~~P~~	~~P~~	~~-~~	~~P~~	~~P~~	~~P~~	~~-~~	~~-~~	~~-~~
~~Dwelling: manufactured~~	~~C~~	~~C~~	~~C~~	~~-~~	~~C~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~
~~Dwelling: multiple household~~	~~-~~	~~-~~	~~-~~	~~P~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~P~~	~~P~~	~~-~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
~~Dwelling: single household attached (townhouse)~~	~~-~~	~~-~~	~~P~~	~~P~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~P~~	~~P~~	~~-~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
~~Dwelling: single household detached~~	~~P~~	~~P~~	~~P~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~P~~	~~P~~	~~P~~	~~P~~	~~-~~	~~P~~	~~P~~	~~P~~	~~-~~	~~-~~	~~-~~
~~Dwelling: single household village~~	~~-~~	~~P~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~P~~	~~P~~	~~P~~	~~-~~	~~P~~	~~P~~	~~P~~	~~-~~	~~-~~	~~-~~
~~Dwelling: single household zero lot line~~	~~-~~	~~P~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~P~~	~~P~~	~~-~~	~~P~~	~~P~~	~~P~~	~~-~~	~~-~~	~~-~~
~~Dwelling: two to four household~~	~~-~~	~~-~~	~~P~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~P~~	~~P~~	~~-~~	~~P~~	~~P~~	~~P~~	~~-~~	~~-~~
~~Group home~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~C~~	~~C~~	~~C~~	~~C~~	~~-~~	~~C~~	~~C~~	~~C~~	~~-~~	~~-~~	~~-~~
~~Halfway house~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~S~~	~~S~~	~~S~~	~~-~~	~~-~~	~~-~~
~~Independent living facility~~	~~-~~	~~-~~	~~-~~	~~P~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~S~~	~~-~~	~~-~~	~~-~~	~~-~~	~~S~~	~~S~~
~~Manufactured home park~~	~~-~~	~~-~~	~~-~~	~~-~~	~~S~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~
~~Nursing home~~	~~-~~	~~-~~	~~-~~	~~S~~	~~-~~	~~S~~	~~P~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~S~~	~~-~~	~~-~~	~~-~~	~~-~~	~~S~~	~~S~~

	Zoning District											
	AR	R-1	N-1	N-2	N-2(H)	CC	B	M	MU-1	MU-2	PR	
Residential												
Accessory dwelling unit	-	S	S	S	P	-	-	-	-	-	-	
Assisted living/nursing home	-	S	S	S	-	-	-	-	S	S	-	
Boarding and rooming house	-	-	-	S	-	-	-	-	-	-	-	
Dwelling, attached single-family	P	P	P	P	P	-	-	-	C	C	-	

Dwelling, detached single-family	P	P	P	-	-	-	-	-	C	C	-	
Dwelling, duplex	-	-	P	P	-	-	-	-	C	C	-	
Dwelling, live-work	-	-	S	S-C	P	-	-	-	P	P	-	
Dwelling, manufactured home	-	C	C	C	-	-	-	-	-	-	-	
Dwelling, manufactured home park	-	S	S	-	-	-	-	-	-	-	-	
Dwelling, modular home	-	P	P	P	-	-	-	-	-	-	-	
Dwelling, multifamily	-	-	-	P	P	-	-	-	P	P	-	
Dwelling, multiplex	-	-	P	P	P	-	-	-	P	P	-	
Dwelling, zero-lot line single-family	-	P	P	P	-	-	-	-	C	C	-	
Group home	C	C	S	S	S	-	-	-	-	-	-	
Halfway house	S	S	S	S	S	-	-	-	-	-	-	

Independent living facility	-	-	-	P	P	-	-	-	-	-	-	
Nursing home	-	-	-	S	C	P	-	-	-	-	-	

10.304.6 Commercial and retail uses

~~Commercial and retail uses~~	~~Zoning district~~										~~Transect zones (for FBC Form Based Code and OT Old Town zoning districts~~										
	~~SF~~	~~SF~~	~~SF~~	~~MF~~	~~MH~~	~~B-1~~	~~B-2~~	~~LI~~	~~I~~	~~RE~~	~~T-1~~	~~T-2~~	~~T-3~~	~~T-4~~	~~T-5~~	~~OT~~	~~OT~~	~~OT~~	~~OT~~	~~OT~~	~~SD~~
~~Adult oriented use~~	-	-	-	-	-	-	-	~~S~~	-	-	-	-	-	-	-	-	-	-	-	-	-
~~Bakery: retail~~	-	-	-	-	-	~~C~~	~~P~~	-	-	-	-	-	-	~~P~~	~~P~~	-	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
~~Bank~~	-	-	-	-	-	~~C~~	~~P~~	-	-	-	-	-	-	~~P~~	~~P~~	-	-	~~P~~	~~P~~	~~P~~	~~P~~
~~Campground, recreational vehicle park~~	-	-	-	-	-	-	-	-	-	~~S~~	~~P~~	~~P~~	-	-	-	-	-	-	-	-	-
~~Car wash~~	-	-	-	-	-	-	~~S~~	~~C~~	~~C~~	-	-	-	-	-	-	-	-	-	-	-	-
~~Club/lodge facility~~	-	-	-	-	-	~~C~~	~~P~~	-	-	-	-	-	-	-	~~P~~	-	-	~~P~~	~~P~~	~~P~~	~~P~~
~~Convenience store~~	-	-	-	-	-	~~C~~	~~P~~	-	-	-	-	-	-	~~P~~	~~P~~	-	-	~~S~~	~~P~~	~~P~~	~~P~~
~~Convenience store: with gasoline sales~~	-	-	-	-	-	~~S~~	~~P~~	-	-	-	-	-	-	-	~~S~~	-	-	-	-	-	~~S~~
~~Day care: child (1-6 children)~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~C~~	~~P~~	-	-	-	-	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
~~Day care: child (greater than 6 children)~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~C~~	~~P~~	-	-	-	-	-	~~S~~	~~C~~	~~C~~	-	-	~~C~~	~~C~~	~~C~~	~~P~~
~~Day care: adult (1-4 persons)~~	~~S~~	~~S~~	~~S~~	-	-	~~C~~	~~P~~	-	-	-	-	~~S~~	~~S~~	~~S~~	-	~~S~~	~~S~~	~~S~~	-	-	-
~~Day care: adult (greater than 4 persons)~~	-	-	-	-	-	~~C~~	~~P~~	-	-	-	-	-	-	-	~~S~~	-	-	-	-	~~S~~	~~S~~
~~Day care: pet~~	-	-	-	-	-	~~S~~	~~P~~	~~P~~	-	~~S~~	-	-	-	-	~~S~~	-	-	-	-	-	~~S~~
~~Day labor agency~~	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
~~Entertainment facility, theater~~	-	-	-	-	-	-	~~P~~	-	-	-	-	-	-	-	~~P~~	-	-	-	~~P~~	~~P~~	~~P~~
~~Farm product sales~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	-	-	-	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~
~~Food catering~~	-	-	-	-	-	~~C~~	~~P~~	~~P~~	-	-	-	-	-	~~P~~	~~P~~	-	-	~~P~~	~~P~~	~~P~~	~~P~~

~~Funeral home~~	-	-	-	-	-	-	~~P~~	-	-	-	-	-	-	-	-	-	-	-	-	-	~~S~~
~~Gas station~~	-	-	-	-	-	~~S~~	~~P~~	-	-	-	-	-	-	-	-	-	-	-	-	-	~~S~~
~~Grocery store~~	-	-	-	-	-	~~S~~	~~P~~	-	-	-	-	-	-	-	~~P~~	-	-	~~S~~	~~P~~	~~P~~	~~P~~
~~Indoor recreation facility~~	-	-	-	-	-	~~S~~	~~P~~	~~S~~	-	-	-	-	-	-	~~S~~	-	-	-	-	~~S~~	~~P~~
~~Instructional facility~~	-	-	-	-	-	~~C~~	~~P~~	~~S~~	-	-	-	-	-	-	~~P~~	-	-	-	~~P~~	~~P~~	~~P~~
~~Kennel~~	~~S~~	-	-	-	-	-	-	~~S~~	-	~~S~~	-	-	-	-	-	-	-	-	-	-	~~S~~
~~Large item sales and rental: class 1~~	-	-	-	-	-	-	~~S~~	~~P~~	-	-	-	-	-	-	-	-	-	-	-	-	~~S~~
~~Large item sales and rental: class 2~~	-	-	-	-	-	-	~~S~~	~~P~~	~~P~~	-	-	-	-	-	-	-	-	-	-	-	-
~~Large item sales and rental: class 3~~	-	-	-	-	-	-	-	~~S~~	~~P~~	-	-	-	-	-	-	-	-	-	-	-	-
~~Lodging establishment~~	-	-	-	-	-	~~S~~	~~P~~	-	-	~~S~~	-	-	-	-	~~P~~	-	-	-	~~P~~	~~P~~	~~P~~
~~Lodging establishment: bed and breakfast~~	~~S~~	~~S~~	~~S~~	~~S~~	-	~~C~~	~~P~~	-	-	~~S~~	-	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~P~~	~~P~~	~~P~~	~~P~~
~~Manufactured home sales~~	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
~~Nightclub~~	-	-	-	-	-	-	~~P~~	-	-	-	-	-	-	-	~~S~~	-	-	-	~~S~~	~~S~~	~~S~~
~~Office: medical~~	-	-	-	-	-	~~C~~	~~P~~	-	-	-	-	-	-	~~P~~	~~P~~	-	-	~~S~~	~~P~~	~~P~~	~~P~~
~~Office: special medical~~	-	-	-	-	-	-	~~S~~	-	-	-	-	-	-	-	-	-	-	-	-	-	-
~~Office: professional~~	-	-	-	-	-	~~C~~	~~P~~	~~S~~	-	-	-	-	-	~~P~~	~~P~~	-	-	~~P~~	~~P~~	~~P~~	~~P~~
~~Outdoor recreation facility~~	-	-	-	-	-	-	~~S~~	-	-	~~P~~	-	-	~~S~~	~~S~~	-	-	-	-	-	-	-
~~Personal and business service shop~~	-	-	-	-	-	~~C~~	~~P~~	-	-	-	-	-	-	~~P~~	~~P~~	-	-	~~P~~	~~P~~	~~P~~	~~P~~
~~Print shop~~	-	-	-	-	-	~~C~~	~~P~~	~~P~~	~~P~~	-	-	-	-	~~P~~	~~P~~	-	-	~~P~~	~~P~~	~~P~~	~~P~~
~~Restaurant, bar~~	-	-	-	-	-	~~C~~	~~P~~	-	-	~~S~~	-	-	-	~~S~~	~~P~~	-	-	~~S~~	~~C~~	~~P~~	~~S~~
~~Retail store (no more than 5,000 sq. ft.)~~	-	-	-	-	-	~~C~~	~~P~~	-	-	-	-	-	-	~~P~~	~~P~~	-	-	~~P~~	~~P~~	~~P~~	~~P~~
~~Retail store (greater than 5,000 sq. ft.)~~	-	-	-	-	-	~~S~~	~~P~~	-	-	-	-	-	-	-	~~P~~	-	-	-	~~P~~	~~P~~	~~P~~
~~Special services~~	-	-	-	-	-	-	-	~~P~~	~~P~~	-	-	-	-	-	-	-	-	-	-	-	-
~~Travel plaza, truck stop~~	-	-	-	-	-	-	-	-	~~S~~	-	-	-	-	-	-	-	-	-	-	-	-
~~Vehicle auction~~	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
~~Veterinary clinic~~	-	-	-	-	-	~~C~~	~~P~~	~~P~~	-	-	-	-	-	-	-	-	-	-	-	-	~~P~~

	Zoning District											
	AR	R-1	N-1	N-2	N-2(H)	CC	B	M	MU-1	MU-2	PR	
Commercial and Retail Uses												

Adult-oriented business	-	-	-	-	-	-	S	-	-	-	-	
Banks and Financial Institutions				C	P	P	-	-	-	-	-	
Campground, recreational vehicle park	S	-	S	-	-	-	-	-	-	-	S	
Car wash	-	-	-	-	-	C	C	C	-	-	-	
Club/lodge facility	-	-	-	-	S	P	-	-	-	-	-	
Convenience store	-	-	-	S	P	P	-	-	-	-	-	
Convenience store: with gasoline sales	-	-	-	S	S	S	-	-	-	-	-	
Day care, child (1-6 children)	P	P	P	P	P	P	S	S	C	C	-	
Day care, child (greater than 6 children)	S	S	S	S	S	S	-	-	S	S	-	
Day care, adult (1-4 persons)	S	S	S	S	S	P	-	-	S	S	-	
Day care, adult (greater than 4 persons)	-	-	-	S	C	P	-	-	-	-	-	
Day care, pet	-	-	-	S	S	P	P		S	S		
Entertainment facility, theater	-	-	-	-	S	P	-	-	-	-	-	
Farm product sales	C	C	C	C	C	C	-	-	-	-	-	
Food catering	-	-	-	C	P	P	-	-	-	-	-	
Funeral home	-	-	-		S	S	-	-	-	-	-	
Kennel	S	-	-	-	S	-	S	-	-	-	S	

Large item sales and rental: class 1	-	-	-	-	-	S	S	S	-	-	-
Large item sales and rental: class 2	-	-	-	-	-	-	S	S	-	-	-
Lodging, hotel	-	-	-	S	P	P	P	-	S	S	S
Lodging, motel	-	-	-	S		S	S	-			-
Lodging, bed and breakfast	S	S	S	C	P	P	-	-	S	S	-
Nightclub	-	-	-		S	P	-	-			-
Office	-	-	-	C	P	P	-	-	P	P	-
Personal and business service	-	-	-	C	P	P	P	P	C	C	-
Recreation facility, indoor	-	-	-	S	S	P	P	-	-	-	-
Recreation facility, outdoor	-	-	-	S	S	S	-	-	-	-	P
Restaurant, bar	-	-	-	C	C	P	-	-	C	C	-
Bar/Tavern	-	-	-	C	C	P	-	-	C	C	-
Retail store (no more than 5,000 SF)	-	-	-	C	C	P	-	-	P	P	-
Retail store (greater than 5,000 SF)	-	-	-	S	S	P	-	-	S	S	-
Personal loan services	-	-	-	-	-	-	P	P	-	-	-
Travel plaza, truck stop	-	-	-	-	-	-	-	S	-	-	-

Veterinary Clinic, Small Animal	-	-	-	S	C	P	P	-	-	-	-
Veterinary Clinc, Large Animal	-	-	-	S	C	P	P	-	-	-	-

10.304.7 Industrial uses

~~Industrial uses~~	~~Zoning district~~										~~Transect zones (for FBC Form Based Code and OT Old Town zoning districts~~										
	~~SF-R~~	~~SF-1~~	~~SF-2~~	~~MF~~	~~MH~~	~~B-1~~	~~B-2~~	~~LI~~	~~I~~	~~REC~~	~~T-1~~	~~T-2~~	~~T-3~~	~~T-4~~	~~T-5~~	~~OT-3~~	~~OT-2~~	~~OT-1~~	~~OT-R~~	~~OT-SD-A~~
~~Data Center~~	-	-	-	-	-	-	-	~~S~~	~~S~~	-	-	-	-	-	-	-	-	-	-	-
~~General industrial use~~	-	-	-	-	-	-	-	-	~~S~~	-	-	-	-	-	-	-	-	-	-	-
~~Heavy industrial use~~	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
~~Junkyard~~	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
~~Light industrial use~~	-	-	-	-	-	-	-	~~P~~	~~P~~	-	-	-	-	-	-	-	-	-	-	~~S~~
~~Research laboratory~~	-	-	-	-	-	-	-	~~P~~	~~P~~	-	-	-	-	-	~~S~~	-	-	-	~~S~~	~~S~~
~~Self-storage facility~~	-	-	-	-	-	-	-	~~P~~	-	-	-	-	-	-	-	-	-	-	-	~~S~~
~~Trade use~~	-	-	-	-	-	~~C~~	~~C~~	~~P~~	~~P~~	-	-	-	-	-	-	-	-	-	-	~~S~~
~~Vehicle minor repair facility~~	-	-	-	-	-	~~S~~	~~C~~	~~C~~	~~P~~	-	-	-	-	-	-	-	-	-	-	~~S~~
~~Vehicle major repair facility~~	-	-	-	-	-	-	-	~~C~~	~~P~~	-	-	-	-	-	-	-	-	-	-	-
~~Vehicle storage facility~~	-	-	-	-	-	-	-	~~P~~	~~P~~	-	-	-	-	-	-	-	-	-	-	-
~~Warehouse and distribution facility~~	-	-	-	-	-	-	-	~~P~~	~~P~~	-	-	-	-	-	-	-	-	-	-	~~S~~

	Zoning District										
	AR	**R-1**	**N-1**	**N-2**	**N-2(H)**	**CC**	**B**	**M**	**MU-1**	**MU-2**	**PR**
Industrial Uses											
Data Center	-	-	-	-	-	-	-	S	-	-	-
Industrial use, general	-	-	-	-	-	-	-	P	-	-	-
Industrial use,	-	-	-	-	-	-	-	S	-	-	-

heavy											
Industrial use, light	-	-	-	-	-	-	P	P	-	-	-
Research laboratory	-	-	-	-	-	-	P	P	-	-	-
Self-storage facility	-	-	-	-	-	P	P		-	-	-
Trade use	-	-	-	C	C	C	P	P	-	-	-
Vehicle minor repair facility	-	-	-	S	S	C	P	P	-	-	-
Vehicle major repair facility	-	-	-	-	-	-	C	P	-	-	-
Vehicle storage facility	-	-	-	-	-	-	P	P	-	-	-
Warehouse & distribution facility	-	-	-	-	-	S	P	P	-	-	-

10.304.8 Institutional and civic uses

~~Institutional and civic uses~~	~~Zoning district~~										~~Transect zones (for FBC Form Based Code and OT Old Town zoning districts~~										
	~~SF-R~~	~~SF-1~~	~~SF-2~~	~~MF~~	~~MH~~	~~B-1~~	~~B-2~~	~~LI~~	~~I~~	~~REC~~	~~T-1~~	~~T-2~~	~~T-3~~	~~T-4~~	~~T-5~~	~~OT-3~~	~~OT-4~~	~~OT-5~~	~~OT-6~~	~~OT-7~~	~~SD-A~~
~~Amenity center~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~-~~	~~-~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~P~~	~~-~~	~~-~~	~~P~~	~~P~~	~~P~~	~~P~~
~~Aquatic facility~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~C~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~S~~	~~-~~	~~-~~	~~-~~	~~-~~	~~S~~	~~P~~
~~Athletic facility~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~C~~	~~P~~	~~P~~	~~P~~	~~P~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~P~~
~~Cemetery~~	~~S~~	~~S~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~S~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~
~~Community facility~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~P~~	~~P~~	~~-~~	~~-~~	~~P~~	~~P~~	~~P~~	~~P~~
~~Golf course~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~-~~	~~-~~	~~-~~	~~-~~	~~S~~	~~-~~	~~S~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~
~~Hospital~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~P~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~S~~
~~Park~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
~~Park and ride lot (as principal use)~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~S~~	~~S~~	~~S~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~S~~

~~Place of worship or assembly~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~P~~	~~P~~	~~C~~	~~C~~	~~C~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
~~Public utility substation~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~
~~School: no more than 5 students~~	~~-~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~P~~	~~P~~	~~-~~	~~-~~	~~P~~	~~P~~	~~P~~	~~P~~
~~School: at least 6 students~~	~~-~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~S~~	~~S~~	~~P~~	~~-~~	~~-~~	~~S~~	~~S~~	~~P~~	~~P~~

	Zoning District											
	AR	**R-1**	**N-1**	**N-2**	**N-2(H)**	**CC**	**B**	**M**	**MU-1**	**MU-2**	**PR**	
Institutional & Civic Uses												
Amenity center	C	C	C	C	P	C	-	-	C	C	S	
Aquatic facility	P	P	P	P	P	P	P	P	P	P	S	
Athletic facility	S	S	S	C	C	P	-	-	S	S	S	
Cemetery	S	S	-	-	-	-	-	-	-	-	S	
Community facility	P	P	P	P	P	P	P	P	P	P	S	
Golf course	S	S	-	-	-	S	-	-	-	-	S	
Hospital	-	-	-	-	S	P	-	-	-	-	-	
Park	P	P	P	P	P	P	P	P	P	P	P	
Park and ride lot (as principal use)	-	-	-	C	C	C	C	-	S	S	-	
Public utility substation	P	P	P	P	P	P	P	P	P	P	S	
Religious land use or assembly	P	P	P	P	P	P	P	P	P	P	P	

School: no more than 5 students	-	P	P	P	P	P	-	-	P	P	-
School: at least 6 students	-	C	C	C	C	C	-	-	C	C	-

10.304.9 Temporary uses

~~Temporary uses~~	~~Zoning district~~										~~Transect zones (for FBC Form Based Code and OT Old Town zoning districts~~										
	~~SF-R~~	~~SF-1~~	~~SF-2~~	~~MF~~	~~MH~~	~~B-1~~	~~B-2~~	~~LI~~	~~I~~	~~REC~~	~~T-1~~	~~T-2~~	~~T-3~~	~~T-4~~	~~T-5~~	~~OT-3~~	~~OT-4~~	~~OT-5~~	~~OT-SE~~	~~OT-SG~~	~~SD-A~~
~~Construction equipment storage lot~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~
~~Construction field office~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
~~Garage sale~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~P~~	~~P~~	~~P~~	~~-~~	~~P~~	~~P~~	~~P~~	~~-~~	~~-~~	~~-~~
~~Mobile Food Vendor~~						~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~-~~	~~-~~	~~C~~	~~C~~	~~C~~	~~C~~
~~Model home / lot sales~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~P~~	~~P~~	~~P~~	~~-~~	~~P~~	~~P~~	~~P~~	~~-~~	~~-~~	~~-~~
~~Portable storage container~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
~~Temporary building~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~

	Zoning District										
Temporary Uses	**AR**	**R-1**	**N-1**	**N-2**	**N-2(H)**	**CC**	**B**	**M**	**MU-1**	**MU-2**	**PR**
Construction equipment storage lot	S	S	S	S	S	S	S	S	S	S	S
Construction field office	P	P	P	P	P	P	P	P	P	P	P
Garage sale	P	P	P	P	P	-	-	-	-	-	-
Mobile Food Vendor	-	-	-	S	P	P	-	-	P	P	-

Model home / lot sales	P	P	P	P	P	-	-	-	C		-
Portable storage container	P	P	P	P	P	P	P	P	P	P	P
Temporary building	S	S	S	S	S	S	S	S	S	S	S

10.304.10 Accessory uses

Accessory uses and structures are intended to allow property owners the full use of ~~their~~ the property while maintaining the character of the surrounding area. Accessory uses and structures ~~must~~ shall be built and used only for purposes that are secondary and ~~normal~~ compatible to the principal use of the property and ~~must~~ shall be placed on the same lot ~~with~~ as the principal use.

~~Accessory uses~~	~~Zoning district~~										~~Transect zones (for FBC Form Based Code and OT Old Town zoning districts~~										
	~~SF-R~~	~~SF-1~~	~~SF-2~~	~~MF~~	~~MH~~	~~B-1~~	~~B-2~~	~~LI~~	~~I~~	~~REC~~	~~T-1~~	~~T-2~~	~~T-3~~	~~T-4~~	~~T-5~~	~~OT-3~~	~~OT-~~	~~OT-~~	~~OT-~~	~~OT-~~	~~SD-A~~
~~Antenna, radio hobbyist (no more than max hgt in district)~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~
~~Antenna, radio hobbyist (greater than max hgt in district)~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~
~~Antenna, non-residential use: no more than 15 ft. above roofline~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~C~~
~~Antenna, non-residential use: other~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~S~~
~~Wireless facility: attached~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~P~~	~~P~~
~~Wireless facility: concealed~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~S~~	~~S~~	~~S~~	~~S~~	~~P~~	~~S~~	~~S~~	~~S~~	~~S~~	~~P~~	~~P~~
~~Wireless facility: freestanding~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~S~~	~~S~~	~~S~~	~~S~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~S~~
~~Donation drop-off box~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~S~~	~~S~~	~~S~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~S~~

~~Drive through facility~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~S~~	~~P~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~S~~
~~Home occupation~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~P~~	~~P~~	~~P~~	~~-~~	~~P~~	~~P~~	~~P~~	~~-~~	~~-~~	~~-~~
~~Residential accessory structure~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
~~Satellite dish~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~
~~Swimming pool~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~S~~	~~-~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
~~Vending machine (outdoor)~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~-~~	~~-~~	~~-~~	~~-~~	~~P~~	~~-~~	~~-~~	~~-~~	~~-~~	~~P~~	~~P~~
~~Free-standing cisterns~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~S~~	~~S~~	~~S~~	~~S~~	~~P~~	~~S~~	~~S~~	~~S~~	~~P~~	~~P~~	~~P~~
~~Wind energy system~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~P~~	~~P~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~P~~

	Zoning District										
Accessory Uses	**AR**	**R-1**	**N-1**	**N-2**	**N-2(H)**	**CC**	**B**	**M**	**MU-1**	**MU-2**	**PR**
Antenna, radio hobbyist (no more than max hgt in district)	C	C	C	C	C	C	C	C	C	C	C
Antenna, radio hobbyist (greater than max hgt in district)	S	S	S	S	S	S	S	S	S	S	S
Antenna, non-residential use: no more than 15 ft. above rooflin e	-	-	-	C	C	C	C	C	-	-	C
Antenna, non-residential use: other	-	-	-	S	S	S	S	S	-	-	-

Fueling station	S	-	-	S	S	C	C	C	-	-	-	
Wireless facility: attached	S	S	S	P	S	P	P	P	S	S	S	
Wireless facility: concealed	S	S	S	P	P	P	P	P	S	S	S	
Wireless facility: freestanding	-	-	-	-	-	S	S	S	-	-	S	
Donation drop-off box	-	-	-	S	C	S	S		-	-	S	
Drive through facility	-	-	-	-	S	P	-	-	-	-	S	
Home occupation	P	P	P	P	P	-	-	-	P	P	-	
Residential accessory structure	P	P	P	P	P	-	-	-	P	P	-	
Satellite dish	C	C	C	C	C	C	C	C	C	C	C	
Swimming pool	P	P	P	P	P	S	P	P	-	P	P	
Vending machine (outdoor)	-	-	-	P	P	P	P	P	-	-	-	
Free-standing cisterns	C	C	C	P	S	P	P	P	C	C	C	
Wind energy system	C	C	C	C	C	C	P	P	C	C	C	

10.304.11 Applicability and Enforcement

10.304.11.1 Excluded uses

If a use is not expressly permitted in a zoning district, it is prohibited. ~~Uses prohibited~~ Prohibited uses in all zoning districts ~~are not necessarily limited to uses described in this code as prohibited~~ may include uses not explicitly listed as prohibited in this code.

10.304.11.2 New and undefined uses

As commerce and technology evolve, new types of land uses ~~will~~ may develop and forms of land use not anticipated may seek locations in the City. To provide for ~~contingencies~~ unanticipated uses, the Development Services staff will consider the appropriateness of an undefined use in a ~~certain~~ particular zoning district. Approval criteria include:

Impacts of the use, including externalities and use of public services and infrastructure,

The use is similar in nature and impact to a use listed and defined as a permitted use in that zoning district or PUD.

The use is not similar in nature and impact to a use defined and listed as a prohibited use in that zoning district or PUD, or prohibited in the district but permitted in a different district.

The use conforms to the intent of the zoning district and applicable plans.

The interpretation does not lower the protection given to the public by this ~~code~~ UDC.

The use does not have the potential to create a dynamic that would harm the vitality or future development potential of surrounding commercial, industrial and residential areas.

General interpretation standards in Section ~~10.209~~ 10.808.

Performance standards and conditions for uses similar in nature and impact are also considered.

If Development Services staff finds the proposed land use ~~is not appropriate~~ inappropriate for the district, the applicant may appeal the decision to the Zoning Board of Adjustment within ~~30~~ thirty (30) days of determination.

10.304.12 Nonconforming uses

Nonconforming uses are addressed in Section ~~10.206~~ 10.805.

10.305 Agricultural uses

10.305.1 Applicability

~~This section applies in the following areas.~~

~~City of Hutto conventional zoned areas~~	~~City of Hutto FBC Form Based Code zoning district~~	~~City of Hutto OT Old Town zoning district~~	~~Hutto extraterritorial jurisdiction (ETJ)~~
~~Yes~~	~~Yes~~	~~Yes~~	~~No~~

This section applies in conventional zoned areas, FBC zoning districts, and Old Town. It does not apply in the ETJ.

10.305.2 Agricultural use

10.305.2.1 Definition

Agricultural use: The use of land for agricultural purposes, including husbandry and keeping of farm animals, crop production, horse stables and greenhouses, and other similar uses ~~normally associated with agriculture~~.

10.305.2.2 Permitted locations

Agricultural uses are permitted in the SF-R district by right.

Agricultural uses are permitted in the T-1 and T-2 transect zones by right.

10.305.2.3 Conditions

Intensive agricultural uses are prohibited. This includes factory farming, hog farms, dairy farms, feed lots, slaughtering, manure and compost storage and processing, silage fermentation, and keeping more than two animal units (animal unit as defined by Texas Cooperative Extension) per acre of land dedicated to agricultural uses.

Small vegetable and fruit gardens are not considered “crop production” and are permitted in all zoning districts.

10.306 Residential uses

10.306.1 Applicability

~~This section applies in the following areas.~~

~~City of Hutto conventional zoned areas~~	~~City of Hutto FBC Form Based Code zoning district~~	~~City of Hutto OT Old Town zoning district~~	~~Hutto extraterritorial jurisdiction (ETJ)~~
~~Yes~~	~~Yes~~	~~Yes~~	~~No~~

This section applies in conventional zoned areas, FBC zoning districts, and Old Town. It does not apply in the ETJ.

10.306.2 Assisted Living/Nursing Home ~~facility~~

10.306.2.1 Definition

~~Assisted living facility: residential facility comprising of apartments set up to encourage independent living, while providing personal care services beyond those usually offered by an independent living facility. This includes assistance with meals, dressing, movement, bathing, or other personal needs or maintenance; the administration of medication by a licensed person or the assistance with or supervision of medication; or general supervision or oversight of the physical and mental well-being of a person who needs assistance to maintain a private and independent residence.~~

Assisted Living/Nursing Home: A home operated by a business or non-profit organization where ill or elderly people are provided with lodging and meals, with or without nursing care.

10.306.2.2 Permitted locations

Assisted living facilities & Nursing homes are considered subject to specific use permit review in the MF district.

Assisted living facilities & Nursing homes are considered subject to specific use permit review in the T-4, T-5, and OT- 4T transect zones.

10.306.2.3 Conditions

Assisted living facilities & Nursing homes ~~must~~ shall have direct access from a collector or higher street.

The following conditions shall be met when nursing homes are adjacent to residential zoning districts:

Landscape buffers shall comply with the medium bufferyard standards as specified in Section 10.302.4.3(b).

All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

All buildings shall be setback a minimum of one (1) foot for each foot of height from adjacent residential properties.

10.306.3 Boarding and rooming house

10.306.3.1 Definition

~~Boarding and rooming house: building used to accommodate, for compensation (money, services, and other things of value), four or more boarders or roomers, not including the occupant's immediate family members who may be occupying the building. Bed and breakfast inns are not considered boarding and rooming houses.~~

A building used to provide lodging for four or more boarders or roomers, with compensation typically taking the form of money, services, or other valuable considerations. This arrangement does not include immediate family members of the occupant who may be occupying the building. Bed and breakfast inns are not considered boarding and rooming houses.

10.306.3.2 Permitted locations

Boarding and rooming houses are considered subject to specific use permit review in the T-4 and OT-4T transect zones.

10.306.4 Dwelling (general)

10.306.4.1 Definitions

Dwelling: building used only for year round residential occupancy and permitted accessory uses, including single household/family dwellings, two-to-four household/family dwellings and multi-unit/family dwellings. This term excludes hotels, motels, extended stay lodging, tents, vehicles, or other structures designed or used primarily for temporary occupancy. Any dwelling is considered a principal building.

Dwelling unit: structure or part of a structure providing complete, independent living facilities for a household, including permanent provisions for living, sleeping, eating, cooking and sanitation.

Household: single person or group of persons living together in a single housing unit, sharing meals, housework, and household costs.

10.306.4.2 Conditions

Short term rental. Rentals of residences for no more than 30 days are considered subject to the specific use permit review process. This provision does not prohibit home exchanges, where an owner trades their residence with that of another homeowner for a short time.

Number of dwellings on a lot. Only one dwelling may be placed on a lot. A second dwelling may be placed on a lot, if it is an approved accessory dwelling unit (Section 10.306.5), or part of a development designed and approved for multiple residential buildings on one lot.

10.306.5 Dwelling, accessory unit

10.306.5.1 Definition

Dwelling unit, accessory: secondary dwelling unit in conjunction with and subordinate to a main single household dwelling unit, whether a part of the same structure as the main dwelling unit or incorporated into a detached garage. Also known as a mother-in-law apartment.

10.306.5.2 Permitted locations

Accessory dwelling units are permitted subject to specific use permit review in the SF-R and SF-1 districts.

Accessory dwelling units are permitted by right in the T-1, T-2, T-3, T-4, OT-3, OT-4R, and OT-4T transect zones.

10.306.5.3 Conditions

Only one accessory dwelling unit is permitted on a lot.

Lot size for single household dwellings where an accessory dwelling unit may be added must be at least 7800 sq. ft.

Accessory dwelling units must be attached to the rear of the main house, or incorporated into a detached garage without eliminating the garage's parking spaces. Complete conversion of a detached garage into an accessory dwelling unit is prohibited.

Floor area for accessory dwelling units must be 400 sq. ft. – 800 sq. ft., or 400 sq. ft. – 33% of the total living area of the host structure, whatever is smaller.

Accessory dwelling units must have a separate entrance from the outdoors, oriented to the side or rear of the lot if the unit is attached to the main house.

Recreational vehicles, mobile homes, and shipping containers are prohibited as accessory dwelling units.

10.306.6 Dwelling, live-work

10.306.6.1 Definition

Dwelling, live-work: A dwelling where limited commercial use is permitted and operated by a member of the household that lives in the ~~unit is permitted~~ dwelling unit.

10.306.6.2 Permitted locations

Live-work dwellings are considered subject to specific use permit review in the MF and B-1 districts as well as the OT-3 transect zone.

Live-work dwellings are permitted by right in the T-4, T-5, OT-4R, OT-4T, OT-5H, OT-5C, and SD-A transect zones.

10.306.6.3 Conditions

Live-work designation applies to an entire multiple household development or a designated portion, ~~not to individual units on a piecemeal basis~~ rather than to individual units separately.

Commercial uses in live-work dwellings are limited to offices, studios, personal service establishments and home occupations.

Commercial uses in a live-work dwelling may occupy no more than 50% of the ground floor area for an individual dwelling unit.

Live-work designation when adjacent to Single-Family Residential (SF-1), the following conditions must be met:

~~Landscape Buffer:~~

~~Minimum of 25 feet of landscape buffer from adjacent residential; or~~

~~Minimum of 15 feet of landscape buffer with a 6-foot-tall masonry wall~~

Landscape buffers shall comply with the medium bufferyard standards as specified in Section 10.302.4.3(b).

All building signage must face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

All buildings must be setback a minimum of ~~1~~ one (1)foot for each foot of height from adjacent ~~SF-1~~ residential properties.

All outdoor lighting must be fully shielded, hooded and cannot trespass onto any adjacent property.

10.306.7 Dwelling, manufactured or modular

10.306.7.1 Definition

Dwelling, manufactured: ~~transportable, single household dwelling unit built on a permanent chassis with attached undercarriage with springs, axles, wheels and hubs, suitable for year-round occupancy and incorporating the same water supply, waste disposal and electrical conveniences as a site built dwelling unit, and may or may not be attached to a permanent~~

~~foundation.~~ A structure, constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or, when erected on-site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems. All references in this article to manufactured housing or manufactured home(s) shall be referenced to HUD-code manufactured housing unless otherwise specified. This includes mobile homes.

Dwelling, modular: As governed by the definition within the Texas Manufactured Housing Standards Act (Article 5221f-1.), a structure or building module that is transportable in one or more sections on a temporary chassis or other conveyance device, and that is designed to be installed and used by a consumer as a permanent residence on a permanent foundation system. The term includes the plumbing, heating, air-conditioning and electrical systems contained in the structure. The term does not include a Mobile Home or Manufactured Home as defined in the Texas Manufactured Housing Standards Act (Article 5221f, V.A.C.S.).

10.306.7.2 Permitted locations

Manufactured dwellings are permitted in the MH district, subject to design standards applicable to the MH zone in Chapter 4 (Site design standards).

Manufactured dwellings are permitted in the SF-R, SF-1, SF-2, subject to design standards applicable to these districts in Chapter 4 (Site design standards).

10.306.7.3 Conditions

Permitted uses include one manufactured home on each approved space or lot.

Manufactured dwellings and Modular Homes are subject to design standards of Chapters 3 (Development Standards) and 4 (Subdivisions Standards).

10.306.8 Dwelling, ~~multiple household~~ Multifamily

10.306.8.1 Definition

Dwelling, ~~multiple household~~ Multifamily: ~~building with five or more separate dwelling units, sharing common walls and/or with units above and/or below others. Multiple household dwellings include townhouses and rowhouses (with five or more units), structures commonly known as apartment buildings or condominium buildings, garden apartment and condominium buildings, lofts, and adaptive reuse of larger structures such as former places of worship.~~

A building containing five or more separate dwelling units on one lot, including apartments, condominiums, lofts, and adaptive reuse of larger structures.

10.306.8.2 Permitted locations

Multiple household dwellings are permitted by right in the MF district, subject to design standards in Chapter 4 (Site design standards).

Multiple household dwellings are permitted by right in the T-4, T-5, OT-4R, OT-4T, OT-5H, OT-5C, and SD-A transect zones, subject to design standards in Chapter 5 (Site Design Standards – Special Purpose Districts).

10.306.8.3 Conditions

Developing a mix of housing types creates more housing choices for residents, and opportunities for more diversity in the community. ~~Multiple household~~ Multifamily developments are encouraged to provide a range of housing types to promote a diverse community of mixed ages, family-types, and incomes.

10.306.9 Dwelling, ~~single household attached~~ Attached Single-Family

10.306.9.1 Definition

Dwelling, ~~single household attached~~ Attached Single-Family: ~~dwelling unit with no units above, below or behind; but with one or two shared walls with other single household attached dwellings. Access is from a private entrance, and not a hall, stairway or balcony shared with other units. Single household attached dwellings include townhouses, row houses, and terraced houses.~~

A dwelling unit that is part of a structure with each dwelling unit attached by a common wall to another and access is from a private entrance, each designed and constructed for occupancy by one household.

10.306.9.2 Permitted locations

Single household attached dwellings are permitted by right in the SF-2 and MF districts in developments approved for the dwelling type, subject to standards in Chapter 4 (Site design standards).

Single household attached dwellings are permitted by right in the T-4, T-5, OT-4R, OT-4T, OT-5H, OT-5C, and SD-A transect zones in developments approved for the dwelling type, subject to standards in Chapter 5 (Site Design Standards – Special Purpose Districts).

10.306.10 Dwelling, ~~single household detached~~ Detached Single-Family

10.306.10.1 Definition

Dwelling, ~~single household detached~~ Detached Single-Family: A ~~building with a~~ single dwelling unit not attached to another dwelling or building by any means, ~~(except an approved accessory dwelling unit per Section 10.306.5) or building~~ except an approved accessory dwelling unit per Section 10.306.5 Permitted Uses. Also called a single family house.

10.306.10.2 Permitted locations

Single household detached dwellings are permitted by right in the SF-R, SF-1 and SF-2 districts in developments approved for the dwelling type, subject to standards in Chapter 4 (Site design standards).

Single household detached dwellings are permitted by right in the T-1, T-2, T-3, T-4, OT-3, OT-4R, and OT-4T transect zones in developments approved for the dwelling type, subject to standards in Chapter 5 (Site Design Standards – Special Purpose Districts).

10.306.11 Dwelling, single household village

10.306.11.1 Definition

Dwelling, single household village: single household detached dwelling sited where the house is on a lot in a traditional village setting, in a development modeled on New Urbanism, traditional village or traditional neighborhood development principles.

10.306.11.2 Permitted locations

Single household village detached dwellings are permitted by right in the SF-1 district in developments approved for the dwelling type, subject to standards in Chapter 4 (Site design standards).

Single household village detached dwellings are permitted by right in the T-2, T-3, T-4, OT-3, OT-4R, and OT-4T transect zones in developments approved for the dwelling type, subject to standards in chapter 5 (Site Design Standards – Special Purpose Districts).

10.306.12 Dwelling, ~~single household zero lot line~~ Zero Lot Line Single-Family

10.306.12.1 Definition

Dwelling, ~~single household zero lot line~~ Zero Lot Line Single-Family: A single household detached dwelling sited where one wall is on the property boundary, ~~usually a side wall~~ but is not a shared wall with a structure on the adjacent property.

10.306.12.2 Permitted locations

Single household zero lot line dwellings are permitted by right in the SF-1 district in developments approved for the dwelling type, subject to standards in Chapter 4 (Site design standards).

Single household zero lot line dwellings are permitted by right in the T-3, T-4, OT-3, OT-4R, and OT- 4T transect zones in districts approved for the dwelling type, subject to standards in chapter 5 (Site Design Standards – Special Purpose Districts).

10.306.13 Dwelling; ~~two to four household~~ Duplex or Multiplex

10.306.13.1 Definition

Dwelling, ~~two to four household~~ Duplex: ~~building with two to four separate dwelling units, sharing common walls and/or with one or two household above one or two others. Two to four household dwellings include duplexes; triplexes or "threeplexes", quadplexes or "fourplexes", two-flats, semi-detached houses, and attached patio or "pinwheel" houses~~ A building containing two dwelling units sharing a common wall on a single lot.

Dwelling, ~~two to four household~~ Multiplex: ~~building with two to four separate dwelling units, sharing common walls and/or with one or two household above one or two others. Two to four household dwellings include duplexes; triplexes or "threeplexes", quadplexes or "fourplexes", two-flats, semi-detached houses, and attached patio or "pinwheel" houses~~ A building containing three or four separate dwelling units on one lot, including triplexes and quadplexes.

10.306.13.2 Permitted locations

Two to four household dwellings are permitted by right in the SF-2 district in developments approved for the dwelling type.

Two to four household dwellings are permitted by right in the T-4, T-5, OT-3, OT-4, and OT-5H transect zones in developments approved for the dwelling type.

10.306.14 Group home

10.306.14.1 Intent

Group homes are a necessary use serving a vital function in the community, but their concentration in certain areas can have a perceived adverse affect on an area. A careful review of proposed group homes is necessary to ~~ensure~~ verify they are compatible with the residential character of the surrounding area and a welcome addition to the city.

10.306.14.2 Definition

Group home: ~~residence operated as a single dwelling, licensed or operated by a governmental or non- profit agency, providing special care or rehabilitation due to homelessness, physical condition or illness, nonviolent mental condition or illness, elderly age, or social, behavioral or disciplinary problems, where authorized supervisory personnel are on the premises. Group homes do not include halfway houses, where drug users, sex offenders, the dangerous mentally ill, or convicted felons are placed immediately after their release from a primary institution such as a prison, hospital or rehabilitation facility~~ A residence for not more than six (6) persons with disabilities and two (2) supervisors. Such an entity shall be licensed and comply with Chapter 123 of the Human Resources Code.

10.306.14.3 Permitted locations

Group homes of up to six residents are permitted by right in the SF-R, SF-1, SF-2 and MH districts,

subject to review and confirmation of spacing by Development Services staff.

Group homes of up to six residents are permitted by right in the T-1, T-2, T-3, T-4 transect zones.

Group homes of up to six residents may be permitted by minor modification in the OT-3, OT-4, and OT-4T transect zones.

Group homes of no more than 15 residents are permitted by right in the MF district, subject to review and confirmation of spacing by Development Services staff.

New group homes must be placed at least 750 ft. from other established group homes.

10.306.14.4 Conditions

Appearance and residential character of the structure cannot be altered, either through use of colors, materials, construction (except provisions for the physically handicapped) and lighting; emission of sound, noise, vibration and electromagnetic interference; or outdoor storage.

Signs identifying the property as a group home are prohibited.

Safehouses and shelters for victims of domestic violence are exempt from review and spacing standards for group homes.

10.306.15 Halfway house

10.306.15.1 Intent

Halfway houses are a necessary use serving a vital function in the community, but ~~their concentration~~ the concentration of Halfway Houses in certain areas can have a perceived adverse affect on an area. Careful review of proposed ~~halfway houses~~ Halfway House developments is necessary to ~~ensure~~ verify they are compatible with the ~~residential character of the surrounding area, and the safety of nearby residents remains secure~~ surrounding area's residential character.

10.306.15.2 Definition

Halfway house: ~~residence operated as a single dwelling, licensed or operated by a governmental or non- profit agency, where drug users, moderate and high risk (level 2 and 3) and civil commitment sex offenders, the dangerous mentally ill, or convicted felons are placed immediately after their release from a primary institution such as a prison, hospital or rehabilitation facility. Authorized supervisory personnel are on the premises. A halfway house allows the persons to begin reintegration with society, while still providing monitoring and support~~ Pursuant to Texas Human Resources Code § 42.002, a halfway house is a licensed home for inmates on release from more restrictive custodial confinement or initially placed in lieu of such more restrictive custodial confinement, wherein supervision, rehabilitation, and counseling are provided to mainstream residents back into society, enabling the residents to live independently. Such placement is pursuant to the authority of the Texas State Department of Corrections.

10.306.15.3 Permitted locations

Halfway houses are considered subject to specific use permit review in the SF-R, SF-1, SF-2, MF and MH districts.

Halfway houses are considered subject to specific use permit review in the OT-3, OT-4R, and OT-4T transect zones.

New halfway houses must be placed at least 2,000 ft. from other established halfway houses, and at least 750 ft. from other established group homes.

Halfway houses housing moderate and high risk (level 2 and 3) and civil commitment sex offenders are subject to the same spacing standards from schools, places of worship, and other landmarks as required for individual offenders under city, county and state law.

10.306.15.4 Conditions

Appearance and residential character of the structure cannot be altered, either through use of colors, materials, construction (except provisions for the physically handicapped) and lighting; emission of sound, noise, vibration and electromagnetic interference; or outdoor storage.

Signs identifying the property as a halfway house are prohibited.

10.306.16 Independent living facility

10.306.16.1 Definition

Independent living facility: residential facility comprising of apartments set up to encourage independent living, while certain services, such as meals, transportation, or limited assistance with daily living tasks are offered to residents. Assisted living facility residents are usually ambulatory and can feed themselves but they may need help with some activities of daily living.

10.306.16.2 Permitted locations

Independent living facilities are permitted by right in the MF district.

Independent living facilities are considered subject to specific use permit review in the T-5, OT- 5C, and SD-A transect zones.

10.306.16.3 Conditions

Independent living facilities must have direct access from a collector or higher street.

10.306.17 Dwelling, Manufactured home park

Design standards for manufactured home parks are in Section 10.404.3.

10.306.17.1 Definition

Manufactured home park: ~~improved parcels, under common management and usually under common ownership, having multiple manufactured home structures in the nature of a community or "manufactured home park", and all streets, service drives, and community areas such as yards and amenity centers.~~ A parcel of land under single entity ownership that has been planned and improved for the placement of two or more manufactured homes and all streets, service drives, and community areas.

10.306.17.2 Permitted locations

Manufactured home parks are considered subject to specific use permit review in the M-H district.

10.306.17.3 Conditions

Permitted uses include one manufactured home on each approved space or lot, accessory buildings for use by the occupant of the structure on that lot, amenity centers, accessory buildings for use by the owner or manager of the manufactured home park, and one single household dwelling on ~~a~~ at least a 6,000 sq. ft. lot for the owner's or manager's residence.

~~Manufactured home parks must meet open space standards in Chapters 4 (site design standards) and 6 (subdivision standards). The development must include amenities and be designed only for the renting or leasing of manufactured home sites.~~

Manufactured home parks shall meet the common amenity area standards of Chapter 3 (Development Standards) and open space standards of Chapter 4 (Subdivision Standards). The development shall include amenities and be designed only for the renting or leasing of manufactured home sites.

Manufactured home parks ~~cannot~~ can only be converted to manufactured home subdivisions ~~without~~ after first conforming to all subdivision standards, and rezoning from MH.

A 6 ft. tall perimeter fence is required, conforming to fencing and screening standards in Section 10.408.

10.306.18 ~~Nursing home~~ Rehabilitation Facility

10.306.18.1 Definition

~~Nursing home~~ Rehabilitation Facility: institution that operates or maintains facilities providing convalescent or chronic care, or both, for more than 24 consecutive hours for three or more patients not related by blood or marriage to the operator. ~~Nursing homes~~ Rehabilitation Facilities do not include hospitals or other places that provide care and treatment for the acutely sick and maintain and operate facilities for major surgery.

10.306.18.2 Permitted locations

~~Nursing homes~~ Rehabilitation Facilities are permitted by right in the B-2 district.

~~Nursing homes~~ Rehabilitation Facilities are considered subject to specific use permit review in the MF and B-1 districts.

~~Nursing homes~~ Rehabilitation Facilities are considered subject to specific use permit review in the T-5, OT-5C, and SD-A transect zones.

10.306.18.3 Conditions

~~Nursing homes~~ Rehabilitation Facilities must have direct access from a collector or higher street.

When adjacent to Single-Family Residential (SF-1), the following conditions must be met:

Landscape Buffer:

Minimum of 25 feet of landscape buffer from adjacent residential; or

Minimum of 15 feet of landscape buffer with a 6-foot-tall masonry wall

Building Signage:

All building signage must face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

Height:

All buildings must be setback a minimum of 1 foot for each foot of height from adjacent SF-1 properties.

Outdoor Lighting:

All outdoor lighting must be fully shielded, hooded and cannot trespass onto any adjacent property.

10.307 Commercial and retail uses

10.307.1 Applicability

~~This section applies in the following areas.~~

~~City of Hutto conventional zoned areas~~	~~City of Hutto FBC Form Based Code zoning district~~	~~City of Hutto OT Old Town zoning district~~	~~Hutto extraterritorial jurisdiction (ETJ)~~
~~Yes~~	~~Yes~~	~~Yes~~	~~No~~

This section applies in conventional zoned areas, FBC zoning districts, and Old Town. It does not apply in the ETJ.

10.307.2 Adult oriented use

10.307.2.1 Intent

The right to possess and distribute sexually oriented materials, such as pornography and sex toys; and the right to present and see sexually oriented entertainment, such as erotic or nude dancing, is protected by the First Amendment of the United States Constitution. However, the clustering, inappropriate placement or inadequate regulation of adult uses can affect the mix of people and businesses attracted to an area, create a de facto “red light district” and an area

where criminals can find easy prey, and harm the public health, safety and welfare.

Considering Hutto's geographical constraints, an adult oriented business would have a disproportionately large impact on the City compared to a larger community with few geographical constraints for expansion, and a large supply of land ideal for commercial development.

These standards intend to:

- Regulate adult-oriented uses to promote the health, safety, morals, and general welfare of the City.
- Protect the small-city character ~~of Hutto,~~ and the potential to attract high quality commercial development that is not sexually oriented.
- Prevent the creation of an environment that would potentially affect the reputation and small-city character of Hutto, and thus discourage residents and non-adult-oriented businesses from locating in the City.
- Apply fair, uniform standards that allow sexually oriented businesses in locations where their presence will cause no detrimental secondary effects.

These standards are not intended to:

- Impose limitations or restrictions on the content of communicative materials, including sexually oriented materials.
- Restrict or deny access by adults to sexually oriented materials protected by the First Amendment.
- Deny access by the distributors and exhibitors of sexually oriented entertainment to their intended market.
- Condone or legitimize the presentation and distribution of sexually oriented entertainment and material.

10.307.2.2 Definitions

Adult oriented use: ~~business where the principal use, or a significant adjunct to another use of the property, is the offering or display of live entertainment, dancing or material distinguished or characterized by its emphasis on depicting, exhibiting, describing or relating to "specified sexual activities" or "specified anatomical areas" as the primary attraction to the premises~~ A business that is offering or display of live entertainment related to "specified sexual activities" or "specified anatomical areas" as the primary attraction to the premises. This includes, but is not limited to: adult book stores, adult novelty ~~and gift~~ shops, adult video rental, ~~adult video and movie arcades,~~ adult photo studios, adult cabaret (gentlemen's club, topless bar, strip joint, go-go club), nude modeling studios, adult hotels and motels (no-tell motels), and adult motion picture theaters.

This excludes uses that are technically illegal under local and state law, including but not limited to body rub salons and massage parlors and therapists offering massages of "specified anatomical areas" or "hand release," brothels and sexual encounter establishments, and escort agencies. Those uses have no constitutional protection, and are prohibited in the city.

Specified anatomical areas includes:

- Human genitals, pubic region, buttocks, anus, area between genitals and anus, or female breast below a point immediately above the top of the areola; or
- Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

Specified sexual activities includes:

Fondling or other intentional touching of human genitals, pubic region, buttocks, anus, or female breasts;
Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, or sodomy;
Masturbation, actual or simulated;
Human genitals in a state of sexual stimulation, arousal or tumescence;
Excretory functions as part of or with activities in this subsection.

10.307.2.3 Permitted locations

Adult oriented uses are considered in the LI district subject to specific use permit review.
Adult oriented uses ~~must~~ shall be at least 250 ft. from the boundary of any residential zone district (inside and outside the city), structure occupied as a residence, public park or playground, child day care center, place of worship or assembly, or school; and at least 2000 ft. from another adult oriented use.

10.307.2.4 Conditions

Adult oriented uses ~~must~~ shall conform to site planning, architectural design, landscaping and signage rules that are applicable to other businesses in the underlying zoning and overlay district, regardless of tradition or the proprietor's preferences.
Adult oriented uses may display only one sign attached on the building exterior with the establishment name only. Signs or displays depicting specified anatomical areas or specific sexual activities cannot be displayed on the building or inside the building where they would be visible outside.
Entries and windows ~~must~~ shall be placed or screened to prevent the interior from being viewed from outside the establishment.
Improvements on the site, and any parts of the building, including signage, awnings, and other exterior embellishments, cannot be in fluorescent or high-intensity colors.
Adult oriented uses including viewing rooms of at least ~~150 sq. ft.~~ one hundred fifty (150) square feet of floor space for film or video display of specified sexual activities or specified anatomical areas must conform to the following standards:
A manager's station ~~must~~ shall have at least 32 sq. ft. of floor area.
Alteration in the configuration or location of a manager's station may be made only with an amendment to the specific use permit approval.
More than one employee is on duty and situated in each manager's station at times a patron is present inside the premise.
The interior of the premises ~~must~~ shall be configured so there is an unobstructed view from a manager's station of every area of the premises where any patron is permitted access for any purpose, excluding restrooms. Restrooms cannot have video reproduction equipment. If the premises have two or more manager's stations designated, then the interior of the premises must be configured so there is an unobstructed view of each area of the premises where any patron is permitted access for any purpose from at least one of the manager's stations. The view required in this subsection ~~must~~ shall be by direct line of sight from the manager's station.
The view area specified in the above subsection ~~must~~ shall be unobstructed by doors, walls, merchandise, display racks or other materials.
Only one person may occupy a viewing room at a time.
The premise must be equipped with overhead lighting fixtures that provide illumination of at least ~~10 lux~~ one (1) footcandle as measured at the floor level to areas where patrons have permitted access. The illumination ~~must~~ shall be maintained during business hours.
Exemption: a person appearing in a state of nudity in a modeling class operated by a proprietary school, licensed by the State of Texas; a college, junior college, or university supported entirely

or partly by taxation; by a private college or university that maintains and operates educational programs where credits are transferable to a college, junior college, or university supported entirely or partly by taxation; or in a structure with no sign visible from the exterior of the structure and no other advertising that indicates a nude person is available for viewing; and where, to participate in a class a student must enroll at least three days in advance of the class; and where no more than one nude model is on the premises at any time.

10.307.3 Bakery, retail

10.307.3.1 Definition

Retail bakery: retail business where bread, pastries, cake, pies and similar baked goods are sold for consumption by the final customer at home, whether or not final baking occurs on-site. This term excludes a commercial bakery, where at least 50% of the goods produced on-site are sold off-site.

10.307.3.2 Permitted locations

Retail bakeries are permitted by right in the B-2 districts.

Retail bakeries are permitted by right in the T-4, T-5, OT-4R, OT-4T, OT-5H, OT-5C, and SD-A transect zones.

Retail bakeries are permitted with conditions in the B-1 district.

10.307.3.3 Conditions

When adjacent to Single-Family Residential (SF-1), the following conditions must be met:

Landscape Buffer:

Minimum of 25 feet of landscape buffer from adjacent residential; or

Minimum of 15 feet of landscape buffer with a 6-foot-tall masonry wall

Building Signage:

All building signage must face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

Height:

All buildings must be setback a minimum of 1 foot for each foot of height from adjacent SF-1 properties.

Operating Hours:

Hours are limited to 7:00 a.m. to 10:00 p.m., unless otherwise approved by specific use permit.

Outdoor Lighting:

All outdoor lighting must be fully shielded, hooded and cannot trespass onto any adjacent property.

Industrial or commercial bakeries are permitted in the LI and I districts.

10.307.4 Bank

10.307.4.1 Definition

Bank: ~~headquarters or branch of a financial institution granted a charter under the Texas Department of Banking as a state-chartered bank, savings and loan, or credit union. This term excludes a check cashing or payday loan establishment, loan or mortgage broker, stockbroker or other financial institution without a state bank charter.~~ A Texas Department of Banking charter granted establishment primarily engaged in the provision of bank and financial institution services. Typical uses include banks, savings and loans, credit unions, and similar services. Bank and Financial Institutions do not include check cashing or payday loan establishments, loan or mortgage brokers, stockbrokers, or other financial institutions

without a state bank charter. An automatic teller machine is not considered a bank.

10.307.4.2 Permitted locations

Banks are permitted by right in the B-2 district.

Banks are permitted by right in the T-4, T-5, OT-4T, OT-5H, OT-5C, SD-A.

Banks are permitted with conditions in the B-1 district.

10.307.4.3 Conditions

When adjacent to Single-Family Residential (SF-1), the following conditions must be met:

Landscape Buffer:

Minimum of 25 feet of landscape buffer from adjacent residential; or

Minimum of 15 feet of landscape buffer with a 6-foot-tall masonry wall

Building Signage:

All building signage ~~must~~ shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

Height:

All buildings must be setback a minimum of 1 foot for each foot of height from adjacent SF-1 properties.

Operating Hours:

Hours are limited to 7:00 a.m. to 10:00 p.m., unless otherwise approved by specific use permit.

Outdoor Lighting:

All outdoor lighting must be fully shielded, hooded and cannot trespass onto any adjacent property.

10.307.5 Campground, recreational vehicle park

10.307.5.1 Definition

Campground or recreational vehicle park: ~~site intended~~ Land to be used for temporary living accommodation for recreational, camping, and travel use including, but not limited to, travel trailers, truck campers, camping trailers and self-propelled motor homes.

10.307.5.2 Permitted locations

Campgrounds and recreational vehicle parks are permitted only by specific use permit in the REC district and should be limited to designated camping areas at public parks. Dry camping or using a parking lot for overnight camping or parking of commercial vehicles not related to a use or business on the site is prohibited.

Campgrounds and recreational vehicle parks are permitted by right in the T-1 and T-2 transect zones.

10.307.6 Car wash

10.307.6.1 Definition

Car wash: ~~facility where mechanical equipment is used for washing passenger vehicles~~ A facility for the washing, waxing, or cleaning of automobiles, recreational vehicles, or light-duty trucks. A car wash may be full-service or self-service.

10.307.6.2 Permitted locations

Car washes are permitted by right in the LI and I districts.

Car washes, either as the primary use of a site or as an accessory use to a gas station, are considered subject to specific use permit review in the B-2 district.

10.307.6.3 Conditions

Structures or equipment related to cleaning vehicles (car wash bays, vacuums, vending machines) ~~must~~ shall be located at least ~~50 ft.~~ (50) feet from the boundary of any residential zoning district, places of residence such as nursing homes and extended care facilities, or lodging establishments. Vacuums cannot be located in the street yard.

Washing facilities ~~must~~ shall occur under a roofed area with at least two walls.

Car wash facilities next to residential zoning districts, places of residence such as nursing homes and extended care facilities, and lodging establishments:

Must be screened and buffered with masonry (stone, brick, decorative CMU, similar materials) walls to minimize impact on residential properties.

May operate only between 7:00 AM and 9:00 PM.

Cannot have loudspeakers or equipment that emits audible signals such as beeps, buzzers and bells that would be audible off the site.

10.307.7 Club/lodge facility

10.307.7.1 Definition

Club/lodge facility: ~~site or structure with, as its primary use, an organization of persons for special purposes or for promulgation of sports, arts, literature, politics, civic service or other common goals, interests or activities, characterized by membership qualifications, dues or regular meetings. Clubs and lodges do not include clubs operated for profit and/or places of worship or assembly~~ An establishment providing meeting, recreational, or social facilities for a private or nonprofit association, primarily for use by members and guests. This does not include places of worship or assembly.

10.307.7.2 Permitted locations

Club/lodge facilities are permitted by right in the B-2 district.

Club/lodge facilities are permitted by right in the T-5, OT-4T, OT-5H, OT-5C, and SD-A transect zones.

Club/lodge facilities are permitted with conditions in the B-1 district.

10.307.7.3 Conditions

When adjacent to Single-Family Residential (SF-1), the following conditions must be met:

Landscape Buffer:

Minimum of 25 feet of landscape buffer from adjacent residential; or

Minimum of 15 feet of landscape buffer with a 6-foot-tall masonry wall

Building Signage:

All building signage ~~must~~ shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

Height:

All buildings must be setback a minimum of 1 foot for each foot of height from adjacent SF-1 properties.

Operating Hours:

Hours are limited to 7:00 a.m. to 10:00 p.m., unless otherwise approved by specific use permit.

Outdoor Lighting:

All outdoor lighting must be fully shielded, hooded and cannot trespass onto any adjacent property.

10.307.8 Convenience store

10.307.8.1 Definition

Convenience store: retail store with no more than 5,000 GFA selling everyday goods and services that may include food products, groceries, over-the-counter drugs and sundries.

10.307.8.2 Permitted locations

Convenience stores without gasoline sales are permitted by right in the B-2 district.

Convenience stores without gasoline sales are permitted by right in the T-4, T-5, OT-5H, OT-5C, and SD-A transect zones.

Convenience store without gasoline sales are considered subject to specific use permit review in the OT-4T transect zone

Convenience stores with gasoline sales are permitted by right in the B-2 district.

Convenience stores with gasoline sales are considered subject to specific use permit review and conditions in the B-1 district.

Convenience stores with gasoline sales are considered subject to specific use permit review in the T- 5, and SD-A transect zones.

10.307.8.3 Conditions

Improvements related to gasoline sales must conform to applicable design standards applicable to ~~gas stations~~ Convenience Stores with Gasoline Sales.

When adjacent to Single-Family Residential (SF-1), the following conditions must be met:

Landscape Buffer:

Minimum of 25 feet of landscape buffer from adjacent residential; or

Minimum of 15 feet of landscape buffer with a 6-foot-tall masonry wall

Building Signage:

All building signage must face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

Height:

All buildings must be setback a minimum of 1 foot for each foot of height from adjacent SF-1 properties.

Operating Hours:

Hours are limited to 7:00 a.m. to 10:00 p.m., unless otherwise approved by specific use permit.

Outdoor Lighting:

All outdoor lighting must be fully shielded, hooded and cannot trespass onto any adjacent property.

10.307.9 Day care: child

10.307.9.1 Definition

Day care: child (1-6 Children): ~~facility maintained for all or part of a day for care of children younger than 16 years old that are not related to the owner, operator or manager, whether the facility is operated with or without compensation and with or without stated educational purposes. A child day care center includes, but is not limited to, facilities commonly known as day-care centers, day nurseries, nursery schools, preschools, play groups, day camps, and summer camps~~ Child Care Home (<6 Children) Regular care occurring in the caretaker's own residence for not more than six (6) children, excluding children who are related to the caretaker but in no case exceeding twelve (12) children at any given time. See Chapter 42 of the Human Resources Code, Regulation of Certain Facilities, Homes, and Agencies that Provide Child Care Services.

Day care: child (greater than 6 children): Child Care Home (6+ Children) Regular care occurring in the caretaker's own residence for more than six (6) children, excluding children who are related to the caretaker. See Chapter 42 of the Human Resources Code, Regulation of

Certain Facilities, Homes, and Agencies that Provide Child Care Services.

10.307.9.2 Permitted locations

Day care hosting up to six children less than 16 years old, including the proprietor's children, is permitted by right in the SF-R, SF-1, SF-2, MF, MH, B-1 and B-2 districts.

Day care hosting up to six children less than 16 years old, including the proprietor's children, is permitted by right in the T-2, T-3, T-4, T-5, OT-3, OT-4R, OT-4T, OT-5H, OT-5C, and SD-A transect zones.

Day care with more than six children may be appropriate in some residential areas, but the use requires special attention to find if it will adversely affect the surrounding area. Day care with more than six children at a residence is permitted by right within the B-1, B-2 districts as well as the SD-A transect zone (with appropriate state licensure), and shall be considered subject to specific use permit review in the SF-R, SF-1, SF-2, MF, and MH districts as well as the T-3 transect zone.

10.307.9.3 Conditions

Day care facilities in the ~~B-1~~ N-2 district must be no more than ~~2,500 sq. ft~~ two thousand five hundred (2,500) square feet.

Outdoor play areas must be enclosed by a ~~fence 4 ft. – 6 ft. high~~ four (4) foot to six (6) foot high fence.

Day care facilities in the MF district may be located in a building separate from a dwelling unit, for residents of the development only.

10.307.10 Day care: adult

10.307.10.1 Definition

Day care, adult (1-4 Persons): ~~facility maintained for part of a day for care of adults unrelated to the owner, operator or manager~~ A facility that provides services under an Adult Day Care Program on a daily or regular basis, but not overnight, one (1) to four (4) elderly or handicapped persons who are not related by blood, marriage, or adoption to the owner of the facility. Adult Day Services Centers (also referred to as Adult Day Care Centers) shall be licensed by the Texas Department of Human Services.

Day care, adult (greater than 4 persons): ~~facility maintained for part of a day for care of adults unrelated to the owner, operator or manager~~ A facility that provides services under an Adult Day Care Program on a daily or regular basis, but not overnight, to four (4) or more elderly or handicapped persons who are not related by blood, marriage, or adoption to the owner of the facility. Adult Day Services Centers (also referred to as Adult Day Care Centers) shall be licensed by the Texas Department of Human Services.

10.307.10.2 Permitted locations

Elderly day care centers are permitted by right in the B-1 and B-2 district.

Elderly day care centers hosting up to four people are considered subject to specific use permit review in the SF-R, SF-1, and SF-2 districts.

Elderly day care centers hosting up to four people are considered subject to specific use permit review in the T-2, T-3, T-4, OT-3, OT-4R, and OT-4T transect zones.

Elderly day care centers hosting greater than four people are considered subject to specific use in the T-5, OT-5C, and SD-A transect zones.

10.307.11 Day care: pet

10.307.11.1 Definition

Day care: pet: ~~facility where supervised groups of pets can socialize and play for all or part of a day.~~ A facility where pets are kept for all or part of a day. Secondary services at pet day care

facilities may include obedience classes, training, grooming, behavioral training and/or overnight boarding.

10.307.11.2 Permitted locations

Pet day care facilities are permitted by right in the B-2 and LI districts.

Pet day care facilities are considered subject to specific use permit review in the B-1 and REC districts, and in B-2 and LI districts when adjacent to a residential district or area, lodging establishment, nursing home or assisted living facility.

Pet day care facilities are considered subject to specific use permit review in the T-5 and SD-A transect zones.

10.307.11.3 Conditions

Buildings used for pet day care and boarding services ~~must~~ shall be completely enclosed and soundproof.

Outdoor play yards ~~must~~ shall be at least ~~100 ft.~~ one hundred (100) feet from a residential zone district, and must be completely screened by a solid screening material ~~6 ft. – 8 ft.~~ six (6) feet to eight (8) feet high.

Potentially offensive odors cannot be detectable off the site.

10.307.12 Day labor agency

10.307.12.1 Intent

Day labor agencies provide an essential service to unskilled or economically disadvantaged people seeking employment, and to businesses that need labor at a short notice for limited assignments. However, the presence of a day labor agency can affect the mix of people and businesses attracted to an area, warding off medium to high-end businesses that are essential to create and maintain a vibrant commercial area.

Considering Hutto's geographical constraints, a day labor center would have a disproportionately large impact on the city, compared to a larger community with few geographical constraints for expansion, and a large supply of land ideal for commercial development.

10.307.12.2 Definition

Day labor agency: agency providing short-term temporary labor services (work done where the worker is hired and paid one day at a time, with no promise that more work will be available in the future) for agricultural, construction, maintenance, landscaping, food service or industrial trades; or other physically intensive work.

10.307.12.3 Permitted locations

Day labor agencies are prohibited in all zoning districts.

10.307.13 Entertainment facility, theater

10.307.13.1 Definition

Entertainment facility or theater: A building or part of a building devoted to showing motion pictures or dramatic, musical or live performances.

10.307.13.2 Permitted locations

Entertainment facilities and theaters are permitted by right in the B-2 district.

Entertainment facilities and theaters are permitted by right in the T-5, OT-5H, OT-5C, and SD-A transect zones.

10.307.14 Farm product sales

10.307.14.1 Definition

Farm product sales: outdoor ~~activity involving~~ sale of food or plant products grown on the premises~~, if the activity is~~ in an agricultural zoning district; or customarily involving growers from throughout a region selling food or plant products they have grown~~, if the activity is in another zoning district~~ where the use is permitted.

10.307.14.2 Permitted locations and duration

Farm product sales of food or plant products grown on the premises are permitted by right in a "roadside stand" environment at legitimate farms in the SF-R district.

Farm product sales in a "farmer's market" environment is permitted by right at places of worship, schools and community facilities in the SF-R, SF-1, SF-2, MF, MH, B-1 and B-2 districts and all transect zones for no more than 14 days a year.

Farm product sales at a farmer's market is permitted by right in the B-1 and B-2 districts.

Farm product sales at a farmer's market is permitted as an accessory use only in OT-5C.

10.307.15 Food catering

10.307.15.1 Definition

Food catering: A business where the principal use is the preparation of food and meals on the premises that are delivered ~~to another location for consumption~~ and consumed by the customers off the premises.

10.307.15.2 Permitted locations

Food catering is permitted by right in the B-2 and LI districts.

Food catering is permitted by right in the T-4, T-5, OT-4T, OT-5H, OT-5C, and SD-A transect zones.

Food catering is permitted with conditions in the B-1 district.

10.307.15.3 Conditions

When adjacent to Single-Family Residential (SF-1), the following conditions must be met:

Landscape Buffer:

Minimum of 25 feet of landscape buffer from adjacent residential; or

Minimum of 15 feet of landscape buffer with a 6-foot-tall masonry wall

Building Signage:

All building signage ~~must~~ shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

Height:

All buildings must be setback a minimum of 1 foot for each foot of height from adjacent SF-1 properties.

Operating Hours:

Hours are limited to 7:00 a.m. to 10:00 p.m., unless otherwise approved by specific use permit.

Outdoor Lighting:

All outdoor lighting must be fully shielded, hooded and cannot trespass onto any adjacent property.

10.307.16 Funeral home

10.307.16.1 Definition

Funeral home: A building used for preparing the deceased for burial ~~or cremation, displaying~~ and display of the deceased and/or related ceremonies or services related, including cremation and the storage of caskets, funeral urns, funeral vehicles and other funeral supplies.

10.307.16.2 Permitted locations

Funeral homes are permitted by right in the B-2 district.

Funeral homes are considered subject to specific use permit review in the SD-A transect zone.

10.307.17 ~~Gas station~~ Convenience Store with Gasoline Sales

10.307.17.1 Definitions

~~Gas station~~ Convenience Store with Gasoline Sales: ~~facility where gasoline or other petroleum products or fuels are sold and light maintenance activities such as engine tune-ups, lubrication, minor repairs and carburetor cleaning may be conducted. A gas station may include co-branded uses such as a convenience store, fast food restaurant, and/or where permitted, a car wash. The term excludes truck stops and travel plazas; or facilities where heavy maintenance activities such as engine overhaul, painting and collision work are conducted~~ *retail store with no more than 5,000 GFA selling everyday goods and services that may include food products, groceries, over-the-counter drugs and sundries and gasoline sales*.

10.307.17.2 Permitted locations

Gas stations are permitted by right in the B-2 district.

Gas stations are considered subject to specific use permit review and conditions in the B-1 district.

Gas stations are considered subject to specific use permit review in the SD-A transect zone.

10.307.17.3 Conditions

When adjacent to Single-Family Residential (SF-1), the following conditions must be met:

Landscape Buffer:

Minimum of 25 feet of landscape buffer from adjacent residential; or

Minimum of 15 feet of landscape buffer with a 6-foot-tall masonry wall

Building Signage:

All building signage must face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

Height:

All buildings must be setback a minimum of 1 foot for each foot of height from adjacent SF-1 properties.

Operating Hours:

Hours are limited to 7:00 a.m. to 10:00 p.m., unless otherwise approved by specific use permit.

Outdoor Lighting:

All outdoor lighting must be fully shielded, hooded and cannot trespass onto any adjacent property.

10.307.18 Grocery store

10.307.18.1 Definition

Grocery store: retail business with greater than 5,000 sq. ft. GFA primarily selling food and other convenience and household goods.

10.307.18.2 Permitted locations

Grocery stores are permitted by right in the B-2 district.

Grocery stores are permitted by right in the T-5, OT-5H, OT-5C, and SD-A transect zones.

Grocery stores are considered subject to specific use permit review and conditions in the B-1 district.

Grocery stores are considered subject to specific use permit review in the OT-4T transect zone.

10.307.18.3 Conditions

Improvements related to gasoline sales must conform to applicable design standards applicable to gas stations.

When adjacent to Single-Family Residential (SF-1), the following conditions must be met:

Landscape Buffer:

Minimum of 25 feet of landscape buffer from adjacent residential; or

Minimum of 15 feet of landscape buffer with a 6-foot-tall masonry wall

Building Signage:

All building signage must face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

Height:

All buildings must be setback a minimum of 1 foot for each foot of height from adjacent SF-1 properties.

Operating Hours:

Hours are limited to 7:00 a.m. to 10:00 p.m., unless otherwise approved by specific use permit.

Outdoor Lighting:

All outdoor lighting must be fully shielded, hooded and cannot trespass onto any adjacent property.

10.307.19 ~~Indoor~~ recreation facility, Indoor

10.307.19.1 Definition

Indoor recreation facility: ~~establishment providing facilities for guests for exercise, relaxation, amusement or sport, and amenities that are secondary to the recreational use, housed inside a structure. The term includes gymnasiums, health clubs, bowling alleys, pool halls, video arcades, shooting ranges, and related recreational uses.~~ An indoor establishment for exercise, relaxation, amusement or sport, and amenities that are secondary to the recreational use, including but not limited to, gymnasiums, health clubs, bowling alleys, pool halls, video arcades, and shoot ranges. ~~This term excludes facilities used by or~~ Indoor recreation facilities do not include facilities supervised by licensed medical personnel in medical settings, athletic departments in schools, professional sports team facilities, amenity centers, or community centers under direct supervision and control of licensed medical personnel placed in a medical facility, facilities in athletic departments of schools, facilities of professional sports teams, and amenity and community centers.

10.307.19.2 Permitted locations

Indoor recreation facilities are permitted by right in the B-2 district.

Indoor recreation facilities are permitted by right in the SD-A transect zones.

Indoor recreation facilities are considered subject to specific use permit review in the B-1 and LI districts.

Indoor recreation facilities are considered subject to specific use permit review in the T-5 and OT-5C transect zones.

Indoor recreation facilities are subject to conditions in the B-1 district.

10.307.19.3 Conditions

When adjacent to Single-Family Residential (SF-1), the following conditions must be met:

Landscape Buffer:

Minimum of 25 feet of landscape buffer from adjacent residential; or

Minimum of 15 feet of landscape buffer with a 6-foot-tall masonry wall

Building Signage:
All building signage ~~must~~ shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.
Height:
All buildings must be setback a minimum of 1 foot for each foot of height from adjacent SF-1 properties.
Operating Hours:
Hours are limited to 7:00 a.m. to 10:00 p.m., unless otherwise approved by specific use permit.
Outdoor Lighting:
All outdoor lighting must be fully shielded, hooded and cannot trespass onto any adjacent property.

10.307.20 Instructional facility
10.307.20.1 Definition
Instructional facility: establishment offering specialized instruction in subjects such as a trade, martial arts, visual and performing arts, sports, athletics, or business.

10.307.20.2 Permitted locations
Instructional facilities are permitted by right in the B-2 district.
Instructional facilities are permitted by right in the T-5, OT-5H, OT-5C, and SD-A transect zone.
Instructional facilities are considered subject to special use permit review in the LI district.
Instructional facilities are subject to conditions in the B-1 district.

10.307.20.3 Conditions
When adjacent to Single-Family Residential (SF-1), the following conditions must be met:
Landscape Buffer:
Minimum of 25 feet of landscape buffer from adjacent residential; or
Minimum of 15 feet of landscape buffer with a 6-foot-tall masonry wall
Building Signage:
All building signage must face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.
Height:
All buildings must be setback a minimum of 1 foot for each foot of height from adjacent SF-1 properties.
Operating Hours:
Hours are limited to 7:00 a.m. to 10:00 p.m., unless otherwise approved by specific use permit.
Outdoor Lighting:
All outdoor lighting must be fully shielded, hooded and cannot trespass onto any adjacent property.

10.307.21 Kennel
10.307.21.1 Definition
Kennel: ~~facility where the overnight boarding of dogs, cats or other household pets is conducted as a business or legitimate animal rescue operation.~~ The boarding of dogs, cats, or other household pets, operating as a business or a legitimate animal rescue operation. Kennels may also incorporate pet day care uses, ~~facilities for dog training,~~ dog training facilities, and ~~facilities~~ spaces for events such as conformation shows and agility competition.

10.307.21.2 Permitted locations

Kennels are considered subject to specific use permit review in the SF-R, REC, and LI districts as well as the SD-A transect zone. Keeping a large number of pets will require special attention to find if they will ~~have an adverse affect on~~ adversely affect the surrounding area, and whether the pets are kept in a humane environment.

10.307.21.3 Conditions

Animals must be kept in a clean, safe and humane environment.

Boarding and activity areas must be located where they will have minimal impact on nearby residential areas.

Noise and odor cannot be more significant than what would be expected for a normal resident with a companion animal.

Puppy mills and cat mills, where pets are bred in large numbers solely for profit, are prohibited.

10.307.22 Large item sales and rental: class 1

10.307.22.1 Definition

Class 1 large item sales and rental: use of a building, land area or other premises for display and sale, lease or rental of any of the following where most of the inventory is stored outdoors:

Vehicles ~~with a gross vehicle weight of <7,500 pounds~~ that are intended for sale to the general consumer market. This includes automobiles, vans, light trucks, and sport utility vehicles.

Golf carts, neighborhood electric vehicles (NEVs), and similar vehicles.

Motorcycles and dirt bikes.

Personal watercraft, kayaks, canoes and rowboats.

Small off-road vehicles, including all-terrain vehicles, dune buggies, and four-wheelers.

Automobile, truck and motorcycle parts, accessories and aftermarket items (stores specializing in the sales of those items).

Boats

Home spas and hot tubs (except indoor sales/display)

Bulk lumber and bricks, in a screened storage area

Landscaping materials, in a screened storage area

Small portable buildings, shed, garages, gazebos, decks, and other prefabricated structures (not manufactured homes and prefabricated metal buildings), as an incidental accessory use

Pottery, statues, fountains and similar items, displayed or stored outdoors

Accessories related to the above items

10.307.22.2 Permitted locations

Class 1 large item sales and rental uses are permitted by right in the LI district.

Class 1 large item sales and rental uses are considered subject to specific use permit review in the B- 2 district.

Class 1 large item sales and rental uses are considered subject to specific use permit review in the SD-A transect zones.

Outdoor storage of inventory, ~~and~~ repair work, or other repair service conducted ~~as an~~ for accessory use is considered subject to the site plan review process.

The unattended display of large items for sale in the public right-of-way, undeveloped parcels, or other private property not approved for large item sales and rental is prohibited in any district.

10.307.22.3 Conditions

Outdoor storage of class 1 large items is subject to general performance standards for outdoor storage and display.

Unified Development Code design standards and special design standards apply to large item sales establishments. See Chapter 4 (Site design standards).

10.307.23 Large item sales and rental: class 2

10.307.23.1 Definition

Class 2 large item sales and rental: use of a building, land area or other premises for display and sale, lease or rental of any of the following, where most of the inventory is stored outdoors:

~~Boats.~~

~~Home spas and hot tubs (except indoor sales/display).~~

~~Bulk lumber and bricks, in a screened storage area.~~

~~Landscaping materials, in a screened storage area.~~

~~Small portable buildings, sheds, garages, gazebos, decks, and other pre-fabricated structures(not manufactured homes and pre-fabricated metal buildings), as an incidental accessory use.~~

~~Pottery, statues, fountains and similar items, displayed or stored outdoors.~~

~~Accessories related to the above items.~~

Large vehicles that require a commercial driver's license (CDL) to operate and are not intended for sale to the general consumer market. This includes flatbed and work bed trucks, buses, tractor-trailers, dump trucks, yard trucks, and similar vehicles.

Trailers, tow dollies, and all equipment or machinery designed to be towed by a vehicle.

Moving vans, trucks, and trailers.

Construction, land clearing, hauling, earth moving, drilling, aerial lift, and similar heavy equipment.

Forklifts, bobcats, trenchers, and similar items.

Air compressors, generators, mobile pumps, and similar items.

Farming, agricultural, and arborist equipment.

Recreational vehicles, including motor homes, motor coaches, converted buses, travel trailers, fifth wheels, fold-down trailers, camper trailers, and similar items.

Truck caps, lids, campers, camper shells, cargo extensions, cargo covers, tonneau covers, plows, racks, bed liners, and similar items.

Small portable buildings, shed, garages, gazebos, decks, and other prefabricated structures (not manufactured homes).

Prefabricated and above-ground swimming pools.

Bulk mulch, wood chips, soil, fill dirt, peat, gravel, rocks, sand, and similar items.

Bulk construction materials.

Scaffolding.

Pallets.

Accessories related to the above items.

10.307.23.2 Permitted locations

Class 2 large item sales and rental uses are permitted by right in the LI and I districts.

Class 2 large item sales and rental uses are considered subject to specific use permit review in the B- 2 district.

Outdoor storage of inventory, and repair work or other repair service conducted as an accessory use, is considered subject to the site plan review process.

The unattended display of large items for sale in the public right-of-way, undeveloped parcels, or other private property not approved for large item sales and rental, is prohibited in all zoning districts.

10.307.23.3 Conditions

Outdoor storage of class 2 large items is subject to general performance standards for outdoor storage and display.

Class 2 items shall be presented and stored to minimize their visual impact. Extending vertical elements on lifts, cranes, telehandlers, truck-mounted cement pumps, and other equipment shall be kept lowered.

Special design standards apply to large item sales establishments. See Chapter 4 (Site design standards).

~~10.307.24 Large item sales and rental: class 3~~

~~10.307.24.1 Definition~~

~~Class 3 large item sales and rental: use of a building, land area or other premises for display and sale, lease or rental of any of the following:~~

~~Large vehicles with a gross vehicle weight of at least 7,500 pounds, that require a commercial driver license (CDL) to operate, or are generally not intended for sale to the general consumer market. This includes flatbed and workbed trucks, buses, tractor trailers, dump trucks, yard trucks, and similar vehicles.~~

~~Trailers, tow dollies, and all equipment or machinery designed to be towed by a vehicle.~~

~~Moving vans, trucks and trailers.~~

~~Construction, land clearing, hauling, earth moving, drilling, aerial lift, and similar heavy equipment.~~

~~Forklifts, bobcats, trenchers, and similar items.~~

~~Air compressors, generators, mobile pumps, and similar items.~~

~~Farming, agricultural and arborist equipment.~~

~~Recreational vehicles, including motor homes, motor coaches, converted buses, travel trailers, fifth wheels, fold down trailers, camper trailers, and similar items.~~

~~Truck caps, lids, campers, camper shells, cargo extensions, cargo covers, tonneau covers, plows, racks, bed liners, and similar items.~~

~~Small portable buildings, sheds, garages, gazebos, decks, and other pre-fabricated structures(not manufactured homes).~~

~~Prefabricated and above-ground swimming pools.~~

~~Bulk mulch, wood chips, soil, fill dirt, peat, gravel, rocks, sand and similar items.~~

~~Bulk construction materials.~~

~~Scaffolding.~~

~~Pallets.~~

~~Accessories related to the above items.~~

~~10.307.24.2 Permitted locations~~

~~Class 3 large item sales and rental uses are permitted by right in the I district, and considered subject to specific use permit review in the LI district.~~

~~Outdoor storage of inventory, and repair work or other repair service conducted as an accessory use, is considered subject to the site plan review process.~~

~~Unattended display of large items for sale in the public right-of-way, undeveloped parcels, or other private property not approved for large item sales and rental, is prohibited in all zoning districts.~~

~~10.307.24.3 Conditions~~

~~Outdoor storage of class 3 large items is subject to general performance standards for outdoor storage and display.~~

~~Class 3 items must be presented and stored in a way that minimizes their visual impact. Extending~~

~~vertical elements on lifts, cranes, telehandlers, truck mounted cement pumps and other equipment must be kept lowered.~~

Special design standards apply to large item sales establishments. See Chapter 4 (Site design standards).

10.307.~~25~~ 24 Lodging establishment, Hotel

10.307.2~~5~~4.1 Definition

Lodging establishment: ~~hotel, motel, extended stay hotel, guest house or other facility providing transient accommodations to the public. Accessory uses may include meeting and banquet rooms, restaurants, bars, swimming pools, workout rooms, and other amenities typically found at hotels and motels~~ A facility providing transient accommodations to the public, where access to overnight-stay rooms is granted through enclosed, interior hallways. Accessory uses may include restaurants, swimming pools, workout rooms, and other amenities.

10.307. 2~~5~~4.2 Permitted locations

Lodging establishments are permitted by right in the B-2 district.
Lodging establishments are permitted by right in the T-5, OT-5H, OT-5C, and SD-A transect zones.
Lodging establishments are considered subject to specific use permit review in the REC district.
Lodging establishments are subject to specific use permit review and conditions in the B-1 zoning district.

10.307. 2~~5~~4.3 Conditions

~~Lodging~~ Hotel establishments are not intended for hourly or long term residence. Guests may stay no more than ~~60~~ sixty (60) consecutive days, and cannot stay on the premises for ~~at least~~ more than fifty percent (50%) ~~at least 50%~~ of a one year period.

A room cannot be rented out more than once in a 24-hour period.

When adjacent to Single-Family ~~Residential (SF-1)~~ detached dwellings, the following conditions must be met:

Landscape Buffer:

Minimum of 25 feet of landscape buffer from adjacent residential; or
Minimum of 15 feet of landscape buffer with a 6-foot-tall masonry wall

Building Signage:

All building signage ~~must~~ shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

Height:

All buildings must be setback a minimum of 1 foot for each foot of height from adjacent SF-1 properties.

Operating Hours:

Hours are limited to 7:00 a.m. to 10:00 p.m., unless otherwise approved by specific use permit.

Outdoor Lighting:

All outdoor lighting must be fully shielded, hooded and cannot trespass onto any adjacent property.

10.307.25 Lodging establishment, Motel

10.307.25.1 Definition

Lodging establishment, motel: A facility providing transient accommodations to the public, where access to overnight-stay rooms is granted through exterior balconies or pathways.

Accessory uses may include restaurants, swimming pools, workout rooms, and other amenities.

10.307.25.2 Permitted locations

Lodging establishments are permitted by right in the B-2 district.
Lodging establishments are permitted by right in the T-5, OT-5H, OT-5C, and SD-A transect zones.
Lodging establishments are considered subject to specific use permit review in the REC district.
Lodging establishments are subject to specific use permit review and conditions in the B-1 zoning district.

10.307.25.3 Conditions

Motel establishments are not intended for hourly or long term residence. Guests may stay no more than sixty (60) consecutive days, and cannot stay on the premises for more than fifty percent (50%) of a one year period.
A room cannot be rented out more than once in a 24-hour period.
When adjacent to Single-Family detached dwellings, the following conditions must be met:
Landscape Buffer:
Minimum of 25 feet of landscape buffer from adjacent residential; or
Minimum of 15 feet of landscape buffer with a 6-foot-tall masonry wall
Building Signage:
All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.
Height:
All buildings must be setback a minimum of 1 foot for each foot of height from adjacent SF-1 properties.
Operating Hours:
Hours are limited to 7:00 a.m. to 10:00 p.m., unless otherwise approved by specific use permit.
Outdoor Lighting:
All outdoor lighting must be fully shielded, hooded and cannot trespass onto any adjacent property.

10.307.26 Lodging establishment: bed and breakfast inn

10.307.26.1 Definition

Bed and breakfast inn: An owner-occupied single household residence used as a lodging establishment.

10.307.26.2 Permitted locations

Bed and breakfast inns are permitted by right in the B-2 district.
Bed and breakfast inns are permitted by right in the OT-4T, OT-5H, OT-5C, and SD-A transect zones.
Bed and breakfast inns are considered subject to specific use permit review in the SF-R, SF-1, SF2, REC and MF districts.
Bed and breakfast inns are considered subject to specific use permit review in the T-2, T-3, T-4, T-5, OT-3, and OT-4R transect zones.
Bed and breakfast inns are subject to conditions in the B-1 district.

10.307.26.3 Conditions

Bed and breakfast inns are not intended for long term residence. Guests may stay no more than thirty consecutive days, and cannot stay on the premises at ~~least 20%~~ more than twenty (20%)

percent of a one year period.

Six or fewer rooms at bed and breakfast inns may be rented out for overnight accommodation.

One or two people that do not live at the home may be employed at the bed and breakfast inn.

Food service at bed and breakfast inns is limited to breakfast, brunch and lunch for paying guests only. Provisions for food preparation, such as cooktops, are prohibited in guest rooms.

The time and frequency of receptions, private parties and similar events at bed and breakfast inns are considered in the specific use permit review process, based on the inn's location and size.

When adjacent to Single-Family Residential (SF-1), the following conditions must be met:

Landscape Buffer:

Minimum of 25 feet of landscape buffer from adjacent residential; or

Minimum of 15 feet of landscape buffer with a 6-foot-tall masonry wall

Building Signage:

All building signage ~~must~~ shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

Height:

All buildings must be setback a minimum of 1 foot for each foot of height from adjacent SF-1 properties.

Operating Hours:

Hours are limited to 7:00 a.m. to 10:00 p.m., unless otherwise approved by specific use permit.

Outdoor Lighting:

All outdoor lighting must be fully shielded, hooded and cannot trespass onto any adjacent property.

10.307.27 Manufactured home sales

10.307.27.1 Definition

Manufactured home sales establishment: commercial use where manufactured housing is bought, sold or traded, and assembled or disassembled manufactured homes are kept on the site for sale or display.

10.307.27.2 Permitted locations

Manufactured home sales establishments are prohibited in all zoning districts.

10.307.28 Nightclub

10.307.28.1 Definition

Nightclub: ~~bar or tavern where a stage or live performance area at least 100 sq. ft., and/or a dance floor is a prominent feature~~ A type of entertainment facility that includes a dance floor, lightshow, and/or stage for the playing of live music.

10.307.28.2 Permitted locations

Nightclubs are considered subject to specific use permit review in the B-2 district.

Nightclubs are considered subject to specific use permit review in the T-5, OT-5H, OT-5C, and SD-A transect zones.

10.307.29 Office~~: medical~~

10.307.29.1 Definition

Office, medical: ~~clinic or office whose primary occupant is one or more licensed practitioners offering medical, dental, optical, chiropractic, naturopathic, psychological, psychiatric or physical rehabilitation services to patients on the premises. Medical office uses include urgent care clinics~~ A space where professionals, including but not limited to medical and dental

practitioners, lawyers, engineers, accountants, and other qualified individuals, conduct professional services. This includes urgent care facilities, but not emergency medical services.

10.307.29.2 Permitted locations

~~Medical~~ offices are permitted by right in the B-2 district.

~~Medical~~ offices are permitted by right in the T-4, T-5, OT-5H, OT-5C, and SD-A transect zones.

~~Medical~~ offices are considered subject to specific use permit review in the OT-4T transect zones.

~~Medical~~ offices are subject to conditions in the B-1 district.

~~Professional~~ offices as a primary use are considered subject to specific use permit review in the LI district.

~~Professional~~ offices are permitted by right only as an accessory use to a permitted industrial use in the LI district. Offices may comprise no more than 20% of the gross floor area occupied by the host use. Professional offices are considered subject to conditions in the B-1 district.

10.307.29.3 Conditions

Medical offices are not hospitals, and are not intended for emergency medical services, inpatient treatment and overnight stay.

When adjacent to Single-Family Residential (SF-1), the following conditions must be met:

Landscape Buffer:

Minimum of 25 feet of landscape buffer from adjacent residential; or

Minimum of 15 feet of landscape buffer with a 6-foot-tall masonry wall

Building Signage:

All building signage ~~must~~ shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

Height:

All buildings must be setback a minimum of 1 foot for each foot of height from adjacent SF-1 properties.

Operating Hours:

Hours are limited to 7:00 a.m. to 10:00 p.m., unless otherwise approved by specific use permit.

Outdoor Lighting:

All outdoor lighting must be fully shielded, hooded and cannot trespass onto any adjacent property.

~~10.307.30 Office: professional~~

~~10.307.30.1 Definition~~

~~Office, professional: office for professionals such as lawyers, architects, engineers, designers, real estate brokers, insurance salespeople, accountants, or others qualified to provide professional services. This term excludes storage or sale of merchandise or medical offices.~~

~~10.307.30.2 Permitted locations~~

~~Professional offices are permitted by right in the B-2 district.~~

~~Professional offices are permitted by right in the T-4, T-5, OT-4T, OT-5H, OT-5C, and SD-A transect zones.~~

~~Professional offices as a primary use are considered subject to specific use permit review in the LI district.~~

~~Professional offices are permitted by right only as an accessory use to a permitted industrial use in the LI district. Offices may comprise no more than 20% of the gross floor area occupied by the host use. Professional offices are considered subject to conditions in the B-1 district.~~

~~10.307.30.3 Conditions~~

~~When adjacent to Single-Family Residential (SF-1), the following conditions must be met:~~

~~Landscape Buffer:~~

~~Minimum of 25 feet of landscape buffer from adjacent residential; or~~

~~Minimum of 15 feet of landscape buffer with a 6-foot-tall masonry wall~~

~~Building Signage:~~

~~All building signage must face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.~~

~~Height:~~

~~All buildings must be setback a minimum of 1 foot for each foot of height from adjacent SF-1 properties.~~

~~Operating Hours:~~

~~Hours are limited to 7:00 a.m. to 10:00 p.m., unless otherwise approved by specific use permit.~~

~~Outdoor Lighting:~~

~~All outdoor lighting must be fully shielded, hooded and cannot trespass onto any adjacent property.~~

10.307.3~~1~~0 Office: special medical

10.307.3~~1~~0.1 Definition

Office, special medical: clinic or office specializing in any of the following services:

Substance abuse and dependency treatment and rehabilitation.

Maintenance treatment using methadone or similar drugs.

Opiate detoxification.

Commercial blood or plasma collection.

10.307.3~~1~~0.2 Permitted locations

Special medical offices are considered subject to specific use permit review in the B-2 district only. They must be placed at least 500 ft. from residential zoning districts, and at least 1000 ft. from other special medical offices.

10.307.3~~1~~0.3 Conditions

~~Medical~~ Special medical offices are not hospitals, and are not intended for emergency medical services, inpatient treatment and overnight stay.

10.307.3~~2~~1 ~~Outdoor~~ recreation facility, Outdoor

10.307.3~~2~~1.1 Definition

Outdoor recreation facility: ~~establishment providing facilities for guests for exercise, relaxation, amusement or sport, and amenities that are secondary to the recreational use, housed mostly outside of a structure. The term includes miniature golf courses, go-cart tracks, batting cages, bumper boats, and related recreational uses.~~ A mostly outdoor establishment for exercise, relaxation, amusement or sport, and amenities that are secondary to the recreational use, including but not limited to, miniature golf courses, go-cart tracks, and batting cages. ~~Outdoor recreation facilities are not amusement parks. This term excludes facilities in athletic departments of schools, facilities of professional sports teams, public parks and playgrounds, and amenity and community centers~~ This does not include amusement parks, facilities in athletic departments of schools, professional sports teams, public parks and playgrounds, amenity or community centers.

10.307.3~~2~~1.2 Permitted locations

Outdoor recreation facilities are permitted by right in the REC district.

Outdoor recreation facilities are considered subject to specific use permit review in the B-2 district.

Outdoor recreation facilities are considered subject to specific use permit review in the T-3 and T- 4 transect zones.

10.307.3~~2~~1.3 Conditions

Improvements or activity areas must be located at least ~~100 ft.~~ one hundred (100) feet from the boundary of any residential zoning district or lodging establishment.

Outdoor recreation facilities next to residential zoning districts, places of residence such as nursing homes and extended care facilities, and lodging establishments:

~~Must~~ Shall be screened and buffered with masonry (stone, brick, decorative CMU, similar materials) walls to minimize their impact.

May operate only between 9:00 AM and 9:00 PM.

Cannot have loudspeakers or equipment that emits audible signals such as beeps, buzzers and bells that would be audible off the site.

10.307. 3~~3~~2 Personal or business service shop

10.307.3~~3~~2.1 Definition

Personal or business service shop: ~~shop~~ An establishment or place of business primarily engaged in providing services ~~generally involving care of a person's apparel or appearance, or rendering services to business establishments. Businesses typical of personal and business service uses include dry cleaning retail outlets, photographic studios, beauty or barber shops, employment services (excluding day labor), dog grooming shops, and copy shops~~ of a personal nature. Typical uses include but are not limited to, barber and beauty shops, nail salons, tailors, dog grooming shops, print shops, copy shops, shoe repair shops, and services of an informational or instructional nature, including driving schools, dance studios, martial arts studios, and business.

10.307.3~~3~~2.2 Permitted locations

Personal or business service shops are permitted by right in the B-2 district.

Personal or business service shops are permitted by right in the T-4, T-5, OT-4T, OT-5H, OT-5C, and SD-A transect zones.

Personal or business service shops are considered subject to conditions in the B-1 district.

10.307.3~~3~~2.3 Conditions

When adjacent to Single-Family Residential (SF-1), the following conditions must be met:

Landscape Buffer:

Minimum of 25 feet of landscape buffer from adjacent residential; or

Minimum of 15 feet of landscape buffer with a 6-foot-tall masonry wall

Building Signage:

All building signage ~~must~~ shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

Height:

All buildings must be setback a minimum of 1 foot for each foot of height from adjacent SF-1 properties.

Operating Hours:

Hours are limited to 7:00 a.m. to 10:00 p.m., unless otherwise approved by specific use permit.

Outdoor Lighting:

All outdoor lighting must be fully shielded, hooded and cannot trespass onto any adjacent property.

10.307.3~~4~~3 Print shop

10.307.3~~4~~3.1 Definition

Print shop: use where the principal business is duplicating and printing services using photocopy, blueprint or offset printing equipment, and may include the collating of booklets and reports.

10.307.3~~4~~3.2 Permitted locations

Print shops are permitted by right in the B-1, B-2, LI, and I districts.

Print shops are permitted by right in the T-4, T-5, OT-4T, OT-5H, OT-5C, and SD-A transect zones.

10.307.3~~5~~4 Restaurant/bar

10.307.3~~5~~4.1 Definitions

Restaurant: An establishment selling food and beverages to customers in a ready-to-consume state.

~~Bar: establishment dispensing alcoholic beverages for on site consumption, where food service is secondary.~~

10.307.3~~5~~4.2 Permitted locations

Restaurants and bars are permitted by right in the B-2 district and by specific use permit in the REC district.

Restaurants and bars are permitted by right in the T-5 and OT-5C transect zones.

Restaurants and bars are considered subject to specific use permit review in the T-4, OT-4T, and SD- A transect zones.

If property in OT-5H fronts two arterial roadways, restaurants with drive-through are considered subject to minor modification.

Restaurants and bars are permitted with conditions in the B-1 district.

10.307.3~~5~~4.3 Conditions

Fermented malt beverages may be produced for consumption on the premises, and limited distribution off the premises, as an accessory use (brewpubs, picobreweries). ~~Brewing capacity may be no more than 1500 gallons per week~~ On-site brewing operations must possess a valid Brewpub License issued by the Texas Alcoholic Beverage Commission (TABC), in accordance with Chapter 74 of the Texas Alcoholic Beverage Code.

When adjacent to Single-Family Residential (SF-1), the following conditions ~~must~~ shall be met:

Landscape Buffer:

Minimum of 25 feet of landscape buffer from adjacent residential; or

Minimum of 15 feet of landscape buffer with a 6-foot-tall masonry wall

Building Signage:

All building signage ~~must~~ shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

Height:

All buildings must be setback a minimum of 1 foot for each foot of height from adjacent SF-1 properties.

Operating Hours:

Hours are limited to 7:00 a.m. to 10:00 p.m., unless otherwise approved by specific use permit.

Outdoor Lighting:

All outdoor lighting must be fully shielded, hooded and cannot trespass onto any adjacent

property.

10.307.35 Bar/Tavern

10.307.35.1 Definitions

Bar/Tavern: An establishment that serves alcoholic beverages by the drink for on-site consumption and that derives more than ~~seventy-five percent (75%)~~ fifty-one (51%) of the gross revenue from the on-premises sale of alcoholic beverages and does not have a TABC Food and Beverage Permit defining the establishment as a restaurant.

10.307.35.2 Permitted locations

Bars/Taverns are permitted by right in the B-2 district and by specific use permit in the REC district.
Bars/Taverns are permitted by right in the T-5 and OT-5C transect zones.
Bars/Taverns are considered subject to specific use permit review in the T-4, OT-4T, and SD- A transect zones.
If property in OT-5H fronts two arterial roadways, restaurants with drive-through are considered subject to minor modification.
Bars/Taverns are permitted with conditions in the B-1 district.

10.307.35.3 Conditions

Fermented malt beverages may be produced for consumption on the premises, and limited distribution off the premises, as an accessory use (brewpubs, picobreweries). On-site brewing operations must possess a valid Brewpub License issued by the Texas Alcoholic Beverage Commission (TABC), in accordance with Chapter 74 of the Texas Alcoholic Beverage Code.
When adjacent to Single-Family Residential (SF-1), the following conditions shall be met:
Landscape Buffer:
Minimum of 25 feet of landscape buffer from adjacent residential; or
Minimum of 15 feet of landscape buffer with a 6-foot-tall masonry wall
Building Signage:
All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.
Height:
All buildings must be setback a minimum of 1 foot for each foot of height from adjacent SF-1 properties.
Operating Hours:
Hours are limited to 7:00 a.m. to 10:00 p.m., unless otherwise approved by specific use permit.
Outdoor Lighting:
All outdoor lighting must be fully shielded, hooded and cannot trespass onto any adjacent property.

10.307.36 Retail store

10.307.36.1 Definition

Retail store: ~~establishment where at least 60% of the gross floor area is devoted to the sale or rental of goods or merchandise to the public for personal or household consumption or to services incidental to their sale or rental~~ An establishment ~~under five thousand (5,000) square feet in floor area~~ engaged in the retail sales or rental of goods or merchandise to the public for personal or household consumption or to services incidental to their sale or rental.

10.307.36.2 Permitted locations

Retail stores no more than 5,000 sq. ft. are permitted by right in the B-2 district.
Retail stores no more than 5,000 sq. ft. are permitted by right in the T-3, T-4, OT-4T, OT-5H, OT-5C, and SD-A transect zones.
Retail stores no more than 5,000 sq. ft. are permitted with conditions in the B-1 district.
Retail stores greater than 5,000 sq. ft. are permitted by right in the B-2 district.
Retail stores greater than 5,000 sq. ft. are permitted by right in the T-5, OT-5H, OT-5C, and SD-A transect zones.
Retail stores greater than 5,000 sq. ft. are considered subject to specific use permit review in the B-1 district.

10.307.36.3 Conditions

When adjacent to ~~Single-Family Residential (SF-1),~~ residential zoning districts the following conditions ~~must~~ shall be met:

Landscape Buffer:

Minimum of 25 feet of landscape buffer from adjacent residential; or
Minimum of 15 feet of landscape buffer with a 6-foot-tall masonry wall

Building Signage:

All building signage ~~must~~ shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

Height:

All buildings must be setback a minimum of 1 foot for each foot of height from adjacent SF-1 properties.

Operating Hours:

Hours are limited to 7:00 a.m. to 10:00 p.m., unless otherwise approved by specific use permit.

Outdoor Lighting:

All outdoor lighting must be fully shielded, hooded and cannot trespass onto any adjacent property.

10.307.37 ~~Special~~ Personal Loan services

10.307.37.1 Definition

~~Special~~ Personal Loan services: check-cashing and personal loan services, pawn shops, rent-to-own establishments as defined in Section 371.003 of the Texas Financial Code, as amended.

10.307.37.2 Permitted locations

~~Special~~ Personal Loan service establishments are permitted by right in the LI and I districts.

10.307.38 Travel plaza, truck stop

10.307.38.1 Intent

Travel plazas serve an essential role in America's well-developed transportation network. However, modern travel plazas are designed and operated in a way that is incompatible with Hutto's design regulations, desired character and long-term planning goals. Externalities generated by travel plazas cause ~~major~~ significant disruption to the area around them, even when carefully regulated and buffered. Towering high-rise pylon signs, an undesirable blight and an unwanted intrusion into a shared visual landscape are trademarks of travel plazas. Bright lights mounted on tall poles illuminate acres of paved parking, with little or no landscaping, for idling "big rigs." The daily traffic and noise from hundreds of large trucks will be added to the already ~~intense~~ heavy traffic on US 79 and other major arterials. Travel plazas also tend to attract mechanical commercial development that, when grouped together, can prevent the creation of a vibrant commercial district with a wide variety of uses.

With Hutto's geographical constraints, a truck stop would have a disproportionately large impact on the city, and therefore ~~must~~ shall still meet all required design standards as outlined in this ~~Code~~ UDC.

10.307.38.2 Definition

Travel plaza or truck stop: ~~use primarily engaged in the maintenance, servicing, storage, parking or repair of commercial vehicles, including the sale of fuels or other petroleum products, and the sale of accessories or equipment for trucks and similar commercial vehicles.~~ An establishment engaged primarily in the fueling, servicing, repair, or parking of commercial vehicles, including the sale of accessories and equipment for such vehicles. A travel plaza or truck stop may also include, but is not limited to, overnight accommodations, showers, restaurant facilities, ~~game rooms, vehicle scales,~~ and/or other diversions intended primarily for use of truck crews and interregional travelers.

10.307.38.3 Permitted locations

Travel plazas and truck strops are permitted by specific use permit in the I district.

10.307.39 Vehicle auction facility

10.307.39.1 Intent

Vehicle auction facilities are typically designed and operated in a way that is incompatible with the city's desired character and design goals. Devoting a large part of the city's commercial land to a business that does not cater to the public, with a site with a broad expanse of impervious parking with little or no landscaping or other amenities, creates a dynamic that can potentially ward off quality retail businesses, and deter from the creation of vibrant commercial districts. Vehicle auctions would have a disproportionately large impact on the city, compared to a larger community with fewer geographical constraints for expansion, and a larger supply of land ideal for commercial development.

10.307.39.2 Definition

Vehicle auction facility: use that auctions and/or sells motor vehicles primarily to vehicle dealers and brokers, and generally not to the public.

10.307.39.3 Permitted locations

Vehicle auction facilities are prohibited in all zoning districts.

10.307.40 Veterinary clinic

10.307.40.1 Definition

Veterinary clinic, Small Animal: ~~facility maintained by or for use of a licensed veterinarian in the diagnosis, treatment or prevention of diseases in dogs, cats or comparable companion animals, and associated functions such as physical therapy and rehabilitation for animals~~ A facility operated under the supervision of a licensed veterinarian, where domestic animals and pets are admitted for examination, observation, diagnosis, and medical treatment.

Veterinary clinic, Large Animal: A facility operated under the supervision of a licensed veterinarian, where bovine, equine, swine, fowl, and similar large livestock animals and pets are admitted for examination, observation, diagnosis, and medical treatment.

10.307.40.2 Permitted locations

Veterinary clinics are permitted by right in the B-2 and LI districts.
Veterinary clinics are permitted by right in the SD-A transect zone.
Veterinary clinics are permitted with conditions in the B-1 district.

10.307.40.3 Conditions

Facilities of a veterinary clinic, including treatment rooms, cages, pens, kennels and exercise runs, ~~must~~ shall be maintained in a completely enclosed, soundproof building.

Potentially offensive odors cannot be detectable off the site.

Crematoria are prohibited accessory uses to veterinary clinics.

When adjacent to Single-Family Residential (SF-1), the following conditions ~~must~~ shall be met:

Landscape Buffer:

Minimum of 25 feet of landscape buffer from adjacent residential; or

Minimum of 15 feet of landscape buffer with a 6-foot-tall masonry wall

Building Signage:

All building signage ~~must~~ shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

Height:

All buildings must be setback a minimum of 1 foot for each foot of height from adjacent SF-1 properties.

Operating Hours:

Hours are limited to 7:00 a.m. to 10:00 p.m., unless otherwise approved by specific use permit.

Outdoor Lighting:

All outdoor lighting must be fully shielded, hooded and cannot trespass onto any adjacent property.

10.308 Industrial uses

10.308.1 Applicability

~~This section applies in the following areas.~~

~~City of Hutto conventional zoned areas~~	~~City of Hutto FBC Form Based Code zoning district~~	~~City of Hutto OT Old Town zoning district~~	~~Hutto extraterritorial jurisdiction (ETJ)~~
~~Yes~~	~~Yes~~	~~Yes~~	~~No~~

This section applies in conventional zoned areas, FBC zoning districts, and Old Town. It does not apply in the ETJ.

10.308.2 General industrial use

10.308.2.1 Definition

General industrial use: manufacturing ~~activity that uses~~ operations utilizing partially processed materials to ~~produce~~ create finished items or parts with a moderate to relatively high value per unit weight~~. Examples of general industrial uses include the manufacture of motor and transit vehicles, manufacture of recreational vehicles and watercraft, manufacture of vehicle parts (excluding tires), manufacture of trailers, manufacture of~~ including, but not limited to, production of motor and transit vehicles, trailers, modular and manufactured buildings, bottling plants, and breweries. ~~General industrial uses do~~ This does not include uses such as mining and extraction, petrochemical industries, rubber refining, primary metal or related ~~industries. General industrial uses do not include~~ industrial, light industrial or heavy industrial uses.

10.308.2.2 Permitted locations

General industrial uses are considered subject to specific use permit review in the I zoning district.

10.308.3 Heavy industrial use

10.308.3.1 Intent

Heavy industrial uses can create major disruption to the area around them, even when carefully regulated and buffered. Noise, odor, heavy vehicle traffic and/or unsightly conditions can be anticipated. Because of Hutto's geographical constraints, heavy industrial uses would have a disproportionately large impact on the City.

10.308.3.2 Definition

Heavy industrial use: ~~use engaged~~ Manufacturing primarily involved in the basic processing and manufacturing of materials or products predominately from extracted or raw materials, ~~or engaged in storage of,~~ or the storage or manufacturing processes using flammable or explosive materials, ~~or storage or manufacturing processes that may involve hazardous conditions~~ as well as those with the potential for hazardous conditions. Heavy ~~industry~~ industrial also includes work processes involving solvents, ~~solid waste or~~ sanitary waste transfer stations, recycling establishments, junkyards, and transport terminals ~~(truck and rail terminals, container storage)~~ such as truck and rail terminals and container storage.

10.308.3.3 Permitted locations

Heavy industrial uses are prohibited in all zoning districts.

10.308.4 Junkyard

10.308.4.1 Intent

Junkyards, automobile recycling facilities, scrap yards, and similar uses can create major disruption to the area around them, even when carefully regulated and buffered. Dust, dirt, noise and unsightly conditions can be anticipated. Because of Hutto's geographical constraints, junkyards would have a disproportionately large impact on the city.

10.308.4.2 Definition

Junkyard: facility for display, storage, collection, processing, purchase, sale, salvage or disposal of used or scrap materials, equipment, appliances, junk vehicles or other personal property whether of value or valueless.

10.308.4.3 Permitted locations

Junkyards are prohibited in all zoning districts.

10.308.5 Light industrial use

10.308.5.1 Definition

Light industrial use: ~~manufacture,~~ Manufacturing, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales or distribution~~. Examples of light industrial uses include~~ including, but not limited to, the manufacture of electronic instruments, preparation of food products, microbrewing, musical instruments, and pharmaceutical ~~manufacturing~~. ~~Light industrial uses do~~ This does not include ~~uses such as~~ mining and extraction, petrochemical industries, rubber refining, motor vehicle and heavy equipment manufacturing, primary metal or related industries.

10.308.5.2 Permitted locations

Light industrial uses are permitted by right in the LI and I districts.

Light industrial uses are considered subject to specific use permit review in the SD-A transect zone.

10.308.6 Research laboratory

10.308.6.1 Definition

Research laboratory: ~~building or group of buildings where facilities~~ A facility for scientific research, investigation, testing or experimentation ~~are placed, but not facilities for~~ that does not involve the manufacture or sale of products except as incidental to the ~~main~~ primary purpose of the laboratory.

10.308.6.2 Permitted locations

Research laboratories are permitted by right in the LI and I districts.

Research laboratories are considered subject to specific use permit review in the T-5, OT-5C, and SD-A transect zones.

10.308.7 Self-storage facility

10.308.7.1 Definition

Self-storage facility: ~~facility where secured areas in a structure are rented to individuals for short-term storage of items~~ A controlled access and fenced facility containing individual storage units or spaces of varying sizes that are leased for the storage of items (excluding vehicles) and other non-hazardous, non-perishable durable goods.

10.308.7.2 Permitted locations

Self-storage facilities are permitted by right in the LI district.

Self-storage facilities are considered subject to specific use permit review in the SD-A transect zone.

10.308.7.3 Conditions

Uses ~~not related~~ unrelated to the short-term storage of household items and non-hazardous, non-perishable durable goods are prohibited at self-storage facilities. This includes automobile, boat, vehicle and heavy equipment storage; storage of hazardous items, perishable goods or animals; and use as a residence, office, workshop, studio, band rehearsal area or place of business.

Electrical service to individual units ~~must~~ shall be for lighting and climate control only. Electrical outlets cannot be provided in individual units.

One dwelling occupied by the owner or on-site manager and their household is permitted as an accessory use to a self-storage facility.

~~Must~~ Shall not be used as a general warehouse facility.

10.308.8 Trade use

10.308.8.1 Definition

Trade use: A business or occupation requiring specialized training in ~~a~~ manual or mechanical ~~skill~~ skills including, but not limited to, carpentry, plumbing, ~~sheet metal,~~ electrical, heating, ventilation and air conditioning, and furniture upholstery ~~and precision machinery~~. A trade use also includes small custom industry, where goods are produced or repaired by hand, using hand tools or small-scale equipment.

10.308.8.2 Permitted locations

Trade uses are permitted by right in the LI and I districts.

Trade uses are considered subject to specific use permit review in the SD-A transect zone.

Certain trade uses may be considered subject to Development Services staff review in the B-1 and B- 2 district. The incidental trade may occupy no more than 50% of the gross floor area of a retail use, and the objects produced must be sold in the same retail area. Permitted incidental trade uses include:

Furniture crafting and upholstery.

Production of wood items intended for household use.

Art studios using equipment normally associated with mechanical trades such as plastic molding, sheet metal work and welding.
Creation of arts and crafts.

10.308.9 Vehicle minor repair facility

10.308.9.1 Definition

Vehicle minor repair facility: A facility where light vehicle maintenance activities such as engine tune-ups, lubrication, brake repair, air conditioning service, tire sales and installation, car washing, detailing, and polishing are conducted.

10.308.9.2 Permitted locations

Vehicle minor repair is permitted by right in the B-2, LI and I districts, on parcels that are not nextto residential zoning districts.
Vehicle minor repair is considered subject to specific use permit review in the B-1 district, on parcels that are not next to residential zoning districts.
Vehicle minor repair is considered subject to specific use permit review in the SD-A transect zone, on parcels that are not next to residential zoning districts.

10.308.9.3 Conditions

Inoperable vehicles ~~must~~ shall be enclosed behind a six ~~foot tall~~ (6) foot-tall ~~masonry (stone, brick, decorative CMU, similar materials)~~ screening wall or kept in an enclosed building.
Vehicle repair ~~must~~ shall be conducted indoors or inside the screening wall.

10.308.10 Vehicle major repair facility

10.308.10.1 Definition

Vehicle major repair ~~establishment~~ facility: A facility where heavy maintenance activities such as engine overhauls, vehicle painting, body or fender work, and welding are conducted, without the sales of fuel.

10.308.10.2 Permitted locations

Vehicle major repair establishments are permitted by right in the LI and I districts.

10.308.10.3 Conditions

Inoperable vehicles ~~must~~ shall be enclosed behind a ~~six foot tall~~ six (6) foot-tall ~~masonry (stone, brick, decorative CMU, similar materials)~~ screening wall.
Vehicle repair ~~must~~ shall be conducted indoors or inside the screening wall.

10.308.11 Vehicle storage facility

10.308.11.1 Definition

Vehicle storage facility: A facility that ~~may include~~ includes secured indoor or outdoor areas, intended for short or long term storage of automobiles, light trucks, motorcycles, recreational vehicles, boats, camper trailers, commercial vehicles and commercial trailers; either in conjunction with a business not located on the site, or for compensation.

10.308.11.2 Permitted locations

Vehicle storage facilities are permitted by right in the LI and I districts.

10.308.11.3 Conditions

Vehicle storage facilities cannot be used to store trucks and/or trailers weighing over ~~17,000 lbs.~~ seventeen thousand (17,000) pounds, construction and heavy equipment, junk, vehicles the Code of Ordinances considers junked or abandoned, or parts.

Vehicle storage facilities cannot be used for general auto sales or auto auctions, although the occasional sale of unclaimed vehicles is permitted.

Outdoor storage areas at vehicle storage facilities ~~must~~ shall be screened in conformance to outdoor storage area fencing standards in Section 10.408.

10.308.12 Warehouse and distribution facility

10.308.12.1 Definition

Warehouse and distribution facility: ~~use~~ A facility for storage, wholesale and distribution of manufactured products; including accessory offices, ~~or~~ showrooms, ~~and~~ or including incidental retail sales (no more than 10% of the building gross floor area} but excluding bulk storage of materials that are inflammable, ~~or~~ explosive, or that create hazardous or commonly recognized offensive conditions; and where the products, supplies or equipment that are distributed from the facility are not used or consumed on the premises.

10.308.12.2 Permitted locations

Warehouse and distribution facilities are permitted by right in the LI and I districts.

Warehouse and distribution facilities are considered subject to specific use permit review in the SD-A transect zone.

10.308.13 Data Center

10.308.13.1 Definition

Data Center: An industrial facility primarily engaged in the storing, processing, and distribution of data through on- site, networked computer systems or other electronic devices; including accessory offices for employees and security personnel; either in conjunction with a business not located on the site, or for individual compensation.

10.308.13.2 Permitted Locations

Data Centers are conditionally permitted in the LI and I districts.

10.308.13.3. Conditions

~~Data Centers are allowed with Planning and Zoning Commission recommendation and City Council approval. Data centers are permitted a maximum height of 120 feet.~~

~~Regardless of height, Data Centers shall be subject to the criteria applicable to all Industrial uses identified by this Unified Development Code~~ Data Centers abutting SH 130, US 79, and the Wilco Southeast Loop, as depicted on the City's adopted Thoroughfare Plan, are permitted a maximum height of one hundred twenty (120) feet. Regardless of height, Data Centers shall be subject to the criteria applicable to all Industrial uses identified by this UDC.

10.309 Institutional and civic uses

10.309.1 Applicability

~~This section applies in the following areas.~~

~~City of Hutto conventional zoned areas~~	~~City of Hutto FBC Form Based Code zoning district~~	~~City of Hutto OT Old Town zoning district~~	~~Hutto extraterritorial jurisdiction (ETJ)~~
~~Yes~~	~~Yes~~	~~Yes~~	~~No~~

This section applies in conventional zoned areas, FBC zoning districts, and Old Town. It does not apply in the ETJ.

10.309.2 Amenity center

10.309.2.1 Definition

Amenity center: ~~facility~~ An establishment providing recreational and meeting facilities for exclusive use of the residents of the residential development or employees of the business or office complex ~~where it is located. Amenity centers typically~~ the business or office is located including, but not limited to, include swimming pools, ~~hot tubs, saunas,~~ workout rooms, meeting rooms, ~~clothes washers and dryers, shared computers and fax machines,~~ leasing and sales offices for the development where it is located, and similar amenities.

10.309.2.2 Permitted locations

Amenity centers are permitted by right in all residential and commercial conventional zoning districts.

Amenity centers are permitted by right in T-1, T-2, T-3, T-4, T-5, OT-4T, OT-5H, OT-5C, and SD-A.

10.309.2.3 Conditions

Principal vehicular access in residential districts should be from a collector street.

Principal vehicular access in business parks must be from an internal street.

Residential common amenity centers shall be in conformance with Section 10.305.6.

10.309.3 Aquatic facility

10.309.3.1 Definition

Aquatic Facility: A facility that contains one or more swimming pools, splash pads, and supporting infrastructure.

10.309.3.2 Permitted locations

Aquatic facilities are permitted by right in SF-R, SF-1, SF-2, MF, MH, B-1, B-2, LI, I, REC.

Aquatic facilities are permitted by right in the T-1, T-2, T-3, T-4, and SD-A transect zones.

Aquatic facilities are considered subject to specific use permit review in the T-5, and OT-5C transect zones.

10.309.4 Athletic facility

10.309.4.1 Definition

Athletic Facility: An area, field, building or combination thereof, that is constructed and equipped for use in participatory and/or spectator-oriented sports and athletics. This use includes, but is not limited to, facilities intended for the instruction, practice, and competitive events associated with basketball, volleyball, soccer, tennis, gymnastics, swimming, baseball or football. Accessory uses may include offices, snack bars, limited sales, and locker rooms.

10.309.4.2 Permitted locations

Athletic facilities are permitted by right in the B-1, B-2, LI, I, and REC district.

Athletic facilities are permitted by right in the SD-A transect zone.

Athletic facilities are considered subject to specific use permit review in the SF-R, SF-1, SF-2, MF, and MH districts.

Athletic facilities are considered subject to specific use permit review in the T-1, T-2, T-3, T-4, and T-5 transect zones.

10.309.5 Cemetery

10.309.5.1 Definition

Cemetery: ~~parcel used for interring of dead humans or pets. A cemetery includes mausoleums, but not~~ A place or ground used or intended to be used for the burial or entombment of the dead, whether human or animal, including a mausoleum. This does not include crematories or

mortuaries.

10.309.5.2 Permitted locations

Cemeteries may be considered subject to specific use permit review in the REC, SF-R and SF-1 districts.

Cemeteries are prohibited on parcels occupied by residences.

10.309.6 Community facility

10.309.6.1 Definition

Community facility: publicly owned facility or building primarily intended to serve the community's recreational, educational, cultural, administrative, ~~and/or entertainment needs. Community facility uses include~~ and entertainment needs including, but not limited to, police and fire stations, government administration buildings, community centers, ~~pools,~~ maintenance facilities, and related accessory uses.

10.309.6.2 Permitted locations

Community facilities are permitted by right in the T-4, T-5, OT-4T, OT-5H, OT-5C, and SD-A transect zones.

Community facilities are considered subject to specific use permit review in all conventional zoning districts.

Community facilities are considered subject to specific use permit review in the T-1, T-2, and T-3 transect zones.

10.309.7 Golf course

10.309.7.1 Definition

Golf course: ~~parcel configured for playing the game of golf,~~ A tract of land laid out with at least nine holes for playing a game of golf and improved with tees, greens, fairways and hazards. ~~It~~ Golf courses may also include a clubhouse with a ~~restaurant and/or bar,~~ restaurant, bar, practice area, driving range and other related accessory structures. ~~A miniature golf course, intended for play only with putters, is not considered a golf course~~ This does not include a miniature golf course.

10.309.7.2 Permitted locations

Golf courses are considered subject to specific use permit review in the REC, SF-R, SF-1, SF-2, MF, and MH districts.

Golf courses are considered subject to specific use permit review in the T-2 transect zone.

10.309.8 Hospital

10.309.8.1 Definition

Hospital: ~~building whose primary use is the inpatient diagnosis, treatment and/or care of human ailments or diseases~~ A facility, whether or not licensed or required to be licensed by the State of Texas, providing primary health services and medical or surgical care to the persons, primarily inpatients, suffering from illness, disease, injury, deformity, and other abnormal physical or mental conditions, and related facilities.

10.309.8.2 Permitted locations

Hospitals are permitted by right in the B-2 district.

Hospitals are considered subject to specific use permit review in the SD-A transect zone.

10.309.9 Park

10.309.9.1 Definition

Park: ~~parcel owned or operated by the city, county, state, homeowners association or not-for-profit organization, offering open space, athletic fields, gardens, playgrounds, trails and paths, and environmental interpretation facilities; for recreation, education and rest~~ An open recreation facility or tract of land available to the general public.

10.309.9.2 Permitted locations

Parks are permitted by right in all zoning districts and transect zones.

10.309.10 Park and ride lot (as principal use)

10.309.10.1 Definition

Park and ride lot: parking facility provided for users of a public transit facility located on the site.

10.309.10.2 Permitted locations

Park and ride lots as the principal use of a parcel are considered subject to specific use permit review in the B-1, B-2 and LI districts.

Park and ride lots as the principal use of a parcel are considered subject to specific use permit review in the SD-A transect zone.

10.309.11 ~~Place of worship~~ Religious Land-Use or assembly

10.309.11.1 Intent

Places of ~~worship~~ religious assembly play a positive role in their host communities and ~~must~~ shall be planned carefully to ensure they have the same positive impact on the city's built environment as they do on the spiritual development and quality of life of its citizens.

10.309.11.2 Definition

~~Place of worship~~ Religious Land-Use or assembly: ~~building with a hall, auditorium or other suitable rooms used for conducting religious or other services and related supporting activities such as religious classes and institutional administration. Places of worship or assembly include churches, synagogues, mosques, temples, mandirs, gurdwaras, meeting houses, and similar institutions, but not commercial endeavors or outreach operations such as coffee houses, movie theaters, rescue missions, homeless shelters, broadcast studios, and social service agencies~~ A structure or group of structures intended for regular gatherings of people to attend, participate in or conduct religious services and other related activities and associated accessory uses. Associated accessory uses may include religious instruction classrooms, offices, counseling programs, private school, youth programs, parking, child and adult daycare facilities, summer camps, recreational facilities, caretaker's quarters, temporary food bank, thrift shop, sale of religious items, and cemeteries. Parochial schools are permitted per Section 10.309.13.

10.309.11.3 Permitted locations

Places of worship or assembly are permitted by right in the B-1 and B-2 districts.

Places of worship or assembly are permitted by right in all transect zones.

Places of worship or assembly are considered subject to Development Services staff review in the SF-R, SF-1, SF-2, MF, MH, REC, I and LI districts.

10.309.11.4 Conditions

Conditional review criteria for places of worship or assembly include the standard review criteria in ~~Chapter 2 (Administration)~~ Chapter 8 (Procedures), and the following:

Traffic generation, parking and circulation, and the potential impact on surrounding areas.

Site design, landscaping, lighting, signage and other features.

Building size and scale, and compatibility with surrounding existing and future land uses.

Potential noise detectable at the property line.
Accessory uses, including parsonages, schools, day care, and offices for organizations directly related to the institution.
Places of worship or assembly should have direct access from a collector or higher street.
Social groups, activity groups, spiritual development groups and organizational committees related to a congregation may meet in a congregant's home without conditional approval. Likewise, small gatherings of people for ceremonies that could be described as the equivalent of a religious service do not require conditional approval.

10.309.12 Public utility substation

10.309.12.1 Definition

Public utility substation: facility used for collecting, processing or distributing a public utility commodity. ~~This use includes~~ Public utility substations include electrical substations, ~~not in residential districts and~~ high-tension power distribution lines, water tanks and pumps, telephone switching offices and exchanges, and similar uses; but not wireless service facilities, storage and equipment yards, and business offices.

10.309.12.2 Permitted locations

Public utility substations are considered subject to specific use permit review in all zoning districts and transect zones except electrical substations and high-tension power lines.

10.309.13 School

10.309.13.1 Definition

School: A public, private, or parochial educational facility serving at least six students, certified by a state agency, that provides a curriculum of ~~elementary, secondary and higher academic instruction, including kindergartens, elementary schools, junior high schools, middle schools, high schools, colleges and universities~~ elementary, junior, middle, and high school levels in the branches of learning and study required to be taught in the schools of Texas. ~~The term excludes~~ This also includes colleges and universities. This does not include home schooling of children by parents or tutors at their residence.

10.309.13.2 Permitted locations

Schools with five students or less are permitted by right in the SF-1, SF-2, MF, MH, B1 and B-2 districts.
Schools with five students or less are permitted by right in the T-3, T-4, OT-4T, OT-5H, OT-5C, and SD-A transect zones.
Schools with six students or more are permitted by right in the OT-5C and SD-A transect zones.
Schools with six students or more are considered subject to special review in the SF-1, SF-2, MF, MH, B1 and B-2 districts.
Schools with six students or more are considered subject to special review in the T-3, T-4, OT-4T, and OT-5H transect zones.

10.309.13.3 Conditions

Specific use permit review criteria for schools include the standard review criteria in ~~Chapter 2 (Administration)~~ Chapter 8 (Procedures), and the following:
Traffic generation, parking and circulation, and the potential impact on surrounding areas.
Building and site design, including architecture, landscaping, lighting, signage and other features.
Building size and scale, and compatibility with surrounding existing and future land uses.
Potential noise detectable at the property line.
Accessory uses, including stadiums and athletic fields.

Schools should have direct access from a collector or higher street.

10.310 Temporary uses

10.310.1 Applicability

~~This section applies in the following areas.~~

~~City of Hutto conventional zoned areas~~	~~City of Hutto FBC Form Based Code zoning district~~	~~City of Hutto OT Old Town zoning district~~	~~Hutto extraterritorial jurisdiction (ETJ)~~
~~Yes~~	~~Yes~~	~~Yes~~	~~No~~

This section applies in conventional zoned areas, FBC zoning districts, and Old Town. It does not apply in the ETJ.

10.310.2 Construction equipment storage lot

10.310.2.1 Definition

No Construction equipment storage lot: temporary use where vehicles, materials, equipment, sorted debris intended for recycling, and fill material accessory to a construction project is kept.

10.310.2.2 Permitted locations and duration

Construction equipment storage lots are considered subject to specific use permit review in all zoning districts and transect zones.

Construction equipment storage lots may be used for up to one year. The Development Services director may approve an extension of six months on a written request that details reasons for the requested extension.

10.310.2.3 Conditions

Sites are used only for construction equipment used for a project on that parcel, an adjacent parcel, or other parcels in the same subdivision. For street construction projects, a construction equipment storage lot must be placed on a ~~B-1, B-2 or LI~~ N-2, CC or B zoned parcel next to the street.

Sites cannot be used as a staging area for off-site construction activity.

Equipment is removed when construction is complete.

On-site disposal of waste or scrap materials is prohibited.

Sites ~~must~~ shall be watered down as needed to prevent fugitive dust.

Manufacturing activity, such as an asphalt hot-mix plant, concrete batch plant or rock crushing, are prohibited.

Sites ~~must~~ shall be maintained in a neat, orderly fashion. Sorted debris to be recycled and fill must be covered to prevent fugitive dust and trash.

Sites ~~must~~ shall be reclaimed as close to their original condition as possible in 30 days after construction is complete.

10.310.3 Construction field office

10.310.3.1 Definition

Construction field office: site and structure, usually a portable building, used for temporary offices related to construction activity.

10.310.3.2 Permitted locations and duration

Construction field offices are permitted by right in all zoning districts, subject to site plan approval by Development Services staff. Construction field offices may be used during the associated

construction project.
~~Construction field offices are permitted by right in all transect zones.~~

10.310.3.3 Performance Standards

Field offices may only be used for a project on that parcel, an adjacent parcel, or other parcels in the same subdivision. For street construction projects, a construction field office may be placed on ~~B-1, B-2 and LI~~ N-2, CC and B zoned parcels no more than ~~1000 ft.~~ one thousand (1,000) feet from the street.

Field offices cannot have sleeping and/or cooking facilities.

Field office sites ~~must~~ shall be maintained in a neat, orderly fashion.

Field office structures ~~must~~ shall meet setback standards in the underlying zoning district.

Field office sites ~~must~~ shall be reclaimed as close to their original condition as possible in ~~30~~ thirty (30) days after construction is complete, or a certificate of occupancy for the associated project is complete.

10.310.4 Garage sale

10.310.4.1 Definition

Garage sale: ~~casual~~ The sale of used or secondhand items of personal property at a dwelling unit. The term also includes “yard sales,” “tag sales,” “porch sales,” “lawn sales,” “rummage sales,” “estate sales” or similar sales of tangible personal property at a dwelling unit.

10.310.4.2 Permitted locations and duration

Garage sales are permitted by right on the site of occupied dwelling units in conventional zoning districts.

Garage sales are permitted by right in the T-2, T-3, T-4, OT-3, OT-4R, and OT-4T transect zones.

Garage sales may be up to three days long. A garage sale at an individual dwelling unit may only be held two times per year at the dwelling unit.

Garage sales held by a block club, neighborhood organization, homeowners association or similar group may be held twice in a calendar year.

10.310.4.3 Conditions

Garage sales cannot create a disturbance or become a nuisance in the surrounding area.

10.310.5 Mobile Food Vendors

10.310.5.1 Definitions

Mobile Food Vendors: a ~~vendor who~~ business that operates, ~~prepares,~~ or sells food for human consumption from a cart, trailer or kitchen mounted on a chassis, with an engine for propulsion, or that remains connected to a vehicle with an engine for propulsion or disconnected from an engine for propulsion.

This section applies to the mobile food vendors that prepare and serve food from a private lot and remain generally stationary for a minimum of two hours on a private lot.

10.310.5.2 Permitted Locations

Mobile food vendors are permitted by right with conditions in in the B-1, B-2, LI, I, REC, T-1, T-2, T-3, T-4, T-5, SD-A, OT-5H, OT-5C districts.

10.310.5.3 Conditions

A mobile food vendor shall have proof of current inspections from the Fire Marshal and Williamson County and Cities Health District (WCCHD).

Proof of valid registration from Texas Department of Motor Vehicles for the mobile food vendor unit.

Any mobile food vendor that wishes to locate and remain stationary on a private lot within a

permitted zoning district shall require approval by the Development Services Department. Approvals shall be valid for one year and are site-specific.

If a mobile food vendor is stationary for a minimum of two business hours on a private lot, preparing and serving food from the mobile food unit, not serving from or within the right-of-way, ~~and located on a private lot,~~ the mobile food vendor ~~must~~ shall provide a notarized agreement between the property owner or the property owner's designee and the vendor stating the vendor, employees, and customers have permission to occupy the area and have access to public restrooms during all hours of operation.

A mobile food vendor shall provide a scaled site plan showing the proposed food truck location in relation to the lot boundary, distance from other food trucks (if applicable), and any site amenities (seating, landscaping, improved parking area, etc.).

The mobile food vendor shall show proof of contract for wastewater removal with a vendor approved by Texas Commission on Environmental Quality (TCEQ) to dispose of all wastewater from the mobile unit if there is no approved wastewater connection and grease trap on site. All mobile food vendors are required to comply with Hutto's Illicit Discharge Ordinance (City Code of Ordinances 24.08.002).

The mobile food vendor shall show proof of contract for waste grease recycling and/or removal. All mobile food vendors are required to comply with Hutto's Illicit Discharge Ordinance (City Code of Ordinances 24.08.002).

This section does not apply to special events and small market events. Motor vehicles in the designated vendor zone that sell food items shall be designed and intended for vending. Ordinary vehicles, vans, and pick-up trucks shall not be permitted for food vending operations. The International Property Maintenance Code, federal, state and county codes, and all other applicable codes and ordinances adopted by the City shall apply to the designated vendor zone regarding structures and properties.

10.310.~~5~~ 6 Model home/Lot Sales

10.310.6.1 Definition

Model home/Lot Sales: A ~~dwelling built and used by a builder to show construction quality, floor plans, styles, and amenities that are available in other new homes or lots in the development they are located. A model home may have areas furnished with a desk, development plan, promotional materials, elevation renderings, material and color samples, and other items for sales purposes~~ dwelling unit temporarily used for display purposes as an example of dwelling units available or to be available for sale or rental in a particular subdivision or other residential development approved by the City. Model homes may also incorporate sales or rental offices for dwellings within the development.

10.310.6.2 Permitted locations

Model homes/Lot Sales are permitted by right in the SF-R, SF-1, SF-2, MF and MH districts.

Model homes/Lot Sales are permitted by right in the T-2, T-3, T-4, OT-3, OT-4R, and OT-4T transect zones.

10.310.6.3 Conditions

Model homes must be issued a temporary certificate of occupancy. The temporary certificate of occupancy will expire in one (1) year, unless the approval condition still exists.

If garage space was used as office space, it ~~must~~ shall be converted back into a garage for vehicle parking before a permanent certificate of occupancy is issued.

Once all other homes the builder plans to build in a development are sold, the model home ~~must~~ shall be placed on the market and sold as a residence.

Model homes may be used to market homes only in the development where they are placed.

10.310.~~6~~ 7 Portable storage container 124

10.310.7.1 Definition

Portable storage container: A container designed for temporary storage of personal property, usually delivered and/or removed by truck or trailer.

10.310.7.2 Permitted locations and duration

Portable storage containers are permitted by right in all districts and transect zones.

10.310.7.3 Conditions

Portable storage container size ~~must~~ shall be no more than ~~16 ft.~~ sixteen (16) feet long, no more than ~~8 ft.~~ eight (8) feet high and no more than ~~8 ft.~~ eight (8) feet wide.

Only one (1) portable storage container may be on a property.

Portable storage containers ~~must~~ shall be placed on a hard surfaced area, such as a driveway.

Portable storage containers may be placed on a property for no more than ~~30~~ thirty (30) consecutive days and no more than ~~60~~ sixty (60) days in a calendar year, and only in conjunction with moving and relocation activity.

Portable storage containers require a permit from the Development Services Department. A placard will be issued that prominently shows the date of placement and removal.

10.310.~~7~~ 8 Temporary building 125

10.310.8.1 Definition

Temporary building: A building or structure intended to provide basic shelter from the elements, usually fabricated away from the site where it is located, designed for placement where there is no permanent foundation, and intended for removal after a short time.

10.310.8.2 Permitted locations and duration

Temporary buildings are considered subject to specific use permit review in all districts and transect zones.

Temporary buildings may be used for one year. After one (1) year, the building ~~must~~ shall be removed or replaced with a permanent structure, or the specific use permit approval ~~must~~ shall be renewed for another year. Maximum duration of a temporary building is five (5) years. A temporary building cannot be replaced with another temporary building.

10.310.8.3 Conditions

Temporary buildings are subject to setback, site planning, landscaping and parking standards in the underlying zoning district or applicable to the use, and must meet all fire code requirements.

Temporary buildings cannot be placed in front of a principal building.

Temporary buildings providing classrooms for schools, places of worship and assembly, and similar institutions may be permitted only where those buildings are part of an approved site plan for future development of the site.

Temporary building sites ~~must~~ shall be reclaimed as close to its original condition as possible in ~~30~~ thirty (30) days after temporary buildings are removed, if they are not replaced with a permanent structure.

10.311 Accessory uses

10.311.1 Applicability

~~This section applies in the following areas.~~

~~City of Hutto conventional zoned areas~~	~~City of Hutto FBC Form Based Code zoning district~~	~~City of Hutto OT Old Town zoning district~~	~~Hutto extraterritorial jurisdiction (ETJ)~~
~~Yes~~	~~Yes~~	~~Yes~~	~~No~~

This section applies in conventional zoned areas, FBC zoning districts, and Old Town. It does not apply in the ETJ.

10.311.2 Antenna: radio hobbyist

10.311.2.1 Definition

Antenna, radio hobbyist: exterior transmitting or receiving device, and its supporting structure, used in telecommunications that radiates and captures radio signals on frequencies allotted by the Federal Communications Commission for amateur (ham) radio, Citizens Band (CB), and General Mobile Radio Service (GMRS) use; or captures radio signals as part of a hobby. ~~The term does not apply to~~ This does not include roof-mounted whip antennas or simple wire antennas not supported by a dedicated antenna tower.

10.311.2.2 Permitted locations

Radio hobbyist antenna towers below the maximum permitted height for a freestanding structure are permitted by right in all zoning districts and transect zones.

Radio hobbyist antenna towers above the maximum permitted height for a freestanding structure are considered subject to specific use permit review in all zoning districts and transect zones.

10.311.2.3 Conditions

Towers ~~must~~ shall be placed outside the front yard, outside of required setback areas.

Towers ~~must~~ shall be set back a distance of at least ~~50%~~ fifty percent (50%) of its height from all property lines, and set back from other on- and off-site towers and supporting structures far enough so one tower does not strike another tower, support structure or overhead utilities if a tower or support structure fails.

Antenna elements cannot overhang into required setbacks.

Only one (1) amateur radio antenna tower is permitted on a property. Where the main use is an amateur radio club, more than one tower is permitted if space and setbacks permit.

Builders of radio hobbyist antennas ~~must~~ shall sign a hold harmless agreement, acknowledging the City is not responsible for enforcing covenants that restrict or prohibit amateur radio towers, and is not responsible for conflicts with covenants or property owner associations.

Hobby radio operations ~~must~~ shall conform to FCC rules. Externalities resulting from illegal radio operation that affect neighboring properties are considered a zoning violation, and will also be reported to appropriate law enforcement and federal government agencies.

10.311.3 Antenna: non-residential use

10.311.3.1 Definition

Antenna, non-residential use: exterior transmitting or receiving device, and its supporting structure, used in telecommunications that radiates and captures radio signals used in the day-to-day operation of a non- residential use such as a business, government agency, or other organization. ~~Non-residential antennas do~~ This does not include wireless facilities, speculative towers leased to businesses and services located off-site, and broadcasting.

10.311.3.2 Permitted locations

Non-residential antennas, no more than 15 ft. above the roofline of the dominant structure on a site, are permitted by right in the REC, B-1, B-2, LI, and I districts, subject to Development Services staff review and approval.

Non-residential antennas, no more than 15 ft. above the roofline of the dominant structure on a site, are permitted by right in the SD-A transect zone, subject to Development Services staff review and approval.

Non-residential antennas from 15 ft. above the roofline of the dominant structure to 100 ft. tall, or 15 ft. above the surrounding tree canopy, are considered subject to specific use permit review in the REC, B-1, B-2 and LI districts.

Non-residential antennas from 15 ft. above the roofline of the dominant structure to 100 ft. tall, or 15 ft. above the surrounding tree canopy, are considered subject to specific use permit review in the SD-A transect zone.

10.311.3.3 Conditions

Towers ~~must~~ shall be placed outside the front yard, and outside of required setback areas.

Towers ~~must~~ shall be set back a distance of at least ~~50%~~ fifty percent (50%) of its height from all property lines, and set back from other on- and off-site towers and supporting structures far enough so one tower does not strike another tower, support structure or overhead utilities if a tower or support structure fails.

Towers ~~must~~ shall be self-supporting. Towers cannot be supported with guy wires.

Antenna elements cannot overhang into required setbacks.

10.311.4 Donation box

10.311.4.1 Definition

Donation box: A container or structure located outside of an enclosed building, used for collection of charitable or for-profit donated items.

10.311.4.2 Permitted locations

Donation boxes are considered subject to specific use permit review in the B-1, B-2 and LI districts. Specific use permit approval applies for two years.

Donation boxes are considered subject to specific use permit review in the SD-A transect zone. Specific use permit approval applies for two years.

After two years, the donation drop-off box ~~must~~ shall be removed, or the specific use permit approval renewed.

10.311.4.3 Conditions

One donation box may be placed on a property.

Donation boxes cannot obstruct pedestrian or vehicular circulation, nor be located in public rights-of- way, required building setbacks, landscape areas, areas in front of the primary building on the site, drive aisles, required parking spaces, fire lanes, loading zones, or other unsafe location.

Donation boxes may have a capacity of no more than ~~6~~ six (6) cubic yards (162 ~~cu. ft.~~ cubic feet), and a height of no more than ~~6.5 ft~~ six and a half (6.5) feet.

Donation boxes ~~must~~ shall be painted or coated in a color that is compatible with the context of its setting. Bright primary, fluorescent or contrasting colors are prohibited.

Donation boxes ~~must~~ shall be clearly marked with:

The specific items and materials requested for donation;

The name of the operator or owners of the donation container;

A local telephone number where the owner, operator or agent of the owner or operator may be reached at any time, and;

A notice stating that no items or materials may be left outside of the box.

Donated items ~~must~~ shall be collected and stored in the box. Donated items cannot be left outside of boxes. Donations not fully enclosed in a donation box are considered a zoning violation and public nuisance, with the donations and box subject to removal by the City at the owner's

expense.

10.311.5 Drive-through facility

10.311.5.1 Definition

Drive-through facility: element of a business where goods or services are passed through exterior windows or mechanical devices to patrons in queued motor vehicles.

10.311.5.2 Permitted locations

Drive-through facilities are permitted by right as an accessory use for commercial uses in the B-2 district.

Drive-through facilities are considered subject to specific use permit review as an accessory use for commercial uses in the B-1 district.

Drive-through facilities are considered subject to specific use permit review as an accessory use for commercial uses in the SD-A transect zone.

10.311.5.3 Conditions

Drive-through facilities must be greater than ~~100 ft.~~ one hundred (100) feet from a residential zoning district.

~~Drive-through facilities are subject to additional regulations in Chapter 3.~~

10.311.6 Home occupation

10.311.6.1 Definition

Home occupation: An occupation or business activity ~~conducted in a dwelling unit, subordinate to the residential use of the dwelling unit~~ that results in a product or service for financial gain and is conducted in whole or part in the dwelling unit or accessory building and is clearly an accessory or incidental use and subordinate to the residential use of the dwelling unit. Home occupations do not ~~necessarily~~ include businesses conducted in designated live- work residences.

10.311.6.2 Permitted locations

Permitted by right in all residential districts. Permitted by right in the T-2, T-3, T-4, OT-3, OT-4R, and OT-4T transect zones.

Home occupations permitted by right are limited to uses that are primarily office oriented, where the residential character of the home is unchanged. Types of businesses and professions typical of home occupations include, but are not limited to: art studio; home office for telecommuting; food catering; professional office; office for insurance or real estate sales; computer consulting and desktop publishing; tutoring; music instruction; limited mail order and Internet sales; counseling, and no more than one sales party per month.

10.311.6.3 Prohibited uses

Uses that could potentially alter the residential character of the surrounding neighborhood, and uses with a pronounced tendency to grow to where the residential character of a dwelling is compromised, are prohibited as home occupations. Types of businesses and professions typical of those prohibited for home occupations include, but are not limited to: barber and beauty services, machine shop; medical, dental or veterinary office; massage therapy (on-site); vehicle repair or body work; vehicle sales, vehicle storage; vehicle restoration; private schools with scheduled or organized classes; retail sales; restaurant; welding; undertaking; and boarding houses.

10.311.6.4 Conditions

10.311.6.4.1 Area and location

Home occupations can occupy no more than ~~200 sq. ft.~~ two hundred (200) square feet or no more than ~~10%~~ ten percent (10%) of a dwelling floor area. Occasional meetings can exceed the floor area standards.
Home occupations are prohibited in accessory buildings. Occupied accessory dwelling units are exempted.

10.311.6.4.2 Employees
Employees of home occupations are limited to people living in the dwelling.

10.311.6.4.3 External effects
Noise, vibration, odor, glare, smoke, and other external effects cannot be detectable off-site.
Changes to the residence exterior that detract from the residential character of the neighborhood are prohibited.
Outdoor storage of goods and materials are prohibited.

10.311.6.4.4 Parking and traffic
Parking ~~must~~ shall be off-street, except for occasional meetings.
Traffic cannot exceed that typical of a residential neighborhood.
Truck pick-up and delivery is prohibited, except occasional service by parcel carriers serving residential customers in the area.

10.311.6.4.5 Sales
Only incidental sales of services and products are permitted. Sales between the proprietor and the public at the residence are prohibited, excluding occasional sales parties (one per month maximum).

10.311.6.4.6 Signage and advertising
Signage identifying the home occupation is prohibited.

10.311.6.4.7 Vehicles
Heavy equipment and commercial vehicles cannot be stored on residential properties.

10.311.6.4.8 Visitation
Home occupations can have no more than ~~4~~ four (4) business-related visitations a day. Monthly sales parties are exempted.
Visitations are restricted to the hours between 6:00 AM and 9:00 PM only.
Small items for repair cannot be dropped off or picked up.
Advertising ~~must~~ shall not publicize the address, which could attract people to the home and harm the residential character of the surrounding area.

10.311.7 Residential accessory structure
10.311.7.1 Definition
Residential accessory structure: structures such as a shed, carport or garage that is detached from and incidental to a residential host structure. This term excludes accessory dwelling units.

10.311.7.2 Permitted locations
Residential accessory structures are permitted as an accessory use to a residential use in all districts and transect zones.

10.311.7.3 Conditions
Residential accessory structures cannot be the primary structure on a lot.

Accessory structures cannot have separate electrical meters or kitchen facilities.
Accessory structures at least ~~200 sq. ft.~~ two hundred (200) square feet ~~must~~ shall be designed so they are architecturally integrated with the host structure through building materials, architectural elements, color, roof pitch and roofing materials.
Pre-engineered metal buildings, metal carports, shipping containers and structures based on containers cannot be used as accessory structures.
Placement and bulk standards for accessory structures are in Chapter 4 (Site design standards).

10.311.8 Satellite dish

These standards do not apply to small (no more than two (2) feet in diameter) DBS (Dish Network, DirecTV, etc.), satellite internet, and similar dishes.

10.311.8.1 Definition

Satellite dish: earth station antenna at least ~~2 ft.~~ two (2) feet in diameter, used for satellite communication services.

10.311.8.2 Permitted locations

Satellite dishes no more than ~~6 ft.~~ six (6) feet tall, and no more than ~~10 ft.~~ ten (10) feet in diameter, used for audio and video reception and high-speed Internet access at residences, or day-to-day operation of a business or service on the property, are ~~permitted by right in all districts and transect zones~~ conditionally permitted in all zoning districts.

~~Satellite dishes at least 6 ft. tall or at least 10 ft. in diameter, used in day-to-day operation of a business or service on the property, are permitted by right in the B-2 and LI districts.~~

10.311.8.3 Conditions

Satellite dishes ~~must~~ shall be placed outside of the front yard, and behind the front of the house or main building, at least ~~10 ft.~~ **ten (10) feet** from interior and rear property lines.
Structural bases of satellite dishes ~~must~~ shall be screened from public view and from adjoining properties by walls, fences, buildings, and/or landscape at least ~~6 ft.~~ **six (6) feet** high.
Wires and cables connected to the dish or supporting structures ~~must~~ shall be placed underground, except fires and cables flush with the surface of a building or the dish structure.
Satellite dishes cannot have advertising or highly reflective surfaces that are visible from adjacent properties or the public right-of-way.

10.311.9 Swimming pool

10.311.9.1 Definition

Swimming pool: manmade water body designed for swimming and bathing. The term excludes wading pools (no more than ~~30 in.~~ thirty (30) inches deep), spas and hot tubs, or pool sales.

10.311.9.2 Permitted locations

Swimming pools shall not encroach into any easements.
Swimming pools are permitted as an accessory use in the REC, SF-R, SF-1, SF-2, MF, MH, B-1, and B-2 districts, and are permitted by special use permit in the LI district.
Swimming pools are permitted by right as an accessory use in all transect zones.

10.311.9.3 Conditions

Swimming pool areas must be enclosed by a screen or a fence ~~4 ft. - 6 ft.~~ four (4) to six (6) feet tall. Gates leading to the pool area from the street or adjacent properties ~~must~~ shall be self-latching to prevent uncontrolled access.
Pool placement and fence design standards are in Chapter 4 (Site design standards).

10.311.10 Vending machine (Outdoor)

10.311.10.1 Definition

Vending machine (Outdoor): machine with a footprint of at least ~~4 sq. ft.~~ four (4) square feet located outside of an enclosed building, which dispenses products stored in the machine by insertion of cash, credit or debit card, tokens or similar objects. ~~Newspaper boxes are not considered vending machines~~ This does not include newspaper boxes.

10.311.10.2 Permitted locations

Vending machines are permitted by right in the B-1, B-2, LI, I, and REC districts.

Vending machines are permitted by right in the T-5, OT-5C, and SD-A transect zones.

Vending machines located inside an enclosed building are not regulated by this section.

10.311.10.3 Conditions

One vending machine per ~~5,000 sq. ft.~~ five thousand (5,000) square feet of host structure GFA is permitted on a site, with a maximum of ten (10) vending machines for a property.

Vending machines cannot obstruct pedestrian or vehicular circulation, or be located in public rights-of-way, required building setbacks, landscape areas, areas in front of the primary building on the site, drive aisles, required parking spaces, fire lanes, loading zones, or other locations that may be unsafe or create a condition detrimental to surrounding land uses and developments.

Vending machines must be at least ~~100 ft.~~ one hundred (100) feet from residential zoning districts. Vending machines on sites next to residential zoning districts, places of residence such as nursing homes and extended care facilities, and lodging establishments cannot have audible alerts or messages, and must be positioned so illuminated parts face away from residential and lodging uses.

Illumination and electronic displays for a vending machine ~~must~~ shall be static, with no animation or intermittent lighting, intentional or not.

10.311.11 Wireless facility

Those most likely to refer to wireless facility are zoning and leasing consultants and RF engineers representing wireless service providers. Most other land use standards are not germane to their site selection process. For ease of reference and reproduction, the design criteria for wireless facilities are included here instead of the use specific design rules in Section 10.411.

10.311.11.1 Intent

To accommodate wireless communication needs of Hutto residents, businesses and visitors, while protecting the city's public health, safety, general welfare and visual environment, these standards for wireless facilities are established to:

Enhance the ability to provide wireless services to City residents, businesses and visitors.

Protect the City's environmental resources and visual environment from the potential adverse visual effects of wireless facility development through careful design and siting standards.

Reduce the number of towers needed to provide communications services by requiring placement of new facilities on existing structures wherever possible, and requiring co-location of wireless providers on existing and new towers.

Use performance standards and incentives to promote the location of wireless facilities on concealed structures and existing buildings and towers.

10.311.11.2 Definitions

Wireless facility, Freestanding: equipment, physical plant and area of the property and/or building used to provide wireless services, including cables and wires, conduits, pedestals, antennas, towers, concealed structures, electronic devices, equipment buildings and cabinets, landscaping, fencing and screening, and parking areas. Also known as a cellular tower, cell site,

or CMRS facility.

Wireless facility, attached: wireless facility incorporating an antenna mounted on an existing building, silo, smokestack, water tower, utility or power pole, or support structure other than an antenna tower.

Wireless facility, concealed: wireless facility incorporating an antenna with a support structure that screens or camouflages the presence of antennas and/or towers from public view, in a way appropriate to the site's context and surrounding environment ~~Examples of concealed antennas include~~ including, but not limited to, manmade trees, clock towers, flagpoles, light structures, steeples, and similar objects.

10.311.11.3 Permitted locations

10.311.11.3.1 Attached facilities

Attached wireless facilities are permitted or considered as follows:

Wireless equipment attached to or mounted on an existing building or structure (or later similar replacement structure) is permitted by right in the ~~REC, B-1, B-2, LI, and I~~ N-2, CC, B, and M districts, subject to design review and approval by Development Services staff.

~~Wireless equipment attached to or mounted on an existing building or structure (or later similar replacement structure) is permitted by right in the OT-5C and SD-A transect zones, subject to design review and approval by Development Services staff.~~

Wireless equipment attached to or mounted on an existing building or structure (or substantially similar replacement structure) is considered subject to specific use permit review in the ~~SF-R, SF-1, SF-2, MF and MH~~ **AR, R-1, N-1, N-2(H), MU-1, MU-2 and PR** districts.

~~Wireless equipment attached to or mounted on an existing building or structure (or substantially similar replacement structure) is considered subject to specific use permit review in the T-1, T-2, T-3, T-4, T-5, OT-3, OT-4R, OT-4T, and OT-5H transect zones.~~

Wireless equipment on residential buildings with less than four dwelling units is prohibited.

10.311.11.3.2 Concealed freestanding facilities

Concealed facilities are permitted or considered as follows:

Concealed facilities no more than ~~40 ft.~~ forty (40) feet high are permitted by right, subject to design review and approval by Development Services staff, in ~~the B-1, B-2, LI, I and REC~~ N-2, N-2(H), CC, B, and M districts.

~~Concealed facilities no more than 40 ft. high are permitted by right, subject to design review and approval by Development Services staff, in the T-5, OT-5C, and SD-A transect zones.~~

Concealed facilities no more than ~~40 ft.~~ forty (40) feet high at schools, places of worship, amenity centers, community facilities and other sites not primarily occupied by residential uses are considered subject to specific use permit review in ~~the SF-R, SF-1, SF-2, MF and MH~~ AR, R-1, N-1, MU-1, MU- 2 and PR districts.

~~Concealed facilities no more than 40 ft. high at schools, places of worship, amenity centers, community facilities and other sites not primarily occupied by residential uses are considered subject to specific use permit review in the T-1, T-2, T-3, T-4, OT-3, OT-4R, OT-4T, and OT-5H transect zones.~~

10.311.11.3.3 Freestanding facilities

Freestanding wireless facilities are permitted as follows:

Freestanding wireless facilities are considered subject to specific use permit review in ~~the B-2, LI, I and REC~~ CC, B, M, and PR districts.

~~Freestanding wireless facilities are considered subject to specific use permit review in the~~

~~SD-A transect zone.~~

Towers ~~35 ft. - 100 ft.~~ thirty-five (35) feet to one hundred (100) feet tall must be separated from existing towers by at least ~~2,500 ft~~ two thousand five hundred (2,500) feet. Towers greater than ~~100 ft.~~ one hundred (100) feet tall must be separated from existing towers by at least ~~3,500 ft~~ three thousand five hundred (3,500) feet.

10.311.11.3.4 Conditions: preferred facility types

Order of preference for new permanent wireless facilities, from most preferred to least preferred, is:

Co-location on existing tower or broadcast antenna towers (if not technically possible, then);

Attached antennas (if not technically possible, then);

Concealed/stealth antennas

Freestanding antenna structures that are not concealed or “stealthed” are permitted only when no other viable options are available for the free standing facility.

10.311.11.3.5 Conditions: co-location

10.311.11.3.5.1 Cooperation

Wireless providers ~~must~~ shall cooperate in good faith to achieve collocation of wireless facilities and equipment with other wireless providers.

Wireless providers cannot act to exclude other providers from co-locating on the same building, structure or location when co-location is structurally, technically and otherwise possible.

10.311.11.3.5.2 Provisions for co-location at new facilities

Freestanding wireless antenna support structures and facilities at least ~~35 ft.~~ thirty-five (35) feet tall must be designed to accommodate two or more carriers.

10.311.11.3.6 Conditions: design

10.311.11.3.6.1 Setbacks

Freestanding wireless antenna towers must be set back a minimum distance of three (3) times the tower height from limited access highways and major and minor arterials. Otherwise, freestanding wireless antenna towers must be set back a distance equal to or more than the structure height from property lines.

Ground mounted equipment setback standards are the same as for buildings in the underlying zoning district.

10.311.11.3.6.2 Facility design

Wireless facilities ~~must~~ shall be consistent with the surrounding built environment (planned or existing) considering exterior materials, roof form, scale, mass, color, texture and character. Facilities must also be compatible with the surrounding natural environment considering landforms, topography, and other natural features.

If a facility is an accessory use to an existing use, the facility ~~must~~ shall be constructed from materials equal to or better than the materials of the principal use.

10.311.11.3.7 Attached antenna design

Building mounted antennae ~~must~~ shall be mounted flush as possible to the host structure, without projecting above the parapet.

Roof mounted antennae may be no more than ~~10 ft.~~ ten (10) feet over the building height, and may exceed the maximum building height requirement in the underlying zoning district. Roof mounted antennae ~~must~~ shall be placed as close to the center of the roof as possible.

Building and roof mounted antennae and supporting structures ~~must~~ shall be placed, painted

and/or screened to be architecturally and visually compatible with the host structure, and integrated into the architectural details of the building as much as possible.

10.311.11.3.8 Freestanding antenna design

Wireless towers, structures and equipment ~~must~~ shall be painted or coated with muted earth colors that provide camouflage and blend with the surrounding built and natural environment.

Guyed towers are prohibited.

10.311.11.3.9 Equipment building and cabinet design

Equipment buildings and screening walls ~~must~~ shall be compatible with the surrounding built environment, considering exterior materials, roof form, scale, mass, color, texture and character.

Equipment buildings and screening walls ~~must~~ shall be constructed with materials that are equal to or better than the materials of the principal use.

Equipment cabinets ~~must~~ shall be placed, painted and/or screened to be architecturally and visually compatible with the surrounding built and natural environment.

10.311.11.3.10 Screening and landscaping

Screening and landscaping appropriate to the context of the site and in harmony with the character of the surrounding environment is required when part of a facility is visible from a public right-of-way or adjacent properties.

Acceptable fencing materials include stone, brick, and decorative CMU. Chain link, wooden and precast fencing is prohibited. Berms may be used for screening.

Landscaping must form a dense cluster at the base of the facility or screening wall. Trees spaced ~~30 ft.~~ thirty (30) feet apart must be planted along the street of facilities that front on a public street.

10.311.11.3.11 Lighting

Antenna structures cannot be artificially lighted unless required by the FAA or other state or federal agency.

Beacons ~~must~~ shall be used instead of strobe lights if aviation-related safety lighting is required.

Security lighting may be mounted no more than ~~20 ft.~~ twenty (20) feet high, and must be directed towards the ground to reduce light pollution, prevent offsite light spillage, and avoid illuminating the tower.

10.311.11.3.12 Noise

Equipment cannot generate noise that may be heard beyond the site. Exceptions are generators used in emergencies where the regular power supply for a facility is temporarily interrupted, air conditioners, and noise made during regular maintenance.

10.311.11.3.13 Conditions: abandonment

Wireless facilities are considered abandoned if they are unused by all providers at the facility for ~~180~~ one hundred eighty (180) consecutive days.

Development Services staff may request documentation about tower or antenna usage from the facility owner.

When abandoned, the facility owner ~~must~~ shall reuse the facility in ~~90~~ ninety (90) days, transfer the facility to another owner who will reuse it, or dismantle and remove the facility.

If the facility remains ~~90~~ ninety (90) days after abandonment, the City may remove it at the facility and/or property owner’s expense. If the facility is removed, City approval of the facility will expire.

10.311.11.3.14 Conditions: information disclosure

Wireless providers ~~must~~ shall meet with Development Services staff at their request to give information about the proposed system design. Information will not be recorded and is treated as a confidential trade secret.

Development Services staff may share non-confidential information with other interested parties seeking to place wireless facilities in the City, to promote co-location and co-development of facilities.

10.311.12 Fueling Station

10.311.12.1 Definitions

Fueling Station: An establishment engaged primarily in the sale of gasoline, petroleum products, electric energy, and fuels, including renewables.

10.311.12.2 Conditions

When adjacent to residential zoning districts, the following conditions shall be met:

Building Signage: All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

Operating Hours: Hours are limited to 7:00 AM to 10:00 PM, unless otherwise approved by specific use permit.

10.311.13 Free-Standing Cisterns

10.311.13.1 Definitions

Free-Standing Cisterns: A reservoir or tank for storing rainwater.

10.311.14 Wind Energy System

10.311.14.1 Definitions

Wind Energy System: A wind-driven turbine (whether roof or tower mounted), and associated control or conversion electronics for the purpose of providing electrical power to a privately owned lot or parcel.

10.312 General performance standards

10.312.1 General

Permitted uses ~~must~~ shall conform in operation, location, and construction to general performance standards and use-specific performance standards. Standards in this section supplement related local (Code of Ordinances), state and federal standards.

Fences and wall design standards are detailed in Section 10.408.

10.312.2 Applicability

~~This section applies in the following areas.~~

~~City of Hutto conventional zoned areas~~	~~City of Hutto FBC Form Based Code zoning district~~	~~City of Hutto OT Old Town zoning district~~	~~Hutto extraterritorial jurisdiction (ETJ)~~
~~Yes~~	~~Yes~~	~~Yes~~	~~No~~

This section applies in conventional zoned areas, FBC zoning districts, and Old Town. It does not apply in the ETJ.

10.312.3 Electrical and radio frequency disturbance

Uses cannot create electrical or radio frequency disturbance that adversely affects the operation of electrical and electronic equipment in the vicinity.

10.312.4 Flammable and explosive materials

10.312.4.1 Manufacture and storage of explosive materials

Uses involving manufacture or storage of compounds or products that decompose by detonation are prohibited.

Chlorates, nitrates, perchlorates, phosphorus, and similar substances and compounds in small quantities for use by industry, school laboratories, pharmacists or wholesalers may be permitted when approved by the Williamson County Emergency Services District #3 / Hutto Fire Rescue.

10.312.4.2 Storage of flammable materials

Storage and use of flammable liquids and materials such as pyroxylin plastics, nitrocellulose film, solvents, and petroleum products are permitted only when the storage or use conforms to Williamson County Emergency Services District #3 / Hutto Fire Rescue standards.

10.312.5 Hazardous and waste materials

Storage, use and handling of hazardous substances (as defined by the National Fire Protection Association Guide or successor publication) and/or waste, or the storage and disposal of solid, liquid, gaseous and/or sanitary waste, is prohibited.

10.312.6 Lighting and glare

10.312.6.1 Outdoor lighting

Outdoor lighting ~~must~~ shall conform to lighting design standards in Section 10.409.

10.312.6.2 Glare

Uses cannot produce intense glare or direct illumination across the bounding property line. Glare or light cannot be so intense that it creates a nuisance or detracts from the use and enjoyment of nearby properties.

10.312.7 Noise

Noise nuisances shall be governed per the City of Hutto Code of Ordinances Chapter 14, Division 2, Article 14.03 Noise.

10.312.8 Odor

10.312.8.1 Offensive and unhealthy odors

Uses generating odors of an intensity and character detrimental to the health, safety, welfare or comfort of the public ~~must~~ shall be removed, stopped, or modified to remove the odor. The odors ~~must~~ shall be reasonably prevented when perceptible at the property line.

10.312.8.2 Restaurants and food service

Cooking odor ~~must~~ shall be removed to the maximum extent possible using best available ventilation technology.

10.312.9 Outdoor storage and display

10.312.9.1 General items and equipment

General outdoor storage of equipment, machinery, building materials, shipping containers, pallets and similar materials is permitted only in the ~~LI~~ B district, and ~~must~~ shall be screened in conformance to fence design standards in Section 10.408.5

10.312.9.2 General outdoor storage areas

Areas used for general outdoor storage as an accessory use to a commercial or industrial use ~~must~~ shall be screened in conformance to fence design standards in Section 10.408.5.

10.312.9.3 Junk

Outdoor storage of junk is prohibited.

10.312.9.4 Off-site storage

Outdoor storage and display of items not related to a business on the property is permitted only in the ~~LI~~ B district, screened in conformance to fence design standards in Section 10.408.5.

10.312.9.5 Recreational vehicles and boat storage

Storage areas for resident-owned recreational vehicles and boats may be designated in residential developments either during the initial review of the development, or later considered subject to specific use permit review. Storage areas ~~must~~ shall be owned and maintained by a homeowners association, should a homeowners association exist for that property.

Otherwise, off-site storage of recreational vehicles and boats is permitted only in the ~~LI~~ B district on a parcel approved for vehicle storage use in Section 10.308.11.

10.312.9.6 Trash enclosures

Storage areas, solid waste dumpsters, trash compactors and large items for solid waste pick-up ~~must~~ shall be screened in conformance to architecture and fence design standards in Chapter 4 (Site design standards).

Trash enclosure design standards are detailed in Chapter 4 (Site design standards).

10.312.9.7 Vehicles for sale

Outdoor display of vehicles for sale or rent, at sites approved for that use, ~~must~~ shall conform to the following standards:

- Vehicles cannot be displayed or stored in the public right-of-way, private access roads or drive aisles.
- Vehicles cannot be displayed or stored in landscape areas or buffers.
- Vehicles cannot be displayed or stored on elevated pads, ramps, or similar structures.
- Only automobiles, vans, light trucks, and sport utility vehicles with a gross vehicle weight of ~~<7,500~~ less than seven thousand five hundred (7,500) pounds intended for sale or rental to the general consumer market may be parked in the row closest to the public right-of-way. Vehicles in the parking row closest to the public right-of- way cannot display attention-getting displays and devices normally not found on vehicles owned by the general public.
- Inventory parking cannot cause the amount of parking available for customers, employees and general loading to decrease below the minimum amount required by Section 10.405.9.
- Inventory ~~must~~ shall be screened from adjacent residential properties in conformance to fence design standards in Section 10.408. Inventory cannot be visible above the peak of the wall when viewed by a person of normal height standing on the ground of adjacent properties.

10.312.9.8 Vehicles to be repaired

Vehicle storage for repair is permitted only on parcels approved for minor and major vehicle repair businesses.

Vehicles stored for repair, and related parts, ~~must~~ shall be placed in an area inside the building envelope, screened in conformance to fence design standards in Section 10.408.

Vehicles and parts cannot be visible above the peak of the wall when viewed by a person of normal height standing on the ground of adjacent properties or the closest rights-of-way.

Vehicles and parts must be set back at least ~~20 ft.~~ twenty (20) from adjacent residential properties.

Ten or less wrecked or inoperable vehicles may be stored outdoors at a major vehicle repair business, for active restoration projects or customer repair work. Wrecked or inoperable vehicles ~~must~~ shall be stored inside screened areas per Section 10.408.

10.312.9.9 Other products for sale

Outdoor sales of items not described above ~~must~~ shall conform to the following standards:

Outdoor display of items normally produced or sold in the principal structure on the property is permitted during business hours only.

Inventory cannot be displayed between the principal structure and the public right-of-way, except an area within ~~10 ft.~~ ten (10) of the front of the building and ~~20 ft.~~ twenty (20) on both sides of the entrance. Exceptions are landscaping materials, nursery stock, sidewalk sales and street fairs, farmer's markets, Christmas tree sales, and garage sales.

Inventory cannot be displayed or stored in landscape areas or buffers; in the public right-of-way or on private access roads; or on elevated pads, ramps and similar structures.

Inventory ~~must~~ shall be screened from adjacent residential properties in conformance to fence design standards in Section 10.408. Inventory cannot be visible above the peak of the wall when viewed by a person of normal height standing on the ground of adjacent properties.

Inventory ~~must~~ shall be set back at least ~~20 ft.~~ twenty (20) from adjacent residential properties.

10.312.9.10 Large items

Large items ~~must~~ shall be presented and stored in a way that minimizes their visual impact. Extending vertical elements of man lifts, cranes, truck mounted cement pumps and similar equipment must be kept lowered. Large items may be subject to specific use permit review.

10.312.9.11 Excepted uses

Screening standards do not apply to working farm equipment used on an operating farm, or construction equipment, vehicles, building materials and field offices for use on the property while a building permit is in effect for construction.

10.312.10 Smoke and particulate matter

10.312.10.1 Air pollution

Uses cannot discharge across the lot lines fly ash, dust, smoke, vapors, noxious, toxic or corrosive matter, or other air pollutants in a concentration that is detrimental to health, animals, vegetation or property, or conflicts with public air quality standards as set by the Texas Commission on Environmental Quality and Texas Open Burning Act.

10.312.10.2 Fugitive dust

Uses generating fugitive dust and particulate matter ~~must~~ shall be conducted so dust and particulates are not transported across the bounding property line in concentrations of four grains per ~~1000 cu. ft.~~ one thousand (1,000) cubic feet of air or more.

10.312.10.3 Gases

Uses cannot emit gas that is injurious or destructive, harmful to person or property, or explosive.

10.312.11 Traffic impact

Development Services or Public Works staff may require a traffic study for proposals for development projected to generate at least ~~100~~ one hundred (100) peak hour vehicle trips. When a traffic impact study is required, the type and scope of the study will be decided during a pre-application meeting with Development Services and Public Works staff. Representatives from other agencies and departments may also be involved.

10.312.12 Toxic and noxious matter

Maximum concentration of toxic or noxious matter across a bounding property line is ~~10%~~ ten percent (10%) of the threshold limit for an industrial worker as determined by state or federal standards, whichever is stricter.

10.312.13 Vibration

Uses cannot generate earth borne vibration limits at the bounding property line that would be detectable without the aid of instruments.

10.400 Site Design Standards

10.401 Intent

Site design standards establish design criteria and minimum standards for development in the city. The rules are intended to:

Enhance and protect Hutto's character, built environment, quality of life and community image through clearly articulated development design goals and policies, design guidelines and minimum design standards.

Protect and promote Hutto's long-term vitality through design standards that encourage and reward high-quality development, while discouraging less attractive and less enduring alternatives.

Minimize adverse impacts of vehicular circulation to existing neighborhoods and to the surrounding physical environment.

Enhance and protect the security and health, safety and welfare of Hutto residents.

10.402 General standards

10.402.1 Utilities

10.402.1.1 Utility lines

All new utility lines must be placed underground. Transmission lines at least 345 kilovolts are exempted.

10.402.1.2 Utility boxes

Utility boxes must be as small as possible.

Utility boxes greater than 2 ft. tall cannot be placed in the clear vision area, or interfere with use of streets, alleys, sidewalks, and bicycle paths.

Utility boxes in the front yard on a block must be painted a uniform earth tone color.

Utility location and screening requirements are found throughout this section.

10.403 Bulk, setbacks and buffers

10.403.1 Intent

Bulk, setback and buffer standards regulate the placement of buildings and other improvements on a parcel. Land use regulations traditionally regulated building placement so adequate light and air can be provided to building occupants, and to slow the spread of fires from building to building. However, building placement can be ~~an important element~~ crucial in defining a community's sense of place.

10.403.2 Applicability

~~This section applies in the following areas.~~

~~City of Hutto conventional zoned areas~~	~~City of Hutto FBC Form Based Code zoning district~~	~~City of Hutto OT Old Town zoning district~~	~~Hutto extraterritorial jurisdiction~~

			~~(ETJ)~~
~~Yes~~	~~Yes, for bufferyard only.~~	~~Only as described by Section 10.503 and use requirements of Chapter 3~~	~~No~~

This section applies in conventional zoned areas, and in the bufferyard only of FBC zoning districts. This section applies in OT zoning districts only as described by Sections 10.301 and 10.503. This section does not apply in the ETJ.

10.403.3 Lot dimensions and area

Required lot dimensions and area are:

	Zoning district										
	SF-R	SF-1	SF-1 alley loaded, cul-de-sac or detached garage	SF-1 zero lot line	SF-1 village	SF-2	MF	MH	B-1	B-2	LI/I
Lot area (min)	87,120 sq. ft. (2 ac)	7,800 sq. ft.	5,500 sq. ft.	5,000 sq. ft.	4,500 sq. ft.	4,500 sq. ft.	20,000s q.ft.	217,800 sq. ft. (5 ac)	43,560 sq. ft. (1 ac)	43,560 sq. ft. (1 ac)	87,120 sq. ft. (2 ac)
Lot width at building line (min)	200 ft.	60 ft.	50 ft.	45 ft.	45 ft.	45 ft.	100 ft.	200 ft.	100 ft.	100 ft.	200 ft.

Flag lots must have at least 50 ft. frontage along a public right-of-way.

Width to depth ratio of lots for single household and two household dwelling developments shall be at least 1:3, as determined by the smallest rectangle enclosing the extreme limits of the lot.

Within a townhouse development, internal lots for the purpose of individual ownership of dwellings with undivided interest in the common areas and facilities may be less than 4,500 square feet in area and have a lot width less than 45 feet.

Lot configuration standards, governing the arrangement of lots in a subdivision, are in Section 10.202.2.

10.403.4 Building envelope

10.403.4.1 General

If there is a conflict among the setback and landscape/bufferyard standards in this code when applied to a certain site, the more restrictive standards will apply.

10.403.4.2 Primary and accessory structures

Default bulk standards for primary and accessory structures are as follows:

	Zoning district									
	SF-R	SF-1	SF-1 zero lot line	SF-1 village	SF-2	MF	MH	B-1	B-2	LI/I
Front yard (min)	50 ft.	25 ft.	15 ft.	15 ft.	20 ft.	25 ft.	25 ft. MH site	5 ft.	10 ft.	25 ft.
Front yard on loop lane (min)	n/a	15 ft.	10 ft.	10 ft.	n/a	n/a	n/a	n/a	n/a	n/a
Front yard: garage door (min)	50 ft.; 40 ft. side load	25 ft.; 20 ft. side load	25 ft.; 20 ft. side load	25 ft.; 20 ft. side load	25 ft.	25 ft.	n/a	20 ft.	25 ft.	25 ft.

	Zoning district

	SF-R	SF-1	SF-1 zero lot line	SF-1 village	SF-2	MF	MH	B-1	B-2	LI/I
Side yard (min)	20 ft.	5 ft.	0 ft. one side, 12 ft. other	5 ft.	5 ft.; 0 ft. for comm on walls	15 ft.	25 ft. MH site	0 ft. for common walls or 10 ft.; from SF-R:20 ft., SF-1:20 ft., SF-2:10 ft.	0 ft. for common walls or 10 ft.; from SF-R:30 ft., SF-1:30 ft., SF-2:20 ft.	0 ft. for common walls or 10 ft.; adjacent to residential: 2ftfor every 1ft of building height or 50ft, whichever is greater
Rear yard (min)	50 ft.	20 ft.	10 ft.	20 ft. (house and garage)	20 ft.	25 ft.	25 ft. MH site	25 ft.; from SF-R:20 ft., SF-1:20 ft., SF-2:10 ft. or building height	25 ft.; from SF-R:30 ft., SF-1:30 ft., SF-2:20 ft. or building height	25 ft.; adjacent to residential: 2ftfor every 1ft of building height or 50ft, whichever is greater

Side and rear yard for accessory building (min)	20 ft.	5 ft.	5 ft.	5 ft.	5 ft.; 0 ft. for common walls	15 ft.	25 ft. MH site	Same as main building	Same as main building	Same as main building
Spacing between buildings (min)	n/a	n/a	n/a	n/a	n/a	20 ft.	15 ft.	0 ft. for common walls or 20 ft.	0 ft. for common walls or 50% height of taller building, but at least 20 ft.	0 ft. for common walls or 50% height of taller building, but at least 20 ft.
Building height (max)	45 ft. / 3 stories	35 ft. / 2.5 stories	35 ft. / 2.5 stories	35 ft. / 2.5 stories	35 ft. / 3 stories	35 feet; 45 feet along Freeways, Arterials, and Major Non-Residential Collectors	1 story	35 feet	45 feet	60 feet
Building height, accessory (max)	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	1 story	15 ft.	15 ft.	15 ft.

	Zoning district									
	SF-R	SF-1	SF-1 zero lot line	SF-1 village	SF-2	MF	MH	B-1	B-2	LI/I
Accessory structures are prohibited between the front building line of the primary building and the public right- of-way. The cumulative gross floor area of all accessory structures on the site may be no more than 25% of the yard where they are located. Accessory structures must be placed at least 10 ft. or a distance equivalent to their height from primary structures on a site, whatever is lesser. Building permitting and setback standards do not apply to accessory structures no more than 200 sq. ft. Swimming pool shall not encroach into any easements. Bufferyard standards (Section 10.403.6) may affect setbacks.										

Illustrations of setbacks and yards for various lot and building configurations are included in Section 10.202.2.

10.403.4.3 Riparian setbacks

Minimum structural setbacks from riparian areas (edge of 100-year floodplain or delineated wetlands) are:

Watercourses draining an area at least 0.5 square mile and having a defined bed and bank, designated 100 year flood plains, and Category 3 wetlands: 25 ft.

Watercourses draining an area of 0.5-20 square miles, and Category 2 wetlands: 75 ft.

Watercourses draining an area of greater than 20 square miles, and Category 1 wetlands: 125 ft.

10.403.4.4 Swimming pools and spas

Bulk standards for swimming pools and spas are:

Edge of in-ground or above ground pool, and in-ground spas:

Must be located at least 3 ft. from any freestanding structure, and at least 5 ft. from all side and rear lot lines;

May not be located within a utility easement; and

Must be placed in a rear or side yard.

Edge of concrete deck:

Must be located at least 5 ft. from all side and rear lot lines;

May not be located within a utility easement; and

Must be placed in a rear or side yard.

Edge of wood pool deck:

Same as for accessory structure in underlying zoning district.

General standards for pools are in Section 10.311.9.

10.403.5 Setback encroachment and ~~exceptions~~ Additional Setback Standards

The following outlines additional setback and encroachment requirements for certain structures or uses that are not addressed in the base zoning district standards. Encroachments across property lines, into the public right-of-way, or into utility, drainage, access, or conservation easements are prohibited

~~These uses and structures may encroach into a yard or required setback as follows~~ In addition to requirements outlined in the Zoning District Tables in Chapter 3 (Land Use Standards), the following setback requirements apply to other structures or uses in addition to those found in Chapter 3:

~~Type of structure or use~~	~~Residential uses~~	~~Non-residential uses~~
~~Air conditioning equipment~~	~~Any part of the side and rear yard~~	~~n/a~~
~~Arbors and trellises~~	~~Any yard, at least 5 ft. from neighboring PL~~	
~~Awnings~~	~~no more than 3 ft. into front, side or rear setback; may hang over easements~~	~~no more than 6 ft. into front, side or rear setback; may hang over easements; may hang over public ROW with approval of City Council~~
~~Backflow prevention devices~~	~~Any part of the side and rear yard~~	~~Any yard on the site~~
~~Bay windows, chimneys, entry vestibules less than 8 ft. wide and less than 33% of the wall length, overhanging eaves~~	~~no more than 3 ft. into any setback~~	
~~Newspaper vending boxes, pay telephones~~	~~n/a~~	~~Any yard on the site; property must be occupied by a principal building~~
~~Open deck greater than 5 ft. above grade~~	~~at least 5 ft. into rear setback, if area underneath is left unscreened/unenclosed~~	~~n/a~~
~~Open deck no more than 5 ft. above grade~~	~~Into rear setback, at least 10 ft. from PL~~	~~n/a~~
~~Ramps and other access devices required by the ADA.~~	~~Any yard on the site~~	
~~Retaining walls~~	~~Any yard on the site~~	
~~Satellite dishes at least 1m in diameter~~	~~Aide and rear yard, at least 10 ft. from PL~~	

Type of structure or use	Residential uses	Non-residential uses
Air conditioning equipment	Any part of the side and rear yard	N/A Preferred to be placed on the roof or reference Section 10.305.3.5
Arbors and trellises	Any yard, at least 5 feet from neighboring property lines	

Awnings	No more than 3 feet into front, side or rear setback; may hang over easements	No more than 6 feet into front, side or rear setback; may hang over easements; may hang over public ROW in the Downtown/Historic District
Backflow prevention devices	Within an easement in the front yard	Within an easement in any yard on the site
Bay windows, chimneys, entry vestibules less than 8 feet wide and less than 33% of the wall length, overhanging eaves	No more than 3 feet into any setback	
Ramps and other access devices required by the ADA	Any yard on the site	
Retaining walls	Any yard on the site	
Swimming pools and spas	At least 3 feet away from any freestanding structure and at least 5 feet away from all side and rear lot lines; shall be placed in the rear yard and may not be located within any easement. See 10.302.4.5	

Encroachments across property lines, into the public right-of-way, or into utility, drainage, access, conservation or riparian easements are prohibited.

10.403.5.1 Drainage Easement Setbacks

Minimum structural setbacks from drainage easements shall be determined based on the greater of the full studied one percent (1%) floodplain, delineated wetlands or one hundred (100) feet from the centerline of the waterway. However, in no case shall setbacks be less than the following:

Watercourses draining an area of at least a half (0.5) square miles with a defined bed and bank, designated one percent (1%) floodplains, and Category 3 wetlands: 25 feet.

Watercourses draining an area of a half (0.5) to twenty (20) square miles and Category 2 wetlands: 75 feet.

Watercourses draining an area of greater than twenty (20) square miles and Category 1 wetlands: 125 feet.

10.403.6 Bufferyard

10.403.6.1 Bufferyards between lots

Bufferyards are required between certain land uses to prevent or minimize potential nuisances such as noise or light, and to provide a transition between uses that may not be compatible with each other.

10.403.6.2 Bufferyard standards

Bufferyards shall be landscaped in accordance with the tree and shrub standards found in Section 10.407.5.4.

Bufferyards shall be measured from the property line and extend inward by the required distance.

No site development shall be permitted within a required bufferyard. This includes, but not limited to, parking, drive aisles, alleys, accessory buildings, dumpsters, storage, or light fixtures. Passive recreation, including pedestrian trails and seating areas, may be permitted within required bufferyards, provided that the required depth of the bufferyard and all required

plantings are provided.

A non-residential use developed in a residential zoning district will be required to provide a low level bufferyard adjacent to residential development, as defined in Section 10.403.6.3(a).

Detention or retention ponds are prohibited within the buffeyard ~~may be permitted within up to 25% of the required bufferyard if it is determined by the City Engineer that there is no other feasible option for the detention of stormwater. If detention or retention is located within the required bufferyard, the requirements of this section shall be met in full within the remaining bufferyard area, and additional screening or aesthetic treatment of the pond may be required depending on the location and circumstances of the site~~.

~~The Development Services Director may approve up to a 50% bufferyard reduction for properties abutting a drainage easement or other designated open space.~~

Development within or adjacent to a PUD~~, FBC, or OT~~ districts shall be subject to the bufferyard requirements for the most appropriate zoning district based on the use of the property.

~~Notwithstanding Section 10.403.6.3, Development Services staff may require a masonry wall within a required bufferyard in order to mitigate nuisances caused by light, noise, odor, or any other source.~~

10.403.6.3 Required bufferyards

The table below indicates the level of bufferyard required between each zoning district or land use. Letters “a” to “c” correspond to the type of bufferyard required and the specific situations in which the bufferyard is required. A box with “—” indicates that a bufferyard is not required between those development types.

~~Development providing bufferyard~~		~~Adjacent district~~									
		~~REC~~	~~SF-R~~	~~SF-1~~	~~SF-2~~	~~MH~~	~~MF~~	~~B-1~~	~~B-2~~	~~LI~~	~~I~~
	~~REC~~	~~—~~	~~—~~	~~—~~	~~—~~	~~—~~	~~—~~	~~—~~	~~—~~	~~—~~	~~—~~
	~~SF-R~~	~~—~~	~~—~~	~~—~~	~~—~~	~~—~~	~~—~~	~~—~~	~~—~~	~~—~~	~~—~~
	~~SF-1~~	~~a~~	~~a~~	~~—~~	~~—~~	~~—~~	~~—~~	~~—~~	~~—~~	~~—~~	~~—~~
	~~SF-2~~	~~a~~	~~a~~	~~a~~	~~—~~	~~—~~	~~—~~	~~—~~	~~—~~	~~—~~	~~—~~
	~~MH~~	~~b~~	~~b~~	~~b~~	~~b~~	~~—~~	~~—~~	~~—~~	~~—~~	~~—~~	~~—~~
	~~MF~~	~~b~~	~~b~~	~~b~~	~~b~~	~~b~~	~~—~~	~~—~~	~~—~~	~~—~~	~~—~~
	~~B-1~~	~~b~~	~~b~~	~~b~~	~~a~~	~~a~~	~~a~~	~~—~~	~~—~~	~~—~~	~~—~~
	~~B-2~~	~~c~~	~~c~~	~~c~~	~~b~~	~~b~~	~~b~~	~~—~~	~~—~~	~~—~~	~~—~~
	~~LI~~	~~c~~	~~c*~~	~~c*~~	~~c*~~	~~c*~~	~~c*~~	~~b~~	~~a~~	~~—~~	~~—~~
	~~I~~	~~c~~	~~c*~~	~~c*~~	~~c*~~	~~c*~~	~~c*~~	~~c~~	~~b~~	~~a~~	~~—~~

	Adjacent District										
	PR	AR	R-1	N-1	N-2	N-2(H)	MU-1	MU-2	CC	B	M
PR	-	-	-	-	-	-	-	-	-	-	-
AR	-	-	-	-	-	-	-	-	-	-	-
R-1	a	a	-	-	-	-	-	-	-	-	-
N-1	a	a	a	-	-	-	-	-	-	-	-
N-2	b	b	b	a	a	a	-	-	-	-	-

N-2(H)	a	a	a	a	a	-	-	-	-	-	-
MU-1	a	a	b	b	b	b	-	-	-	-	-
MU-2	c	c	c	b	b	b	a	-	-	-	-
CC	b	c	c	b	b	b	b	a	-	-	-
B	c	c*	c*	c*	c*	c*	b	a	-	-	-
M	c	c*	c*	c*	c	c	c	c	b	a	-

*bufferyard C between ~~industrial/light industrial~~ B/M districts and residential has specific provisions, see below

A low level bufferyard ("a") shall consist of the following:

A ~~10 ft.~~ ten (10) foot wide planting area with a continuous landscape hedge not less than three (3) feet in height at maturity is required; or a ~~5 ft.~~ five (5) foot wide planting area plus ~~a 6+ ft. tall masonry wall~~ a masonry wall not less than eight (8) feet in height;

~~Two (2) native tall trees and one (1) native short tree per~~ For every fifty (50) linear feet of bufferyard a minimum of one (1) canopy tree and one (1) ornamental tree is required. These trees shall be distributed throughout the bufferyard to avoid clustering.

~~For bufferyards where the optional 6+ ft. tall masonry wall is not provided, a continuous landscape hedge not less than 3 ft. in height is required~~ The masonry wall shall be positioned as the outermost element, with landscaping, such as low shrubs, provided on the exterior side facing the adjacent property or right-of-way to soften the appearance of the wall. To the maximum extent practicable, the visual appearance of the wall shall be attractive with architectural details such as friezes, decorative cornices, tile work, murals, changes in materials, 3D brick patterns, moldings, offsets, reveals, protruding posts pilasters, projecting ribs, or other 3D features incorporating or suggesting architectural or structural members.

A medium level bufferyard ("b") shall consist of the following:

A ~~20 ft.~~ twenty (20) foot wide planting area with a continuous landscape hedge not less than three (3) feet in height at maturity is required; or a ~~15 ft.~~ fifteen (15) foot wide planting area plus ~~a 6+ ft. tall~~ an eight (8) foot masonry wall;

~~Two (2) native tall trees and one (1) native short tree per~~ For every fifty (50) linear feet of bufferyard a minimum of one (1) canopy tree and one (1) ornamental tree is required. These trees shall be distributed throughout the bufferyard to avoid clustering.

~~For bufferyards where the optional 6+ ft. tall masonry wall is not provided, a continuous landscape hedge not less than 3 ft. in height is required~~ The masonry wall shall be positioned as the outermost element, with landscaping, such as low shrubs, provided on the exterior side facing the adjacent property or right-of-way to soften the appearance of the wall. To the maximum extent practicable, the visual appearance of the wall shall be attractive with architectural details such as friezes, decorative cornices, tile work, murals, changes in materials, 3D brick patterns, moldings, offsets, reveals, protruding posts pilasters, projecting ribs, or other 3D features incorporating or suggesting architectural or structural members.

A high level bufferyard ("c") shall consist of the following:

A ~~30 ft.~~ twenty-five (25) foot wide planting area with a continuous landscape hedge not less than three (3) feet in height at maturity is required; or a ~~25 ft.~~ twenty (20) foot wide planting area plus ~~a 6+ ft.~~ an eight (8) foot tall masonry wall;

~~Any industrial/light industrial zoned property or use adjacent to a residentially zoned property or use shall provide a planting area with a minimum width equal to 1.5 ft for every one foot in building height of the industrial use. The planting area shall have an eight foot (8ft) tall~~

~~masonry wall with two (2) native evergreen tall trees and one (1) native evergreen short tree per~~ For every fifty (50) linear feet of bufferyard a minimum of one (1) canopy trees and one (1) ornamental tree is required. These trees shall be distributed throughout the bufferyard to avoid clustering.

~~For bufferyards where the optional 6+ ft. tall masonry wall is not provided, a continuous landscape hedge not less than 3 ft. in height is required~~ Any B or M zoning district adjacent to a residentially zoned property shall also provide a planting area with a minimum width equal to the greater of the maximum height allowed in the zoning district, or the height of the industrial use. The planting area shall have an eight (8) foot tall masonry wall.

10.403.6.4 Bufferyards adjacent to development perimeter walls

Where a development perimeter wall is provided, a bufferyard consisting of the following shall be provided between the wall and the street:

A ~~10 ft.~~ ten (10) foot wide planting area;

~~Two (2) native tall trees and one (1) native short tree per~~ For every fifty (50) linear feet of bufferyard a minimum of two (2) canopy trees and one (1) ornamental tree, and;

A continuous landscape hedge not less than ~~3 ft.~~ three (3) feet in height at maturity.

10.403.7 Residential adjacency

10.403.7.1 Loading area screening

Off-street loading areas must be fully screened from view of residential districts. Wing walls, landscape screens, changes in building orientation, and other architectural elements must be used to buffer loading docks from a residential district or area, lodging establishment, nursing home or assisted living facility. A wing wall shall be structurally integrated into the building façade and shall be architecturally finished to match the exterior construction materials and colors of the main buildings. Loading docks shall not be oriented to face a public right-of-way or residential district.

10.403.7.2 Vehicle intensive use screening

Wing walls, landscape screens, changes in building orientation, and/or other architectural elements must be used to buffer drive-through aisles and mechanical commercial uses when they are no more than 150 ft. from a residential district or area, lodging establishment, nursing home or assisted living facility.

10.403.7.3 Vehicle service bays

Vehicle service bays and loading area garage doors must face away from residential districts, unless separated by a building or permanent architectural feature at least the height of the service bays. Walls separating service bays from a residential district must be masonry (stone, brick, decorative CMU, similar materials) with no openings.

10.403.7.4 Dumpster enclosures

Dumpster enclosures in nonresidential zoning districts must be at least 25 ft. from a residential zoning district.

10.404 Site design

10.404.1 Applicability

~~This section applies in the following areas.~~

~~City of Hutto conventional zoned areas~~	~~City of Hutto FBC Form Based Code zoning district~~	~~City of Hutto OT Old Town zoning district~~	~~Hutto extraterritorial jurisdiction~~

			~~(ETJ)~~
~~Yes~~	~~Only as described by Section 10.502 and use requirements of Chapter 3~~	~~Only as described by Section 10.503 and use requirements of Chapter 3~~	~~No~~

This section applies in conventional zoned areas. This section applies in FBC zoning districts as described in Sections 10.301 and 10.502. This section applies in OT zoning districts as described in Sections 10.301 and 10.503. This section does not apply in the ETJ.

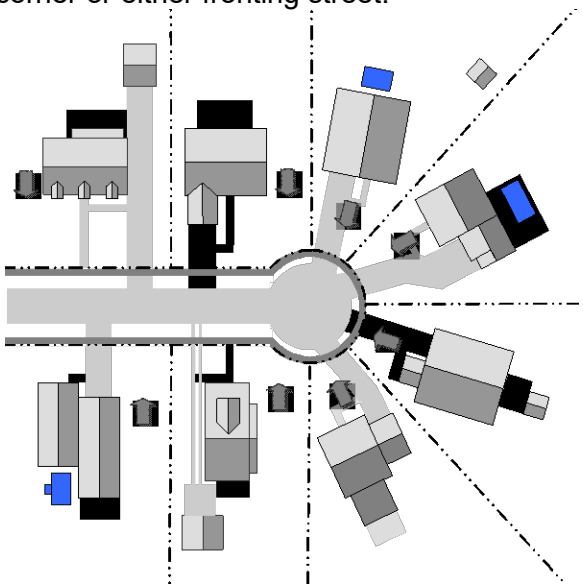
10.404.2 Siting and orientation: one and two household dwellings and development

10.404.2.1 Applicability

These standards apply to all development in the SF-R, SF-1, and SF-2 districts.

10.404.2.2 Building orientation

One and two household dwellings must be oriented where the front façade is parallel to and facing the street as much as possible, and not another dwelling on an adjacent lot. On corner lots, houses may face the corner or either fronting street.



10.404.3 Siting and orientation: multiple household and manufactured home development and structures

10.404.3.1 Applicability

These standards apply to all ~~development in the MF and MH districts~~ multifamily dwelling uses.

10.404.3.2 Building orientation

Buildings ~~must~~ shall be oriented towards either the perimeter streets, or an internal drive or road network that recreates a traditional grid or traditional village, rather than orientation only to internal parking lots.

10.404.3.3 Common open space

10.404.3.3.1 Common open space required

The minimum amount of common open space as a percentage of net land area ~~is 20%~~ shall be twenty percent (20%).

10.404.3.3.2 Common open space siting

Common open space ~~must~~ shall be amassed into meaningful, quality open spaces. ~~Clustering of buildings is encouraged to minimize small, narrow, unassigned strips in front of and between buildings.~~

Designated common open space may be in a natural, undisturbed state, landscaped for more formal courtyards or plazas, or developed for active or passive recreation.

Common open space land ~~must~~ shall be compact and contiguous to the maximum extent practicable, unless the land is used as a continuation of an existing greenway, trail, or other linear park, or unless specific topographic features require a different configuration.

Common open space ~~must~~ shall be reasonably accessible to all residents of the development:

10.404.3.3.3 Areas not considered as common open space

The following do not count towards require common open space:

- Private lots, yards, balconies and patios dedicated for use by a specific unit.
- Public right-of-way or private streets and drives.
- Open parking areas and driveways for dwellings.
- Land covered by structures except ancillary structures associated with use of open space such as gazebos and picnic shelters.
- Designated outdoor storage areas.
- Land areas between buildings, and between building and parking lots or driveways, of greater than ~~40 ft~~ forty (40) feet.
- Required perimeter setbacks.
- Detention/retention facilities, including drainage swales, unless designed for use as accessible and useable year-round community amenities by the residents of the development (e.g., picnic areas, passive recreation areas, playgrounds, ponds for fishing and/or boating, etc.).
- Areas under high-tension power lines.
- Wetlands that are saturated for greater than ~~50%~~ fifty percent (50%) of the year.

10.404.3.3.4 Manufactured home parks

The following additional standards apply to manufactured home parks.

Manufactured home spaces must:

- Be at least 2,500 sq. ft.
- Abut an internal street that permits movement of manufactured homes to and from the space.
- Have a front yard of at least 25 ft. and side and rear yard of at least 15 ft.
- Be flat and stable, so the placed manufactured home does not heave, shift, tilt or settle unevenly.

A manufactured home park must:

- Occupy an at-least-100,000-sq.-ft.-site, and include at least 20 spaces.
- Have at least 5,000 sq. ft. for each space.
- Provide an amenity center.

10.404.3.3.5 Modular Homes

A modular home shall meet the following requirements:

- The modular home meets or exceeds all building code requirements that apply to other dwelling units concerning on-site construction.
- The modular home conforms to all applicable zoning standards for the respective zoning district .
- The Building Official is so notified in writing for the purpose of establishing procedures for inspection, issuing building permits, and compliance with the

Texas Manufactured Housing Standards Act (Texas Occupations Code § 1201).
The modular home is placed on an approved platted lot.
Texas Occupation Code § 1202.253, single family and duplex modular homes.
Value" means the taxable value of the industrialized housing and the lot after installation of the housing as determined by the appraisal district.

10.404.4 Siting and orientation: non-residential sites and structures

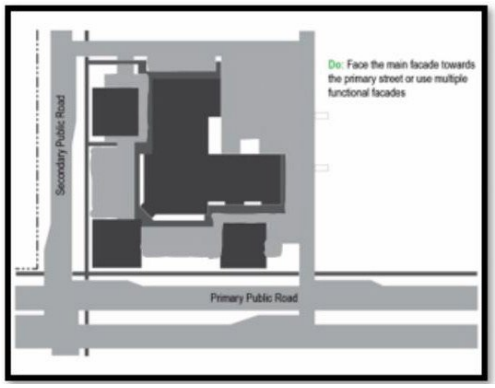
10.404.4.1 Applicability

These standards apply to all ~~development in the B-1, B-2 and LI districts, and non-residential sites and structures not subject to FBC or OT district design standards~~ nonresidential developments.

10.404.4.2 Orientation to streets

The primary façade and pedestrian entrance of a building ~~must~~ shall be oriented towards the public right-of- way when not facing an internal ~~village~~ street and when there is a lack of adequate buffer to hide "back of house" mechanical and structural items.

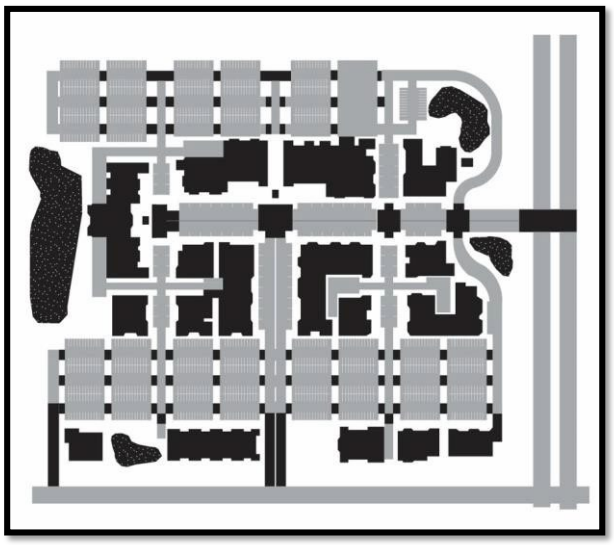
Figure 303.3-1: Non-Residential Structure Orientation



In shopping and commercial centers, and developments with multiple buildings, buildings ~~must~~ shall be oriented towards either the perimeter streets, or an internal drive or ~~road network that recreates a village street~~ or active publicly-accessible mall/plaza that recreates a village street or village green, rather than orientation only to internal parking lots.

Pedestrian crossings shall be provided within the development through pedestrian tables/raised crosswalks, lit/flashing crosswalks, pedestrian sheds, chicanes, or similar design.

Figure 303.3-2: Multiple Non-Residential Structures Orientation



10.404.4.3 Orientation to walkways

One main building entrance ~~must~~ shall open directly onto a connecting walkway with pedestrian frontage. Sides of a principal building facing a public street ~~must~~ shall have one or more customer entrances. When a principal building faces more than two public streets, this requirement will apply only to two sides.

10.404.4.4 Plazas

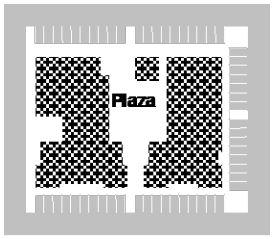
Commercial buildings ~~must~~ shall be placed in a way that creates plazas and pedestrian gathering areas ~~that are large enough~~ at least two hundred (200) square feet in size to buffer pedestrians from traffic and circulation areas.

10.404.4.5 Views

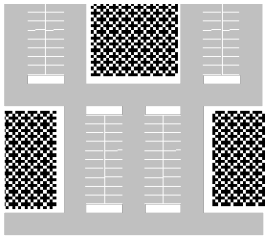
Commercial buildings ~~must~~ shall be oriented to promote views through and into each commercial development, with view corridors at least fifteen (15) feet wide between structures or landscape features.

10.404.4.6 Clustering

~~Clustering of buildings~~ in larger master planned and multiple building projects, buildings shall be clustered to create defined pedestrian areas, minimize the footprint of impervious surfaces, and encourage shared amenities ~~is strongly encouraged~~.



Do this: cluster buildings to create plazas and pedestrian gathering areas



Don't do this : separate buildings with parking lots

10.404.4.7 Building perimeter wall spacing from driving surfaces

Building walls must be placed at least 10 ft. from drive aisles and parking areas around the entire building perimeter. This buffer area may be breached for loading areas, drive-through windows and garage access.

10.404.4.8 Solar orientation

When building orientation to the east and west is unavoidable, landscaping, canopies, arcades, roof overhangs, or similar features must be used to shade facades and walls that face into the sun for a large portion of the morning or afternoon.

10.404.4.9 Intersection Sight Distance

For sight visibility line standards refer to Division B, Section 10 of the Hutto Engineering Design Manual.

10.404.5 Sidewalks

10.404.5.1 Sidewalks required

Sidewalks in conformance to ~~Section 10.610 and Section 10.611 must~~ Division B, Section 11 of the Hutto Engineering Design Manual shall be provided along public or private street frontages. A continuous internal pedestrian walkway at least 5 ~~ft.~~ feet wide must be provided from the perimeter public sidewalk to the primary public entrance of a non-residential building or ~~multiple household~~ multifamily residential development.

10.404.5.2 Sidewalks required for use change

Sidewalks in conformance to Section 10.610 and Section 10.611 ~~must~~ shall be constructed along the public right-of-way adjacent to any lot that changes use. A Certificate of Occupancy for new construction will not be issued until the sidewalk is constructed and accepted by the City.

10.404.6 Internal pedestrian circulation

10.404.6.1 Applicability

The following standards apply to all ~~development in the MF, MH, B-1, B-2, REC, LI, and I districts, and non-residential sites and structures not subject to the FBC or OT district standards~~ nonresidential development.

10.404.6.2 Internal walkways

Internal walkways extending the full length of a building ~~must~~ shall be provided along all façades or walls featuring a customer entrance and along all façades abutting public parking areas. ~~Internal walkways must be placed at least 6 ft. or more from the façade or wall along at least 30% of its length, to provide beds for foundation landscaping, outdoor seating and patios, and building articulation.~~ Sidewalks are not required in service areas.

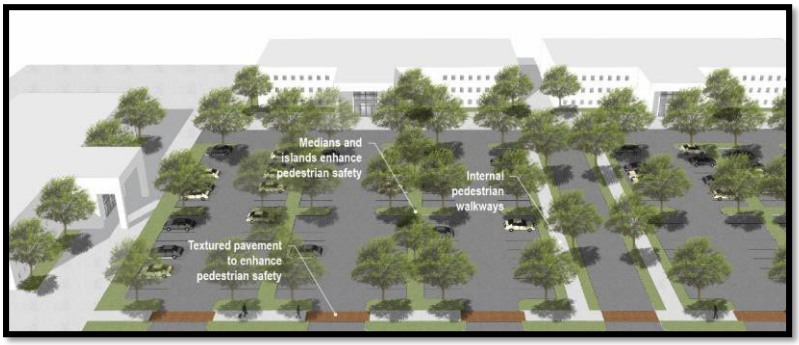
10.404.6.3 Pedestrian connectivity

Connecting walkways, at least ~~6 ft.~~ five (5) feet wide ~~for commercial development and at least 5 ft. for development in the MF and MH districts, must~~ shall link sidewalks with building entries through parking areas, all points in the development, and buildings on adjacent parcels. Circulation patterns ~~must~~ shall be as obvious and simple as possible. ~~All likely pedestrian routes must be considered in the design phase of a development to prevent shortcuts through parking and landscape areas.~~ An internal pedestrian walkway at least ~~6 ft.~~ 5 feet wide must be provided from the perimeter public sidewalk to the primary public entrance.

10.404.6.4 Conflict points

Internal pedestrian walkways ~~must be distinguished from driving surfaces by textured pavement~~ within parking and vehicular areas shall be visually or physically distinguished from driving surfaces using textured pavement, pedestrian tables, bump-outs, or similar features. ~~to emphasize conflict points and enhance pedestrian safety~~ These elements emphasize conflict points and enhance pedestrian safety.

Figure 303.7-1: Well-Defined Conflict Points



10.404.6.5 Aggregation of plazas

Pedestrian areas and plazas shall be aggregated, and not distributed in low impact areas such as building peripheries, areas behind structures, or where they are barely visible.

10.404.6.6 Orientation of plazas

Pedestrian areas and plazas shall be oriented to views of activities, architectural landmarks or distinctive natural land forms wherever possible.

10.404.7 Signature elements

10.407.7.1 Primary vehicular entrances to businesses, office and industrial parks, shopping and commercial centers, ~~and development in MF and MH districts,~~ on sites at least ~~10~~ ten (10) acres, ~~must~~ shall include one or more signature elements. A signature element may include:

Public art

Creative features that reflect the City's branding, such as silos or hippos

~~Water feature, such as a water fountain or waterfall.~~

~~Clock or bell tower.~~

Figure 303.8-1 Public Art Example

Figure 303.8-2 City Branding Example - Silos

Figure 303.8-3 City Branding Example - Hippo

10.407.7.2 Signature Element Design Criteria

The signature element shall be appropriately scaled to the size and height of the primary buildings on the site. It shall serve as a focal point and be clearly visible from primary vehicular entrances and adjacent streets

Materials used for signature elements shall be durable and consistent with the architectural style of the development

Signature elements shall be positioned at primary vehicular entrances and shall not obstruct pedestrian or vehicular circulation. Signature elements shall also integrate with the surrounding landscaping features to create a cohesive design

Signature elements shall not encroach setback requirements to the maximum extent practicable

10.404.8 Public transit facilities

Commercial and residential developments that could generate high volumes of transit use must include accommodation for current and future public transit facilities. Transit facilities must be provided in a way to make transit an attractive mode of travel for both employees and patrons.

Transit routes, access points and shelter locations should be addressed along streets in and on the perimeter of nonresidential projects. Bus stop areas and bus shelters must be placed close to significant clusters of buildings.

There must be an uninterrupted durable pedestrian path connecting transit stops and/or shelters with the nearest sidewalk or pedestrian path.

10.404.9 Service areas

10.404.9.1 Applicability

These standards apply to all ~~development in the MF, MH, B-1, B-2 and LI districts, and non-residential sites and structures not subject to the FBC or OT district standards~~ nonresidential developments except in the M district.

10.404.9.2 Orientation

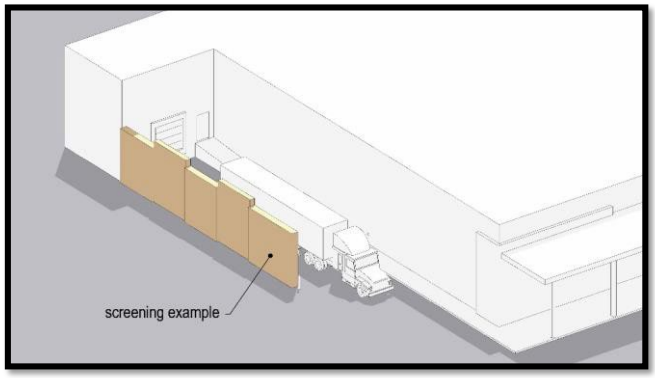
Service entrances, loading docks, off-street loading areas, waste disposal areas and similar uses ~~must~~ shall be oriented toward service roads and away from the public right-of-way and residential areas, unless ~~adequately~~ fully screened.

Service areas cannot be placed where they will be readily visible from adjacent buildings or where they will harm important or identified view corridors unless fully screened.

10.404.9.3 Screening

Service entrances, loading docks, off-street loading areas, ~~waste disposal areas~~ dumpster enclosures and similar uses ~~must~~ shall be screened from public ~~streets~~ rights-of-way, pedestrian gathering areas and primary entrances. ~~with fencing, walls and/or landscaping, with design compatible with the architectural theme of the host building~~ Screening is also required for drive-through aisles and mechanical commercial uses located within one hundred fifty (150) ft of residential zoning districts. Acceptable screening methods include wing walls, landscape screens, building orientation changes, or fencing, all of which is compatible with the architectural theme of the main building.

Figure 303.10-1: Loading Dock Screening Illustration



10.404.9.4 Dumpster Enclosures

Dumpster enclosures shall be located at least twenty-five (25) feet from residential zoning districts and fully screened from any public area and public rights-of-way. Enclosures shall be placed to the rear of the property to the extent possible and include a solid metal gate to remain closed except when in use.

10.404.9.5 Vehicle Service Bays

Vehicle service bays and loading area garage doors shall be oriented away from all residential zoning districts, public areas, and public rights-of-way unless they are oriented perpendicularly or separated by a building or masonry screening wall at least the height of the service bays. Screening walls separating service bays from a residential district shall be of masonry material with no openings.

10.404.9.~~4~~ 6 Coordination of service area locations

Service area location must be coordinated with adjacent developments ~~wherever possible~~, so

shared service drives can be used.

10.404.9.~~5~~ 7 Access routes

Service circulation in a development ~~must~~ shall be designed to provide safe movement for anticipated vehicles.

Fire lanes and routes for service, emergency and utility access ~~must~~ shall be clearly marked.

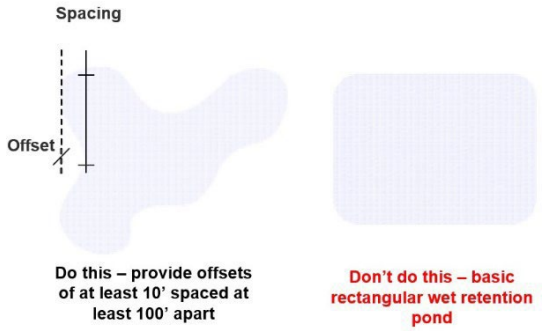
10.404.9.~~6~~ 8 Gas tank vent pipes

Tank vent pipes ~~must~~ shall be ~~screened, placed in an inconspicuous location and painted a dark color, or~~ integrated into the building architecture.

10.404.10 Water bodies and retention areas

10.404.10.1 Shape

Permanent wet retention ponds must be designed to appear natural by having edge alignment offsets that are at least 10 ft. and spaced no more than 100 ft. apart.



10.404.10.2 Project incorporation

Natural and manmade water bodies at least ~~20,000 sq. ft.~~ twenty thousand (20,000) square feet placed next to a public right-of-way ~~must~~ shall be integrated into the overall design of a project in one of the following ways:

Provide a walkway at least ~~8 ft.~~ eight (8) feet wide, with native tall trees on average ~~25 ft.~~ twenty-five (25) feet centers, and shaded benches or picnic tables every ~~150~~ one hundred fifty (150) linear feet.

Provide a public access pier with covered structure and seating, and appropriate pedestrian access.

Provide a plaza or courtyard at least 200 sq. ft. with shaded benches and/or picnic tables next to the water body.

10.404.10.3 Slope

Slope shall follow the adopted Hutto Engineering Design Manual standards.

~~Retention basins must be designed with at least 5:1 side slopes to 2 ft. below the normal water line.~~

~~Fenced retention basins will only be approved in extreme situations, and will be placed to the side and/or rear of the parcel as far from the public right-of-way as possible.~~

10.404.10.4 Fencing

Metal decorative fences may be used to fence manmade water bodies and retention basins in conformance to fence design standards in Section 10.408.

10.404.11 Land disturbance

New development ~~should respect and~~ shall maintain the natural topography on a site ~~through sensitive~~

~~site organization and minimizing land disturbance~~ to minimize water runoff. ~~Layout of new development should~~ The layout shall follow the land's natural contours to the maximum extent practicable ~~follow and respect the natural topography of the site to the maximum extent possible~~. ~~Overlot grading to create a large level lot or site is prohibited. Extensive grading or unusual site improvements (e.g. large retaining walls) to force a preconceived design onto a particular piece of property is strongly discouraged. Berms, channels, swales, and similar man-made changes to the landscape must be designed and graded to be an integral part of the natural landscape and to provide a smooth transition in~~ Any grading or modifications, including berms and swales, shall be designed to integrate with the natural landscape, providing smooth transitions between changes of slope.

10.404.12 Defensible space

New development and related open space must be designed to facilitate principles of Crime Prevention Through Environmental Design (CPTED). CPTED strategies include natural territorial reinforcement, natural surveillance, natural access control, maintenance and activity support.

10.404.13 Utilities

For utility line standards refer to Division A, Section1 of the Hutto Engineering Design Manual.

10.405 Parking and access

10.405.1 Intent

The on-site vehicular circulation and parking system is a critical factor in the safety and success of a development. The parking/access/circulation system ~~should~~ shall provide safe, efficient, convenient, and functional movement of multiple modes of transportation both on and off ~~the~~ site where pedestrian/bicycle/vehicle conflicts are minimized. However, site planning that considers only the convenience of drivers can result in a dysfunctional built environment centered entirely on the motor vehicle; garagescapes and large seas of parking, for example.

Parking standards are intended to ensure vehicles are accommodated in the built environment, but their presence does not dominate it.

10.405.2 Applicability

~~This section applies in the following areas.~~

~~City of Hutto conventional zoned areas~~	~~City of Hutto FBC Form Based Code zoning district~~	~~City of Hutto OT Old Town zoning district~~	~~Hutto extraterritorial jurisdiction (ETJ)~~
~~Yes~~	~~Only as described by Section 10.502 and use requirements of Chapter 3~~	~~Only as described by Section 10.503 and use requirements of Chapter 3~~	~~No~~

This section applies in conventional zoned areas. This section applies in FBC zoning districts as described in Sections 10.301 and 10.502. This section applies in OT zoning districts as described in Sections 10.301 and 10.503. This section does not apply in the ETJ.

10.405.3 General standards

10.405.3.1 Applicability

Parking, access and design standards apply to all uses, unless otherwise stated. Vehicle display and storage areas at vehicle dealers, vehicle repair businesses and vehicle storage facilities, and areas intended for the storage or movement of vehicles on industrial sites are not exempt.

10.405.3.2 Large vehicles and equipment

Outdoor storage or overnight parking of semi-trucks, semi-trailers, and other vehicles having a

gross vehicle weight rating of at least ~~17,000~~ seventeen thousand (17,000) pounds is prohibited in residential and commercial districts.

Exceptions are pickup trucks, personal recreational vehicles not being used for habitation, and vehicles associated with a business on a commercial site. Further regulations on large vehicles and equipment can be found in Chapter 22, Article 22.04 of the Hutto Code of Ordinances.

Construction equipment may only be stored on lots in residential and commercial districts while construction is permitted.

10.405.4 Access

10.405.4.1 Shared access

Shared and master planned access, ~~rearage~~ secondary roads and/or access easements across parcels will be required where considered necessary by Development Services staff and/or city engineer, to minimize potential congestion, decrease accident potential and reduce the number of curb cuts and conflict points along a street.

~~Commercial and individual development must~~ Developments shall be designed to provide for shared access with adjacent commercial and industrial parcels with a reduction of curb cuts along public right-of-way. Provisions ~~must~~ shall be made for connection of pedestrian and vehicle circulation systems with adjacent parcels.

Property owners cannot block access to parking lot connections on adjacent parcels.

10.405.4.2 Curb cuts

~~Curb cuts and ramps must be placed at convenient and safe locations. Curb cuts must be limited to the fewest necessary to provide workable access to the parking area.~~

~~Curb cuts must be spaced at intervals of at least 250 ft., or at least 500 ft. along major arterials, unless this would prevent access to a separate property (not an outparcel) and a rearage road is not possible.~~

~~When a parcel fronts on two different streets, or a street and a rearage road, the curb cut must be from the street with the lower functional classification.~~

~~Curb cuts and ramps must avoid crossing or funneling traffic through loading areas, drive-through aisles and outdoor trash storage and collection areas.~~

Refer to Division B, Section 13 of the Hutto Engineering Design Manual.

10.405.4.3 Driveway throats

~~Driveway throats to parking areas serving <50,000 sq. ft. of commercial, industrial or civic GFA accessing non-arterial streets must be at least 20 ft. long.~~

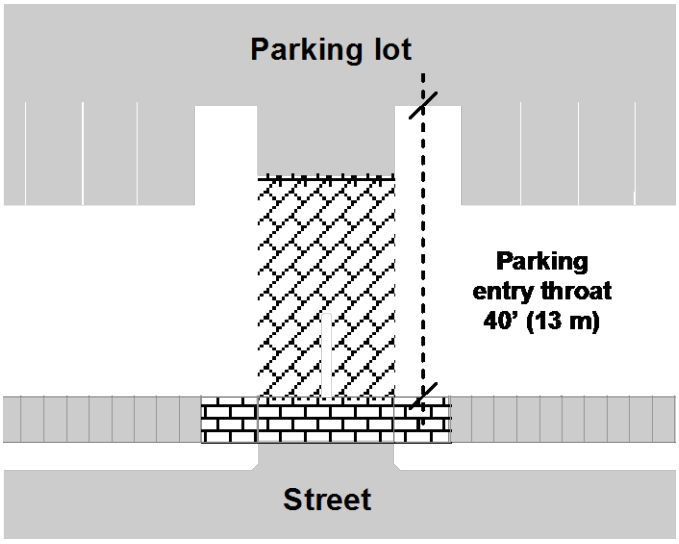
~~Driveway throats to parking areas serving at least 50,000 sq. ft. of commercial, industrial or civic GFA, and those accessing arterial streets, must be at least 40 ft. long.~~

~~Driveway throat length is measured from the right-of-way line.~~

Refer to Division B, Section 12 of the Hutto Engineering Design Manual.

10.405.4.4 Entry orientation

Entrance drives should align with focal points in a development such as landmark towers or landscape features.



10.405.4.5 Emergency access

Site design elements ~~must~~ shall reasonably accommodate access standards of emergency vehicles and services. Designated fire lanes shall serve as dedicated mutual access easements, facilitating unimpeded movement between private properties for emergency vehicles.

10.405.4.6 Service functions

Service functions ~~must~~ shall be integrated into the circulation pattern in a way that minimizes interaction with customer vehicles and pedestrians.

10.405.4.7 Connectivity for multifamily residential ~~and manufactured home development~~

Multifamily residential ~~and manufactured home development~~ developments ~~must~~ shall not be planned as "pods" isolated from surrounding development, but instead ~~must~~ shall be integrated into the larger grid of public streets and private access driveways. Multifamily ~~and manufactured home~~ developments ~~must~~ shall have pedestrian and vehicular connections to adjacent residential development, and where practical, adjacent commercial development.

10.405.5 Circulation

10.405.5.1 Circulation routes

Circulation and parking areas in a development ~~must~~ shall be designed to be safe, efficient, and attractive, considering use by all modes of transportation.

Parking lots ~~must~~ shall provide well-defined circulation routes for vehicles, bicycles and pedestrians.

Circulation routes ~~must~~ shall focus on main entries and exits, and identify secondary access points.

~~Redundant circulation cannot reduce land available for landscaping or walkways~~ The inclusion of multiple pathways or routes for vehicles, bicycles and pedestrians within the development, cannot reduce land available for landscaping or walkways.

Vehicle circulation paths ~~must~~ shall be designed and sited to calm traffic ~~without the need for vertical deflection devices such as speed bumps and humps~~. Horizontal-deflection and psychological traffic calming (traffic circles, corner neckdowns, chicanes, tapers, landscape medians, small turn radii, decorative paving) is encouraged.

10.405.5.2 Safety and conflict points

Circulation areas ~~must~~ shall be designed so vehicles can proceed safely without posing a danger to pedestrians or other vehicles, and without interfering with parking areas. Standard traffic control devices and signs must be used to direct traffic where necessary.

To the maximum extent practicable, pedestrians and vehicles ~~must~~ shall be separated through walkways or sidewalks. Where complete separation of pedestrians and vehicles is not possible, landscaping, bollards, decorative paving, lighting and other permanent methods must be used to delineate pedestrian areas and other conflict points.

10.405.6 Parking aisles

10.405.6.1 Aisle and curb cut dimensions

~~Access drive lanes~~ Curb cuts and aisles ~~must~~ shall have the following widths (excluding added width from curb return areas) at the ~~gutter~~ property line:

Residential driveway (one or two family): ~~8 ft. - 24 ft~~12 feet – 20 feet.

Residential parking lot: ~~10 ft. - 14 ft.~~ 15 feet one way, ~~20 ft. - 24 ft.~~ 20 feet – 36 feet two way~~-~~

~~Nonresidential parking lot to 99 spaces: 10 ft. - 14 ft. one way, 20 ft. - 24 ft. two way~~

~~Nonresidential parking lot 100 spaces or more: 10 ft. - 24 ft. one way, 24 ft. - 36 ft. two way~~

Parking area aisles must have these minimum widths:

Angle 0° / parallel to aisle: at least 12 ~~ft.~~ feet one way, at least 20 ~~ft.~~ feet two way.

Angle 30°: at least 11 ~~ft.~~ feet one way, at least 20 ft. feet two way.

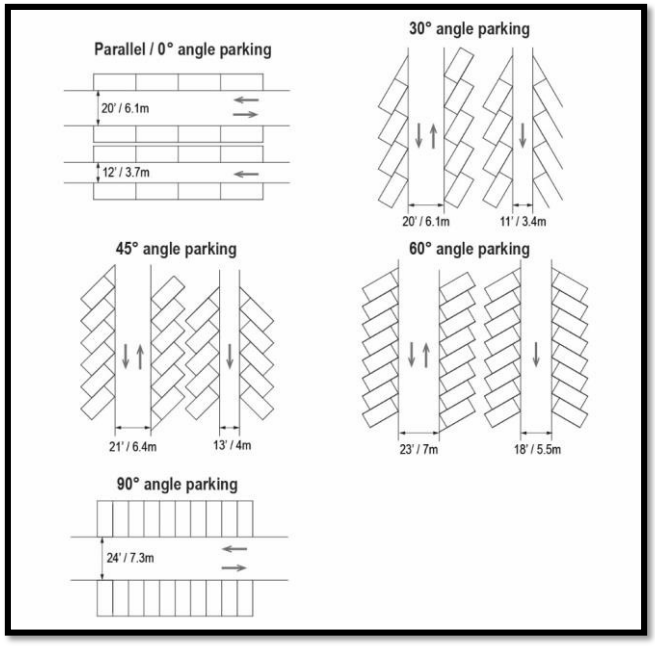
Angle 45°: at least 13 ~~ft.~~ feet one way, at least 21 ~~ft.~~ feet two way.

Angle 60°: at least 18 ~~ft.~~ feet one way, at least 23 ~~ft.~~ feet two way.

Angle 90°: at least 24 ~~ft.~~ feet.

Drive aisles functioning as fire lanes shall comply with the width and construction requirements of aerial fire apparatus access roads under the City's adopted fire code.

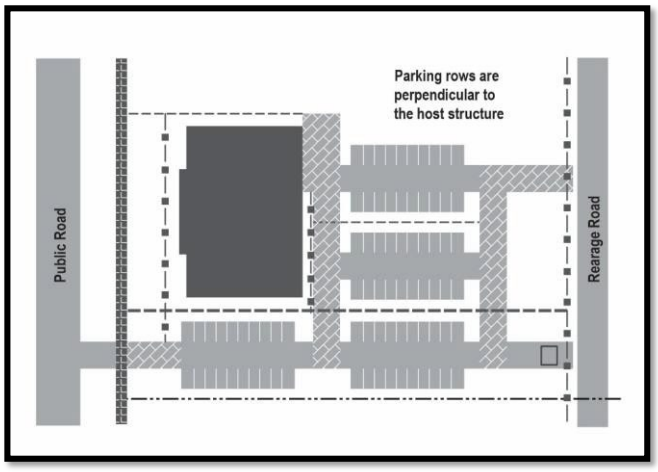
Figure 304.6-1: Parking Area Aisle Dimensional Standards



10.405.6.2 Aisle orientation

In large parking lots, parking aisles ~~must~~ shall be oriented perpendicular to buildings where possible in order to minimize the need for pedestrians to walk parallel to moving cars and across landscaped areas.

Figure 304.6-2: Parking Aisle Orientation



10.405.6.3 Mixture of angles and one-way and two-way aisles

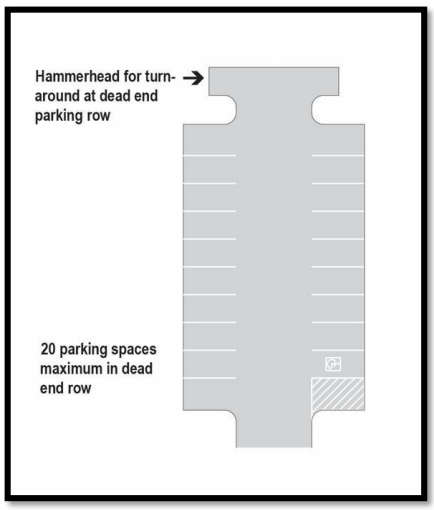
Mixture of one-way and two-way parking aisles, or different degrees of angled parking in a parking area is prohibited, except when individual parking areas are separated by a landscape buffer at least 5 ~~ft.~~ feet wide, with limited access.

10.405.6.4 Dead end aisles

Dead end aisles ~~must~~ shall be avoided wherever possible. Where a dead end aisle is unavoidable, adequate space for unimpeded turn-around ~~must~~ shall be provided.

Dead end aisles may ~~have no more than 20 parking spaces~~ not exceed 150 ft in length measured along the centerline of the aisle.

Figure 304.6-3: Dead End Parking Aisle Illustration



10.405.6.5 Head-in/head-out and parallel parking from the public right-of-way

Parking areas ~~must~~ shall be designed so vehicles can leave without backing or fronting out onto a public street, or having to reenter a public street to access another aisle on the same lot.

Driveways for individual dwelling units are exempted.

10.405.7 Stacking/queuing areas

10.405.7.1 Off-street stacking lanes for drive-through aisles ~~must~~ shall be provided ~~as follows~~ through a queuing analysis:

~~Bank teller window, ATM: at least 60 ft. measured from teller, window or ATM.~~

~~Restaurant drive-through: at least 40 ft. measured from order box, at least 60 ft. between order box and first payment or pick-up window.~~

~~Car wash: at least 60 ft. measured from the wash bay entrance.~~

~~Other uses with drive-through windows (pharmacy, dry cleaners, etc): at least 60 ft. measured from window.~~

A stacking space shall be an area on a site measuring nine (9) feet by twenty (20) feet with direct forward access to a service window or station of a drive-through facility

Drive-through aisles ~~must~~ shall be physically separated from parking and circulation areas, utilizing curbs, landscape islands, or building placement, and:

Cannot interfere with the on-site parking and circulation for other vehicles on the site.

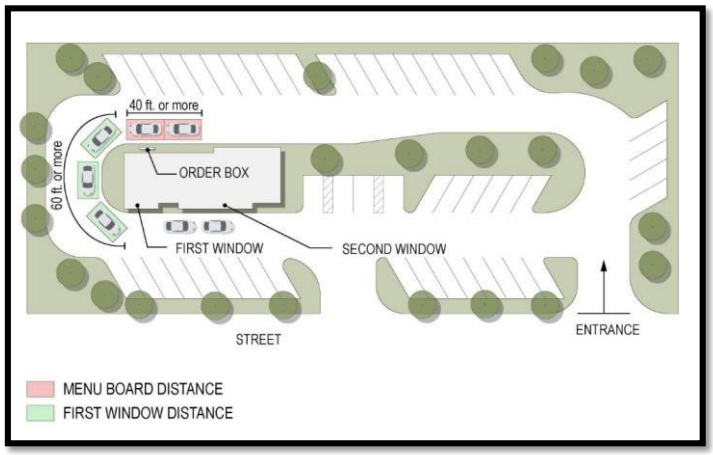
Cannot interfere with on-site parking.

Cannot result in traffic queuing into a drive aisle, adjacent property or street.

An escape lane shall be an area measuring a minimum of ten (10) feet wide that provides access around the drive-through facility. An escape lane may be part of a circulation aisle.

~~Drive-through aisles must be 10 ft. - 12 ft. wide.~~

Drive-through aisles, elements and windows cannot be on a street-facing side of the building.



10.405.7.2 Gas Pumps and Electric Vehicle Charging (EVC) Stations

There ~~must~~ shall be at least 20 ft. space for one vehicle stacked behind the vehicle at the far end of a row of gas pumps, and room for other vehicles to bypass stacked vehicles at fueling areas.

Each ~~charging station~~ EVC space shall be a minimum of nine (9) feet wide by eighteen (18) feet long, with adequate access for vehicles to maneuver without obstructing traffic flow or stacking areas for gas pumps

10.405.8 Parking and loading space bulk standards

10.405.8.1 Parking space dimensions

Parking spaces ~~must have the following dimensions~~ shall have the dimensions outlined in Table 304-1 and Figure 304.8-1:

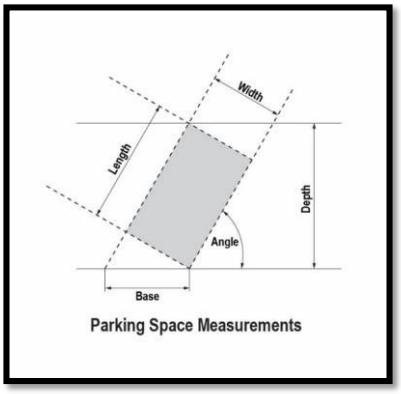
~~Standard parking space (perpendicular or angled to the aisle): 9 ft. x 18 ft.~~

~~Standard parking space (parallel to the aisle): 7 ft. x 23 ft.~~
~~Handicapped parking space: 9 ft. x 18 ft., plus a clear 5 ft. x 18 ft. loading area to the side. Two handicapped spaces may share one loading area.~~
~~Motorcycle space: 4.5 ft. x 9 ft.~~
~~Off-street loading space: 12 ft. x 25 ft.~~
~~Bicycle space: a stationary object where a user can secure both wheels and the frame of the bicycle with a 6 ft. cable and lock. The stationary object may be a freestanding bicycle rack, a wall-mounted bracket; an enclosed bicycle locker; a three point bicycle rack; or a fenced, covered, locked or guarded bicycle storage area.~~

Table 304-1: Minimum Parking Space Dimensions

Type Of Parking Space	Minimum Dimensions
Standard parking space (measured to face of curb stop)	9 feet x 18 feet
Standard parallel parking space	7 feet x 23 feet
Motorcycle space	4.5 feet x 9 feet
Off-street loading space	12 feet x 25 feet
	-

Figure 304.8-1: Parking Space Dimensional Standards



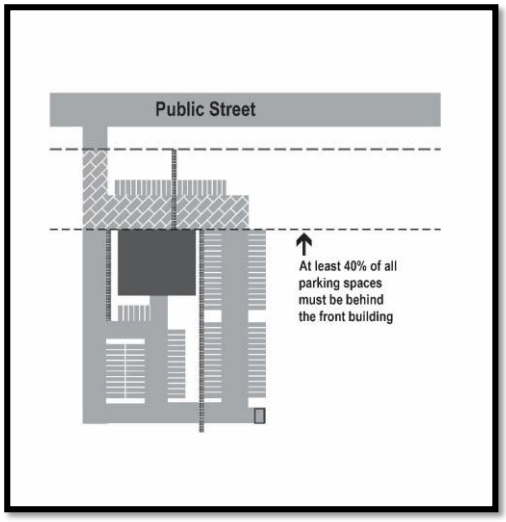
10.405.8.2 Parking space location

Parking for non-residential uses on non-corner lots must have at least ~~40%~~ forty percent (40%) of the parking spaces placed behind the front building line.

Parking for non-residential projects on corner lots must have at least ~~30%~~ thirty percent (30%) of the parking spaces placed behind the front building line.

~~Only one drive aisle is permitted between a public right-of-way and a structure no more than 50,000 sq. ft. that fronts it.~~

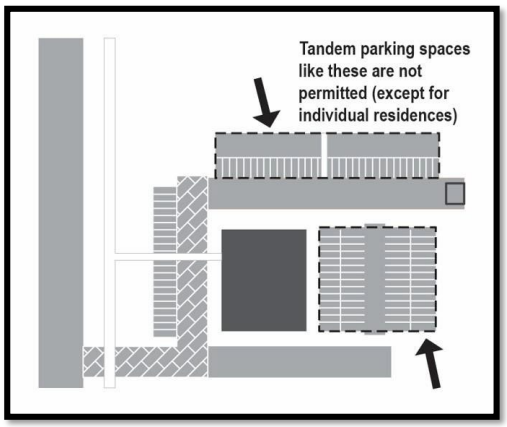
Figure 304.8-2: Parking Space Location Illustration



10.405.8.3 Tandem parking

Tandem parking spaces, where the only access to a parking space is from another parking space, are permitted only for individual residential units.

Figure 304.8-3: Tandem Parking Dimensional Standards



10.405.8.4 ~~Single household and two household dwelling~~ Residential lot coverage

Parking and driveway areas may cover no more than ~~33%~~ thirty-three percent (33%) of the front yard ~~of a single household detached, single household village, single household zero lot line or two household dwelling,~~ or no more than ~~50%~~ fifty percent (50%) of the front yard at the end of a cul-de-sac, of single-family detached, zero lot line, single family attached, duplex or multiplex uses.

10.405.9 Parking and loading space number standards

10.405.9.1 Required parking spaces

Uses should offer only the minimum amount of parking that is necessary to meet anticipated normal demand.

10.405.9.1.1 ADA Compliance

All ADA parking spaces and related ADA accessibility features are required to be

installed in accordance with the current edition of the ADA Standards for Accessible Design (the "ADA Standards") as published by the Department of Justice. All required parking shall meet the ADA Standards.

10.405.9.1.2 Minimum Required Loading Spaces

The required number of off-street loading spaces is determined by gross floor area. Outdoor storage, sales, or display areas shall be added to the gross floor area if these areas contain materials that are received or distributed by trucks (Display areas for an Auto Dealership are excluded from this calculation). If a development has more than two uses, the off-street loading space requirement is the highest number of spaces required by a single use. Required loading spaces follow the standards prescribed in Table 304-2.

Table 304-2: Minimum Required Loading Space

Building Square Footage	Loading Spaces Required
0 – 10,000	0
10,001 – 50,000	1
50,001 – 100,000	2
100,001 – 200,000	3
Each additional 100,000	1 additional

~~Residential use classification~~	~~Required spaces (minimum)~~	~~Maximum spaces~~	~~Required loading spaces (minimum)~~
~~Dwelling unit: single household~~	~~2 per dwelling~~	~~n/a~~	~~n/a~~
~~Dwelling unit: single household + accessory unit, at least 2 units~~	~~1.5 per dwelling~~	~~n/a~~	~~n/a~~
~~Group homes~~	~~1 per employee + 1 per 4 residents (if residents may have cars)~~	~~n/a~~	~~n/a~~

~~Commercial use classification~~	~~Required spaces (minimum)~~	~~Maximum spaces~~	~~Required loading spaces (minimum)~~
~~Multi-tenant retail buildings (shopping centers); indoor recreation facility~~	~~1 per 400 sq. ft. GFA~~	~~1 per 200 sq. ft. GFA~~	~~1 per tenant; may be waived by Development Services staff~~
~~Restaurant, bar/tavern, adult oriented use (live entertainment), nightclub, club/lodge~~	~~1 per 150 sq. ft. GFA~~	~~1 per 75 sq. ft. GFA~~	~~1~~

Retail uses, including: adult oriented use (retail only); art studio, performing; art studio, visual; bank; bakery, retail; convenience store; funeral home; gas station; grocery store; instructional facility; large item sales and rental; personal and business service shop; print shop; retail store; vehicle minor repair.	1 per 400 sq. ft. GFA	1 per 200 sq. ft. GFA	1 per tenant; may be waived by Development Services staff
Office uses, including medical office, professional office, veterinary clinic	1 per 400 sq. ft. GFA	1 per 200 sq. ft. GFA	1 per building
Child day care facility, pet day care and boarding, elderly day care facility	1 per employee + 3 (n/a for child day care in a home)	1 per employee + 6 (n/a for child day care in a home)	n/a
Lodging establishment (all) (restaurants, bars, nightclubs and other accessory uses computed separately)	1.2 per guest room + 1 per 100 sq. ft. GFA meeting/banquet room	1.5 per guest room + 1 per 50 sq. ft. GFA meeting/banquet room	1 + 1 per 5000 sq. ft. GFA meeting room area
Entertainment facility: theater	1 per 4 seats	1 per 2 seats	1
Farm product sales, flea market, kennel, plant nursery, greenhouse	No requirements	n/a	n/a

Industrial use classification	Required spaces (minimum)	Maximum spaces	Required loading spaces (minimum)
Data Center	1 per 5,000 sq.ft. GFA	1 per 2,500 sq.ft. GFA	1 per building
Light industrial use, trade use, vehicle major repair	1 per 1000 sq. ft. GFA	1 per 333.3 sq. ft. GFA	1 per 2500 sq. ft. GFA or 2 per user/tenant, whatever is more
Self-storage facility	5 at office	10 at office	n/a
Research laboratory	1 per 400 sq. ft. GFA	1 per 200 sq. ft. GFA	1 per building
Warehouse and distribution facility	1 per 2000 sq. ft. GFA	1 per 1000 sq. ft. GFA	1 per 5000 sq. ft. GFA

Vehicle storage facility	1 per 400 sq. ft. GFA office space + 1 per stored vehicle	1 per 200 sq. ft. GFA office space + 1 per stored vehicle	n/a

Institutional use classification	Required spaces (minimum)	Maximum spaces	Required loading spaces (minimum)
Cemetery, park, amenity center	No requirements	No requirements	No requirements
Community facility	1 per 500 sq. ft. GFA	1 per 100 sq. ft. GFA	n/a
Golf course	1 per 400 sq. ft. GFA clubhouse and pro shop + 2.5 per hole + 1 per 3 driving range tees	1 per 200 sq. ft. GFA clubhouse and pro shop + 5 per hole + 1 per 1.5 driving range tees	1 per clubhouse
Hospital (excluding general medical office space)	0.5 per bed + 1 per 500 sq. ft. GFA inpatient treatment area + 1 per 400 sq. ft. GFA outpatient treatment area	0.75 per bed + 1 per 250 sq. ft. GFA inpatient treatment area + 1 per 200 sq. ft. GFA outpatient treatment area	1 per 20,000 sq. ft. GFA
Place of worship or assembly	1 per 5 seats in primary sanctuary or assembly area	1 per 3 seats in primary sanctuary or assembly area	Required for accessory uses (school, etc)
School: elementary, middle and high	1 per 10 seats in auditorium/cafatorium	1 per 3 seats in auditorium/cafatorium	1 per cafeteria + 1 per gymnasium + 1 per assembly hall + 1 bus per 2 classrooms

Temporary use classification	Required spaces (minimum)	Maximum spaces	Required loading spaces (minimum)
Christmas tree lot, carnival, construction equipment field storage lot, vehicle sales off site	No set minimum; parking plan requires approval by CD staff	No set maximum; parking plan requires approval by CD staff	No set minimum; parking plan requires approval by CD staff
Construction field office	3 per facility	6 per facility	n/a
Garage sale, lot sales office, model home	No requirements	No requirements	No requirements

~~Accessory use classification~~	~~Required spaces (minimum)~~	~~Maximum spaces~~	~~Required loading spaces (minimum)~~
~~Agricultural activity, antenna-radio hobbyist, antenna-non-residential use, boat house, CMRS facility (attached), dock, home occupation, satellite dish, swimming pool~~	~~No requirements~~	~~No requirements~~	~~No requirements~~
~~CMRS facility (freestanding), public utility substation~~	~~No requirements~~	~~No requirements~~	~~1 per site~~
~~Drive-through facility~~	~~Refer to queuing area standards~~	~~n/a~~	~~n/a~~

10.405.9.2 Variance to maximum parking requirements

A variance to exceed maximum parking requirements may be considered if the developer shows the permitted maximum number of spaces will not meet the normal day-to-day needs of a proposed use. Corporate standards or worst-case scenarios based on rare events are not grounds for a variance. The Zoning Board of Adjustment may place conditions on a variance, such as requiring porous or textured pavement or additional landscaping.

10.405.9.3 Handicapped designated parking spaces

Handicapped designated parking spaces must be placed on the shortest possible accessible route of travel to an accessible building entrance. The number of handicapped designated parking spaces required for nonresidential uses is:

Total spaces	< 25	36-50	51-75	76-100	101-150	151-200	201-300	301-400	401-500	501-1000	greater than 1000
Handicapped spaces	1	2	3	4	5	6	7	8	9	2 %	20 + 1 per additional 100 total spaces

10.405.9.4 Motorcycle parking spaces

One or more motorcycle parking spaces must be provided for every 100 standard vehicle parking spaces provided for non-residential uses, when the parking lot has greater than 50 spaces.

10.405.9.5 Bicycle parking

One or more bicycle parking spaces must be provided for every 20 vehicle parking spaces required as a minimum for non-residential uses. Bicycle parking design must follow standards recommended by the Association of Professional and Bicycle Professionals.

10.405.9.6 Shared parking facilities

Where different non-residential uses create staggered parking demand periods, shared parking calculations among adjacent parcels may be used to justify reducing the amount of required parking.

10.405.9.7 On-street parking

Designated on-street parking spaces no more than 200 ft. from the main entrance of a building with a commercial use may be counted towards the required amount of parking spaces for a use in the B-1 and B-2 districts. On-street parking being counted towards the required amount of parking spaces for any use or business must not encroach into residential areas.

10.405.9.8 Building or use enlargement

When a building or use is enlarged ~~25%~~ twenty-five percent (25%) or more, ~~more~~ additional parking and loading spaces ~~must~~ shall be provided based on the enlargement in compliance with the existing ratio shown on the approved Site Plan.

10.405.9.9 Space computation and fractions

Fractional results will be rounded up when computing the number of required parking and loading spaces.

10.405.10 Landscaping areas

Landscape planting standards are in Section 10.407.

10.405.10.1 Applicability

These standards do not apply to single household detached, single household village, single household zero lot line, two household dwellings, or parks and greenspaces over 5 acres in area.

Specific plant material standards are detailed in the landscaping standards in this chapter. Parking setback and bufferyard standards are detailed in the bulk standards section in this chapter.

10.405.10.2 Parking lot interior landscaping

Landscape areas must consist of at least 7% of the interior space of a parking lot. Landscaped islands must be evenly distributed to the maximum extent practicable.

10.405.10.3 Parking lot entrances

Landscape islands at least 10 ft. wide must be used to define parking lot entrances and the location and pattern of internal access drives, and provide pedestrian refuge areas and walkways.

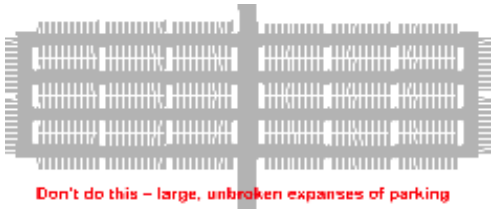
10.405.10.4 Parking rows

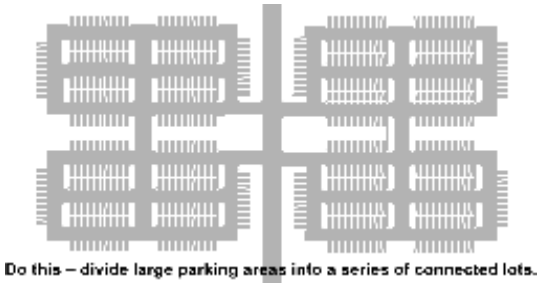
Landscape islands of at least 180 sq. ft. must be placed at both ends of a parking row.

Parking rows cannot extend for greater than 10 spaces without an interrupting landscape island of at least 180 sq. ft.

10.405.10.5 Division of large parking lots

Large parking lots must be visually and functionally segmented into smaller lots with no more than 150 parking spaces, by landscape islands at least 15 ft. wide.





10.405.10.6 Connecting walkways

The landscape area following a connecting walkway must be at least 15 ft. wide.

10.405.10.7 Parking overflow to landscaped areas

Parking cannot overflow onto areas outside of the designated parking area that does not meet the minimum pavement standards for the use. Parking and vehicle display on pedestrian and landscaped areas is prohibited.

10.405.10.7 Street corners

A corner landscape area must be provided if parking or a drive aisle is between a building and the street corner. Parking spaces and drive aisles must be at least 30 ft. from the intersection point of property lines at the corner.

10.405.11 Development standards

10.405.11.1 Surface standards and paving materials

10.405.11.1.1 Permanent surfacing

Parking and loading areas ~~must~~ shall have a permanent surface of asphalt, concrete, brick, paver blocks, stamped concrete, or a solid surface of similar or better durability and performance characteristics.

Porous pavement and concrete may be used for individual parking spaces and lightly used drive aisles. Porous pavement and concrete ~~is~~ are discouraged for busy drive aisles, service drives and truck/freight loading areas. Porous pavement cannot be used for handicapped parking spaces.

10.405.11.1.2 Permanent surfacing exception: single and two household dwellings

Porous pavement may be used as a parking surface for single and two household dwellings.

Driveways may have a “Hollywood driveway” design, where the driving surface is broken up into paved tracks at least ~~2.5 ft.~~ two and a half (2.5) feet wide for the wheels, separated by a ~~3 ft.~~ three (3) foot planted strip.

Parking on an unpaved surface is prohibited.

Figure 304.10-1: Hollywood Driveway

10.405.11.1.3 Permanent surfacing exception: temporary uses

Permanent parking surfaces are not required for temporary uses. A parking plan ~~must~~ shall be approved for temporary uses, subject to Development Services staff review.

10.405.11.2 Grading and drainage

Parking and loading areas ~~must~~ shall be graded and drained to dispose of all surface water, in conformance to the approved drainage plan for the site.

10.405.11.3 Markings

Parking spaces, motorcycle parking spaces, aisles, entryways, loading spaces and queue spaces surfaced in permanent materials ~~must~~ shall be marked to show their location.

Handicapped parking spaces ~~must~~ shall be marked with the international symbol of accessibility on the space and on a sign at the head of the parking space.

~~Motorcycle parking spaces must be marked with a sign at the head of the space, from 3 ft. and 5 ft. above the parking surface.~~

Parking space markings for one, two and three household dwellings are not required.

10.405.11.4 Shopping cart return areas

Shopping cart return areas must be defined by landscaping and curbs.

10.406 Architectural design

10.406.1 Intent

Architecture is a major contributing factor to Hutto's unique sense of place. Architectural design regulations are intended to promote quality architecture, and preserve the City's sense of place.

10.406.2 Applicability

~~This section applies in the following areas.~~

~~City of Hutto conventional zoned areas~~	~~City of Hutto FBC Form Based Code zoning district~~	~~City of Hutto OT Old Town zoning district~~	~~Hutto extraterritorial jurisdiction (ETJ)~~

~~Yes~~	~~Only as described by Section 10.502 and use requirements of Chapter 3~~	~~Only as described by Section 10.503 and use requirements of Chapter 3~~	~~No~~

This section applies in conventional zoned areas. This section applies in FBC zoning districts as described in Sections 10.301 and 10.502. This section applies in OT zoning districts as described in Sections 10.301 and 10.503. This section does not apply in the ETJ.

10.406.3 ~~Single household detached and two to four household residence design~~ Detached Single Family, Attached Single-Family, Zero Lot Line, Duplex and Multiplex Residence Design

10.406.3.1 Intent

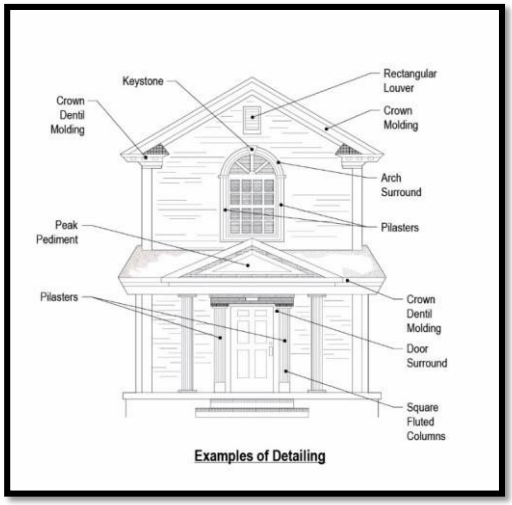
The intent of this section is to enhance Hutto's unique character by requiring interesting, high-quality residential architectural design.

10.406.3.2 Façades

Façades ~~must~~ shall be articulated by using color~~, arrangement, or change in materials~~ or arrangement to emphasize the façade elements. Exterior wall planes may ~~be varied~~ vary in height, depth or direction. Design elements and detailing~~, including the presence of windows and window treatments (for walls that face the public right-of- way), trim detailing, and exterior wall materials,~~ ~~must~~ shall be continued completely around the structure, including the presence of windows and window treatments (for walls that face the public right-of-way) and trim detailing.

Doors and windows ~~must~~ shall be detailed to add visual interest to the façade.

Figure 305.3-1: Façade Design and Detailing for Single-Family, Duplex and Multiplex Residential Uses

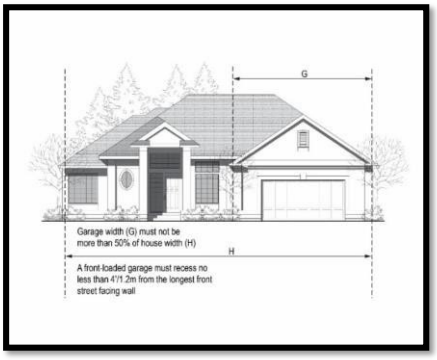


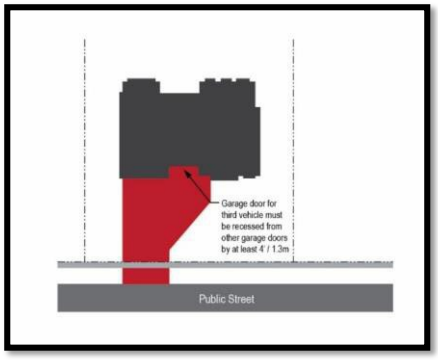
10.406.3.3 Garages

Front-loading garages

New housing development ~~must~~ shall avoid front elevations resulting in a streetscape dominated by the sight of garage doors. A front-loading garage ~~may occupy no more than 50% of the house linear frontage, and may protrude no more than 6 ft. from the longest front wall~~ shall recess no less than four (4) feet from the longest front street facing wall.

Figure 305.3-2: Design Guidelines for Front Loading Garages





10.406.3.4 Repetitive design

Development of ten or more single ~~household detached, single household village, single household zero lot line, and two household dwellings must~~ detached single-family, attached single-family, zero lot line, duplex or multiplex dwellings shall have five or more different elevations, or a number of elevations equal to at least ~~10%~~ ten percent (10%) of the number of lots in the development phase, whichever is more. (Different trim levels on houses with a nearly identical floor plan are not considered different elevations.) Houses of the same elevation, including those with identical, similar or mirrored floor plans, cannot be placed on adjacent lots or directly across the street from each other. Up to six townhomes may be attached in a single row.

10.406.3.5 Required elements

Single household detached/zero lot line/village and two to four household dwellings built after this code was adopted must include at least one of the following elements:

Side, rear or alley loaded garage, or detached garage.

Masonry (brick, stone) wainscot at least 4 ft. on all exterior walls, if the side and rear walls are not those materials.

Functional front porch at least 100 sq. ft.

One of the following green building certifications:

National Association of Home Builders National Green Building Program: ANSI ICC 700- 2008 National Green Building Standard, Bronze, Silver, or Gold.

U.S. Green Building Council Leadership in Energy and Environmental Design (LEED): Certified, Silver, Gold or Platinum.

10.406.3.6 Mechanical equipment screening

Rooftop mechanical equipment is prohibited.

Ground mounted mechanical equipment (air conditioning units, utility boxes, etc.) ~~must~~ shall be hidden or screened with architecturally integral wing walls or living screening material that will grow to the same height as the equipment being screened, or placed where they are not visible from the public right-of- way.

Solar panels are exempt from mechanical equipment screening standards.

10.406.4 ~~Single household attached and multiple household~~ Multifamily residence design

10.406.4.1 Intent

These standards are intended to provide a distinctive, quality, consistent, architectural character and style in new multiple household residential development that avoids monotonous and featureless building massing and design, and ensure building design and architectural compatibility in a multi-unit development.

10.406.4.2 Architectural style

Distinct groups of buildings ~~must~~ shall share a common, identifiable, complementary design or style in a ~~multiple household~~ multifamily residential development. This includes non-residential structures in the development such as amenity centers, laundry and maintenance buildings, garages, carports, and dumpster enclosures.

A ~~multiple household~~ multifamily residential structure ~~must~~ shall have a single definitive, consistent style. Mixing of various architectural styles on the same building is inappropriate.

10.406.4.3 Form and mass

A single, large, dominant building mass should be avoided.

~~Multiple household~~ Multifamily residential building designs should incorporate visually heavier and more massive elements at the building base, and lighter elements above the base.

Changes in mass should be related to entrances, the integral structure and/or the interior space organization and activities, and not just for cosmetic effect.

10.406.4.4 Exterior walls

10.406.4.4.1 Pattern

Facades ~~must~~ shall be articulated with bays, insets, balconies, porches, or stoops related to entrances and windows.

10.406.4.4.2 Four sided design

All walls must include materials and design characteristics consistent with those on the front. Lesser quality materials or details for side or rear walls are prohibited.

10.406.4.4.3 Long walls and façades

The maximum length of a ~~multiple household~~ multifamily residential building is ~~200 ft~~ two hundred (200) feet.

Wall and roof planes ~~must~~ shall have offsets or setbacks ~~with a differential in horizontal plane of at least 4 ft. every no more than 50 ft~~ of at least four (4) feet in the horizontal plane at intervals no greater than fifty (50) feet.

Up to six townhouse units may be attached in a single row.

10.406.4.4.4 Building entries

Building entries next to a public street, private drive or parking area ~~must~~ shall be pedestrian-scaled, ~~providing an expression~~ expressing of human activity or use in relation to building size. Elements such as Doors, windows, entranceways, ~~and other features such as~~ corners, setbacks, and offsets can be used to create pedestrian scale.

Common balconies on perimeter walls providing access to two or more units are prohibited.

10.406.4.4.5 Garage doors

Front-loading garages doors may comprise no more than ~~50%~~ fifty percent (50%) of the total length of the front façade of a ~~multiple household~~ multifamily residential building's front façade.

Every two single-bay garage doors or every double garage door ~~must~~ shall be offset by at least ~~4 ft.~~ four (4) feet from the plane of an adjacent garage door.

Garage doors must integrate into the overall design of the site with color, and texture.

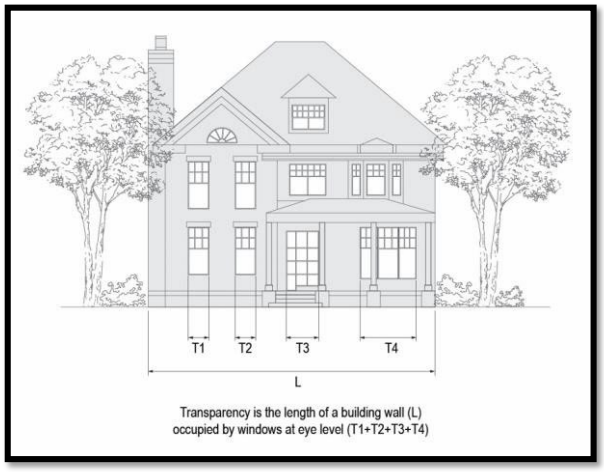
10.406.4.4.6 Windows and transparency

All walls and elevations on all floors of multiple household buildings ~~must~~ shall have windows, except when necessary to assure privacy for adjacent property owners.

Windows should be located to maximize the possibility of occupant surveillance of entryways

and common areas.

Figure 305.4-1: Building Transparency Illustration



10.406.4.4.7 Building roofs

On buildings with pitched roofs, the minimum roof pitch is 6:12.

On buildings where flat roofs are the predominant roof type, parapet walls ~~must~~ shall vary in height and/or shape at least once every no more than ~~50 ft.~~ fifty (50) feet along a wall.

On buildings where sloping roofs are the predominant roof type, each building ~~must~~ shall have a variety of roof forms.

Roof forms ~~must~~ shall be designed to correspond and denote building elements and functions such as entrances and arcades.

10.406.4.5 Materials and color

10.406.4.5.1 Building materials

Predominant building exterior materials must be high quality, and used in their natural context and color. Masonry, stone and/or brick must be used as dominant (at least 50% of exterior surface area) exterior materials. Wood, fiber-cement siding and stucco are examples of appropriate secondary exterior materials.

A waiver to building material standards may be considered for buildings designed in a modern or postmodern architectural style.

T-1-11 and other plywood-based siding materials are prohibited.

Prefabricated and pre-engineered buildings are prohibited.

10.406.4.5.2 Roof materials

Roof materials must be high quality, durable and consistent with local architectural themes. Acceptable roof materials include concrete tile, high profile asphalt shingles, metal shingles and split seam metal.

10.406.4.5.3 Material or color changes

Material or color changes must only occur at a change of plane or reveal line. Piecemeal embellishment and frequent material changes are prohibited.

10.406.4.6 Mechanical equipment screening

Rooftop mechanical equipment ~~must~~ shall be hidden or screened with architecturally integral elements at least as high as the equipment to be screened. Makeshift equipment screens, such

as wooden or plastic fences, are prohibited.

Ground mounted mechanical equipment ~~must~~ shall be hidden or screened with architecturally integral wing walls and/or landscaping.

Mechanical equipment must be located where their acoustics will not be disruptive to residents.

Solar panels are exempt from mechanical equipment screening standards.

10.406.5 Manufactured housing design

10.406.5.1 Intent

Manufactured home design that is aesthetically and spatially similar to site built houses will ensure their compatibility with the existing built environment, and meet the city's goals of providing affordable housing.

10.406.5.2 Design standards

~~10.406.5.2.1~~ Manufactured housing ~~must~~ shall meet the following minimum standards:

Minimum living area is ~~600 sq. ft~~ six hundred (600) square feet. No outside horizontal dimension must be less than ~~14 ft.~~ fourteen (14) feet, except extensions comprising no more than ~~50%~~ fifty percent (50%) of the total enclosed floor area.

Houses ~~must~~ shall be tied down securely in conformance to applicable regulations before occupancy.

Houses ~~must~~ shall be of adequate quality and safe design, as certified by a label stating the unit is constructed in conformance to the federal Manufactured home Construction and Safety Standards in effect on the date of manufacture, or other applicable standards required by state and federal law.

Manufactured houses without certification, but meeting all other standards, may be accepted as safe and quality construction provided:
Electrical material, devices, appliances and equipment are in safe condition.
Mechanical systems including space and water heating are in safe condition.
Plumbing, gas piping, and wastewater systems are in safe condition.

Houses ~~must~~ shall be in sound structural condition. Structures that show evidence of fire damage are not acceptable.

Manufactured houses ~~must~~ shall be installed by a party licensed by the State of Texas in conformance to state law, or the frame must be supported by and tied to a foundation system capable of safely supporting loads imposed as determined by the character of the soil. Minimum acceptable foundation design must be a series of ~~8 in.~~ eight (8) inch grout-filled concrete block piers spaced no more than ~~8 ft.~~ eight (8) feet on center, and bearing on ~~1 ft. x 1 ft.~~ one (1) foot by one (1) foot solid concrete footings. A tie-down and anchoring system separate and apart from the foundation must be provided as recommended by the manufacturer, if different from the foundation ties.

Axle and hitch assemblies ~~must~~ shall be removed on placement on the foundation.

Electrical power supply ~~must~~ shall be from a meter installation on the building, or from a permanently installed meter.

Garage and carport additions ~~must~~ shall cover a paved parking area, be connected to the street with a paved driveway, meet setback standards~~, and have roof and siding material compatible with the primary structure~~.

Patio and porch covers are permitted if they cover an improved patio or porch deck, and meet setback standards.

Living area additions ~~must~~ shall meet the minimum building setback standards~~, have roof and siding material that is compatible with the host structure,~~ and meet setback standards.

The house ~~must~~ shall be sited on level ground. All walls and floors ~~must~~ shall be level.

~~Exterior siding material, excluding skirting, must be nonmetallic.~~

~~Houses must be skirted in 90 days of installation. Skirting must be metal, masonry, pressure-~~

~~treated wood, or other non-degradable material that is compatible with the design and exterior materials of the primary structure.~~

~~10.406.5.2.2 Design standards: outside the MH district~~

~~Manufactured housing outside of the MH district must meet these design criteria and those above, to ensure compatibility with site built houses.~~

~~Manufactured housing must conform to all single household home design standards.~~

~~Roof forms, design elements, exterior building materials and window shapes should attempt to reproduce the character of architectural styles common to site-built houses in the surrounding area.~~

~~The house must be built on a permanent foundation that puts the floor no more than 12 in. above grade. The floor may be greater than 12 in. above grade if the house includes a porch (not a deck) at least 100 sq. ft., architecturally integrated in the house design. Exposed crawl spaces are prohibited. Skirts must be constructed of the same materials used to surface the house.~~

~~Garages must be closely integrated with the building architecture. Attached garages are encouraged.~~

~~Exterior building materials must be equal or better in quality to what would be found on a site-built house. Metal siding and vertical siding is prohibited.~~

~~The smallest rectangle enclosing the building footprint, excluding covered patios, garages, carports, screened porches, and decks, must have a width-to-length or length-to-width ratio of 1:1 to 1:3.~~

~~The main entry to the house must face the street. A gabled-end entry is required.~~

~~At least 80% of the roof surface must have a pitch of at least 8:12. The roofline must have four planes or more, and have overhanging eaves of at least 18 in. The roof cannot be weighed down with objects not structurally integrated into the house.~~

~~Exterior doors must be at least 80 in. high. Exterior doors must include plate hinges, panels and windows.~~

~~Carefully sized and placed windows must create a strong street presence. Windows must be casement type; surface-applied windows are prohibited.~~

~~Corner boards must be at least 6 in. wide.~~

10.406.6 Commercial, office, public, institutional, and mixed-use building design

10.406.6.1 Intent

~~Building design must contribute to Hutto's sense of place by using predominant materials, elements, features, color range and activity areas tailored specifically to the site and its context.~~ Standard formula or prototype building designs ~~must~~ shall be modified if necessary to conform to Unified Development Code design standards. In shopping and commercial centers or multiple building developments, individual buildings must include predominant characteristics shared by all buildings in the development, so the development forms a cohesive place.

10.406.6.2 Architectural style

Distinct groups of buildings on a site ~~must~~ shall share a common, identifiable, complementary design or style. This includes accessory structures such as freestanding canopies, accessory and maintenance buildings, and dumpster enclosures.

A building ~~must~~ shall have a single definitive, consistent style. Mixing of various architectural styles on the same building is discouraged.

10.406.6.3 Form and mass

A single, large, dominant building mass ~~must~~ shall be avoided in new buildings and projects involving changes to the mass of existing buildings. Changes in mass should be related to

entrances, tenant spaces, the integral structure and/or the interior space organization and activities, and not just for cosmetic effect.

False fronts incorporating only changes in color and/or parapet treatment are prohibited.

10.406.6.4 Exterior walls

10.406.6.4.1 Base and top

Façades and walls ~~must~~ shall have a recognizable base with (but not limited to):

thicker walls, ledges or sills;

~~integrally textured materials such as stone or other masonry;~~

~~integrally colored and patterned materials such as smooth-finished stone;~~

~~lighter or darker colored materials, mullions or panels; or~~

planters;

And a recognizable top with (but not limited to):

cornice treatments, other than colored stripes or bands alone, ~~with integrally textured materials such as stone or other masonry or differently colored materials~~;

sloping roof with overhangs and brackets;

stepped parapets.

Figure 305.7-1: Commercial Building Sloped Roof Design

Figure 305.7-2: Commercial Building Flat Roof Design

10.406.6.4.2 Four sided design

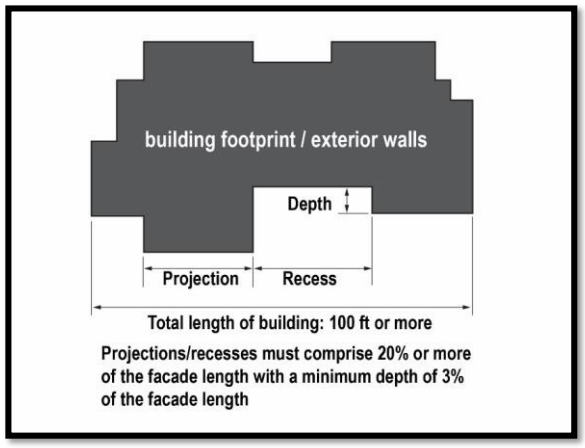
All walls ~~must~~ shall include materials and design characteristics consistent with those on the front.

Figure 305.7-3: Four Sided Design

10.406.6.4.3 Long walls and façades; projections and recesses

Walls at least ~~100 ft.~~ one hundred (100) feet long ~~must~~ shall include wall plane projections or recesses having at least ~~3%~~ three percent (3%) depth of the façade length, and extending at least ~~20%~~ twenty percent (20%) of the façade length.

Figure 305.7-4: Commercial Building Exterior Walls: Long Walls & Facades



10.406.6.4.4 Exterior walls

Exterior walls cannot have a blank, uninterrupted length greater than ~~30 ft.~~ thirty (30) without including two or more of these features:

change in plane,

~~change in texture or masonry pattern,~~

windows, or

other equivalent element(s) that subdivide the wall into human scale proportions.

Side or rear walls may include false windows and door openings defined by frames, sills and lintels, or similarly proportioned modulations, only when actual doors and windows are not

possible because of the ~~building use~~ interior building design.

10.406.6.4.5 Primary building entrances

Primary building entrances ~~must~~ shall be clearly defined and recessed or framed by a sheltering element such as an awning, arcade or portico to provide shelter from the sun and inclement weather.

Figure 305.7-5: Primary Building Entrance

10.406.6.4.6 Retail building entrances

Anchor stores, and at least ~~25%~~ twenty-five percent (25%) of the stores in a shopping center; and freestanding, single-use buildings, ~~must~~ shall have a clearly defined, highly visible customer entrance with four or more of the following elements:

Arcades
Arches
Canopies or porticos
Details such as tile work and moldings integrated into the building structure and design
Display windows
Integral planters or wing walls that include landscaped areas and/or places for sitting
Outdoor patios
Overhangs
Peaked roof forms
Raised corniced parapets over the door
Recesses and/or projections

~~An additional at least 25% of the stores in a shopping center must have two or more of the elements listed above.~~

Figure 305.7-6: Retail Building Front Entrance Design Elements

10.406.6.4.7 Awnings

Awnings may only be used in detached increments above individual windows, doors and entries.

Figure 305.7-7: Commercial Building Awning Design Standards

10.406.6.4.8 Transparency in commercial buildings

At ground level, buildings ~~must~~ shall have a high level of transparency. Façades and walls that face the street, pedestrian walkways, plazas and parking areas (excluding the building rear) must be transparent between ~~2 ft. and 7 ft.~~ two (2) feet and seven (7) feet above the grade or walkway along at least ~~75%~~ seventy-five percent (75%) of its length.

Side walls must be transparent between ~~2 ft. and 7 ft.~~ two (2) feet and seven (7) feet above the grade or walkway along at least ~~25%~~ twenty-five percent (25%) of its length.

Where the internal arrangement of a building makes it impossible to provide transparency along a portion of a wall, a combination of sculptural, mosaic, or bas-relief artwork and transparent window areas or displays may substitute for ~~50%~~ fifty percent (50%) of required transparent areas, except when fronting plaza areas.

Figure 305.7-8: Commercial Building Transparency Standards

10.406.6.4.9 Garage doors

Garage bay doors ~~must~~ shall be segmented, with windows covering at least ~~50%~~ fifty percent (50%) of the garage surface. Roll-up garage doors are prohibited. Garage doors must be

recessed at least ~~2 ft.~~ two (2) feet behind the building façade.

Vehicle service areas and bays ~~must~~ shall be screened or sited so visibility from the public right-of-way is as low as possible. Bay doors cannot face the street or be visible from residential zoning districts.

Garage bay doors ~~must~~ shall be integrated into the overall design of the site with color, texture, and windows.

Figure 305.7-9: Commercial Garage Door Design Standards

10.406.6.5 Building roofs

10.406.6.5.1 Roof form design

Roof forms must correspond to and denote building elements and functions such as entrances, arcades and porches. Roof forms should relate to adjacent buildings or developments.

10.406.6.5.2 Required features

Sloping roofs ~~must~~ shall have one of the following features:

Overhanging eaves, extending at least ~~1.5 ft.~~ one and a half (1.5) feet past the supporting walls.

Sloping roofs that do not exceed the average height of the supporting walls, with an average slope of at least ~~1 ft.~~ one (1) foot of vertical rise for every ~~3 ft.~~ three (3) feet of horizontal run and no more than ~~1 ft.~~ one (1) foot of vertical rise for every ~~1 ft.~~ one (1) foot of horizontal run.

10.406.6.5.3 The continuous plane of a roof line ~~must~~ shall be no more than ~~100 ft~~ one hundred (100) feet.

Figure 305.7-10: Commercial Building Roofline Standards

10.406.6.5.4 Drive-through areas

Drive though areas ~~must~~ shall be architecturally integrated into the host structure.

Figure 305.7-11: Commercial Building Drive-Through Standards

10.406.6.6 Canopies

10.406.6.6.1 Architectural integration

Canopies ~~must~~ shall include design elements found on the main building, including color, ~~materials~~ and roof pitch.

10.406.6.6.2 Canopy support poles

Canopy support poles ~~must~~ shall include decorative corbels consistent with the overall architectural theme of the site, or pole covers at least ~~18 in.~~ eighteen (18) inches wide with a similar surface material and architectural treatments as the dominant material on the main structure.

10.406.6.6.3 Canopy fascias

Canopy fascias ~~must~~ shall be the same color as the dominant color of the main building. ~~Striping and banding on canopies is prohibited~~.

Figure 305.7-12: Canopy Design Standards

10.406.6.7 ~~Materials and~~ Building color

~~10.406.6.7.1 Building materials~~

~~Predominant building exterior materials must be high quality, and used in their natural context and color. Masonry (stone, brick, decorative CMU and similar materials) must be used as dominant (at least 50% of exterior surface area) exterior materials. Fiber cement siding and textured concrete/EIFS are examples of appropriate secondary exterior materials.~~

~~Corrugated metal may be used to reinforce a vernacular design theme. Corrugated metal may have a cumulative surface area of no more than 25% of the area of all exterior walls for a building.~~

~~Building-integrated photovoltaics (BIPV) may substitute for any amount of predominant and secondary exterior materials.~~

~~Smooth-faced concrete block, painted masonry, and tilt-up and precast concrete panels are prohibited.~~

~~T-1-11 and other plywood-based siding materials are prohibited.~~

~~Prefabricated and pre-engineered metal buildings and panels are prohibited.~~

~~10.406.6.7.2 Roof materials~~

~~Roof materials must be high quality, durable and consistent with local architectural themes. Acceptable roof materials include concrete tile, high profile asphalt shingles, metal shingles, split seam metal, photovoltaic roof tiles and shingles, and solar panels.~~

~~Green roofs are permitted and strongly encouraged.~~

10.406.6.7.~~3~~ 1 Building colors

Building colors ~~must~~ shall be low reflecting, muted and neutral or earth toned. Roof colors should be muted and compatible with the dominant building color.

High intensity colors, metallic colors, black or grey, fluorescent colors, single color schemes and groups of stripes are prohibited as the predominant building color or color scheme.

High intensity colors, and black or grey, may be used on building trim and accents.

10.406.6.7.~~4~~ 2 ~~Material or~~ color changes

~~Material or~~ color changes ~~must~~ shall occur only at a change of plane or reveal line. Material or color changes at outside corners, piecemeal embellishment, and frequent material changes are prohibited.

10.406.6.8 Mechanical equipment screening

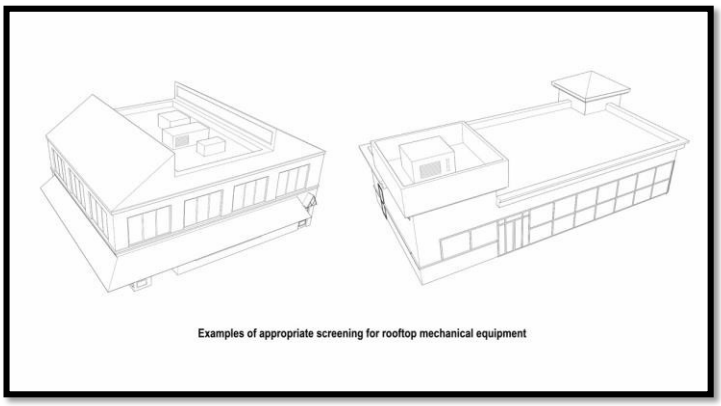
Rooftop mechanical equipment ~~must~~ shall be hidden or screened with architecturally integral elements at least as high as the equipment to be screened. Makeshift equipment screens, such

as wood or plastic fences, are prohibited.

Ground mounted mechanical equipment ~~must~~ shall be hidden or screened with architecturally integral wing walls and/or landscaping.

Solar panels are exempt from mechanical equipment screening standards.

Figure 305.7-13: Mechanical Equipment Rooftop Screening Illustration



10.406.6.9 Utility equipment screening

Electrical meters, switch boxes, panels, conduit, and related utility equipment ~~must~~ shall be placed in the most inconspicuous location possible.

Utility equipment ~~must~~ shall be painted or coated to match the color of the mounting surface.

Utility equipment located in an area that may be frequently seen by the general public ~~must~~ shall be screened with a wing wall architecturally integrated into the host structure.

Figure 305.7-14: Utility Equipment Screening Standards

10.406.6.10 Co-branded uses

Co-branded uses such as restaurants and convenience stores ~~must~~ shall be well integrated into the host structure. Using disharmonious architectural elements, such as a different façade or roof pitch from the rest of the host structure, to emphasize the presence or corporate identity of a co-branded use, is prohibited.

Figure 305.7-15: Co-Branded Uses Architectural Elements

10.406.7 Industrial building design

10.406.7.1 Intent

The public infrequently visits industrial sites. However, industrial areas are often quite visible to the city's residents and visitors. Quality architectural design creates a professional environment that reflects positively on Hutto and its businesses. ~~This section shall not apply to industrial structures over 200,000 sq. ft. in area.~~

10.406.7.2 Character and image

In industrial parks, each building ~~must~~ shall include predominant characteristics shared by all buildings in the development, so the development forms a cohesive place.

Distinct groups of buildings on a site ~~must~~ shall share a common, identifiable, complementary design or style. This includes accessory structures such as freestanding canopies, accessory and maintenance buildings, and dumpster enclosures.

10.406.7.3 Form and mass

A single, large, dominant building mass should be avoided in new buildings and, as much as possible, in projects involving changes to the mass of existing buildings. Changes in mass ~~must~~ shall be related to entrances, the integral structure and/or the organization of interior spaces and activities and not merely for cosmetic effect.

10.406.7.4 Exterior walls and façades

10.406.7.4.1 Pattern

Façades and walls ~~must~~ shall ~~include~~ feature a repeating pattern ~~with an expression~~ of architectural or structural bays, expressed through a change in plane, such as an offset, reveal, pilaster, projecting ribs, fenestration patterns, or piers, ~~and any of~~ along with at least one of the following elements:

color change
texture change
material module change

All elements must repeat at intervals of no more than 30 ft thirty (30) feet.

10.406.7.4.2 Four sided design

All façades and walls ~~must~~ shall include materials and design characteristics consistent with those on the front façade. ~~Inferior or lesser quality materials for side or rear walls are prohibited.~~

10.406.7.4.3 Garage doors

Bay doors ~~must~~ shall be screened using wing walls, ~~carefully~~ strategically placed berms on the

site, or other effective screening and site planning techniques, or otherwise sited ~~so~~ to minimize visibility from the public right-of-way is minimized. Bay doors ~~must~~ shall be integrated into the overall design theme of the site with color, ~~texture,~~ and windows. Segmented garage bay doors with windows are preferred to roll-up garage doors.

10.406.7.4.4 Primary building entrances

Primary building entrances ~~must~~ shall be clearly defined and recessed or framed by a sheltering element such as an awning, arcade or portico to provide shelter from the sun and inclement weather.

10.406.7.5 ~~Building~~ Green roofs

~~10.406.7.5.1 Green roofs~~

Green roofs and solar panels are strongly encouraged. Green roofs should cover at least fifty (50%) of the roof area, where feasible, and shall include appropriate vegetation, waterproofing, and drainage systems.

10.406.7.6 ~~Materials and~~ Building color

~~10.406.7.6.1 Building materials~~

~~Durable, high quality building materials must be used. Brick, stone, split-face CMU, EIFS, detailed tilt-up concrete panels, and building-integrated photovoltaics (BIPV) are examples of appropriate building materials.~~

~~T-1-11 and other plywood-based siding materials are prohibited.~~

~~Prefabricated and pre-engineered metal buildings and panels are prohibited.~~

~~10.406.7.6.2 Building colors~~

Building colors ~~must~~ shall be low reflecting, muted and neutral or earth toned. Roof colors ~~must~~ shall be muted and compatible with the dominant building color.

High intensity colors, metallic colors, black or grey, fluorescent colors, singe color schemes and groups of stripes are prohibited as the predominant building color or color scheme.

Brighter high-intensity colors, and black or grey, may be used on building trim and accents.

Material or color changes ~~must~~ shall occur only at a change of plane or reveal line. Piecemeal embellishment and frequent ~~material~~ color changes are prohibited.

~~10.406.7.6.3 Material or color changes~~

10.406.7.7 Mechanical equipment screening

Rooftop mechanical equipment ~~must~~ shall be hidden or screened with architecturally integral elements at least as high as the equipment to be screened. Makeshift equipment screens, such as wooden or plastic fences, are prohibited.

Ground mounted mechanical equipment ~~must~~ shall be hidden or screened with architecturally integral wing walls and/or landscaping.

Solar panels are exempt from mechanical equipment screening standards.

10.406.7.8 Utility equipment screening

Electrical meters, switch boxes, panels, conduit, and related utility equipment ~~must~~ shall be placed in the most inconspicuous location possible.

Utility equipment ~~must~~ shall be painted or coated to match the color of the mounting surface.

Utility equipment located in an area that may be frequently seen by the general public ~~must~~ shall be screened with a wing wall architecturally integrated into the host structure.

10.406.7.9 Residential Common Amenity Area

10.406.7.9.1 Applicability

The provisions of this Section apply to:

Attached multifamily development;

Manufactured housing parks; and

Any development type where three or more dwelling units are located on a single lot or parcel, with each dwelling unit located in a structure with three or more dwelling units.

10.406.7.9.2 Common Amenity Area Requirements

The developer shall provide a common amenity area. This amenity area is in addition to any required parkland dedication or open space requirement.

The amenity area shall be privately constructed, maintained and operated by the developer, residents of the subdivision through an incorporated homeowners association or property owners association, or the owner of the manufactured home lease community, and the person or entity responsible for ownership and maintenance. Operational responsibilities shall be noted on the plat and/or on a separate instrument recorded in the Official Records of Williamson County.

Common amenity area(s) accessible to all residents shall be provided at the following rate:

Table 305-1: Minimum Common Area Amenities

Number of Dwelling Units	Minimum Number of Amenities
0 - 12	0
13 - 49	1
50 - 99	2
100 - 149	3
150 - 199	4
200 or more	5

The required amenity area(s) shall be selected from those listed below. When more than one amenity is required, they shall differ from one another.

Playground —Play area 1,600 - 3,200 square feet. The manufacturer shall certify that it meets all commercial recreational safety standards.

Picnic areas—Minimum of two (2) tables and two (2) cooking grills per one hundred (100) dwelling units.

Trails (walkways or bike trails)—At least the distance of the property's perimeter.

Landscaped sitting areas—Minimum of one bench per building in an organized grouping or dispersed throughout development.

Fenced dog park—Minimum size of two thousand five hundred (2,500) square feet with a twenty-five (25) foot minimum depth.

Private fitness facility – minimum of 1,000- 3,200 square feet.

Business center.

Sport courts.

Clubhouse—To include kitchen and social room for resident use.

Swimming pool.

Laundry facility.

Community garden - Minimum two hundred (200) square feet.

Amenities shall be located so that no primary egress door of a unit is more than six hundred (600) feet from an amenity. Multistory or multifamily buildings with internal corridors may use the primary egress door of the entire building when measuring distance under this requirement.

At least fifty percent (50%) of the common amenity area shall be located outside the one percent (1%) floodplain.

Where possible, amenities should provide connections to nearby public amenities including, but not limited to, plazas, public parks, community centers, public libraries, trails, or similar community amenities as determined by the Director of Parks and Recreation.

An offsite amenity may count toward one of the required amenity areas if:

The development is a horizontal or vertical mixed-use development; and

At least three (3) public amenities are required; and

A public amenity is located within a quarter mile of the lot; and

Enhanced pedestrian facilities of ten (10) feet or more are provided to connect pedestrians to the amenity.

10.407 Landscaping

10.407.1 Intent

Landscaping standards are established to ~~improve the environment by~~:

Enhance human health and wellbeing

Enhance the quality and appearance of ~~new or existing development in~~ the City

Provide vegetation for screening and buffering

Improve the environment by:

Protecting and conserving natural resources including water, soil, existing trees and vegetation

Preserving and enhancing the urban forest and tree canopy coverage for shade, climate control, air and water quality, stormwater runoff and erosion control, and wildlife habitat

~~Creating a tree canopy over built up areas of the city, and reducing the urban heat island effect.~~

~~Promoting the conservation of water.~~

~~Providing shade and climate control.~~

~~Providing air purification and controlling airborne particulates.~~

~~Providing wildlife habitat.~~

~~Providing erosion and stormwater runoff control.~~

~~Providing control of noxious weeds, invasive plants and exotic plants.~~

~~Encouraging native and/or adaptive plants.~~

~~Preserving existing trees and vegetation.~~

~~Provide buffers between incompatible uses or site areas.~~

~~Provide an attractive appearance in areas of public use or view.~~

~~Improve natural and recreational areas.~~

~~Screen service areas and structures.~~

~~Reinforce a pedestrian friendly environment.~~

~~Break up the mass of buildings and soften architectural materials.~~

Use of regionally appropriate native plants results in a more natural appearance, resilience, functionality of plant communities, and decreased operational maintenance costs. Beyond minimum municipal landscape compliance, landscape areas shall be placed where best-suited for the site conditions considering orientation, light availability, structures, and impact to residents and visitors

American Forests recommends the following tree canopy goals for metropolitan areas in the Southwest.

- Average tree cover counting all zones: 25%
- Suburban residential zone: 35%
- Urban residential zones: 18%
- Central business districts: 9%

10.407.2 Applicability

~~This section applies in the following areas.~~

~~City of Hutto conventional zoned areas~~	~~City of Hutto FBC Form Based Code zoning district~~	~~City of Hutto OT Old Town zoning district~~	~~Hutto extraterritorial jurisdiction (ETJ)~~
~~Yes~~	~~Only as described by Section 10.502 and use requirements of Chapter 3~~	~~Only as described by Section 10.503 and use requirements of Chapter 3~~	~~No~~

This section applies in conventional zoned areas. This section applies in FBC zoning districts as described in Sections 10.301 and 10.502. This section applies in OT zoning districts as described in Sections 10.301 and 10.503. This section does not apply in the ETJ.

10.407.3 General standards

All plant species shall be selected from the medium or low water use plants on the Texas Superstar Plants found at https://texassuperstar.com/texas-superstar-plants Each property shall provide at least two (2) different species of trees. Up to seventy-five (75%) of all trees per lot or site may be of the same species.

Planting areas for each canopy tree provided shall provide at least one thousand (1,000) cubic feet of soil volume and be covered with mulch or other groundcover.

All trees shall be planted on the parcel being developed unless otherwise approved by City Council.

For newly planted trees, no compaction, placement of impervious cover or paving shall take place within six (6) feet from the trunk of a tree or within the Half CRZ, whichever is greater.

10.407.3.1 Agricultural uses

Landscape standards do not apply to active agricultural uses.

10.407.3.2 Visibility

Shrubs growing to at least 3 ft. tall must be placed at least 10 ft. from curb cuts. This is to maintain clear driver sight distance at driveway-street intersections.

10.407.3.3 ~~Utilities~~ Utility Clearances

All clearance values are adopted within Hutto's Engineering Design Manual - Required Landscaping: Single, Two, Three and Four Household Dwellings

~~Trees must be placed at least 10 ft. from streetlights and 5 ft. from wet utilities, unless otherwise approved by the City Engineer. Trees must be placed at least 4 ft. from gas lines, unless otherwise approved by the City Engineer. Conduit may be required to protect underground electric lines near trees. Root barriers shall be required when trees are within right-of-way.~~

10.407.3.4 ~~Clear zone at intersections~~ Visibility

Trees in tree lawns must be at least 15 ft. from the curb return corner at street intersections.

In cases where visibility standards conflict with required planting placement, visibility and safety standards shall take precedence.

10.407.3.5 Preservation of Existing Vegetation

Existing trees, shrubs, and groundcover may be used to meet landscape requirements.

Preserved Protected Trees may be credited towards the landscape requirements of this Section.

Existing trees of a Protected Tree species but under six (6) inch DBH that remain on a site may be credited toward the landscape requirements of this Section, subject to approval by the Director based on the assessed health, structure, growth habit, presence of disease or decline, and the available growing space of the tree.

Existing plants of nuisance species may not be credited toward the landscape requirements of this Section.

Trees used to meet required landscape credits shall not also be used towards Protected Tree mitigation credits.

10.407.4 Required landscaping: single and two household dwellings

10.407.4.1 Tree number

Lots with single, two, three and four household dwellings ~~must~~ shall have at least the following number of trees:

One (1) canopy tree for every five thousand (5,000) square feet of lot area rounded to the nearest whole tree. One tree shall be placed in the front yard, outside of any easements.

~~One native tall tree or two more native short trees for every 2500 sq. ft. of lot area.~~

~~Tree lawn area: 1 native tall tree per 30 ft. - 40 ft. of linear street frontage, if utilities are not under the tree lawn.~~

~~Existing native tall and short trees conforming to Section 10.407.4.3 may be used to meet minimum tree planting requirements.~~

10.407.4.2 Shrub number

Lots ~~with single, two, three and four household dwellings must have one or more native shrubs for every 1000 sq. ft.~~ shall contain at least one shrub for every one thousand (1,000) square feet of lot area.

One (1) ornamental tree may be substituted for five (5) required shrubs.

~~All of the required shrubs must be placed in the front half of the lot.~~ All required shrubs shall be placed between the street and the front of the dwelling.

~~Lots at least 50,000 sq. ft. do not need more than 100 shrubs.~~ Lots of fifty thousand (50,000) square feet or more in area are required to provide at least one hundred (100) shrubs.

10.407.4.3 Tree and shrub size

Native tall and short trees must have a trunk of at least 2 in. caliper. Planted shrubs must have at least 1 gallon container or be at least 2 ft. tall, and grow to a height of at least 2 ft.

10.407.4.4 Ground cover

~~Ground cover must be planted on areas of developed parcels that are not part of an impervious surface, covered with porous paving, occupied by shrubbery or gardens, or under a tree drip line.~~ Any portion of the residential lot not used for buildings, parking, driveways, walkways, or utilities shall be retained in or restored to its natural state or landscaped in accordance with the following:

Living groundcover and plants. Appropriate soil amendments, weed barrier and mulching shall be applied to all planting areas.

Organic materials (such as mulch or wood chips), inorganic materials such as decorative gravel or rocks (using aggregates meeting requirements to maintain permeability performance), or synthetic/artificial turf constituting no more than 50 percent (50%) of the total lot area not used for impervious cover.

~~A maximum of 30 percent (30%) of the lot area between the street and the front of the dwelling may be covered with mulch, gravel or rock.~~

10.407.4.5 Planting Size

Canopy trees and ornamental trees shall have a trunk of at least two (2) inches at the time of planting. Shrubs shall have at least two (2) gallon containers, be at least one (1) foot in height at the time of planting and reach a mature height of at least three (3) feet.

10.407.5 Required landscaping: non-residential and ~~3+ household~~ Multifamily residential development

~~Non-residential and multifamily developments shall be landscaped as follows. Additional plantings may be required in accordance with bufferyard standards, and screening requirements.~~

10.407.5.1 Minimum ~~landscaped area~~ Requirements

~~Parcels with a non-residential use or 5+ household residential structures must be landscaped as follows. Additional plants may be required per bufferyard standards in Section 10.403.6, and mechanical equipment screening requirements.~~ Non-residential and multifamily developments shall achieve three (3) points for every five hundred (500) square feet of landscape area required.

10.407.5.2 Minimum ~~percentage~~ Landscape Area Required

A minimum percentage of the total area being developed shall be landscaped in accordance with the following percentages:

~~Commercial uses: 15%~~ Commercial and retail uses: 15% (maximum 85% impervious coverage)

~~Multifamily dwellings: 20%~~ Multifamily residential: 20% (maximum 80% impervious coverage)

~~Office and professional uses: 15%~~

~~Institutional and civic uses: 15%~~ Institutional and civic uses: 15% (maximum 85% impervious coverage)

~~Industrial or manufacturing uses: 10%~~ Industrial uses: 10% (maximum 90% impervious coverage)

~~10.407.5.3 Tree and shrub requirement for commercial, multifamily, office and professional, and institutional and civic uses.~~

~~For every 500 square feet of landscaping required, or portion thereof, at least two (2) large trees and four (4) shrubs are required. Two (2) small ornamental trees may be substituted for one (1) required large tree, not to exceed 50% of the required large trees.~~

~~In some instances, site constraints make it impossible to plant the minimum required amount of trees. The Planning and Zoning Commission may authorize up to a 50% reduction in the required tree planting with a fee in lieu with tree planting is shown to not be feasible or practical. These fees will be paid to the City of Hutto and held in the Parks Improvement Fund.~~

~~10.407.5.4 Tree and shrub requirements for industrial or manufacturing uses~~

~~For every 500 square feet of landscaping required, or portion thereof, at least two (2) larger trees and four (4) shrubs are required. Two (2) small ornamental trees bay be substituted for one (1)~~

required large tree, not to exceed 50% of the required large trees.

In some instances, site constraints make it impossible to plant the minimum required amount of trees. The Planning and Zoning Commission may authorize up to a 50% reduction in the required tree planting with a fee in lieu with tree planting is shown to not be feasible or practical. These fees will be paid to the City of Hutto and held in the Parks Improvement Fund.

10.407.5.5 Detention areas

Detention areas shall not be counted toward the required minimum landscaped area.

10.407.5.6 Parking lot and vehicular use screening

The perimeter of all vehicular use areas including parking areas, drive aisles, and loading areas shall be screened as follows:

- Vehicular use areas shall be screened from all abutting rights-of-way by a continuous landscaped area not less than 10 ft. deep.
- Vehicular use areas shall be screened from all abutting private property by a continuous landscaped area not less than 8 ft. deep.
- Landscape screening shall contain one (1) large tree per thirty (30) linear feet, or portion thereof, and a continuous hedge not less than 3 ft. in height.
- In addition to the required vehicular use screening, all outdoor parking shall have landscaping islands within the parking area equal to not less than 7% of the gross parking lot area.
- Landscape islands shall be required on both ends of all parking aisles, if such spaces are not adjacent to another landscaped area or entry throat.
- Not more than ten (10) consecutive parking spaces shall be provided without a landscaped island.
- Landscape islands shall be a minimum of 9 ft. wide and 18 ft. deep, and shall contain at least one (1) large tree and four (4) shrubs.
- Driveways and entry throats shall contain at least one (1) large tree and five (5) shrubs on each side.
- Required parking lot landscaping may be counted toward the minimum landscaped area required in Section 10.407.5.1.

10.407.5.7 Tree and shrub standards

The following standards apply to trees and shrubs:

- Native tall trees must have a caliper of at least 3 in. Native short trees must have a caliper of at least 2 in. Planted shrubs must have a minimum 3-gallon container or be at least 2 ft. tall.
- Planting areas for each tree provided shall have a minimum undisturbed pervious area of at least 100 square feet and shall be planted or covered with grass, mulch, or other appropriate ground cover.
- Each development shall provide at least three (3) different species. No more than 50% of all trees, per development, shall be of the same species.
- Two (2) small ornamental trees may be substituted for one (1) required large tree, not to exceed 50% of the required large trees.
- Trees and shrubs may be clustered in groups, to present a natural environment and ease maintenance. All trees must be placed on the parcel being developed, unless approved by the Director of Development Services.

Ground cover must be planted on areas on a developed parcel that are not part of an impervious surface, covered with porous paving, occupied by shrubbery or gardens, or under a tree dripline.

All tree and shrub species shall be selected from the list of approved species in Section 10.407.6. Deviations from this list must be approved by the Director of Development Services.

10.407.5.3 Menu of Landscape Elements

The following landscaping elements are eligible for earning credits toward meeting landscape requirements in Section 10.407.5. Refer to Table 306-1 for specific point values assigned to each element.

- Planting areas that utilize low-maintenance, drought-resistant native plant species:
  - Canopy trees
  - Ornamental trees
  - Shrubs, forbs, or ornamental grasses (not groundcovers or native grasses less than six (6) inches in height). Cacti shall be used sparingly as their root systems do less to filter water or build soil.
  - Living groundcovers or native grasses less than twelve (12) inches in height.
  - Plants that create habitat for birds and pollinators.
- Protecting existing trees on the site that are less than six (6) inches DBH.
- Utilizing structural soils to provide additional soil volume for trees in urbanized landscapes, beyond the minimum requirement.
- Restoration of disturbed areas (disturbed previously or during construction) to a naturally performing state after construction.
- Minimizing impervious cover:
  - Limiting the impervious cover on a site to below allowable maximums;
  - Removing existing on-site impervious cover and restore to natural conditions; or
  - Use of permeable pavement in place of typical impervious cover, such as in driveways, parking lots, walkways and patios.
- Installation of green stormwater infrastructure, such as bioretention planters, biofiltration planters or vegetated swales, capable of capturing and filtering at least the first inch of rainfall (as this is the most contaminated).
- Installation of a green roof.
- Reduction of potable water use for irrigation via alternative water sources (such as graywater systems).
- Other Innovative Approaches. Applicant may propose other innovative, regionally appropriate LID/GI elements. Will require applicant and review staff to agree on appropriate credit for the specific approach being proposed.
- Landscaped parking lot islands with canopy trees to provide shade and reduce heat islands.
- Bioretention planters integrated into parking lot designs for stormwater management.

10.407.5.4 Credit Table

The following table provides the point values assigned to each eligible landscaping element. These credits are used to calculate compliance with the landscaping requirements outlined in Section 10.405.5.

Table 306-1: Landscaping Credits

Landscape Element	**1 point per…**
New tree – canopy (20+ ft height at maturity)	1 tree planted
New tree – ornamental (<20 ft height at maturity)	2 trees planted
ative shrubs, forbs or ornamental grasses (new or preserved)	10 shrubs planted or preserved
Native groundcovers or turf areas (new or preserved)	150 SF of area at 60% plant cover

Habitat plant species planting area (new or preserved)	100 SF of area at 30% plant cover
Preservation of an existing Protected Tree	0.5 trees
Use of structural soils	300 cubic feet of additional soil volume provided
Restoration of areas disturbed by construction	100 SF of area restored
Reduction in impervious cover allowed	500 SF of impervious cover reduced
Removal of existing impervious cover	300 SF of impervious cover removed
Use of pervious paving	200 SF of pervious paving used in place of typical impervious cover
Installation of Green Stormwater Infrastructure	75 SF of GSI
Green roof, intensive (12"+ media depth)	300 SF of area at 50% plant cover
Green roof, extensive (<12" media depth)	500 SF of area at 50% plant cover
Alternative water sources for irrigation	500 SF of area utilizing alternative water source for irrigation (can apply to planting areas required by other sections of code).
Landscape islands with canopy trees	1 island with at least 1 canopy tree planted and a minimum area of 150 SF
Bioretention planters integrated into parking lot	75 SF of bioretention planter area

10.407.5.4.1 Calculating Points

Points will be earned for each landscaping element listed in Table 306-1 based on the corresponding credit values.

10.407.5.4.2 Exceeding Minimum Points

Projects exceeding the minimum required points may reduce the required landscape area in Section 10.306.5.2 by five hundred (500) square feet for every five points earned above the minimum, up to a maximum reduction of two thousand five hundred (2,500) square feet.

10.407.5.5 Street Trees

10.407.5.5.1 Placement

Street trees are encouraged along new and reconstructed streets to enhance pedestrian comfort and improve the urban canopy.

Trees should be placed on the private property side of the sidewalk within a designated planting strip or right-of-way to maximize shade while minimizing conflicts with utilities and infrastructure.

10.407.5.5.2 Species and Canopy Considerations

Trees shall be selected from an approved list of drought-tolerant, non- invasive, and regionally appropriate species.

Large canopy trees are preferred where feasible, except where overhead utility conflicts require smaller ornamental species.

10.407.5.5.3 Utility Coordination and Infrastructure Protection

Where street trees are installed, they shall be located at least five (5) feet from underground wet utilities and four (4) feet from electric and gas lines.

To prevent conflicts with streetlights and electric transformers, the following minimum clearances should be maintained:
Canopy trees: 10 feet
Ornamental trees: 8 feet
For locations near overhead power lines, recommended minimum clearances are:
Canopy trees: 30 feet
Ornamental trees: 20 feet
Root barriers shall be installed when trees are planted within five (5) feet of sidewalks or curbs to prevent pavement displacement.

10.407.5.5.4 Maintenance and Replacement
Where street trees are planted, adjacent property owners, Property Owner Association, Homeowner Association, developments shall maintain the trees, including pruning and watering as needed.
If a tree dies or becomes hazardous, property owners, property owners association, homeowner association, or developer shall replace with an equivalent species within 90 calendar days.

10.407.6 Plant Materials, maintenance and replacement
10.407.6.1 Plant ~~materials~~ List
~~Plant choice must consider the Central Texas climate and site conditions.~~ Plants to meet the requirements of this Section shall be selected from the medium or low water use plants on the Texas Superstar Plants found at https://texassuperstar.com/texas-superstar-plants

~~10.407.6.2 Native tall trees~~
~~Native and adapted tall trees that can be planted or used to meet landscaping requirements include the following:~~
~~American Beech (Fagus grandifolia)~~
~~Anaqua (Ehretia anacua)~~
~~Autumn Blaze Maple (Acer freemanii)~~
~~Bald Cypress (Taxodium distichum var. distichum)~~
~~Bigtooth Maple (Acer grandidentatum)~~
~~Black Walnut (Juglans nigra)~~
~~Blackjack Oak (Quercus marilandica)~~
~~Bur Oak (Quercus macrocarpa)~~
~~Carpathian English Walnut (Juglans regia 'Carpathian')~~
~~Cedar Elm (female only) (Ulmus crassifolia)~~
~~Chinquapin Oak (Quercus muhlenbergii)~~
~~Durand Oak (Quercus sinuate)~~
~~Escarpment Live Oak (Quercus fusiformis)~~
~~Goldenraintree (Koelreuteria paniculata)~~
~~Holly Oak (Quercus ilex)~~
~~Kentucky Coffee Tree (Gymnocladus dioica)~~
~~Lacebark Elm (female only) (Ulmus parvifolia)~~
~~Longleaf Pine (Pinus palustris)~~
~~Magnolia (Magnolia grandiflora)~~
~~Monterey Oak (Quercus polymorpha)~~
~~Montezuma Cypress (Taxodium mucronatum)~~
~~Northern Catalpa (Catalpa speciosa)~~
~~Overcup Oak (Quercus lyrata)~~

Pecan (Carya illinoiensis)
Red Maple (female only) (Acer rubrum)
Red Oak (Quercus lobatae)
Sawtooth Oak (Quercus acutissima)
Scarlet Oak (Quercus coccinea)
Shumard Oak (Quercus shumardii)
Southern Live Oak (Quercus virginiana)
Southern Magnolia (Magnolia grandiflora)
Sugar Maple (Acer saccharum)
Sweetgum (Liquidambar styraciflua)
Texas Ash (female only) (Fraxinus texensis)
Texas Red Oak (Quercus texana)
Western Soapberry (Sapindus drummondii)
White Oak (Quercus alba)
Winged Elm (female only) (Ulmus alata)
Yellow Buckeye (Aesculus pavia var. flavescens)
Yellow Popular (Liriodendron tulipifera)

Established deciduous and semi-deciduous (not coniferous or palm) canopy trees at least 30 ft. tall with a trunk of at least 4 in. caliper of other species, that are not on the nuisance tree list.

10.407.6.3 Native short trees

Native and adapted short trees that can be planted or used to meet landscaping requirements include the following:

American Smoke Tree (Cotinus obovatus)
Anacacho Orchid Tree (Bauhinia lunarioides)
Big Tooth Maple (Acer grandidentatum)
Blackhaw Viburnum (Viburnum prunifolium)
Carolina Buckthorn (Frangula caroliniana)
Cherry Laurel (Prunus caroliniana)
Chitalpa (Chitalpa)
Crape Myrtle (Lagerstroemia indica)
Desert Willow (Chilopsis linearis)
Downy Serviceberry (Amelanchier arborea)
Eastern Redbud (Cercis canadensis)
Eve's Necklace (Styphnolobium affine)
Evergreen Sumac (Rhus virens)
Goldenball Lead Tree (Leucaena retusa)
Kidneywood (Eysenhardtia texana)
Lacey Oak (Quercus laceyi)
Mexican Buckeye (Ungnadia speciosa)
Mexican Plum (Prunus Mexicana)
Mexican Poinciana (Caesalpinia mexicana)
Mexican Redbud (Cercis canadensis var. Mexicana)
Mountain Laurel (Calia secundiflora)
Possumhaw Holly (Aquifoliaceae Ilex decidua)
Red Buckeye (Aesculus pavia)
Rough Leaf Dogwood (Cornaceae Cornus drummondii)
Rusty Blackhaw Viburnum (Viburnum rufidulum)
Saucer Magnolia (Magnolia x soulangiana)
Smokeberry (Cotinus coggygria)
Soapberry (Sapindus drummondii)

Spicebush (Lauraceae Lindera benzoin)
Sweetbay Magnolia (Magnolia virginiana)
Texas Madrone (Arbutus xalapensis)
Texas Mountain Laurel (Sophora secundiflora)
Texas Persimmon (Diospyros texana)
Texas Pistachio (Pistacia texana)
Texas Redbud(Cercis canadensis var. texensis)
Western Soapberry (Sapindus drummondii)
Yaupon Holly (Ilex vomitoria)

Established deciduous and semi-deciduous trees 10 ft. - <30 ft. tall with a trunk of at least 3 in. caliper of other species, that are not on the nuisance tree list.

10.407.6.4 Native shrubs

Recommended native and adapted shrubs that can be planted or used to meet landscaping requirements include the following:

Abelia (Abelia)
AgaritaMahonia trifoliolata)
Agave (Agavaceae)
American Beautyberry (Callicarpa Americana)
American Hazelnut (Corylus americana)
Azalea (any) (Azalea x kosteranum)
Bamboo Muhly (Muhlenbergia dumosa)
Barbados Cherry (Malpighia glabra)
Beautybush (Kolkwitzia amabilis)
Big Muhly (Muhlenbergia lindheimeri)
Black Dalea (Dalea frutescens)
Boxwood (Schaefferia)
Burford Holly (Ilex cornuta 'Burfordii')
Bush Germander (Teucrium fruticans)
Butterfly Bush (Buddleja davidii, Buddleja marrubiifolia)
Caellia (Camellia)
Cenizo/Texas Sage (Leucophyllum frutescens)
Coralberry (Symhoricarpos orbiculatus)
Cotoneaster (Cotoneaste)
Deer Muhly (Muhlenbergia rigens)
Dwarf Chinese Holly (Ilex cornuta Rotunda)
Elaeagnus (Elaeagnus pungens)
Flame Acanthus (Anisacanthus quadrifidus)
Flowering Senna (Senna corymbosa)
Forsythia (Forsythia x intermedia)
Fragrant Mimosa (Mimosa borealis)
Fragrant Sumac (Rhus aromatica)
Germander (Teucrium fruticans)
Gray Dogwood (Cornus racemosa)
Gulf Muhly (Muhlenbergia capillaris)
Hydrangea (any) (Hydrangea)
Inland Sea Oats (Chasmanthium latifolium)
Japanese Barberry (Berberis thunbergii)
Mexican Feather Grass (Nassella tenuissima)
Mock Orange (Philadelphus coronarius)
Mountain Sage (Salvia regal)

~~Nandina (Nandina domestica compacta)~~
~~Primrose Jasmine (Jasminum mesnyi)~~
~~Rhododendron (any) (Rhododendron)~~
~~Rose of Sharon (Hibiscus syriacus)~~
~~Sage (Salvia)~~
~~Sideoats Grama (Bouteloua curtipendula)~~
~~Silky Dogwood (Cornus amomum)~~
~~Skull Cap (Leguminosae Scutellaris)~~
~~Sweet Mockorange (Philadelphus coronarius)~~
~~Texas Dwarf Palmetto (Sabal minor)~~
~~Texas Lantana (Lantana horrida)~~
~~Texas Sage (Leucophyllum frutescens)~~
~~Texas Sotol (Dasylirion texanum)~~
~~Turk's Cap (Malvaviscus arboretus)~~
~~Upright Rosemary (Rosmarinus officinalis)~~
~~Viburnum (all) (Viburnum)~~
~~Witch Hazel (Hamamelidaceae Hamamelis virginiana)~~
~~Wooly Butterfly Bush (Buddleia marrubiifolia)~~
~~Yellow Bells (Tecoma stans)~~
~~Yucca (Yucca)~~

10.407.6.2 Low Water Use Plantings

Low water use plantings are required to promote water conservation and reduce operational maintenance costs. The use of low water use plants and hardscaping features shall comply with the following:

To maximize water efficiency, plants with low water needs shall be grouped together and not mixed with those requiring higher water usage. This strategic placement minimizes irrigation needs and promotes plant health.

The use of mulch is encouraged throughout the landscaped area. Mulch helps conserve soil moisture, reduce weed growth, prevent soil compaction, and regulate soil temperatures.

Hardscaping features such as gravel, permeable paving, decorative rock, and low-water-use pathways are encouraged as part of the landscape design. These elements reduce the overall water demand and enhance the landscape's aesthetic appeal. Permeable materials shall be used to the maximum extent practicable to support stormwater infiltration and reduce runoff.

10.407.6.3 Plant Species that Reduce Pesticide and Fertilizer Use

Plant species shall be selected that minimize the need for pesticides and fertilizers.

10.407.6.4 Reduce Outdoor Water Use

Seventy-five percent (75%) of landscape areas shall be designed so as not to require permanent irrigation systems. This does not apply to:

Water used during establishment period

Water used to irrigate food production gardens

Water used as required by local regulations in fire-prone areas for fire suppression systems

Water used for athletic fields (if vegetated)

If turfgrasses are to be used, they shall be regionally appropriate and minimize post-establishment requirements for irrigation

Improve water-retention capacity of soil by increasing organic matter (e.g., adding

compost)

10.407.6.5 Nuisance and Prohibited plants

~~Nuisance plants include the following.~~ Nuisance and prohibited species plants cannot be planted or used to meet the City's landscaping requirements and are not protected by tree preservation~~, replacement, protection and removal standards~~ regulations.

Nuisance may not be planted or used to meet the City's landscaping requirements and are not protected by tree preservation.

All plants listed in Texas Administrative Code Section 19.300 (Noxious and Invasive Plant List), and listed as Invasive and Noxious Weeds by the USDA Natural Resources Conservation Service, are also considered nuisance plants. Other plants may be prohibited at the discretion of Development Services staff on a case-by-case basis.

~~10.407.6.5.1 Trees~~

~~American Sweetgum (Liquidambar styraciflua)~~
~~Arizona Ash (Fraxinus velutin)~~
~~Bois d'arc (Maclura pomifera)~~
~~Boxelder Maple (Acer negundo)~~
~~Bradford Pear (Pyrus calleryana bradfordii)~~
~~Brazilian Pepper (Schinus terebinthifolius)~~
~~Cedar (all) (Cedrus)~~
~~Chinaberry (Melia azedarach)~~
~~Chinese Parasol Tree (Firmiana simplex)~~
~~Chinese Pistache (Pistacia chinensis)~~
~~Chinese Tallow (Sapium sebiferum)~~
~~Cottonwood (outside riparian areas) (Populusdeltoides)~~
~~Elephant Ear (Alocasia spp., Colocasia spp.)~~
~~Eucalyptus (all) (Eucalyptus)~~
~~Euonymus (all) (Euonymus)~~
~~Hackberry (Celtis occidentalis)~~
~~Honey Locust (Gleditsia triacanthos)~~
~~Honeysuckle (all) (Lonicera)~~
~~Japanese Zelkova (Zelkova serrata)~~
~~Juniper (males) (Juniperus)~~
~~Leland Cypress (Cupressocyparis leylandii)~~
~~Lombardy Poplar (Populus nigra)~~
~~Mesquite (Prosopis glandulosa)~~
~~Mimosa, Silk Tree (Albizzia julibrissin)~~
~~Monkey Puzzle (Araucaria araucana)~~
~~Mulberry (all) (Morus)~~
~~Olive (Olea, Elenganus)~~
~~Paulownia (Paulownia tomentosa)~~
~~Red-Tipped Photinia (Photinia x fraseri)~~
~~Silver Maple (Acer saccharinum)~~
~~Sycamore (Platanus occidentalis)~~
~~Tree of Heaven (Ailanthus altissima)~~
~~Vitex (Vitex agnus-castus)~~

~~10.407.6.5.2 Shrubs~~

~~Chinese Photinia (Photinia spp.)~~
~~Common Privet (Ligustrum sinense, L. vulgare)~~

~~Japanese Ligustrum (Ligustrum lucidum)~~
~~Nandina (berrying varieties) (Nandina domestica)~~
~~Photinia (all) (Photinia)~~
~~Pyracantha, Firethorn (Pyracantha spp.)~~
~~Russian Olive (Elaeagnus angustifolia)~~
~~Wax Leaf Ligustrum (Ligustrum japonicum)~~

~~10.407.6.5.3 Vines~~
~~Cat's Claw Vine (Macfadyena unguis-cati)~~
~~English Ivy (Hedera helix)~~
~~Japanese Honeysuckle (Lonicera japonica)~~
~~Kudzu (Pueraria lobata)~~
~~Poison Ivy (Toxicodendron radicans)~~
~~Vinca (Vinca major, V. Minor)~~
~~Wisteria (non-native) (Wisteria sinensis, W. floribunda)~~

~~10.407.6.5.4 Other~~
~~Eurasian Watermilfoil (Myriophyllum spicatum)~~
~~Giant Cane (Arundo donax)~~
~~Holly Fern (Cyrtomium falcatum)~~
~~Hydrillia (Hydrilla verticillata)~~
~~Johnson Grass (Sorghum halepense)~~
~~Running Bamboo (Phyllostachys aurea)~~
~~Water Hyacinth (Eichhornia crassipes)~~

~~All plants listed in Texas Administrative Code Section 19.300 (Noxious and Invasive Plant List), and listed as Invasive and Noxious Weeds by the USDA Natural Resources Conservation Service, are also considered nuisance plants. Other plants may be prohibited at the discretion of Development Services staff on a case-by-case basis.~~

10.407.6.6 Xeriscaping
Xeriscaping is strongly encouraged for water conservation. Xeriscaping consists of areas planted with drought-tolerant plants, shrubs and groundcover.

10.407.6.7 Turf and drainage
St. Augustine, Centipede and Bermuda turf are prohibited in areas that drain directly to an adjacent lake, creek, or conservation easement, to prevent fertilizer runoff.

10.407.6.8 Planting beds
Shrub and ground cover planting beds must be separated from turf grass with edging, and must have open surface areas covered with mulch.

10.407.6.9 Topsoil
To the maximum extent practicable, topsoil removed during construction activity ~~must~~ shall be conserved for later use on areas requiring re- vegetation and landscaping~~, to the maximum extent practicable~~.

10.407.6.10 Plant quality
Landscape plants ~~must~~ shall be free of defects, and of normal health, height, leaf density and ~~spread~~ size appropriate to the species, as defined by American Association of Nurserymen standards.

10.407.6.11 Installation and Bond

Landscaping ~~must~~ shall be installed using sound horticultural practices, in a way that encourages quick establishment and healthy growth. Landscaping in each phase must either be installed or the installation must be secured with ~~a letter of credit,~~ escrow or performance bond for ~~150%~~ one hundred fifty percent (150%) of landscaping value before a certificate of occupancy for any building in a phase is issued.

10.407.6.12 Maintenance

All landscape elements including trees and vegetation, irrigation systems, fences, walls and paving ~~and other landscape elements~~ are considered elements of the project in the same way as structures, parking, ~~building materials and other site details~~ stormwater infrastructure, and other site elements. The applicant, landowner or successors ~~must~~ shall be jointly and severally responsible for regular maintenance of all landscaping elements in good condition. Landscaping ~~must~~ shall be maintained free from disease, pests, weeds and litter.

10.407.6.13 Replacement

Landscape elements that are removed or dead ~~must be promptly replaced~~ shall be replaced within thirty (30) days.

10.407.6.14 Edging

Edging shall be used to contain and separate lawn areas and landscape areas.

10.407.7 Irrigation

The purpose and intent of this section is to ensure that all applicable landscape plantings are sufficiently watered until established and maintain health, vigor, and coverage.

10.407.7.1 Automatic irrigation required

~~All plants on newly developed parcels, except those developed for single household and two household dwellings, must be irrigated,~~ All parcels proposing development or redevelopment after the effective date of this UDC are required to provide irrigation in accordance with this section with these exceptions:

Single-family and Two-family Residential;

Undisturbed natural areas or existing trees and vegetation;

Low Water Use Plantings areas established for at least two (2) years that do not require supplemental water;

~~Plants that do not require irrigation for establishment.~~

~~Mature xeriscape areas, with established plants that do not require irrigation for survival.~~

Trees established for ~~two years or more~~ at least two (2) years.

When irrigation is necessary, systems shall be designed and installed to:

Deliver water efficiently, such as the use of drip or low-flow emitters that target the root zones of plantings

Include climate-based controllers that prevent unnecessary watering

Have trees, shrubs, and ground cover irrigated in separate hydrozones that can be discontinued by zone as plants become established

Irrigation shall not be placed in the public right of way without a formal agreement from the City

Irrigation systems shall be maintained to prevent water waste from misdirected or broken sprinklers or other system component.

10.407.7.2 Irrigation plan required

An irrigation plan ~~must be included in~~ shall be provided with the landscape plan for ~~site plan~~ review, if applicable.

10.407.8 Tree preservation and removal

The purpose of this section is to ensure effective administration of the tree preservation regulations.

The tree preservation regulations apply to all properties within the zoning jurisdiction, except:

All trees ten (10) inches or greater DBH shown in the Plant List are Protected Trees regardless of health.

10.407.8.1 Tree removal permits

10.407.8.1.1 Tree removal permit required

~~A clearing and tree removal permit is required for removal of trees with a DBH of at least 6 in. on an undeveloped or redevelopment site, or at least 2.5 in. on a developed non-residential site,~~ A tree removal permit is required for the proposed removal of a protected tree in both nonresidential and residential areas, regardless of health. No tree removal permit is required for a Nuisance Tree.

10.407.8.1.2 Permit fees

Permit fees are ~~set~~ determined by City Council. ~~No fee is imposed for permits to remove nuisance trees, or diseased, dangerous or dead trees.~~

10.407.8.2 ~~Tree preservation, removal and replacement: undeveloped and redevelopment sites~~ Healthy Protected Trees

A tree removal permit is required for the proposed removal of a protected tree. A tree survey showing the location, size, condition, and species of all protected trees on the subject property shall be provided. Tree surveys shall include as-built information for properties with existing development.

10.407.8.2.1 ~~Nuisance trees~~ Additional Criteria for Removal of Protected Trees

~~Nuisance trees may be removed from an undeveloped lot anytime. Replacement of nuisance trees is not required. No tree removal permit is needed for removing nuisance trees.~~ Protected Trees sixteen (16) inches or greater DBH may only be removed with a 2:1 inch basis of the total diameter inches removed as shown on an approved landscape plan.

The requirements of this section do not apply if:

The subject tree is located within an existing or proposed easement for required stormwater, water, wastewater, or electric utility infrastructure and the Director of Development Services determines redesign of the proposed easement or utility alignment is infeasible.

The subject tree is located within two (2) feet of an existing building.

If the subject tree is determined to be Dead, Diseased, or Imminently Hazardous by a State of Texas certified arborist.

10.407.8.2.2 ~~Diseased, dangerous and dead trees~~ Transplanting of a Protected Tree

~~Diseased, dangerous and dead trees of all species may be removed from an undeveloped lot anytime. Replacement of removed diseased, dangerous and dead trees is not required. No tree removal permit is needed for removing nuisance trees.~~ Protected Trees may be

transplanted to a suitable location on the same property, as approved by the Development Services Department. To qualify, a tree transplanting company approved in writing by the Department, shall be used and fiscal surety shall be filed with the City to guarantee a two-year monitoring and maintenance program for the transplanted trees. The property owner/manager shall submit quarterly statements that demonstrate compliance with the required tree monitoring and maintenance provided by an approved tree care service. If compliance is not demonstrated, the surety will be used by the City provide the required monitoring and maintenance. Monitoring shall include soil moisture analysis, fertilization, pest and disease management, soil amendments, and any other service deemed necessary by the Director or the tree care service. This surety shall remain in place until the end of the two- year period.

10.407.8.2.3 ~~Healthy protected trees (native tall and small trees)~~ Mitigation for Removal

~~Healthy protected trees on a vacant parcel or redevelopment site may only be removed when the parcel is developed or redeveloped. A tree inventory and survey, showing the location, size, species and condition of existing protected trees on a lot, must be submitted and approved with a preliminary subdivision, site plan or building permit for a development, whichever comes first.~~

~~Site features must be designed to minimize disturbance to protected trees. Tree wells or cut areas may be used to preserve the original grade around the tree.~~

~~At least 50% of the total number of healthy protected trees must remain or be relocated on the site, with remaining trees being the largest and healthiest on the site. Gross DBH loss of protected trees to be removed must be replaced 1:1. Replacement trees must be planted either on the development site or elsewhere in the city, in areas approved by Development Services staff. Replacement trees must have a DBH of at least 2.5 in.~~

~~A protected tree may be designated for removal if it meets one of the following criteria:~~

~~It is in an existing or proposed easement or stormwater management system and cannot be saved.~~

~~It is placed where it will create a safety or health hazard, or a nuisance to existing or proposed structures or vehicle or pedestrian routes.~~

~~It is placed where it interferes with the installation, delivery, or maintenance of existing utility services to the site.~~

Inches removed from a site shall be mitigated at a 2:1 inch basis of the total diameter inches of Protected Trees removed, measured at DBH.

Mitigation requirements do not apply to a Protected Tree that is already dead, dying or fatally diseased prior to starting a project. The property owner shall submit a report from an ISA certified arborist making such determination in writing, providing technical documentation for the determination. The Director may perform a site inspection to verify the accuracy of the determination.

Replacement of Removed Trees

Replacement inches shall be planted on the subject property or as approved by City Council.

Canopy trees and ornamental trees shall have a truck caliper of at least two (2) inches at time of planting.

10.407.8.2.4 Maintenance and Care

Replacement trees shall be maintained in good condition in accordance with the provisions of this Section.

10.407.8.2.5 Unauthorized Removal

Any unauthorized removal of a protected tree shall be mitigated for at a rate of 2:1 (two (2) inches mitigated for every one (1) inch removed) and double fees for any required permits to remedy the unauthorized removal.

~~10.407.8.3 Tree preservation, removal and replacement: developed lots~~

~~10.407.8.3.1 Nuisance trees~~

~~Nuisance trees may be removed from a developed lot anytime. Replacement of nuisance trees is not required, unless the number of trees falls below the minimum required for the site. No tree removal permit is needed for removing nuisance trees.~~

~~10.407.8.3.2 Diseased, dangerous and dead trees~~

~~Diseased, dangerous and dead trees of all non-nuisance species may be removed from a developed lot anytime. The gross DBH loss of trees to be removed must be replaced 1:1 (1 in. replaced for every 1 in. lost) once replacement trees reach maturity. Replacement trees must be planted either on the development site or elsewhere in the city, in areas approved by Development Services staff.~~

~~Replacement trees must have a DBH of at least 2.5 in. No tree removal permit is needed for removing diseased, dangerous or dead trees.~~

~~10.407.8.3.3 Healthy protected trees (native tall and small trees)~~

~~Healthy native tall and small trees with a DBH of 2.5 in. or more that cannot be considered diseased, dangerous or dead may be removed if the gross DBH loss is replaced 1:1 (1 in. replaced for every 1 in. lost).~~

~~10.407.8.3.4 Tree removal and replacement: signs~~

~~Signs are considered nonconforming uses that should eventually be removed; trees are living things that are far more difficult to replace. Healthy trees of all species and sizes, including species defined as nuisance trees, cannot be removed with the intent of increasing the visibility of an existing sign.~~

10.407.8.3 Critical Root Zone Preservation

The full root system of a tree may extend significantly beyond the dripline but the Critical Root Zone (CRZ) is of critical importance to the health and longevity of a tree. Excavation, open trenching, placement of fill, storage or staging of equipment, spoils, or materials may not occur within this zone.

10.407.8.3.1 Critical Root Zone Preservation

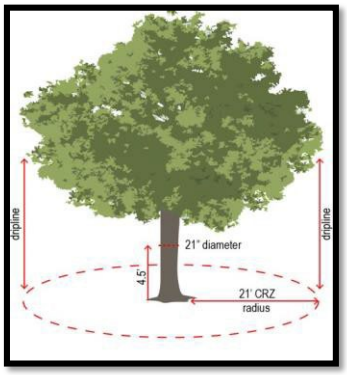
10.407.8.3.1.1 The CRZ is generally represented as a circle around the center of the tree trunk where the radius of the circle is a numerical value of feet proportional to the diameter in inches of the tree generally measured at four and a half (4.5) feet from average grade. The Half CRZ is a smaller circle within the CRZ with a radius half that of the CRZ. The Quarter CRZ is a circle within the Half CRZ with a radius one-quarter that of the CRZ.

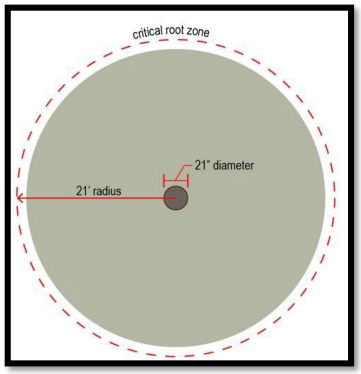
The entirety of the Quarter CRZ shall be preserved at natural grade.

Up to two (2) inches of cut are allowed within the Half CRZ.

Up to four (4) inches of cut are allowed within the remainder of the Outer CRZ to the dripline.

Figure 306.10-1: Critical Root Zone





10.407.8.3.1.2 Modified Critical Root Zone

Root systems grow in response to site conditions and constraints and may not be accurately represented by the typical centered and equidistant method described above. The Director of Development Services may determine a Modified CRZ is more appropriately representative of the root system of a tree provided it is proportional.

10.407.8.3.1.3 Grade and Slope

Finished grade of soil in the CRZ shall slope away from the trunk at least 1 percent slope to ensure positive drainage and prevent water from pooling near trunks.

10.407.8.3.1.4 Development in CRZ

No building construction is permitted within the CRZ for any tree being preserved.
No permanent development of any kind is permitted within the Half CRZ.
Development is permitted within a maximum of fifty percent (50%) of the Outer CRZ. Only permeable flatwork without compaction, soil removal for grading, decking, or similar construction, is allowed and shall not affect the branching of the tree.

~~10.407.8.5 Tree replacement conditions~~

~~10.407.8.5.1 Replacement plant types~~

~~Replacement trees must be a combination of native tall and short trees that keeps or brings the site in conformance with minimum required landscaping standards.~~

~~10.407.8.5.2 Replacement trees~~

~~Replacement trees must be placed on site, or in areas approved by Development Services staff as a condition of the tree removal permit.~~

~~10.407.8.5.3 Landscape requirements~~

~~Existing and replacement trees may be used to meet landscape requirements. After tree removal and replacement, the number and placement of trees on a parcel must continue to conform to landscaping requirements.~~

~~10.407.8.5.4 Fee instead of replacement~~

~~A fee equal to replacement tree and planting costs may be paid a fund for tree planting on public property, instead of tree replacement. Fee equivalents cannot be used as a waiver from minimum planting requirements for a site.~~

~~10.407.8.5.5 Maintenance~~

~~Replacement trees must be maintained in good condition for one year after planting. In that year, the property owner must guarantee survival.~~

~~10.407.8.5.6 Unauthorized removal~~

~~The gross DBH loss of trees that are removed in violation of this section by the property owner, developer or any party acting on their behalf must be replaced 2:1 (2 in. replaced for every 1 in. lost) with native tall trees. For illegal vegetation clearance to increase the visibility of signs, replacement native tall trees must be planted in the cleared area, with 1 in. DBH for every 10 sq. ft. cleared.~~

10.407.9 Tree protection during construction

10.407.9.1 Tree protection zone

~~During construction, perimeter fencing must be erected around protected trees, at least 6 ft. from the trunk or one-half of the drip line, whichever is more. Large parcels with protected trees and separated from construction or land clearing areas, street rights-of-way and utility easements may be "ribboned off," by placing post stakes at least 50 ft. apart and tying ribbon or rope from stake to stake along the perimeter. Storage or movement of equipment, material, debris or fill in the tree protection zone is prohibited~~ Tree protection shall be provided around protected trees and natural areas designated for preservation and prevent access throughout duration of construction.

10.407.9.2 Storage near trees

During construction, equipment cleaning or storage or disposal or waste material such as paints, oils, solvents, asphalt, concrete, motor oil or other material harmful to trees cannot be placed in the drip line of protected trees or group of trees.

10.407.9.3 Attachment to trees

Damaging attachments, wires, signs or permits cannot be fastened to protected trees.

10.407.9.4 Trenching

Trenches or footings must be at least 8 ft. from trunk bases. In the drip line of protected trees, no cut or fill may be at least 4 in. deep unless a qualified arborist or forester evaluates and approves the disturbance. When trenching for utilities, tunneling under large diameter roots is required to prevent root damage. The developer is responsible for coordination with utility companies when trenching near protected trees.

10.407.9.5 Root preservation

During grading, roots at least 1 in. in must be cut off cleanly with a handsaw about 12 in. behind the line of excavation. If roots at least 3 in. in diameter are encountered in the excavation zone, the root cannot be cut. The job will be stopped in this area, and the arborist must inspect the root. If the root is where a footing will be placed, an alternative footing that bridges the roots with pilings and grade beams must be used. Exposed roots must be protected with moist backfill soil.

10.407.9.6 Grades

Raising the grade around tree trunks is prohibited. This causes trunk rotting, and serious damage or death to the tree. Finished grades must slope away from trunks to avoid water concentrated at tree bases.

10.407.9.7 Low hanging limbs

Low hanging limbs of protected trees cannot be pruned before grading or equipment mobilization on the site. Perimeter fencing must be placed to avoid tearing limbs by heavy equipment. Limbs that must be removed will require authorization by Development Services staff.

10.407.10 Required site furniture

A parcel with a non-residential and a non-industrial use must have the following furniture. Furniture must be functional. All amenities shall be owned, operated and maintained by the private property owner.

Sidewalks along a street or internal drive: (choose any 2 of the following) 1 bench, 1 trash can, 1 bike rack, or 1 masonry planter per 100 ft. linear sidewalk.

Internal walkways: (choose any 2 of the following) 1 bench, 1 trash can, 1 bike rack, or 1 masonry planter per 100 ft. linear walkway.

Plazas: 1 bench per 50 sq. ft. and 1 trash can per 100 sq. ft. plaza area.

Colonnades, loggias: 1 bench and 1 trash can per 50 ft.

Bus stops: 2 benches and 1 trash can per stop.

10.408 Fences and walls

10.408.1 Intent

Fence ~~design requirements are intended to ensure that fences complement the built environment, contribute to the overall atmosphere of Hutto as a friendly, inviting city, while functioning effectively at their intended task, and~~ and wall standards are established to:

~~To protect people, property and animals.~~

~~To delineate property boundaries with secure and attractive structures and plantings.~~

~~To ensure and require adequate maintenance and the upgrading of fencing to current material standards as upgrading occurs.~~

~~To support community design goals by establishing standards appropriate to various land uses.~~

~~To avoid poorly-maintained "fence canyons" through the city.~~

~~To provide relief from noise generated by traffic and externalities of commercial and industrial uses~~

Enhance safety of people, property, and animals;

Enhance the quality and appearance of the City;

Provide attractive screening and buffering;

Delineate public and private space.

Unless otherwise specified, fences and walls are not required but all proposed fences and walls shall comply with this section.

10.408.2 Applicability

~~This section applies in the following areas.~~

~~City of Hutto conventional zoned areas~~	~~City of Hutto FBC Form Based Code zoning district~~	~~City of Hutto OT Old Town zoning district~~	~~Hutto extraterritorial jurisdiction (ETJ)~~
~~Yes~~	~~Only as described by Section 10.502 and use requirements of Chapter 3~~	~~Only as described by Section 10.503 and use requirements of Chapter 3~~	~~No~~

This section applies in conventional zoned areas. This section applies in FBC zoning districts as described in Sections 10.301 and 10.502. This section applies in OT zoning districts as described in Sections 10.301 and 10.503. This section does not apply in the ETJ.

10.408.3 General standards

A fence or wall may not be placed in a right-of-way.

Fences and walls shall comply with all setback requirements specific to the zoning district and shall not obstruct sight lines at intersections, driveways, or pedestrian pathways.

A fence or wall may be freestanding or attached to a structure.

Fence support posts may not be angled or non-vertical.

Fencing and walls shall be maintained in good structural and aesthetic condition in accordance with this section.

Fencing and walls shall be responsive to and consistent with the primary structures on a site using materials, finishes, and detailing that match or are compatible with materials used on structures.

~~10.408.3.1 Placement~~

~~10.408.3.1.1 Public right-of-way~~

~~Fences and walls cannot be placed in the public right-of-way.~~

~~10.408.3.1.2 Tree preservation~~

~~Fences must be placed where they will not threaten significant vegetation.~~

10.408.3.~~3~~1 Maintenance

~~10.408.3.3.1 General maintenance~~

Fences, living plant screening and adjacent landscaping ~~must~~ shall be maintained by their owners in good structural condition and repair. This includes general maintenance, painting and staining, and the replacement of broken, warped or missing portions with materials or equal or better quality that are consistent in design.

Fences, walls and hedges ~~must~~ shall be vertically aligned and maintained upright; and in good structural or living condition. Angled or non-vertical fence support posts are prohibited.

~~10.408.3.3.2 Development perimeter walls~~

~~Individual property owners cannot alter development perimeter walls that are owned or controlled by a property owner's association.~~

10.408.3.2 Materials

10.408.3.2.1 Finished side out

Fences with an unfinished or rough side and a finished or smooth side ~~must~~ shall be placed so the finished or smooth side faces out.

10.408.3.2.2 Prohibited materials

Materials not originally intended for use in constructing a fence are prohibited as fencing and screening materials. Examples of prohibited materials include plywood, particleboard, corrugated metal sheets (not incorporated into a frame), railroad ties, tires, door panels, and other makeshift materials.

10.408.3.2.3 Barbed wire and electric fences

Electrically charged, barbed wire and razor wire fences are prohibited. Exceptions are fences used to enclose livestock on farms, serve a public or quasi-public institution for public safety or security purposes, and temporarily securing construction vehicles and materials on a construction site.

~~10.408.3.2.4 Columns~~

~~Columns, pilasters, piers, finials and posts may be no more than 6 in. taller than the fence it joins.~~

~~10.408.3.4 Landscaping~~

~~Landscaping at a fence or wall may be required per landscape requirements in Section 10.407.~~

10.408.4 ~~Permitted fences, walls and hedges~~ Height and Linear Transparency Requirements

~~The following fence, wall and hedge types are permitted and optional~~ The following table is tailored to address the unique needs of different land uses.

~~Permitted fence Area / purpose~~	~~Height~~	~~Linear transparency~~	~~Acceptable types/materials~~
~~Agricultural use~~	~~no more than 5 ft.~~	~~at least 50% along at least 50% of height, excluding columns; at least 75% along entire height in clear vision area~~	~~Wire (smooth, high tensile, woven, mesh, hog wire, cable rail) Chain link Pipe Ornamental (metal, plastic) Picket (wood, plastic) Ranch (wood, plastic) Masonry (stone, brick, similar materials) Shrubbery hedge~~
~~Residential front yard~~	~~no more than 3.5 ft. (42 in.)~~	~~at least 50% along at least 50% of height, excluding columns; at least 75% along entire height in clear vision area~~	~~Wood frame wire Ornamental (metal, plastic) Picket (wood, plastic) Ranch (wood, plastic) Masonry (stone, brick, similar materials) Shrubbery hedge~~
~~Residential side and rear yard~~	~~no more than 6.0 ft. (72")~~	~~at least 50% along at least 50% of height, excluding columns, when next to trails or parks; otherwise, may be solid~~	~~Wood frame wire Chain link (plastic coated; no slats. Ornamental (metal, plastic) Picket (wood, plastic) Ranch (wood, plastic) Privacy (wood, plastic) Masonry (stone, brick, similar materials) Shrubbery hedge~~
~~Tennis / basketball court~~	~~no more than 12 ft.~~	~~at least 75%~~	~~Ornamental (metal, plastic) Chain link (plastic coated only)~~
	~~Cannot substitute for other fence types when forming a boundary fence.~~		

Perimeter security fencing (LI/I districts only)	no more than 8 ft.	at least 75%, excluding columns in front yard; may be solid behind the building line	Ornamental (metal) Masonry (stone, brick, split face CMU, similar materials)
	Masonry must be used adjacent to outdoor storage areas.		
Temporary perimeter security fencing (construction sites only)	no more than 8 ft.	Any	Wire (smooth, high-tensile, woven, mesh, hog wire, cable rail) Ornamental (metal, plastic) Picket, lattice (wood, plastic) Ranch (wood, plastic) Privacy (wood, plastic) Chain link
	The fence must be removed when construction ends.		
Park, open space	no more than 4 ft. 5 ft. for dog park	at least 75%, excluding columns	Wood frame wire Ornamental (metal, plastic) Picket, lattice (wood, plastic) Ranch (wood, plastic) Masonry (stone, brick, decorative CMU, similar materials) Shrubbery hedge Chain link (plastic coated, for dog parks and athletic fields only)
	Outdoor storage area fencing requirements apply to equipment storage yards and similar areas.		
Parking area: non- residential and 3+ household residential development	no more than 3.5 ft. (42 in.)	at least 50% along at least 50% of height, excluding columns; at least 75% along entire height in clear vision area	Wood frame wire Ornamental (metal, plastic) Picket, lattice (wood, plastic) Ranch (wood, plastic) Bollard and chain Masonry (stone, brick, decorative CMU, similar materials) Shrubbery hedge
Retention and detention pond or basin	no more than 6 ft.	at least 75%, excluding columns	Ornamental (metal)

Photos of various fence types can be seen in the definitions Section10.202.2.

10.408.5 Required fences, walls and hedges

The following fence, wall and hedge types are required.

Required fence Area / purpose	Height	Linear transparency	Acceptable types/materials

Swimming pool	4 ft. – 6 ft.	at least 50%	Wood frame wire Ornamental (metal, plastic) Picket, lattice (wood, plastic) Chain link (but not at a public pool)
	Openings or gaps in the fence must be no more than 4 in. If the perimeter fencing on the lot meets these standards, an added fence surrounding the swimming pool is not required. Construction of fence must comply with ICC Building Code requirements, as adopted.		
Outdoor storage area	6 ft. – 8 ft.; may be taller if it screens tall objects	no more than 25%; must be solid when next to or visible from residential district or area	Privacy (plastic) Masonry (stone, brick, decorative CMU, similar materials)
	Should include the same materials, finishes and detailing as the host structure. Masonry (stone, brick, decorative CMU, similar materials) is required when the storage area is next to or visible from a residential district or area.		
Vehicle inventory area next to residential districts	6 ft. – 8 ft.	Must be solid	Masonry (stone, brick, decorative CMU, similar materials)
	Should include the same materials, finishes and detailing as the host structure.		
Residential development RV storage area	8 ft. – 10 ft.	Must be solid; gate may have transparency	Masonry (stone, brick, decorative CMU, similar materials)
	Must include the same materials, finishes and architectural detailing as the development perimeter wall; otherwise, must conform to development perimeter wall design standards.		
Dumpster and utility area	7 ft. – 8 ft.	Must be solid	Masonry (stone, brick, decorative CMU, similar materials)
	Must include the same materials, finishes and detailing as the host structure. Gates must be visually and structurally solid; must be metal. Dumpsters and compacters cannot be unscreened, unless they are used for a construction or demolition project on the site.		
Loading area wing wall	Up to the building parapet; height determined in site plan review	Must be solid	Masonry (stone, brick, decorative CMU, similar materials)
	Must include the same materials, finishes and detailing as the host		

	structure.		
Utility substation or facility	6 ft. - 12 ft., or sufficient to conceal the substation.	Must be solid	Masonry (stone, brick, decorative CMU, similar materials)
Development perimeter wall	6 ft. min. 8 ft. max. 4 ft. max. when adjacent to open space	Any	Ornamental (metal) Masonry (stone, brick, decorative CMU, similar materials) Ornamental metal must be used in areas adjacent to common open space to preserve public views. Precast concrete walls (h-post and single panel) may only be used to replace existing stockade fence-based perimeter walls. Existing stockade fence-based perimeter walls may also be replaced by fences conforming with existing perimeter fencing. If replacement fencing material is wood, masonry columns with a cross-section of at least 18 in. x 18 in. at no more than 50 ft. intervals, and at turning and end points are required. Also required for wood replacement fencing are stained and sealed pickets a minimum of 6 in. wide, metal poles staked at least 4 ft. into the ground by concrete, and top caps that match fencing in material.
	Required for residential subdivisions with more than one double frontage or corner lot, where the adjacent street at the rear or side of the lots is a		

	~~collector, minor~~ ~~arterial or major arterial street.~~ ~~Walls must include masonry columns with a cross-section of at least 18 in. x 18 in. at~~ ~~no more than 50 ft. intervals, and turning and end points.~~

~~Fencing may also be required under bufferyard requirements in Section 10.403.6.~~

Table 307-1: Fence Requirements

Fence Type	Height	Linear Transparency
Residential Front Yards	Maximum 3.5 feet	Minimum 50%
Residential Side and Rear Yards	Maximum 8 feet	N/A
Tennis / Basketball Courts	Maximum 12 feet	Minimum 75%
Industrial Perimeter Security Fencing	Maximum 8 feet	Minimum 75%
Temporary Perimeter Security Fencing	Maximum 8 feet	N/A
Outdoor Storage Area	Minimum 6 feet Maximum 8 feet or the height of the tallest object to be screened	Maximum 25%
Dumpster Enclosure	Maximum 8 feet or the height of the dumpster to be screened	N/A
Development Perimeter Wall	Minimum 6 feet Maximum 8 feet or 4 feet when adjacent to open space	N/A
Utility Substation or Facility	Minimum 6 feet Maximum 12 feet or sufficient to conceal the substation	N/A

Fence height is measured from the finished grade of the property.

10.408.6 Gated communities

Gated communities with public streets are prohibited.

10.409 Outdoor lighting

10.409.1 Intent

Poorly designed exterior lighting can adversely affect abutting properties and contribute to light pollution. Regulating exterior lighting can control its negative effects, while still allowing property owners and businesses to meet functional security and safety needs.

10.409.2 Applicability

~~This section applies in the following areas.~~

~~City of Hutto conventional zoned areas~~	~~City of Hutto FBC Form Based Code zoning district~~	~~City of Hutto OT Old Town zoning district~~	~~Hutto extraterritorial jurisdiction (ETJ)~~
~~Yes~~	~~Yes; except where in conflict with Section 10.502~~	~~Yes; except where in conflict with Section 10.503~~	~~No~~

This section applies in conventional zoned areas. This section applies in FBC zoning districts except where in conflict with Section 10.502. This section applies in OT zoning districts except where in conflict with Section 10.503. This section does not apply in the ETJ.

Except as described below, all outdoor lighting installed after the date of effect of this UDC shall comply with these requirements. This includes, but is not limited to, new lighting, replacement lighting or any other lighting whether attached to structures, poles, the earth, or any other location. The following exemptions apply:

Lighting within public or private right-of-way or easement for the principal purpose of illuminating streets or roads. Lighting that is removed or destroyed less than thirty percent (30%) of the total value of all lighting on a property.

Repairs to existing luminaires not exceeding twenty-five percent (25%) of total installed luminaires.

Temporary lighting for theatrical, filming on location, and performance areas with applicable City permits.

Underwater lighting in swimming pools and other water features.

Lighting that is only used under emergency conditions.

Low Voltage Landscape Lighting.

All lighting required by federal or state laws or regulations.

10.409.3 General standards

10.409.3.1 Display levels and light pollution

Lighting ~~must~~ shall be designed to minimize light pollution and spillage on adjacent properties.

Illumination at the property line ~~must~~ shall be no more than ~~5 lux~~ a half (0.5) footcandles ~~for non cut-off lights, and no more than 15 lux for cut-off lights. Streetlights are exempted~~.

~~Illumination spillover onto adjacent residential zoned properties must be no more than 5lux. Streetlights are excepted~~

Streetlights in public right-of-way shall be solar-powered wherever possible.

The allowable correlated color temperature of all lighting fixtures shall not exceed three thousand (3,000) Kelvins (K).

10.409.3.2 Shielding

Outdoor lighting ~~must~~ shall be shielded~~, except that at athletic fields~~. Shielding is achieved when light rays are not emitted above the horizontal plane of a fixture. ~~The cone of illumination must~~

~~be at least 30° downward from the horizontal plane.~~

Figure 308.3-1: Light Fixture Shielding

10.409.3.3 Illumination of background and foreground spaces

Background spaces such as parking lots ~~must~~ shall be illuminated as unobtrusively as possible to meet the functional needs of circulation, security and safety.

Foreground spaces, such as building entrances and plaza seating areas, ~~must~~ shall use proximate lighting that defines the space without glare.

~~10.409.3.4 Confusion with warning devices~~

~~Lighting devices that may be confused with warning, emergency or traffic signals are prohibited.~~

~~10.409.3.5 Lighting as advertising~~

~~Lighting cannot be used for advertising or attracting attention.~~

~~10.409.4 Permitted lighting~~

~~The following light sources are permitted:~~

~~Incandescent. Fluorescent. Warm white and natural lamps must be used to reduce detrimental effects.~~

~~Metal halide. Light must be filtered with a glass, acrylic or translucent enclosure of the light source.~~

~~High-pressure sodium. Must be color corrected.~~

~~Light-emitting diode. Warm white and natural lamps must be used to reduce detrimental effects.~~

~~Glass tubes filled with neon, argon, or krypton. Limited decorative lighting only.~~

~~Types of light sources must be consistent throughout a commercial center or master-planned development.~~

10.409.5 Prohibited lighting

The following light sources are prohibited:

Laser source light.

Strobe light.

Flashing, blinking, or variably intense light, intentional or resulting from a defect. Exceptions are:

Traditional holiday lighting not used to draw attention to a sign.

Flashing or blinking lights required by law.

Beacon or searchlight, including temporary display. Beacons are permitted on structures where the Federal Aviation Administration requires them.

Lighting devices that may be confused with warning, emergency or traffic signals are prohibited.

Lighting cannot be used for advertising or attracting attention.

10.409.6 Light poles

10.409.6.1 Maximum Height

~~Maximum light pole height is:~~

Parking areas: 20 ft.

Pedestrian areas and drive aisles: 16 ft.

Sports fields: 60 ft.

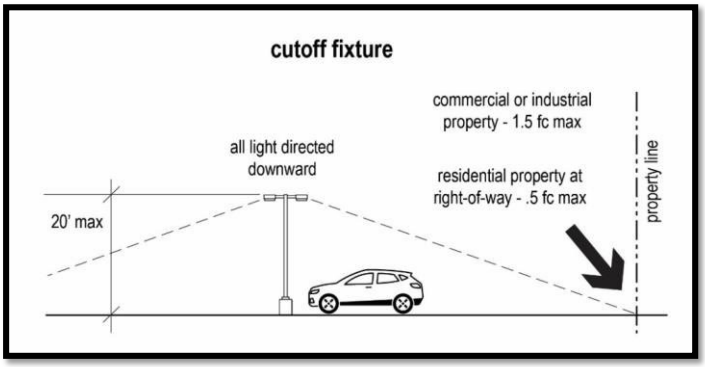
Temporary lighting at construction sites: 60 ft.

~~Street alley: 12 ft.~~

~~Street local and collector: 16 ft.~~

~~Street arterial: 24 ft.~~

Figure 308.5-1: Outdoor Lighting Shielding Illustration



10.409.6.2 Design

Light poles ~~should~~ shall have a base, middle and top.

Light pole design ~~must~~ shall be consistent with the style, character and period of architecture on the site.

Cobra head light poles are prohibited in residential areas and pedestrian-oriented commercial streets. Decorative cobra head street light poles may only be used on arterial streets, and streets in vehicle- oriented commercial and industrial areas. Where used, cobra head street light poles ~~must~~ shall incorporate a supplemental non-cobra style light mounted at a ~~12 ft. - 14 ft.~~ twelve (12) feet to fourteen (14) feet height to illuminate the sidewalk.

Bare metal poles are prohibited.

Elevated form bases greater than ~~4 in.~~ four (4) inches above grade are prohibited.

Light poles ~~must~~ shall be placed in landscape areas wherever possible. Light poles must not obstruct sidewalks or bicycle paths.

10.409.7 Attached light fixtures

10.409.7.1 Sconces

Sconces or gooseneck lighting fixtures may be used to illuminate areas near building walls. Sconces ~~must~~ shall direct light downward against the building wall and immediately adjacent areas.

Light fixture design ~~must~~ shall be consistent with the style, character and period of the host structure.

Figure 308.6-1: Attached Sconce

10.409.7.2 Wall packs

Wall packs may only be used at the rear of industrial buildings to light unsafe areas. They cannot be used to draw attention to the building or provide general building or site lighting.

Wall packs ~~must~~ shall be fully shielded to direct the light downward.

Source output per wall pack must be no more than ~~1500 lumens~~ three (3) footcandles.

10.409.7.3 Awnings

Awnings and canopy fascias cannot be internally illuminated.

10.409.8 Gas station canopies

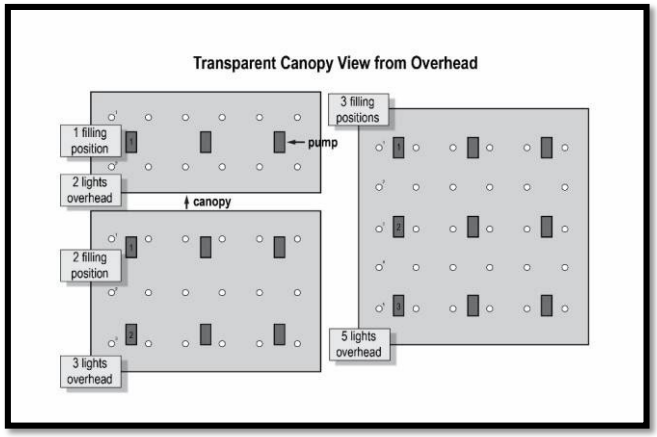
~~10.409.8.1 Design~~

Lighting fixtures, including lenses, ~~must~~ shall be completely recessed into to the canopy ceiling if it is flat, or no lower than ~~1 ft.~~ one (1) foot above the lowest point of the canopy roof or fascia if it is sloped.

Source output per fixture must be no more than ~~3750 lumens~~ three (3) footcandles.

Canopy fascias cannot be illuminated, except logo signs permitted by sign requirements in Section 10.410.

Figure 308.7-1: Gas Station Canopy Design Standards



~~10.409.8.2 Number~~

~~Canopies one pump deep may have up to two lighting fixtures per filling space.~~

~~Canopies two pumps deep may have up to three lighting fixtures per two filling spaces.~~

~~Canopies three pumps deep may have up to five lighting fixtures per three filling spaces.~~

10.409.9 Floodlights

Floodlights may be used only to light sports fields, outdoor recreation areas and construction sites.

Floodlights ~~must~~ shall be fully shielded or provided with sharp cut-off ability, to minimize uplight, spill-light and glare.

10.409.10 Accent lighting

Bottom-mounted lights used to illuminate landscaping and water features, or provide visual accents, are permitted.

Pole mounted accent lighting greater than ~~1 ft.~~ one (1) foot tall is prohibited.

Roof-mounted and rooftop accent lighting is prohibited.

Banding of building plane changes (cornices, building corners, column edges, etc.) with neon or other illumination is prohibited.

10.409.11 Signs

Signs may be illuminated internally.

Bottom mounted lights may illuminate a monument sign no more than ~~8 ft.~~ eight (8) feet tall. Lighting ~~should~~ shall not spill over the edge of the sign face.

Exposed bulbs that outline a sign are prohibited.

Blinking, chasing, or other changes in illumination intensity, color, or direction, intentional or not, are prohibited. This includes electronic message centers.

General sign requirements are in Section 10.410.

~~10.409.12 Alternative conformance~~

~~Development Services staff may consider an alternative lighting plan. Alternative lighting plans must clearly identify and discuss modifications, proposed alternatives, and how the alternative plan will meet the intent of this section better than a plan conforming to this section. Development Services staff will consider the proposed design protects natural areas from light intrusion, enhances neighborhood continuity and connectivity, and shows innovative and creative design.~~

10.410 Signs

10.410.1 ~~Intent~~ Purpose

St~~andards for use, placement, size and design of signs are intended to~~ The purpose of this Section is to regulate signs of all types (temporary and permanent) in a manner that:

Protects constitutional rights to free speech by providing ample opportunities for expression through signs, while avoiding content-based distinctions, and providing clear approval standards;

Protect public health, safety ~~and welfare~~ by:

Minimizing visual traffic hazards, distractions and obstructions for motorists, cyclists, and pedestrians, or signs causing confusion by virtue of visual similarity to traffic control signs;

Reducing hazards caused by collapse, fire, collision, decay or abandonment;

Not obstructing firefighting or police surveillance; and

Encouraging the upgrading, updating, or removal of signs that are poorly maintained, or do not conform to this Section, and preventing signs that are potentially dangerous due to structural deficiencies and disrepair.

Enhances the appearance and economic value of the landscape, by providing that signs:

Do not interfere with scenic views;

Do not create a nuisance to persons using the public rights-of-way;

Do not constitute a nuisance to occupancy of adjacent and contiguous property by their brightness, size, height, or movement; and

Are not detrimental to land or property values.

Promotes the community's appearance, character, quality, and business climate by encouraging signs that are attractive and functional for their intended purpose, and that are in scale and harmony with the development site and building(s) and with surrounding areas;

Reduces and prevents visual clutter or potential deterioration of the community's appearance and attractiveness; and

Implements the goals and policies of the City's adopted planning policies by establishing uniform standards and procedures to regulate the size, type, number, design, placement, illumination, timeframe for display, and maintenance of signs.

~~Protect the public from signs that are poorly designed, constructed or maintained; and signs that are dangerously distracting to pedestrians and motorists by their message delivery and placement.~~

~~Preserve and enhance property values; create a more attractive business climate, increase the quality of life for residents, and protect the unique character of the city's built and natural environment, by curbing visual pollution resulting from excessive signs.~~

~~Contribute to a built environment that will differentiate Hutto from adjacent municipalities, and reinforce the city's identity and desired character.~~

~~Protect residential areas adjoining non-residential areas from adverse visual impacts of nearby signs.~~

~~Reduce clutter, confusion and visual pollution caused by sign oversaturation, and visual blight from poorly designed and maintained signs, and thus increase sign legibility and effectiveness.~~

10.410.2 Applicability

~~This section applies in the following areas.~~

~~City of Hutto conventional zoned areas~~	~~City of Hutto FBC Form Based Code zoning district~~	~~City of Hutto OT Old Town zoning district~~	~~Hutto extraterritorial jurisdiction (ETJ)~~
~~Yes; except Section 10.410.4~~	~~Yes; except Section 10.410.3~~	~~Yes; except Section 10.410.3~~	~~Yes~~

This section – less Section 10.410.4 - applies in conventional zoned areas. This section – less Section 10.410.3 - applies in FBC and OT zoning districts. This section applies in the ETJ.

10.410.2.1 Generally

This Section does not prohibit signs required by state or federal law and does not authorize signs that state or federal law prohibits.

A person shall not erect, operate, display, or otherwise use any sign that this Section prohibits.

A person shall not erect, operate, display, or otherwise use any sign at a time, place, or manner that this Section prohibits.

10.410.2.2 Message Neutrality

Despite any other provision of this Section, no sign is subject to any limitation based on the content of its message.

Any sign authorized in this Section may contain any noncommercial copy or messages instead of a commercial or another noncommercial message.

10.410.3 Permitted signs in conventional zoning districts

10.410.3.1 Agricultural uses

The following signs are permitted on lots with agricultural uses, and vacant parcels not subdivided or zoned for residential use.

Type		Number	Maximum area	Maximum height	Minimum setback
Permanent	Attached (wall) or freestanding (monument, pole), at farm stands, or retail operations selling products produced on site	1	32 sq. ft.	Freestanding: 6 ft. Attached: below roofline	Freestanding: 5 ft. from property lines
	Freestanding (monument, pole), at farms, ranches, or similar operations	1 per driveway entrance	32 sq. ft.	6 ft.; 10 ft. to bottom if arched over driveway entrance	5 ft. from property lines
	A-frame	1; display only during business hours	12 sq. ft.	4 ft.	As close to the building entrance as possible
Temporary: property with construction	Freestanding (pole) or attached (wall)	1 per street frontage	32 sq. ft. per sign	Freestanding: 6 ft. Attached: below roofline	Freestanding: 5 ft. from property lines
Temporary: property for sale or	Freestanding (pole) or attached (wall)	1 per street frontage	32 sq. ft. per sign	Freestanding: 6 ft. Attached: below roofline	Freestanding: 5 ft. from property lines

rent					
Temporary displays	Allowed only for agricultural uses, per Section 10.410.7				

10.410.3.2 Residential uses

The following signs are permitted on lots with residential uses and no others.

Type		Number	Maximum area	Maximum height	Minimum setback
Permanent: development identification	Freestanding (monument or integrated into entry feature)	2 per entrance into the development	32 sq. ft. per sign	6 ft.; may be taller if integrated into entry feature (fountain, etc)	5 ft. from property lines
Temporary: property with construction	Freestanding (pole) or attached (wall)	1 per street frontage	4 sq. ft. per sign	Freestanding: 6 ft. Attached – below roofline	Freestanding: 5 ft. from property lines
Temporary: property for sale or rent	Freestanding (pole) or attached (wall)	1 per street frontage	4 sq. ft. per sign	Freestanding: 6 ft. attached: below roofline	Freestanding: 5 ft. from property lines
Temporary: property with model home	Freestanding (pole)	1 per house	12 sq. ft. per sign	4 ft.	5 ft. from property lines
Temporary: new residential development	Freestanding (pole) or attached (wall)	1 per entrance into the development	32 sq. ft. per sign	Freestanding: 6 ft. Attached: below roofline	Freestanding: 5 ft. from property lines
	Freestanding (flag)	1 per 50 linear feet of project frontage; up to 6 for the development	15 sq. ft. per flag	20 ft.	5 ft. from property lines

	Freestanding (pole)	1 per 50 linear feet of project frontage; up to 6 for the development	12 sq. ft. per sign	4 ft.	5 ft. from property lines
Temporary displays	Only for rental multiple household dwelling complexes, subject to Section 10.410.7.				

10.410.3.3 Institutional and civic uses

The following signs are permitted on lots with institutional and civic uses, and no others.

Type		Number	Maximum area	Maximum height	Minimum setback
Permanent	Freestanding (pole, monument)	1	32 sq. ft.	6 ft.	5 ft. from property lines
	Attached (awning, canopy, projecting, wall, window)	2 per wall	Building total = 0.5 sq. ft. per façade frontage ft	Below roofline	n/a
Temporary: property with construction	Attached (wall) or freestanding (pole)	1 per street frontage	12 sq. ft. per sign	Freestanding: 6 ft. Attached: below roofline.	Freestanding: 5 ft. from property lines
Temporary: property for sale or rent	Attached (wall) or freestanding (pole)	1 per street frontage	12 sq. ft. per sign	Freestanding: 6 ft. Attached: below roofline.	Freestanding: 5 ft. from property lines
Temporary displays	Subject to Section 10.410.7.				

10.410.3.4 Commercial, retail and industrial uses, and B-1, B-2, LI, I and REC districts

The following signs are permitted on lots with commercial, retail and industrial uses, and all uses in the B- 1, B-2, LI, I and REC districts, and no others.

Type		Number	Maximum area	Maximum height	Minimum setback
Permanent	Freestanding (monument): single use/ building sites and outparcels	1, or 2 (1 per street frontage) if on corner lot with □1,000 ft. of linear frontage	32 sq. ft. per sign	6 ft.	5 ft. from property lines. 100 ft. from other freestanding signs on the site.
	Freestanding (monument): multi-tenant building/retail center <100,000 sq. ft. GFA	1 per street frontage	48 sq. ft. per sign	8 ft.	5 ft. from property lines. 100 ft. from other freestanding signs on the site.
	Freestanding (monument): multi-tenant building/retail center □100,000 sq. ft. GFA	1 per street frontage or per 1000 ft. of linear frontage	64 sq. ft. per sign	12 ft.	5 ft. from property lines. 100 ft. from other freestanding signs on the site.
	Attached (awning, canopy, projecting, wall and window): single use/ building sites	Any, up to maximum permitted area for the wall	Front/façade: 1.0 sq. ft. per linear wall frontage ft. Side and rear walls: 0.50 sq. ft. per linear wall frontage ft.	Below roofline	n/a

	Attached (awning, canopy, projecting, wall and window): multi-tenant building/ shopping center sites	Any, up to maximum permitted area for the tenant frontage of the wall where the signage will be placed	Same permitted area as single use/building sites, allocated by tenant frontage for an individual façade or wall. May be further restricted by master sign plan	Below roofline	n/a
	Attached (gas station canopy; instead of freestanding signs)	1 on each side	no more than 32 sq. ft. per sign	n/a	n/a
	Attached (sculptural)	1 per building or tenant space	no more than 32 sq. ft. (height at tallest point × width at widest point)	at least 50% of sculpture height below roofline or parapet wall	n/a

Permanent	Freestanding (Pole) (SH 130 Frontage only): Single use (pole with stucco finish and base) Allowed	1 fronting SH130 per every 1,000 feet frontage	180 sq. ft. per sign	24 ft (as measured from the finished elevation of the frontage road in front of the center)	5 ft. from property lines. 100 ft. from other freestanding signs on the site.

	only instead of a Monument Sign				
	Freestanding (Pole) (SH 130 Frontage only): Multi-tenant multi-building/retail center □100,000 sq. ft. GFA (pole with stucco finish and base) Allowed only instead of a Multi-Tenant Monument Sign	1 fronting SH130 per every 1,000 feet frontage	180 sq. ft. per sign	30 ft (as measured from the finished elevation of the frontage road in front of the center)	5 ft. from property lines. 100 ft. from other freestanding signs on the site.
Temporary: Construction	Freestanding	2 per vehicle entrance	64 sq. ft. per sign	6 ft.	5 ft. from property lines
Temporary: A-frame	A-frame	1; display only during business hours	12 sq. ft.	4 ft.	As close to the building entrance as possible

Temporary: property for sale or rent	Attached (wall) or freestanding (pole)	1 per street frontage	1 sq. ft. per acre per sign, 32 sq. ft. per sign minimum allocation, not to exceed 128 sq. ft. per sign.	Freestanding: 6 ft. Attached: below roofline.	Freestanding: 5 ft. from property lines
Temporary displays	Subject to provisions of Section 10.410.7.				

10.410.4 Permitted signs in FBC and OT District Sign Standards

10.410.4.1 Applicability:

All signs shall comply with this section unless specifically listed herein.

For all new signs and modifications to existing signs, the standards in the table below shall apply and sign permits may be approved administratively, unless specifically noted in this section.

An applicant has the option to establish unique sign standards through a Master Sign Plan that includes standards for size, color, type, design, and location based upon specific performance criteria. In the FBC district, a Master Sign Plan shall be considered per Section 10.203.1. A Master Sign Plan in the OT district shall be reviewed by Development Services staff and approved by the Historic Preservation Commission (HPC).

Non conforming signs shall meet Section 10.410.11 of the City of Hutto UDC.

10.410.4.2 Prohibited Signs:

The following sign types are prohibited unless approved as part of a Master Sign Plan or otherwise noted:

10.410.4.3 Freestanding Pole signs

Animated signs

Streamers and pennants

Inflatables and balloons

10.410.4.4 General Sign Standards

Signs shall be designed to be compatible with not just the historic character of the area but convey quality and permanence. To this end, the following sign standards shall apply by sign type:

Sign Type	Maximum Number	Maximum Area	Maximum Height	Minimum Setback	Other Standards
Permanent Signs					

i. Freestanding Monument sign (single use/building site and/or outparcel)	1 per street frontage	32 sq.ft./ sign face	6 feet	4 feet	Standards for all monument signs: All monument signs shall include a sign face and a sign structure (sides, base and cap). The sign base and sign structure shall be brick, stone, or masonry material matching the front façade of the building. The sign face shall be framed by a minimum of 6" of brick, stone, or masonry material matching the front façade of the building. The monument sign base shall be a maximum of 2 feet in height and shall be included in the calculation of total height. Maximum total height is measured from the finished grade at the center of the sign to the top of the sign cap. If the finished grade at the center of the sign is higher or lower than the finished grade of the fronting street, then the height shall be measured from the finished grade of the fronting street. Monument signs shall not block any driveway or street sight triangles Monument signs shall only be permitted along: street frontages where the building setback is 10 feet or greater; OR US 79 frontage; OR FM 1660 frontage Following standards shall also apply to monument signs with message boards: Shall only be permitted for public, non-profit, institutional, and religious uses. Shall not include flashing letters or words or rapidly changing
ii. Freestanding Monument sign (multi-tenant building/retail center <50,000 sq.ft. GFA	1 per street frontage	48 sq.ft. / sign face; divided into no more than 4 sign panels/ sign face	8 feet	4 feet	
iii. Freestanding Monument sign (multi-tenant building/retail center ≥50,000 sq.ft. GFA	1 per street frontage or per 1,000 feet of linear street frontage	64 sq.ft. / sign face; divided into no more than 6 sign panels/ sign face	10 feet	6 feet	
v. Freestanding Monument sign (with message board — electronic or non-electronic)	1 per lot	32 sq.ft./sign face	6 feet	4 feet	

Sign Type	Maximum Number	Maximum Area	Maximum Height	Minimum Setback	Other Standards
					messages Message boards: Electronic changeable copy/message board/variable message signs whose message portion is enclosed with glass, plastic, or other durable material and who provide an auto- dimming feature based on natural ambient light conditions. Auto-dimming feature must not allow any changeable copy/message board to exceed a brightness of 7,000 NITs in daylight or 500 NITs for night use. Such signs also cannot be animated; messages must remain static for at least sixty seconds, and display no more than four colors any one time in a static pattern.

Sign Type	Maximum Number	Maximum Area	Maximum Height	Minimum Setback	Other Standards
v. Attached sign – primary (building)	1 per street frontage	1.5 sq.ft. for every linear foot of building frontage up to max. of 100 sq.ft. (for single tenant façade)	Located on the building façade above 8' and below the top of the parapet.	NA	The following shall apply to building signs: 1. Signs may be internally or externally lit. 2. All exposed conduit, junction boxes, and electrical transformer boxes must be concealed from public view. 3. Individual channel letters (with or without internal illumination) shall be utilized. Channel letters incorporated on a cloud background may also acceptable. 4. Wireways shall be preferred over exposed raceways if channel letters are not

		2.0 sq.ft. for every linear width of tenant frontage up to a max of 100 sq.ft. for each tenant (for multi-tenant facades)			possible, and shall be as thin and narrow as possible so as to not extend in width or height beyond the area of the sign's lettering or graphics, finished to match the color and texture of the façade background, or be integrated into the overall design of the sign. 5. Exposed raceways shall not be permitted. 6. Plain rectangular cabinet box type signs shall not be permitted unless in the shape of a logo or unique design that is integral to the sign.
vi. Attached sign – secondary (side/rear building façade, awning, or	1 additional side/rear building façade sign	0.75 sq.ft. for every linear foot of building	Located on the building façade	NA	Same standards as above for secondary building signs On multi-tenant buildings, secondary building signs shall only be permitted

Sign Type	Maximum Number	Maximum Area	Maximum Height	Minimum Setback	Other Standards
canopy)	1 per awning or canopy over 6 feet in width	frontage or tenant frontage up to max. of 75 sq.ft. 16 sq.ft. for each awning	above 8' and below the top of the parapet.		if the tenant space is adjoining the building façade where the secondary sign is proposed. Awnings narrower than 6 feet may include a logo only (no larger than 4 sq.ft. per awning) Awnings shall NOT be vinyl or plastic Awnings shall be of made of a fade-resistant material and kept in good repair and condition.

		or canopy sign			
vii. Attached sign (building projecting sign – single or multi-tenant building)	1 per street fronting building façade	50 sq.ft. per sign face	Above the awning or canopy line	NA	Will not obstruct any pedestrian or vehicular way (vertical clearance of 8 ft. from the finished sidewalk if it is non-illuminated and 11 ft from the finished sidewalk if it is illuminated). Sign may project no more than 50% of the width of the sidewalk or 6 ft. from building façade line (whichever is less). Sign may not extend above building parapet line or eaves line. Shall be located over the canopy line
viii. Attached sign or tenant projecting sign (under awning or canopy projecting – multi-tenant building)	1 per tenant space	16 sq.ft./sign face per tenant space	Min. vertical clearance of 8' required under the sign	NA	1. May encroach a maximum of 3 ft. over a public sidewalk, but shall not encroach over any parking or travel lane. 2. Tenant projecting signs shall be oriented perpendicular to the building façade and hung under the soffit of an arcade or under a canopy/awning or attached to the building façade immediately over the ground floor tenant space while maintaining a vertical clearance of 8 ft. from the finished sidewalk.

Sign Type	Maximum Number	Maximum Area	Maximum Height	Minimum Setback	Other Standards
ix. Attached sign (sculptural)	1 per tenant space (in	16 sq.ft./sign	Min. vertical	NA	Total area of the sign shall be measured by adding all the three plane areas of the 3-dimensional sign.

	lieu of a tenant projecting sign)	face per tenant space	clearance of 8' required under the sign		At least 50% of the height of the sign shall be located below the parapet or roof line.
x. Attached sign (marquee sign)	1 per building (in lieu of a primary building sign and building projecting	100 sq.ft. per sign	Min. vertical clearance of 8' required under the marquee	NA	Permitted for theaters, auditoriums, and other public gathering venues of 100 persons or more Marquee signs shall be attached to the building or located above or below canopy Message boards may have changeable copy (electronic and

Sign Type	Maximum Number	Maximum Area	Maximum Height	Minimum Setback	Other Standards
	sign)				non-electronic). Electronic message boards shall be non-flashing. If LED sings are used for the Marquee, they shall be covered by a lens diffuser.
xi. Attached sign (neon sign)	1 per tenant	Varies	Min. vertical clearance of 8'		1. Shall only be permitted through review and approval by the Historic Preservation Commission.

xii. Attached sign (window sign)	NA	25% of each window area	NA	NA	Window signs should not obscure the visibility into a shop for the passerby. Every effort should be made to integrate window signs with store window displays. No fluorescent materials shall be used for window signs. Window signs are only permitted on the first story of the building. Temporary advertising placards, banners, pennants, trademarks, or other descriptive material may be placed on the inside of the glass. However, they shall be integrated with a storefront display of merchandise in the store. Business name, address, hours of operation, entrance/exit information, and emergency phone numbers may be displayed on primary entrance door. Business address, closed/open signs, hours of operation, credit card logos, real estate signs and 'now hiring' signs are exempt from the maximum area limitation. Mannequins and storefront displays of merchandise sold are not considered window signs. Interior directory signage identifying shopping aisles and merchandise display areas shall also be exempt from the window sign limitation. Small neon "open" signs are permitted.

Sign Type	Maximum Number	Maximum Area	Maximum Height	Minimum Setback	Other Standards

xiii. Attached sign (permanent menu board — restaurants only)	1 per tenant (restaurants and cafes only)	4 sq.ft.	NA	NA	1. Permanent menu boards may be mounted on the railing of the sidewalk café or on the wall next to the entrance door into the restaurant or café. 2. Such menu boards may be illuminated by the smallest light fixture needed to provide appropriate illumination.
xiv. Attached sign (building directory — multi-tenant buildings or sites)	1 per building	12 sq.ft.	NA	NA	Shall be allowed for all multi-tenant commercial and mixed use buildings only mainly to provide signage to upper floor tenants. The directory sign shall be affixed on the ground floor façade of the building next to the doorway or entrance that provides access to the upper floor tenants.
xv. Painted on wall signs (murals)	Varies	Varies	NA	NA	1. Shall only be permitted through review and approval by the Historic Preservation Commission in the OT district.
Temporary Signs					
i. Portable sign (A-frame or sandwich board)	1 per tenant	12 sq.ft. per sign face	4 feet	NA	Sign shall be placed in front of the respective tenant space. A minimum of 6 ft. of sidewalk shall remain clear. Chalkboards may be used for daily changing of messages. Readerboards (electronic and non-electronic) shall be prohibited. Sign shall be removed every day after the business is closed.

ii. Banners	1 per tenant	32 sq.ft.	NA	NA	Shall be permitted no more than four times in each calendar year for no more than 14 continuous days at a time with a minimum 14-day break between banner installation. Shall only be permitted on non-residential lots. City is exempt from the above timeframe provisions.
iii. Banners -- "Grand opening"	1 per tenant	64 sq.ft.	NA	NA	1. Shall be permitted one time with a new business that has obtained a certificate of occupancy from the city for no more than 45 continuous days.
iv. Storefront window displays	NA	NA	NA	NA	1. Storefront window displays shall be exempt so long as they display mannequins and merchandise being sold.
v. For sale, rent or lease sign	1 per tenant space (window); and 1 per site (freestanding)	32 sq.ft. per sign	6 feet for free standing signs	6 feet for free standing signs	1. Shall not block any sign triangles for driveways and streets

Sign Type	Maximum Number	Maximum Area	Maximum Height	Minimum Setback	Other Standards
	freestanding or sign attached to a wall or fence)		ng sign		
vii. Special event signs	1 per site	32 sq. ft. per sign	NA	NA	1. Shall be permitted to be placed no more than 4 weeks prior to the event and removed within 2 working days after the event
Exempt Signs					

~~i. City, state, or country flags~~					~~No corporate logos allowed~~
~~ii. Political signs~~					~~Shall be removed immediately after the election~~
~~iii. Traffic control or safety sign~~					
~~iv. Wayfinding signs within the public right of way~~					~~Per any city or public agency plans~~
~~v. Directional signs internal to a site without visibility from any public street~~					~~If adjoining any residential uses, lighting shall be minimally intrusive and directed away from residential uses to the extent possible.~~

10.410.~~5~~3 Exempted signs

The following signs and related objects are generally allowed to be erected and publicly displayed at any location within the City's corporate boundaries and its extraterritorial jurisdiction, except as otherwise specifically prescribed within this Section, and a city-issued sign permit is not required in order to erect and display any of the following signs unless specifically set forth in this Section.

This Section shall not apply to:

Any signs and signals properly authorized by law, signs authorized by statute or a state agency in accordance with the Texas Manual of Uniform Traffic Control Devices, and other traffic signals, public warnings, or legal notices provided that such objects are installed in a location and in a manner and condition required by federal or state statute, a state agency, or a City ordinance or authorized authority.

Nonconforming signs and existing billboards as defined in this UDC.

Signs required by governmental bodies or agencies having proper jurisdiction for a public purpose by law, statute or ordinance. This also includes any signs the City Council decides by ordinance or resolution to erect within its corporate boundaries, extraterritorial jurisdiction or any real property that it may own or control.

Signs on vehicles, trailers, or equipment are exempted only to the extent such signs are incidental to the primary use of the vehicle, trailer, or equipment, provided that the vehicle, trailer, or equipment is in good mechanical repair and is not left in one place for more than seventy-two (72) hours without being moved.

Signs erected by the City that direct vehicular and/or pedestrian traffic, which may display arrows, words, or other symbols to indicate directions of facilities.

Address numerals and other similar information required to be maintained by law or governmental order, rule or regulation, provided that the size of the sign may not exceed the requirements of such law, order, rule or regulation.

Signs contained within a walled, fenced, or secured property or area.

Signs which are located in or adjacent to entrances or foyers.

Signs erected by governmental bodies or agencies serving the public, that are less than thirty-two (32) square feet in area.

Decorations, lights, pennants and similar devices on public property with the permission and under the supervision of the City.

Seasonal lights and decorations customarily displayed during federally recognized holidays.

Signs in plaza or public space structures located in the City's right-of-way, that are installed and maintained by the City or a contractor authorized by the City.

Noncommercial message(s).

Signs that are fully located within an enclosed building that are not observable from the exterior of that building.

Public/private art or sculptures no more than four (4) feet in height, ten (10) feet in length, and three (3) feet in width, placed in a manner which does not obstruct pedestrian walkways nor obstruct visibility at driveway entrances or street intersections, and located wholly on private property are except from the requirements of this Section. No such art or sculpture shall be located on public property or right-of-way without first receiving a right-of-way agreement or easement approved by City Council.

~~These signs are permitted in all districts, unless noted.~~

~~Address numbers and family name identification on residences.~~

~~City-owned/operated signs.~~

~~Off-site directional kiosk signs authorized by the City of Hutto.~~

~~Directional sign: one freestanding sign per curb cut in commercial and industrial districts only. Signs may be no more than 4 ft. tall and no more than 6 sq. ft. in area.~~

~~For sale, for rent and for lease signs on vehicles, boats, trailers and other personal property.~~

~~Garage sale signs: up to three signs, each no more than 4 sq. ft., may be displayed only while the garage sale is in progress. Garage sale signs must be placed outside of the right-of-way and public property. Garage sale signs may be placed within City of Hutto right-of-way (not County or State right-of-way) if written permission from an adjacent property owner is attached to said sign. Said garage sale sign must be removed before 5:00 PM on the last day of the sale. This amendment supersedes Chapter 8, Article 8.05 of the City of Hutto Code of Ordinances.~~

~~Historical markers, plaques, grave markers, cornerstones and commemorative tablets.~~

~~Works of fine art that in no way identify or advertise a product or business.~~

~~National, state, local and decorative non-commercial flags, each no more than 50 sq. ft. in area, flown for their intended purpose under generally accepted flag protocol, on a flagpole or building mounted staff no taller than the maximum permitted building height in the underlying zoning district, and not acting as a form of advertising.~~

~~Open house signs: up to three signs may be used, displayed outside the public right-of-way and public property. Open house signs may be placed within City of Hutto right-of-way (not County or State right-of-way) if written permission from an adjacent property owner is attached to said sign. Said open house sign shall be displayed only while the open house is in progress or for 16 hours in a one-week period, whichever is shorter. The sign must be removed immediately after the open house. Signs may be no more than 4 sq. ft. in area, and no more than 4 ft. tall. This amendment supersedes Chapter 8, Article 8.05 of the City of Hutto Code of Ordinances.~~

~~Public Information Signs, provided such signs are removed no more than 3 days after event.~~

~~Public utility warning and underground utility identification signs.~~

~~Religious symbols (cross, Star of David, star and crescent, etc.). Signs where the shape of a religious symbol is an integral part of the sign design are not exempted.~~

~~Signs manufactured as a standard, integral part of a mass-produced product accessory to a commercial, public or semi-public use, including telephone booths, mailand newspaper boxes, vending machines, automated teller machines, gas pumps and vacuums.~~

~~Signs, notices, placards, certificates and official papers authorized or required by statute, government agency or court.~~

~~Signs for rest rooms, accepted credit cards, business organization membership (Chamber of Commerce, Better Business Bureau, etc.), meetings of civic groups, and business hours, displayed at a business.~~

~~Signs identifying zones in parking lots, no more than 6 sq. ft. in area.~~
~~Signs on concessions and rides at special events such as fairs and festivals.~~
~~Signs painted on vehicles and trailers that are operating and registered, used in everyday business activities, parked in areas appropriate for their use as vehicles normally used during business hours, and not being used only for attracting business.~~
~~Temporary decorations and displays that are clearly associated with a national, local, or religious holiday or celebration, provided there are no fire, traffic, or pedestrian hazards.~~

10.410.~~6~~4 Prohibited signs

~~The following signs are prohibited in all districts, unless noted.~~ The following signs and related objects are prohibited from being installed or publicly displayed at any location within the City's corporate boundaries and its extraterritorial jurisdiction, except as provided for within this Section, and if only after authorized issuance of a City-issued sign permit required by this Section.

Moving and flashing signs, including signs that flash, revolve, rotate, swing, undulate or otherwise attract attention through the movement or flashing of lights, LEDs, or other parts, or through the impression of movement or flashing.

Signs which employ a motion picture machine, or which display moving images or images which give the impression of motion, including those using digital display.

Signs which are of a size, location, movement, content, coloring, or manner of illumination which may be confused with or construed as a traffic-control device or which hide from view any traffic or street sign or signal, or which obstruct the view in any direction at a street or road intersection.

Signs placed on or affixed to vehicles, trailers, or equipment that are parked on a public right-of-way, public or private property so as to be visible from a public right-of-way where the apparent purpose is to direct people to another property.

No person shall attach any sign, paper or other material to, or paint, stencil or write anything on, or otherwise mark on any sidewalk, curb, gutter, street utility pole, tree, public building or structure unless authorized by this Section or by the City Council or its delegated representatives. This prohibition does not apply to signs with a permitted license agreement by City Council.

No person shall erect or allow to be erected any sign in, on or over public rights- of-way and easements, railroad right-of-way or designated fire lanes unless specifically exempted by this Section or unless erected under a valid, unexpired permit and a license agreement by City Council.

No person shall paint a sign or attach a sign to the exterior of a fence or railing.

No person shall hold, display, or wear a sign unless on private property and not in the right-of-way.

Signs which do not comply with any applicable provision of a building code, electrical code or other applicable code or ordinance of the City.

Messages displayed from searchlights.

Signs that are in disrepair to the extent that the cost of repair would exceed 50% of the value of a similar sign if purchased new and signs in danger of falling or that are otherwise unsafe to the public.

Signs that display multidimensional projections of diffracted light (eg. holograms) are prohibited.

Signs that are located on or that interfere with the use of public sidewalks, required off-street parking areas, or vehicle maneuvering areas unless specifically regulated in this Section.

A sign other than a traffic control sign or signal, in a sight visibility line as defined by the Division B, Section 14 of the Hutto Engineering Design Manual.

Any unauthorized sign on or attached to a public streetlight, utility pole, hydrant, bridge, traffic-control device, street sign or other public structure or building, or any sign

located in, on, over or within a public street, sidewalk, alley, easement or right-of-way.

Signs (illuminated from within or without) that are illuminated in such a manner, to such intensity, or without shielding, so as to constitute a hazard to the operation of motor vehicles upon a street or substantially interfere with the reasonable enjoyment of property based on an illumination study.

Signs located on private property without the consent of that property owner.

Signs that use a revolving beam or beacon resembling any emergency vehicle or are located or illuminated in such a manner as to obscure or otherwise interfere with the effectiveness of an official traffic sign, signal or device, or so as to prevent any traveler on any street from obtaining a clear view of approaching vehicles for a distance of at least two hundred fifty (250) feet along the street.

Billboards unless approved by Planning and Zoning and City Council.

All signs not expressly allowed, exempted, or permitted under this Section.

~~Off-premise signs, except for directional kiosk signs authorized by the City of Hutto and wayfinding sign program as authorized by the City of Hutto.~~

~~Signs with changing light, color or motion effects, intentional or resulting from a defect. This prohibition includes, but is not limited to:~~

~~Blinking, flashing, chasing, strobe and alternating color lights, integrated into a sign or not.~~

~~Electronic message centers.~~

~~Signs incorporating "eye catchers" and similar shiny devices designed to reflect light and create a glimmering or flashing effect.~~

~~Signs with animated or rotating parts.~~

~~Signs emitting flame, smoke, steam or other visual matter.~~

~~Signs placed in or over the public right-of-way or public property. The city may remove signs in the public right-of-way or on public property.~~

~~This prohibition does not apply to:~~

~~Electronic changeable copy/message board/variable message signs whose message portion is enclosed with glass, plastic, or other durable material and who provide an auto-dimming feature based on natural ambient light conditions. Auto-dimming feature must not allow any changeable copy/message board to exceed a brightness of 7,000 NITs in daylight or 500 NITs for night use. Such signs also cannot be animated, messages must remain static for at least sixty seconds, and display no more than four colors any one time in a static pattern.~~

~~Signs with flashing or chasing lights on concessions and rides at special events such as fairs and festivals.~~

~~Holiday decorations and light strings displayed during December. Light strings cannot outline or highlight a sign.~~

~~Rotating barber poles, that may or may not be internally lit, at a legitimate barber or beauty shop.~~

~~Rudimentary time and temperature displays that are not potentially distracting to drivers.~~

~~Warning signs and markers placed by, or authorized by and on behalf of government agencies.~~

~~Signs placed by government authorities.~~

~~Banners placed on a light pole, utility pole, or over a street, as part of a special event of general civic interest.~~

~~Kiosk and way-finding signs.~~

~~Temporary garage sale and open house signs in compliance with Section 10.410.5 and this Code, and if no more than three (3) signs are located on any lot or abutting any lot.~~

~~Temporary political campaign sign or literature may be placed on public property that serves as an early voting location or an election day voting location. Only signs and literature that refer to a candidate or issue that is on the ballot at a particular voting location may be placed at that voting location. A maximum of ten (10) signs per candidate or issue may be placed at each polling location.~~

~~Temporary political sign or literature placed on public property being used as a polling location may not:~~
~~be placed within the public right-of-way;~~
~~have an effective area greater than three (3) sq. ft.;~~
~~be more than four (4) ft. high;~~
~~be illuminated or have any moving elements;~~
~~be within one-hundred (100) ft. of an outside door through which a voter may enter the public building;~~
~~be on driveways, parking areas, or medians within parking areas on the premises, with the exception of political campaign signs attached to vehicles lawfully parked at the premises;~~
~~be attached, placed or otherwise affixed in any area designated as a planting or landscaped area or to any tree, shrub, building, pole or other improvement;~~
~~be placed within ten (10) ft. of the public road way adjacent to the premises;~~
~~be placed on the premises earlier than twenty-four (24) hours before the commencement of early voting if being placed at an early voting location or the commencement of election day voting if being placed at an election day voting location; and remain on the premises more than twenty-four (24) hours after early voting has ended if placed at an early voting location or after election day voting has ended if being placed at an election day voting location.~~

~~Signs placed on vehicles and trailers that are parked and used primarily as a sign.~~
~~Signs and posters placed on trees, fences, light poles and utility poles, except parking lot zone signs on light poles.~~
~~Banners, pennants, balloons, streamers, and other temporary signs, except on a temporary basis as permitted in Section 10.410.7.~~
~~Attached signs placed on a roof or above a parapet wall of a building. This prohibition does not apply to sculptural signs.~~
~~Attached domed, bullnose and bubble-style awning signs.~~
~~Freestanding signs placed where they might obscure a clear view of traffic on intersecting streets, and traffic warning and control signals and signs.~~
~~Signs that closely resemble or imitate official signs and traffic control devices.~~
~~Signs blocking doors, windows, vents, stairs and ramps.~~
~~Signs built and displayed without a sign permit, if a sign permit is required.~~
~~Signs built from materials usually used for temporary signs (cloth, thin plastic, corrugated plastic, etc.) displayed as permanent signs, except for no more than 30 days or less in place of a damaged, removed or permitted but unbuilt sign~~
~~Portable signs, including signs originally built as portable signs permanently mounted on a building or the ground.~~
~~Snipe, spam, and bandit signs.~~
~~Large objects such as motor vehicles, boats, aircraft, engine blocks, home appliances, heavy equipment, industrial machinery, and similar objects used as or included in signs.~~
~~Signs not expressly permitted in this section or elsewhere in this code.~~

10.410.5 Computations and Interpretations

10.410.5.1 Sign Faces and Application

When a sign has multiple faces, the sign area shall be calculated as follows:

One-Sided Sign: The area will be the area of the one face.

Two-Sided Sign, Front and Back: The sign area is calculated separately for each side. The area of each side shall not exceed the maximum permitted sign area.

Signs Faces on Different Planes of an Architectural Sign Structure:

Two (2) sign faces where the interior angle between the two (2) faces is forty- five (45) degrees or less. The sign area is calculated separately for each sign face. The maximum permitted sign area applies to each sign face.

Two (2) sign faces where the interior angle between the two (2) faces is greater than forty-five (45) degrees. The sign area is the sum of the individual sign faces. The combined sign area of the two (2) faces shall not exceed the maximum permitted sign area.

Where more than two (2) sign faces exist on a single architectural structure, the sign area is the sum of the individual sign faces. The combined sign area of the faces shall not exceed the maximum permitted sign area.

All signs on a single supporting structure, that is not an architectural sign structure, shall be measured together as though they were one sign to determine the total sign area, except that signs separated by more than thirty-six (36) inches of air space at every point between the signs, and not separated by being located on different planes of an architectural sign structure, shall be measured separately and added together to determine the total effective area.

Irregularly Shaped Signs: The sign area is the area enclosed by the smallest imaginary regular shape, or combination of shapes, which would fully contain all portions of the sign when rotated horizontally around the sign. Marquee signs are not considered freeform if information is only displayed on the front and back.

10.410.5.2 Measurement

The measurement required for signs by this Section shall be made using the following procedures:

10.410.5.2.1 Setback

To apply the setback provisions of this Section for signs at any one point, the following measuring procedure shall be used:

Draw an imaginary vertical extending upwards from the curb-line of the premises;

Beginning at any point on the vertical line, draw an imaginary horizontal line perpendicular to the vertical line and curb-line extending toward the premises; and

Beginning at the point where the vertical line intersects the horizontal line, measure along the horizontal line for the required setback.

10.410.5.2.2 Height

The maximum height of a sign mounted to the ground shall be determined by the method of measurement that allows the greater height, as follows:

Curb-line Measurement:

Measure along a vertical line extended upward from the nearest curb- line of the public street fronting the premises where the sign is to be located, to the maximum height allowed for the sign.

From that point, extend a horizontal line to where the sign is to be located.

The horizontal line is the maximum height allowed at that location.

Street Level Measurement:

Along elevated roadways, the height of a sign may be measured from the principal lane, the frontage road, or the ground, whichever allows the greatest height.

At the highest point of the sign, draw a horizontal line to the outer extremities of the sign.

At the center of the horizontal line, draw a vertical line to the street level (the level

of the principal lane, the frontage road or the ground).

The vertical line may not exceed the height allowed for a sign at that location for that particular district.

Natural Ground Level Measurement:

At the highest point of the sign, draw a horizontal line to the outer extremities of the sign.

At the center of the horizontal line, draw a vertical line to the natural ground level below (the “natural ground level” shall include any changes in typography necessary for development of the property).

The vertical line may not exceed the height allowed for the sign at that location.

10.410.5.2.3 Sign Area

Sign area means the area enclosed by the smallest imaginary regular shape (e.g. parallelogram, triangle, circle, trapezoid) or combination of regular shapes that will encompass the extreme limits of the writing, representation, emblem, or other display, or combination thereof, together with any material or color forming an integral part of the display or used to differentiate the sign from the backdrop or structure against which it is placed.

Sign area includes such features as decorative or ornamental elements or features, borders, trims, but not including the architectural enclosure or supporting structure which is used solely for support of the sign, such as poles columns and cables, pylons, or architectural enclosures.

10.410.5.3 Sign Number Variables

Signs may be allocated by (note: this is not an inclusive list):

Lot;
Storefront;
Entrance;
Grounded Canopy;
Window; or
Building.

10.410.6 Sign Features

Signs may incorporate the following features established below; however, these features shall only be allowed as established in the tables in Section 10.309.10 through Section 10.309.12.

10.410.6.1 Illumination

10.410.6.1.1 Generally:

A sign that is "illuminated" means any sign that incorporates illumination on or in the sign, or that directs illumination toward or over all or part of the sign, or that is created by the projection of illuminations onto a surface (such as a building wall).

Permanent signs may be illuminated by static and continuous internal, external, and halo illumination configurations as indicated in the tables in Section 10.309.10 through Section 10.309.12. for each sign type. Figure 309.6-1 shows the various illumination configurations (from top left to bottom right: halo illumination, external illumination, external illumination, internal illumination).

Temporary signs shall not be illuminated.

Figure 309.6-1: Illumination Configurations

10.410.6.1.2 Standards

The standards below apply to all signs that are illuminated:

Signs that are illuminated shall not operate at brightness levels of more than a half (0.5) foot-candles above ambient light conditions at the property line, as measured using a foot-candle meter. Illumination levels shall be measured in foot-candles with a meter sensor in a horizontal position at an approximate height of three feet above grade.

Illumination shall not include animation, moving video, or flashing, scrolling, intermittent, moving lights, rotating beams or flashing beacon lights.

Signs that are illuminated shall not be illuminated by flashing, intermittent, or moving lights, or lights that consist of an image projected upon a stationary object.

The illumination source for a sign or building shall be shielded from view from any point on the ground by either an opaque or translucent material.

Illumination shall comply with all applicable provisions of the City's Electrical Code.

Signs with illumination in or within one hundred (100) feet of a residential area shall be reduced to fifty percent (50%) of the maximum brightness level allowed by this Section between the hours of 12:00 AM and 6:00 AM.

10.410.6.2 Electronic Message Centers

10.410.6.2.1 Generally:

A sign that incorporates an electronic message center (EMC) means a sign that displays a digital copy, including any illuminated sign on which the illumination is not kept stationary or constant in intensity and color when the sign is in use, including any light emitting diode (LED) or digital panel, and which varies in color or intensity.

Permanent signs may incorporate EMCs as indicated in the tables in Section 10.309.10 through Section 10.309.12 for each sign type.

Temporary signs shall not incorporate EMCs.

Figure 309.6-2: EMCs Signs

10.410.6.2.2 Standards

The requirements of this Section applies only to signs that are constructed, rebuilt or replaced after the effective date of this UDC.

Hold Time:

Each message on the sign shall be displayed for at least fifteen (15) seconds duration.

Message changes shall be completed instantaneously and shall be imperceptible.

Electronic Copy:

Signs incorporating EMCs shall only contain static messages changed exclusively by dissolve or fade transitions and shall not have movement or the appearance or optical illusion of movement during the static display period of any part of the sign.

A static message shall not include any flashing or varying of light intensity, and the message shall not scroll.

The change of message using dissolve or fade transition shall not exceed two (2) seconds of time between each message displayed on the sign.

Brightness:

The intensity of the light source for an EMC shall not produce glare, the effect of which constitutes a traffic hazard or is otherwise detrimental to the public health, safety or welfare.

An EMC shall not operate at brightness levels of more than 0.5 foot- candles above ambient light conditions at the property line, as measured using a foot-candle meter. Illumination levels shall be measured in foot-candles with a meter sensor in a horizontal position at an approximate height of three feet above grade.

Prior to the issuance of a sign permit, the applicant shall provide written certification from the sign manufacturer that the light intensity has been factory pre-set not to exceed a half (0.5) foot-candles above ambient light and that the intensity level is protected from end-user manipulation by password-protected software or other method as deemed appropriate by the Director of Development Services.

Light Sensing Device:

Each digital sign shall have a light-sensing device that will adjust the brightness as

ambient light conditions change.

Technology:

The technology currently being deployed for EMCs is LED, but there may be alternate, preferred and superior technology available in the future.

Any other technology that complies with the performance standards for EMCs, including the maximum brightness levels as stated above, is permitted.

Automatic Shutoff. An EMC shall:

Have automatic dimmer software or solar sensors to control brightness for nighttime viewing and variations in daytime ambient light.

Include systems and monitoring to either turn the display off, show "full black" on the display, or include a default mechanism that freezes the sign in one position if a malfunction occurs, and

Be designed so that a catastrophic power surge will cause the sign to go dark or to deploy the maximum brightness limitations, and

Automatically adjust the intensity of its display according to natural ambient light conditions.

Resolution:

EMC faces shall have a pixel pitch of no more than sixteen (16) millimeters. "Pixel pitch" means a measurement of the resolution of a digital display, in terms of the distance (generally in millimeters) between the center of a LED cluster (pixel) and the center of the next LED pixel. A lower pixel pitch measurement indicates a higher display resolution.

10.410.6.2.3 Maintenance

The sign owner shall provide the Director of Development Services with the phone number and email address of a person who is available to be contacted at any time and who is able to turn off the EMC promptly after a malfunction occurs.

The light modules on electronic message centers shall be repaired or replaced if they become broken, burned-out, or substantially dimmed.

10.410.6.3 Changeable Copy

Permanent signs may incorporate changeable copy as indicated in the tables in Section 10.309.10 through Section 10.309.12 for each sign type.

Changeable copies may be illuminated if the dimensions and standards allow illumination for the sign type in the district.

Figure 309.6-3: Changeable Copy Signs

10.410.6.3 Neon

10.410.6.3.1 Generally

Neon shall mean any sign that uses neon, argon, mercury or a similar gas to fill tubing, made of glass or similar material, which is charged with electricity and used to create an illuminated tubular sign or an illuminated decorative element(s) of a sign area. The tubing may contain an alternative illumination technology, such as, but not limited to, LEDs. Any nongaseous illumination technology, such as LEDs, shall produce illumination that appears to be a continuous, uninterrupted line, similar to illumination produced by gaseous illumination technology to be considered neon for the purposes of applicability of this Section.

Permanent signs may incorporate neon as indicated in the tables in Section10.309.10 through Section 10.309.12 for each sign type.

10.410.6.3.2 Standards

The use of neon as a sign feature shall require review and approval by the Planning and Zoning Commission prior to approval of a sign permit based on the following factors:

The neon uses colors that coordinate with the colors of the building and district in which it is located;

The neon does not overwhelm or hide character-defining features of a building;

The neon is placed and sized to reinforce the building's architecture and its surroundings; and

The neon is placed at similar heights and façade locations as adjacent buildings or tenants to provide an integrated block appearance.

All neon signs shall comply with Section 10.309.6.1 Illumination.

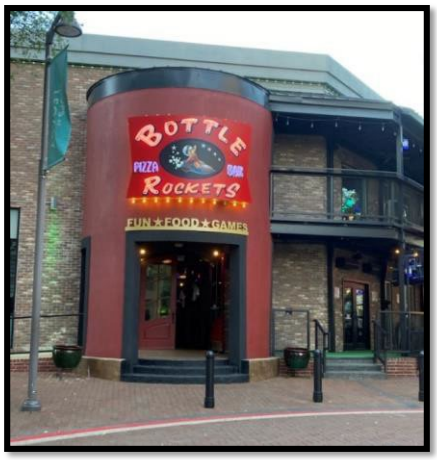
The intensity of the neon lighting shall not produce glare, the effect of which constitutes a traffic hazard or is otherwise detrimental to the public health, safety or welfare.

Change of illumination to produce apparent motion of the visual image on neon signs, such as changes in luminance in a sequential or radial manner to produce what appears to be movement of an element of the sign shall be prohibited. Flashing and physical movement of a sign and/or its elements are also prohibited.

Signage that uses LED tubing or similar and has the appearance of neon is considered to be the same as neon if it produces a continuous lit appearance similar to neon

lighting technology and does not create darker and/or shadowy spaces between individual LEDs that make the linear, illuminated image appear non-continuous.

Figure 309.6-4: Neon Signs



10.410.6.4 Hand-Applied Paint

10.410.6.4.1 Generally

Permanent signs may incorporate hand-applied paint as indicated in the tables in Section 10.309.10 through Section 10.309.12. for each sign type (See Figure 309.6-5 as an example of signs that use hand-applied paint). Hand applied paint signs require approval by Planning and Zoning and City Council prior to being applied to buildings.

10.410.6.4.2 Standards

Where allowed by Section 10.309.10 through Section 10.309.12, painted signs shall follow the same regulations as non-painted signs of the same type. For example, a hand painted wall sign shall simply be considered a wall sign for the purposes of applicability of this Section.

Figure 309.6-5: Hand-Applied Paint Signs

10.410.7 Sign Types

10.410.7.1 Purpose

This Section establishes the required standards for signs from the following sign categories and subcategories:

- Permanent signs.
  - Freestanding signs;
  - Attached signs;
  - Incidental signs.
- Temporary signs.
- Special signs.

This classification system provides flexibility for persons and businesses who display signs, avoids sign distinctions that depend on a sign's message, supports the communities' aesthetic goals, and avoids potential traffic hazards and clutter.

10.410.7.2 Generally

This Section establishes standards for individual sign types. Subsections on each sign type addresses the following standards:

- Images or graphics that illustrate the sign type;
- A table summarizing the applicable sign standards, including:
  - Text defining the sign type.
  - If the sign type is allowed in the designated areas provided in the tables in Section 10.309.10 through Section 10.309.12
  - If a sign permit is required.
  - The maximum number of signs of each type.
  - Maximum sign dimensions, including:
    - Sign area;
    - Height;
    - Location/setbacks;
    - Other requirements.
  - If the sign features provided in Section 10.309.6. are allowed:
    - Changeable copies;
    - Electronic message centers;
    - Illumination features;
    - Neon;
    - Hand applied paint.

10.410.7.3 Sign Type Conversion

Table 309-1: Sign Type Conversion

Applicable			Previous
Sign Category	**Sign Subcategory**	**Sign Type**	**Sign Type**
Permanent	Freestanding	Monument Sign	Monument Sign
		Pole Sign	Pole Sign; Pylon Sign
		Subdivision Entry Sign	Development Sign
	Attached	Wall Sign	Wall Sign
		Canopy Sign	Canopy Sign; Awning Sign

		Grounded Canopy Sign	Canopy Sign
		Projecting Sign	Projecting Sign
		Hanging Sign	
		Marquee Sign	Attached Sign
		Window Sign	Window Sign
	Incidental	General Incidental Sign	Directional Sign
		Speaker Board	
Temporary		General Temporary	Garage Sale; Open House; Portable;
		Sidewalk Sign	A-frame Sign
		Banner	Banner
		Feather Sign	Banner
		Balloon	
Special		Mural	Mural
		Billboard	Billboard

10.410.7.4 Allocation System

10.410.7.4.1 Sign Districts

This Section regulates signs by location. This UDC regulates use, setbacks, building size, site design, and land use allowances by zoning districts. For the purposes of this Section, zoning districts and those areas within the City's ETJ are organized into sign districts to produce desirable sign outcomes. The sign districts are established in the table below.

Table 309-2: Sign Districts

Sign District	Zoning District
ARN	AR - Agriculture & Residential District
	R-1 - Legacy Single-Family District
	N-1 - Neighborhood Hamlet District
	PR - Public & Recreational District
NMH	N-2 - Neighborhood Village District
	N-2(H) Neighborhood Village District (Historic)
	MU-1 - Mixed-Use Community District
	N-3 - Neighborhood Town District
	H - Historic District Overlay
CGI	CC - Commerce Corridor District
	ID – Innovation District Overlay
	B - Business & Light Industrial District
	M - Manufacturing & Industrial District
MUR	MU-2 - Mixed Use Regional District
ETJ	ETJ – Extraterritorial Jurisdiction

10.410.7.4.2 Sign Permit Requirements by Sign District

Applicable permitting requirements for each sign type shall be as provided in this Section and shall comply with the procedures established Section 10.802.15

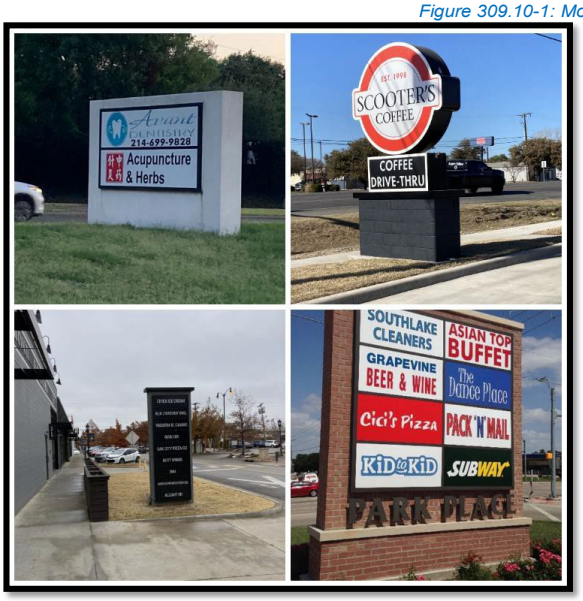
10.410.7.5 Permanent Signs

10.410.7.5.1 Freestanding Signs

Freestanding signs are classified into one of the following sign types: monument signs, pole signs, or subdivision entry signs. Their associated regulations are established in this Section. A lot may have one freestanding sign, but not multiple unless specified elsewhere in this Section.

10.410.7.5.1.1 Monument Signs

Figure 309.10-1: Monument Signs



The following table establishes the standards for Monument Signs:

Table 309-3: Monument Sign Standards

Definition	A permanent, freestanding sign mounted to a solid base support at ground level with no open space between the bottom of the sign and the ground.				
Key	✓ = yes, a permit is required or the feature is allowed | ✕ = no/not allowed | NR = the sign type or characteristic is allowed for nonresidential uses only | sf = square feet | ft = feet | "-" = the standard does not apply				
Sign District → Requirement ↓	**ARN**	**NMH**	**CGI**	**MUR**	**ETJ**
General					
Allowed?	NR	NR	✓	✓	NR
Permit Required?	✓	✓	✓	✓	✓
Number per Lot (max.)	1	1	1	1	1
Dimensions					
Sign Area (max.)					
Buildings < 50,000 sf	32 sf	40 sf	60 sf	40 sf	60 sf

Buildings ≥ 50,000 – 100,000 sf	48 sf	60 sf	80 sf	60 sf	80 sf
Buildings ≥ 100,000 sf	64 sf	80 sf	100 sf	80 sf	100 sf
Sign Height (max.)					
Buildings < 50,000 sf	6 ft	6 ft	10 ft	8 ft	8 ft
Buildings ≥ 50,000 – 100,000 sf	8 ft	8 ft	12 ft	10 ft	10 ft
Buildings ≥ 100,000 sf	10 ft	10 ft	15 ft	12 ft	12 ft
Setbacks (min.)					
From Front Property Line	5 ft	5 ft	5 ft	5 ft	5 ft
From Other Property Lines	5 ft	5 ft	5 ft	5 ft	5 ft
From Other Freestanding Signs	100 ft	100 ft	100 ft	100 ft	100 ft
Features					
Changeable Copy	NR	NR	✓	✓	✓
Electronic Message Center	×	×	✓	✓	✓
Illumination	NR	NR	✓	✓	✓
Neon	×	×	×	×	×
Hand-Applied Paint	×	×	×	×	×

Number:

This Subsection generally allows one (1) double-sided monument sign for each lot fronting a street for the districts shown in the table unless the lot fronts multiple streets, in which an additional monument sign is allowed for each street frontage.

No monument sign is allowed on a lot without frontage on to a street.

Multi-Tenant Allowances:

The maximum sign area for a monument sign on a lot with multiple tenants may be increased by twenty-five (25%) percent.

No monument sign on a lot with multiple tenants with an increased maximum sign area allowance shall be located within two hundred (200) feet of another monument sign or within five hundred (500) feet of a residential use.

A monument sign on a lot with multiple tenants shall be set back at least fifteen (15) feet from the front property line.

Design and Installation:

Any electrical service provided to a monument sign shall be underground.

Monument signs shall be designed to withstand wind loads established by the Building Code.

All monument signs shall be placed in concrete bases or footings.

Monument signs shall be landscaped around the base of the sign in an area equal to three feet for each square foot of sign and base area.

An individual monument sign shall contain at a minimum a three-foot masonry base around all sides of the sign.

A monument sign may incorporate a changeable copy or an electronic message center based on the standards of Section 10.309.6 and the allowances established in the table above.

10.410.7.5.1.2 Pole Signs

Figure 309.10-2: Pole Signs

The following table establishes the standards for Pole Signs:

Table 309-4: Pole Sign Standards

Definition	A permanent, freestanding sign in which the sign face is mounted on one (1) or more poles/pillars and the base of the sign face is situated above the ground, leaving an open space between sign face and the ground.				
Key	✓ = yes, a permit is required or the feature is allowed | ✕ = no/not allowed | NR = the sign type or characteristic is allowed for nonresidential uses only | sf = square feet | ft = feet | "-" = the standard does not apply				
Sign District → Requirement ↓	**ARN**	**NMH**	**CGI**	**MUR**	**ETJ**
General					
Allowed?	✕	✕	✓	✕	NR
Permit Required?	-	-	✓	-	✓
Number per Lot (max.)	-	-	1	-	1
Dimensions					
Sign Area (max.)					
Buildings < 50,000 sf	-	-	60 sf	-	60 sf
Buildings ≥ 50,000 – 100,000 sf	-	-	80 sf	-	80 sf
Buildings ≥ 100,000 sf	-	-	100 sf	-	100 sf
Sign Height (max.)					
Buildings < 50,000 sf	-	-	10 ft	-	8 ft
Buildings ≥ 50,000 – 100,000 sf	-	-	12 ft	-	10 ft
Buildings ≥ 100,000 sf	-	-	15 ft	-	12 ft
Setbacks (min.)					
From Front Property Line	-	-	10 ft	-	10 ft
From Other Property Lines	-	-	5 ft	-	10 ft
From Other Freestanding Signs	-	-	100 ft	-	100 ft
Features					
Changeable Copy	-	-	✓	-	✓
Electronic Message Center	-	-	✓	-	✓
Illumination	-	-	✓	-	✓
Neon	-	-	✕	-	✕
Hand-Applied Paint	-	-	✕	-	✕

Number:

This Subsection generally allows one (1) double-sided monument sign for each lot fronting a street for the sign districts shown in the table unless the lot fronts multiple streets, in which an additional monument sign is allowed for each street frontage.

No monument sign is allowed on a lot without frontage on to a street.

Location:

Pole signs are only allowed if:

A lot abuts Interstate U.S. Highway 79 or State Highway 130.

Located within a distance of one hundred (100) feet from the right-of- way line of the linear segment of that thoroughfare and situated so as to be viewed from that thoroughfare.

Multi-Tenant Allowances:

The maximum sign area for a monument sign on a lot with multiple tenants may be increased by twenty-five (25%) percent.

No monument sign on a lot with multiple tenants with an increased maximum sign area allowance shall be located within two hundred (200) feet of another pole sign.

No pole sign on a lot with multiple tenants with an increased maximum sign area allowance shall be located within five hundred (500) feet of a residential use.

A monument sign on a lot with multiple tenants shall be set back at least fifteen (15) feet from the front property line.

Design and Installation:

Any electrical service provided to a pole sign shall be underground.

Pole signs shall be designed to withstand wind loads established by the Building Code.

All Pole signs shall be placed in concrete bases or footings.

Pole signs shall be landscaped around the base of the sign in an area equal to three feet for each square foot of sign and base area.

Pole signs shall not have attached any guys or braces.

An individual monument sign shall contain at a minimum a three-foot masonry base around all sides of the sign.

A pole sign may incorporate a changeable copy or an electronic message center based on the standards of Section 10.309.6 and the allowances established in the table above.

10.410.7.5.1.3 Subdivision Entry Signs

Figure 309.10-3: Subdivision Entry Signs

The following table establishes the standards for Subdivision Entry Signs:

Table 309-5: Subdivision Entry Sign Standards

Definition	A subdivision entry sign is a permanent, freestanding monument sign located at the entry of a platted subdivision from a street.				
Key	✓= yes, a permit is required or the feature is allowed | ✕ = no/not allowed | NR = the sign type or characteristic is allowed for nonresidential uses only | sf = square feet | ft = feet | "-" = the standard does not apply				
Sign District → Requirement ↓	**ARN**	**NMH**	**CGI**	**MUR**	**ETJ**
General					
Allowed?	✓	✓	✓	✓	✓
Permit Required?	✓	✓	✓	✓	✓
Dimensions					
Sign Area (max.)	60 sf	50 sf	80 sf	60 sf	60 sf
Sign Height (max.)	6 ft	5 ft	8 ft	6 ft	6 ft
Setbacks					
From Adjacent Residential Use (min.)	20 ft	20 ft	20 ft	20 ft	20 ft
Features					
Changeable Copy	✕	✕	✕	✕	✕
Electronic Message Center	✕	✕	✕	✕	✕
Illumination	✓	✓	✓	✓	✓
Neon	✕	✕	✕	✕	✕
Hand-Applied Paint	✕	✕	✕	✕	✕

Number:

Two (2) subdivision entry signs may be located at the intersection of a street or private driveway and an entry into a subdivision. The signs shall be configured as follows:

Two (2) signs with one (1) sign face each located on opposite sides of the street entry or private driveway;

One (1) sign with two (2) faces located within a landscaped area dividing two (2)

one-way street entries or private driveways; or

One (1) sign located on one (1) side of the street entry or private driveway.

Design and Installation. A subdivision entry sign shall:

Be constructed with stone, brick, concrete, metal, routed wood planks or beams, or similar durable, weatherproof materials.

Have a defined, bordered, landscaped area at the base of the sign.

Provide a required landscaped area that:

Is parallel to the face of the sign;

Is around the base of the sign equal to two feet for each square foot of sign and base area;

Is kept neat and weed-free; and

Contains living plant materials covering at least fifty percent (50%) of the defined landscaped area. Artificial plant materials are not authorized for use.

For double-sided subdivision entry signs, the landscaped area shall be allocated so that a portion of the required landscaping is located in front of each sign face.

When electrical service is provided to a subdivision entry sign, all electrical service shall be underground.

Only use external illumination if providing sign lighting.

10.410.7.5.2 Attached Signs

Attached signs are classified into one of the following sign types: wall signs, attached canopy signs, grounded canopy signs, projecting signs, hanging signs, window signs, and marquee signs. Their associated regulations are established in this Section.

10.410.7.5.2.1 Generally

Internally lit channel letters and halo lit letters are preferred for attached signs.

Domed, bullnose and bubble-style awning signs, and internally illuminated box signs are prohibited as attached signs.

Attached signs:

Cannot overlap features such as cornices, eaves, window and door frames, columns and other decorative elements.

Shall be placed at least three (3) ft from the vertical edge of a wall and other attached signs unless otherwise specified in this Section.

Shall be placed entirely below the lowest point of a building's parapet wall, except signs on water towers and smokestacks.

10.410.7.5.2.2 Wall Signs

Figure 309.10-4: Wall Signs

The following table establishes the applicable standards for wall signs.

Table 309-6: Wall Sign Standards

Definition	A wall sign is a permanent, attached sign painted on or affixed to the wall or surface of a building or display surface which is parallel to the supporting surface.				
Key	✓ = yes, a permit is required or the feature is allowed | ✕ = no/not allowed | NR = the sign type or characteristic is allowed for nonresidential uses only | sf = square feet | ft = feet | "-" = the standard does not apply				
Sign District → Requirement ↓	**ARN**	**NMH**	**CGI**	**MUR**	**ETJ**
General					
Allowed?	NR	NR	✓	✓	NR
Permit Required?	✓	✓	✓	✓	✓
Dimensions					
Sign Area (max. % of wall)	20%	20%	15%	20%	15%
Vertical Clearance (min.)	8 ft	8 ft	8 ft	8 ft	8 ft
Sign Projection (max.)	1 ft	2 ft	1 ft	2 ft	2 ft
Features					
Changeable Copy	✕	✕	✕	✕	✕
Electronic Message Center	✕	✕	✕	✕	✕
Illumination	NR	NR	✓	✓	NR
Neon	NR	NR	✓	✓	NR
Painted on Wall	NR	NR	✓	✓	NR

There is no limit on the ~~amount~~ number of wall signs allowed on a building; however, in no instance shall the cumulative wall sign allowance exceed the requirements in the table.

Wall signs:

Shall affix flush against the wall of the building or as flush as possible while allowing the plane of the face of the sign to remain perpendicular to the ground.

Shall not cover more than eighty percent (80%) of the wall's width.
The face of a wall sign cannot extend above the top surface of the face of the wall to which it is attached.

10.410.7.5.2.3 Attached Canopy Signs

Figure 309.10-5: Attached Canopy Signs

The following table establishes the applicable standards for attached canopy signs.

Table 309-7: Attached Canopy Sign Standards

Definition	An attached canopy sign is a permanent, attached sign painted, printed, attached, or otherwise applied to any facet of the covering or frame structure of an awning or attached structural canopy.				
Key	✓ = yes, a permit is required or the feature is allowed | ✕ = no/not allowed | NR = the sign type or characteristic is allowed for nonresidential uses only | sf = square feet | ft = feet | "-" = the standard does not apply				
Sign District → Requirement ↓	**ARN**	**NMH**	**CGI**	**MUR**	**ETJ**
General					
Allowed?	✕	✕	✓	✓	NR
Permit Required?	-	-	✓	✓	✓
Dimensions					
Sign Area (cumulative max. per attached canopy)	-	-	100 sf	75 sf	100 sf
Sign Projection (max.)	-	-	1 ft	1 ft	1 ft
Features					
Changeable Copy	-	-	✓	✓	NR
Electronic Message Center	-	-	✓	✕	NR
Illumination	-	-	✓	✓	NR
Neon	-	-	✕	✕	✕
Hand-Applied Paint	-	-	✓	✓	NR

There is no limit on the ~~amount~~ number of attached canopy signs allowed on a

building; however, in no instance shall the cumulative attached canopy sign allowance exceed the requirements in the table.

Attached canopy signs:

~~An attached canopy sign~~ Shall affix flush against the surface of the face of the attached canopy or as flush as possible while still allowing the plane of the face of the sign to remain perpendicular to the ground.

The face of an attached canopy sign cannot extend above the top surface of the face of the awning or canopy to which it is attached.

10.410.7.5.2.4 Grounded Canopy Signs

Figure 309.10-6: Grounded Canopy Signs

The following table establishes the applicable standards for grounded canopy signs.

Table 309-8: Grounded Canopy Sign Standards

Definition	A grounded canopy sign is a permanent, attached sign that is affixed to a grounded canopy. A grounded canopy is a permanent structure that is structurally independent of a building affixed to the ground, that is of rigid construction, and over which a covering is attached that provides weather protection, identity, or decoration.				
Key	✓ = yes, a permit is required or the feature is allowed | ✕ = no/not allowed | NR = the sign type or characteristic is allowed for nonresidential uses only | sf = square feet | ft = feet | "-" = the standard does not apply				
Sign District → Requirement ↓	**ARN**	**NMH**	**CGI**	**MUR**	**ETJ**
General					
Allowed?	✕	✕	✓	✓	NR
Permit Required?	-	-	✓	✓	✓
Dimensions					

Sign Area (cumulative max. per grounded canopy)	-	-	100 sf	75 sf	100 sf
Sign Projection (max.)	-	-	1 ft	1 ft	1 ft
Features					
Changeable Copy	-	-	✓	✓	NR
Electronic Message Center	-	-	✓	✕	NR
Illumination	-	-	✓	✓	NR
Neon	-	-	✕	✕	✕
Hand-Applied Paint	-	-	✕	✕	✕

There is no limit on the ~~amount~~ number of grounded canopy signs allowed on a grounded canopy; however, in no instance shall the cumulative grounded canopy sign allowance exceed the requirements in the table.

Attached canopy signs:

~~A grounded canopy sign~~ Shall affix flush against the surface of the face of the grounded canopy or as flush as possible while still allowing the plane of the face of the sign to remain perpendicular to the ground.

The face of a grounded canopy sign cannot extend above the top surface of the face of the grounded canopy to which it is attached.

10.410.7.5.2.5 Projecting Signs

Figure 309.10-9: Projecting Signs

The following table establishes the applicable standards for projecting signs.

Table 309-11: Projecting Sign Standards

Definition	A projecting sign is a permanent, attached sign type that is affixed to and projects a foot or more from the wall of a building and is generally perpendicular to the building façade.
Key	✓ = yes, a permit is required or the feature is allowed | ✕ = no/not allowed | NR = the sign type or characteristic is allowed for nonresidential uses only | sf = square feet | ft = feet | "-" = the standard does not apply

Sign District → Requirement ↓	ARN	NMH	CGI	MUR	ETJ
General					
Allowed?	×	NR	✓	✓	×
Permit Required?	-	✓	✓	✓	-
Number per Building/Storefront (max.)	-	1	1	1	-
Dimensions					
Sign Area (max.)	-	30 sf	40 sf	40 sf	-
Vertical Clearence (min.)	-	8 ft	8 ft	8 ft	-
Sign Projection (max.)	-	6 ft	6 ft	6 ft	-
Features					
Changeable Copy	-	×	×	×	-
Electronic Message Center	-	×	×	×	-
Illumination	-	NR	✓	✓	-
Neon	-	NR	✓	✓	-
Hand-Applied Paint	-	NR	✓	✓	-

Projecting signs:

Shall affix to the surface of the wall so that the face of the sign remains perpendicular to the ground.

Shall not extend above the top of the wall to which it is attached.

Shall be located above the canopy line.

10.410.7.5.2.6 Hanging Signs

Figure 309.10-7: Hanging Signs

The following table establishes the applicable standards for hanging signs.

Table 309-9: Hanging Sign Standards

Definition	A hanging sign is a permanent, attached sign suspended/hanging from the underside of a canopy, awning, ceiling, marquee, roof overhang, a covered porch, or walkway.

Key	✓= yes, a permit is required or the feature is allowed | ✕ = no/not allowed | NR = the sign type or characteristic is allowed for nonresidential uses only | sf = square feet | ft = feet | "-" = the standard does not apply				
Sign District → Requirement ↓	**ARN**	**NMH**	**CGI**	**MUR**	**ETJ**
General					
Allowed?	✕	NR	✓	✓	✕
Permit Required?	-	✓	✓	✓	-
Number per Storefront (max.)	-	1	1	1	-
Dimensions					
Sign Area (max.)	-	16 sf	12 sf	16 sf	-
Vertical Clearence (min.)	-	8 ft	8 ft	8 ft	-
Sign Projection (max.)	-	4 ft	2 ft	4 ft	-
Features					
Changeable Copy	-	✕	✕	✕	-
Electronic Message Center	-	✕	✕	✕	-
Illumination	-	NR	✓	✓	-
Neon	-	✕	✕	✕	-
Hand-Applied Paint	-	NR	✓	✓	-

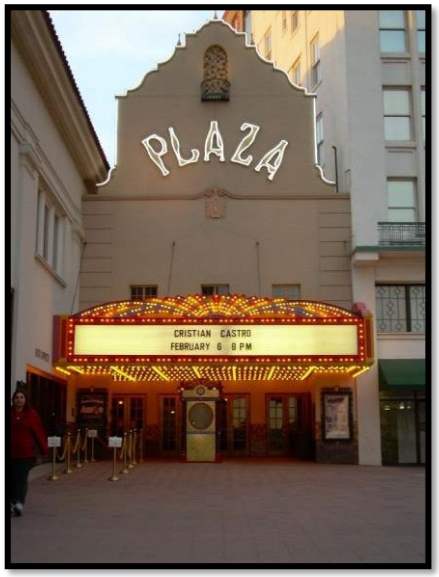
Hanging signs:

Shall affix to the surface of the wall so that the face of the sign remains perpendicular to the ground.

~~A hanging sign~~ May encroach a maximum of three (3) feet over a public sidewalk but shall not encroach over any parking or travel lane.

10.410.7.5.2.7 Marquee Signs

Figure 309.10-8: Marquee Signs



The following table establishes the applicable standards for marquee signs.

Table 309-10: Marquee Sign Standards

Definition	A marquee sign is a permanent, attached sign affixed to a marquee. A marquee is a type of attached canopy that has a top surface that is sloped less than twenty-five (25) degrees from the horizontal, is located less than ten (10) feet above the top of an operable exterior doorway, and frequently includes panels for changeable copy				
Key	✓ = yes, a permit is required or the feature is allowed | ✕ = no/not allowed | NR = the sign type or characteristic is allowed for nonresidential uses only | sf = square feet | ft = feet | "-" = the standard does not apply				
Sign District → Requirement ↓	ARN	NMH	CGI	MUR	ETJ
General					
Allowed?	✕	NR	✓	✓	✓
Permit Required?	-	✓	✓	✓	✓
Number per Building/Storefront (max.)	-	1	1	1	1
Dimensions					
Sign Area (max. % of wall)	-	20%	20%	30%	30%
Vertical Clearence (min.)	-	8 ft	8 ft	8 ft	8 ft
Sign Projection (max.)	-	6 ft	6 ft	8 ft	8 ft
Features					
Changeable Copy	-	✓	✓	✓	✓
Electronic Message Center	-	✕	✕	✕	✕
Illumination	-	✓	✓	✓	✓
Neon	-	✓	✓	✓	✓
Hand-Applied Paint	-	✕	✕	✕	✕

Marquee signs:

Shall be located above the primary public entrance(s) of a building or storefront.

May extend the full length of the building façade but shall not extend above the wall to which it is attached.

May project over a sidewalk but shall not project above a street.

10.410.7.5.2.8 Window Signs

Figure 309.10-10: Window Signs

The following table establishes the applicable standards for window signs.

Table 309-12: Window Sign Standards

Definition	A window sign is a sign posted, printed, placed, or affixed to a window or glass door. A window sign includes any sign that is located inside a building, that is three feet or less from a window or glass door, and that is clearly visible from outside the building.				
Key	✓= yes, a permit is required or the feature is allowed | ✕ = no/not allowed | NR = the sign type or characteristic is allowed for nonresidential uses only | sf = square feet | ft = feet | "-" = the standard does not apply				
Sign District → Requirement ↓	**ARN**	**NMH**	**CGI**	**MUR**	**ETJ**
General					
Allowed?	✕	NR	✓	✓	✕
Permit Required?	-				-
Dimensions					
Sign Area (max. % of window/door)	-	25%	25%	25%	-
Features					
Changeable Copy	-	✕	✕	✕	-
Electronic Message Center	-	✕	✕	✕	-
Illumination	-	NR	NR	NR	-
Neon	-	NR	NR	NR	-
Hand-Applied Paint	-	NR	✓	✓	-

Window signs:

~~Window signs~~ Shall not obscure visibility into the building.

No fluorescent materials shall be used for window signs.

~~Window signs~~ Are only permitted on the first story of the building.

Temporary window signs as allowed by the ordinance are exempt from the maximum area limitation.

Mannequins and storefront displays of merchandise sold are not considered window signs.

Interior directory signage identifying shopping aisles and merchandise display areas shall also be exempt from the window sign limitation.

10.410.7.5.3 Incidental Signs

Incidental signs are classified into one of the following sign types: general incidental signs or speaker boards. Their associated regulations are established in this Section. A building or lot may have multiple incidental signs as allowed in this Section.

10.410.7.5.3.1 General Incidental Signs

Figure 309.10-11: General Incidental Signs

The following table establishes the applicable standards for general incidental signs.

Table 309-13: General Incidental Sign Standards

Definition	A general incidental sign is a small permanent sign, other than a speaker board, that is freestanding or attached to a building that is in addition to the primary sign types for the property, such as detached signs and attached signs, and that has a height and scale that is clearly subordinate to the primary sign types allowed for the property. Examples of typical general incidental signs include house numbers, occupant directories, property or tenant identification names or numbers, wayfinding signs, and directional signs, and signs warning the public against trespassing or danger from animals. The list of examples is not exhaustive and is provided to clarify the regulations and does not limit the content of general incidental signs. The City will not review the content of general incidental signs.				
Key	✓ = yes, a permit is required or the feature is allowed | ✕ = no/not allowed | NR = the sign type or characteristic is allowed for nonresidential uses only | sf = square feet | ft = feet | "-" = the standard does not apply				
Sign District → Requirement ↓	**ARN**	**NMH**	**CGI**	**MUR**	**ETJ**
General					
Allowed?	NR	NR	✓	✓	NR
Permit Required?	✓	✓	✓	✓	✓
Dimensions					
Sign Area (cumulative max per lot)	20 sf	20 sf	40 sf	50 sf	50 sf
Sign Area (max. per incidental sign)	4 sf	4 sf	6 sf	8 sf	8 sf
Sign Height (max. per incidental sign)	4 ft	4 ft	4 ft	4 ft	4 ft
Setbacks (min.)					
From Front Property Line	5 ft	5 ft	5 ft	10 ft	10 ft
From Other Property Lines	5 ft	5 ft	5 ft	10 ft	10 ft
From Other Freestanding Signs	10 ft	10 ft	10 ft	10 ft	10 ft
Features					

Changeable Copy	×	×	×	×	×
Electronic Message Center	×	×	×	×	×
Illumination	×	NR	NR	NR	×
Neon	×	×	×	×	×
Hand-Applied Paint	×	×	×	×	×

Number:

There is no overall limit to the number of general incidental signs allowed on a property; however, in no instance shall the cumulative general incidental sign allowance exceed the requirements in the table, unless specified otherwise in this Subsection.

Design and Installation:

Vertical clearance and setback requirements for general incidental signs shall conform to the requirements for the similar primary sign type (i.e. wall sign, window sign, monument sign) as those requirements are defined in this Section.

The face of a general incidental sign cannot extend above the top surface of the face of the wall or structure to which it is attached.

An attached incidental sign shall affix flush against the wall of the building in which it is located.

A detached incidental sign shall have an enclosed base and be securely and firmly embedded in the ground.

Incidental signs constructed in conjunction with monument and pole signs shall be consistent with the building elements and materials of those established on the same lot and within the development.

10.410.7.5.3.2 Speaker Board Signs

Figure 309.10-12: Speaker Board Signs

The following table establishes the applicable standards for speaker board signs.

Table 309-14: Speaker Board Sign Standards

Definition	A speaker board is a professionally constructed and installed sign made of a durable, weather-resistant product such as metal or high-density plastic and may include a two-way speaker system for ordering from a vehicle in a drive-thru lane provided the volume of the speaker does not exceed ambient noise conditions as measured at the property line.				
Key	✓ = yes, a permit is required or the feature is allowed | ✕ = no/not allowed | NR = the sign type or characteristic is allowed for nonresidential uses only | sf = square feet | ft = feet | "-" = the standard does not apply				
Sign District → Requirement ↓	**ARN**	**NMH**	**CGI**	**MUR**	**ETJ**
General					
Allowed?	✕	NR	✓	✓	NR
Permit Required?	-	✓	✓	✓	✓
Dimensions					
Sign Area (cumulative max. per lot)	-	36 sf	50 sf	70 sf	36 sf
Sign Height (max.)	-	6 ft	6 ft	6 ft	6 ft
Setbacks (min.)					
From Front Property Line	-	10 ft	10 ft	10 ft	10 ft
From Other Property Lines	-	10 ft	10 ft	10 ft	10 ft
From Single-Family Residence	-	100 ft	100 ft	100 ft	100 ft
Features					
Changeable Copy	-	✓	✓	✓	✓
Electronic Message Center	-	✕	✓	✓	✕
Illumination	-	✓	✓	✓	✓
Neon	-	✕	✕	✕	✕
Hand-Applied Paint	-	✕	✕	✕	✕

Number:

There is no overall limit to the number of speaker boards allowed on a property; however, in no instance shall the cumulative speaker board allowance exceed the requirements in the table, unless specified otherwise in this Subsection.

Design and Installation:

A speaker board shall provide no more than three (3) feet and no less than eighteen (18) inches of horizontal separation from the curb or edge of the driveway the speaker board faces.

Speaker boards shall provide a minimum landscaped area of two (2) square feet per one (1) square foot of sign area abutting the sign base. In cases where the location of the sign could not accommodate such landscape area, the area may be reduced up to twenty-five percent (25%) at the Director of Development Services discretion.

10.410.7.6 Temporary signs ~~and displays~~

Temporary signs are classified into one of the following sign types: general temporary signs, sidewalk signs, ~~attached~~ banners (attached or detached), ~~detached banners,~~ feather signs, or balloon signs. Their associated regulations are established in this Section. A building or lot may have multiple temporary signs as allowed in this Section. A temporary sign shall not be used as a placeholder for detached and attached signs unless specified elsewhere in this Section.

~~10.410.7.1 Temporary displays~~

~~Temporary displays may include these items, only as permitted in Section 10.410.3 and 10.410.4:~~

~~Banners, no more than 32 sq. ft.~~

~~Banners placed over the street to identify special events of general civic interest. The banners cannot be used for commercial advertising. Sponsor identification may be displayed on no more than 25% of the banner face area.~~

~~Pennants, streamers, and small (no more than 12 in. diameter) balloons.~~

~~Balloons and other inflatable objects no more than 12 ft. in height. Balloons and inflatable objects cannot be placed on top of a building. Inflatable objects cannot have flailing or animated elements.~~

~~New development marketing flags.~~

~~Grand Opening Banners, no more than 64 sq. ft. and removed after 45 days after opening of the business. A business may have up to ten temporary displays in a calendar year, with a time of no more than 15 days for each display. No more than two consecutive displays shall be permitted.~~

~~10.410.7.2 Construction – "Coming Soon" sign display time~~

~~Temporary signs may be displayed up to 18 months. Signs must be removed in 48 hours after construction is complete.~~

~~10.410.7.3 Real estate sign display time~~

~~Temporary signs on property for sale or rent must be removed in 48 hours after the lease or sale of the identified property.~~

~~10.410.7.4 Temporary development sign display time~~

~~Temporary signs at developments may be displayed for up to one year, or until the last house or unit in the development is sold, whichever is later.~~

~~Temporary development signs at rental communities may be displayed for up to one year, or until 90% of units are occupied, whichever is later.~~

10.410.7.6.1 General Temporary signs

Figure 309.11-1 Temporary Sign

The following table establishes the applicable standards for general temporary signs.

Table 309-15: General Temporary Sign Standards

Definition	A general temporary sign is a sign constructed of cloth, canvas, light fabric, cardboard, wood, wallboard, metal, or other light materials, with or without frames, which is intended to be displayed for a limited period of time only. Examples of typical general temporary signs include public demonstrations, grand opening signs, contractor signs, real estate signs, garage sale signs, and signs that announce an event such as a carnival, circus, or similar event. The list of examples is not exhaustive and is provided to clarify the regulations and does not limit the content of general temporary signs. The City will not review the content of general temporary signs.				
Key	✓ = yes, a permit is required or the feature is allowed | ✕ = no/not allowed | NR = the sign type or characteristic is allowed for nonresidential uses only | sf = square feet | ft = feet | "-" = the standard does not apply				
Sign District → Requirement ↓	**ARN**	**NMH**	**CGI**	**MUR**	**ETJ**
General					
Allowed?	✓	✓	✓	✓	✓
Permit Required?	✕	✕	✓	✓	✓
Number per lot (max.)	2	2	4	4	4
Dimensions					
Sign Area (max. per sign)	24 sf	24 sf	40 sf	40 sf	40 sf
Sign Height (max.)	6 ft	6 ft	6 ft	6 ft	6 ft
Setbacks (min.)					
From Front Property Line	10 ft	10 ft	10 ft	10 ft	10 ft
From Other Property Lines	10 ft	10 ft	10 ft	10 ft	10 ft
From Single-Family Residence	100 ft	100 ft	100 ft	100 ft	100 ft
Features					
Changeable Copy	✕	✕	✕	✕	✕
Electronic Message Center	✕	✕	✕	✕	✕
Illumination	✕	✕	✕	✕	✕
Neon	✕	✕	✕	✕	✕
Hand-Applied Paint	✕	✕	✕	✕	✕

Duration:

A general temporary sign may be displayed for:

Ninety (90) consecutive days over one calendar year, or

Thirty (30) consecutive days three times during a calendar year, with each thirty (30) day period separated by at least fourteen (14) calendar days.

Design and Installation:

A detached general temporary sign shall be securely and firmly embedded in or on the ground.

A detached general temporary sign shall not use sandbags or other weighted objects to secure the sign to or in the ground.

A general temporary sign shall not use an adhesive (tape, glue, etc.) to affix the sign to any surface.

10.410.7.6.2 Sidewalk signs

Figure 309.11-2: Sidewalk Signs

The following table establishes the applicable standards for sidewalk signs.

Table 309-16: Sidewalk Sign Standards

Definition	A sidewalk sign is a temporary and portable sign that is ordinarily in the shape of an "A" or inverted "T" with back-to-back sign faces, an easel, or a similar configuration to be located on a sidewalk or walkway.				
Key	✓ = yes, a permit is required or the feature is allowed | ✕ = no/not allowed | NR = the sign type or characteristic is allowed for nonresidential uses only | sf = square feet | ft = feet | "-" = the standard does not apply				
Sign District → Requirement ↓	**ARN**	**NMH**	**CGI**	**MUR**	**ETJ**
General					
Allowed?	✕	NR	✓	✓	NR
Permit Required?	-	✕	✕	✕	✕
Number per tenant/storefront (max.)	-	1	1	1	1
Dimensions					
Sign Area (max. per sign)	-	6 sf	6 sf	6 sf	6 sf
Sign Height (max.)	-	3 ft	3 ft	3 ft	3 ft
Sign Width (max.)	-	30 in	30 in	30 in	30 in
Setbacks (min.)					
From Another Sidewalk Sign	-	5 ft	5 ft	20 ft	20 ft
Sidewalk/Walkway Clearance	-	5 ft	5 ft	5 ft	5 ft
Features					
Changeable Copy	-	NR	✓	✓	NR
Electronic Message Center	-	✕	✕	✕	✕
Illumination	-	✕	✕	✕	✕
Neon	-	✕	✕	✕	✕
Hand-Applied Paint	-	✓	✓	✓	✓

Duration:

All sidewalk signs shall only be displayed during a use's business hours.

Design and Installation:

Sidewalk signs are not allowed in planter beds.

Sidewalk signs are allowed only where a building is within a build-to- zone or maximum setback, or where a front facade that includes an entryway open to the general public during normal business hours is within ten (10) feet of the edge of a public sidewalk.

Sidewalk signs shall leave a minimum, unobstructed sidewalk clearance as provided in the table or as otherwise required by the ADA and City fire code requirements, whichever is greater.

Sidewalk signs shall have no permanent attachments to the sidewalk.

Sidewalk signs shall be composed of wood, medium-density fiberboard, metal (iron or steel) frames, or other materials with equivalent weight and density. Sidewalk signs shall not be composed of plastic or similar materials.

The sign face of a sidewalk sign may include a chalkboard or dry-erase board.

10.410.7.6.3 ~~Attached~~ Banner signs

Figure 309.11-3: Attached Banner Signs

The following table establishes the applicable standards for attached banner signs.

Table 309-17: Banner Standards

Definition	A banner is a temporary sign made of fabric, cloth, bunting, plastic, paper, or any other non-rigid material with no enclosing framework that is attached, mounted, tied, or otherwise placed on a building or pole attached to a building or on a frame or poles detached from the building. This definition does not include flags, pennants, feather signs, or streamers.				
Key	✓= yes, a permit is required or the feature is allowed | ✕ = no/not allowed | NR = the sign type or characteristic is allowed for nonresidential uses only | sf = square feet | ft = feet | "-" = the standard does not apply				
Sign District → Requirement ↓	**ARN**	**NMH**	**CGI**	**MUR**	**ETJ**
General					
Allowed?	NR	NR	✓	✓	✓
Permit Required?	✓	✓	✓	✓	✓
Number per Lot (max.)	1	1	1	1	1
Dimensions					
Banner Area (max.)	32 sf	32 sf	48 sf	64 sf	64 sf

Sign Height (max.)	4 ft	4 ft	4 ft	6 ft	6 ft
Setbacks (min.)					
From Front Property Line	10 ft	10 ft	10 ft	10 ft	10 ft
From Adjacent Property Line	10 ft	10 ft	10 ft	10 ft	10 ft
From Another Banner	20 ft	20 ft	20 ft	20 ft	20 ft
From Another Sign	5 ft	5 ft	5 ft	5 ft	5 ft
Features					
Changeable Copy	×	×	×	×	×
Electronic Message Center	×	×	×	×	×
Illumination	×	×	×	×	×
Neon	×	×	×	×	×
Hand-Applied Paint	×	×	×	×	×

Duration:

All banners shall meet the requirements for General Temporary Signs as established in 10.309.11(a) above.

Design and Installation:

Banner may be allowed for each tenant if placed on a multi-tenant building but shall not exceed the maximum total banner area for the building.

Banners shall not be attached to any window, door, or other sign.

Banners shall not use an adhesive (tape, glue, etc.) to affix the attached banner to any surface.

10.410.7.6.4 Feather signs

Figure 309.11-4: Feather Signs

The following table establishes the applicable standards for feather signs.

Table 309-18: Feather Sign Standards

Definition	A feather sign is a temporary, freestanding sign made of flexible material in the shape of a feather, quill, sail, blade, or teardrop, and mounted on a solid or flexible pole or cord that affixes to the ground.

Key	✓= yes, a permit is required or the feature is allowed | ✕ = no/not allowed | NR = the sign type or characteristic is allowed for nonresidential uses only | sf = square feet | ft = feet | "-" = the standard does not apply				
Sign District → Requirement ↓	**ARN**	**NMH**	**CGI**	**MUR**	**ETJ**
General					
Allowed?	✕	NR	✓	✓	✓
Permit Required?	-	✓	✓	✓	✓
Number per Lot (max.)	-	2	2	3	3
Dimensions					
Feather Sign Area (max. per sign)	-	-	12 sf	20 sf	20 sf
Sign Height (max.)	-	-	12 ft	14 ft	14 ft
Setbacks (min.)					
From Front Property Line	-	-	10 ft	10 ft	10 ft
From Adjacent Property Line	-	-	10 ft	10 ft	10 ft
From Another Detached Banner	-	-	20 ft	20 ft	20 ft
From Another Detached Sign	-	-	5 ft	5 ft	5 ft
Features					
Changeable Copy	-	-	✕	✕	✕
Electronic Message Center	-	-	✕	✕	✕
Illumination	-	-	✕	✕	✕
Neon	-	-	✕	✕	✕
Hand-Applied Paint	-	-	✕	✕	✕

Duration:

All feather signs shall meet the requirements for General Temporary Signs as established in Section 10.309.11(a) above.

Design and Installation:

A feather sign may be allowed for each tenant if placed on a multi-tenant building but shall not exceed the maximum total banner area for the building.

Feather signs shall not be attached to any building, window, door, or other sign.

10.410.7.6.5 Balloon signs

Figure 309.11-5: Balloon Signs

The following table establishes the applicable standards for balloon signs.

Table 309-19: Balloon Sign Standards

Definition	A balloon sign is a temporary sign either as an individual or grouping of inflatable devices, at least three feet in height or width, with or without a specific message, figures or designs attached to its surface, used or intended to be used to attract attention. An Inflatable Device is type of balloon sign that is a cold air inflated object, which may be of various shapes, made of flexible fabric, resting on the ground or structure, and equipped with a portable blower motor that provides a constant flow of air into the device. Inflatable devices are restrained, attached, or held in place by a cord, rope, cable, or similar method. Inflatable devices shall be included in the definition of Balloon Sign for the purposes of this Section. Balloons that do not meet the definitions in this Section are not regulated under this Section.				
Key	✓ = yes, a permit is required or the feature is allowed | ✕ = no/not allowed | NR = the sign type or characteristic is allowed for nonresidential uses only | sf = square feet | ft = feet | "-" = the standard does not apply				
Sign District → Requirement ↓	**ARN**	**NMH**	**CGI**	**MUR**	**ETJ**
General					
Allowed?	✕	✕	NR	NR	NR
Permit Required?	-	-	✓	✓	✓
Number per tenant/storefront (max.)	-	-	1	1	1
Dimensions					
Sign Height (max.)	-	-	-	15 ft	15 ft
Setbacks (min.)					
From Front Property Line	-	-	-	15 ft	15 ft
From Adjacent Property Line	-	-	-	15 ft	15 ft
From Another Balloon Sign	-	-	-	20 ft	20 ft
From Another Detached Sign	-	-	-	20 ft	20 ft
Features					
Changeable Copy	-	-	-	✕	✕
Electronic Message Center	-	-	-	✕	✕
Illumination	-	-	-	✕	✕
Neon	-	-	-	✕	✕
Hand-Applied Paint	-	-	-	✕	✕

Duration:

All balloon signs meet the requirements for General Temporary Signs as established in Section 10.309.11(a) above.

10.410.7.7 ~~Special Signs~~ Murals

Figure 309.12-1: Mural Signs

The following table establishes the applicable standards for murals.

Table 309-20: Mural Standards

Definition	A mural is a hand-produced work in which paint is applied by hand directly on an exterior wall of a building or structure. A mural does not include: • Mechanically produced or computer-generated prints or images, including digitally printed vinyl sheets and wraps; • Works containing electrical or mechanical components; or • Works that involve changing or moving images or components.				
Key	✓ = yes, a permit is required or the feature is allowed | ✕ = no/not allowed | NR = the sign type or characteristic is allowed for nonresidential uses only | sf = square feet | ft = feet | "-" = the standard does not apply				
Sign District → Requirement ↓	**ARN**	**NMH**	**CGI**	**MUR**	**ETJ**
General					
Allowed?	✕	✓	✓	✓	✕
Permit Required?	-	✓	✓	✓	-
Number per Building/Storefront (max.)	-	1	1	1	-
Dimensions					
Sign Area (max. % of wall)	-	85%	85%	85%	-
Features					
Changeable Copy	-	✕	✕	✕	-
Electronic Message Center	-	✕	✕	✕	-
Illumination	-	✓	✓	✓	-
Neon	-	✕	✕	✕	-
Hand-Applied Paint	-	✓	✓	✓	-

Number:

One mural may be displayed on a building in addition to other signs allowed in this Section.

Design and Installation:

A mural may be illuminated but shall only use external illumination methods.

Additional Allowances:

Due to murals providing unique design elements, all murals require approval from the City Council based on the criteria in this Subsection, Table Mural Standards, and the requirements below.

In its review of proposed murals located in other sign districts, the City Council will

review the proposed mural based on the following factors:
The mural uses durable, exterior grade paints and materials and weatherproof and ultraviolet-protective coatings;
The mural uses colors that coordinate with the colors of the building;
The mural is directed at and scaled to pedestrians;
The mural does not overwhelm or hide character-defining features of a building;
The mural is placed and sized to reinforce the building's architecture and its surroundings;
The mural is placed at similar heights and façade locations as adjacent buildings or tenants to provide an integrated block appearance.

10.410.8 Substitution of noncommercial message

Noncommercial copy may be substituted for commercial copy on any permitted sign. If noncommercial copy is substituted, the resulting sign will continue to be treated as the original commercial sign under this code and will not be treated as an outdoor advertising display. Content of noncommercial copy on a sign otherwise permitted by this code may be changed without complying with provisions required for sign copy or design approval.

10.410.9 Sign design

10.410.9.1 Color

Colors for sign frames and supports must match the primary finish and colors of buildings on the site.

10.410.9.2 Illumination

Illumination must be shielded so there is no glare in the public right-of-way and adjacent properties, and directed so it does not point towards the sky.

Illumination must be steady and even over the entire sign face. The full number of lighting elements must be kept in working condition.

10.410.9.3 Materials

Internally lit channel letters and halo lit letters are preferred for attached signs. Domed, bullnose and bubble-style awning signs, and internally illuminated box signs, are prohibited as attached signs.

The sign base of permanent freestanding signs must match the dominant masonry surface material of the main building on the site.

10.410.9.4 Attached sign placement

Attached signs cannot overlap features such as cornices, eaves, window and door frames, columns and other decorative elements.

Signs must be placed at least 3 ft. from the vertical edge of a wall and other attached signs.

10.410.9.5 Attached sign height

Attached signs must be placed entirely below the lowest point of a building’s parapet wall, except signs on water towers and smokestacks.

The lowest point of a projecting or awning sign must be at least 8 ft. above the sidewalk.

10.410.9.6 Window sign area

Window signs may cover no more than 25% of a window area.

Window signs are not considered in measuring the overall sign face area on a wall.

10.410.9.7 Freestanding sign placement

Freestanding signs cannot be placed where they obscure important architectural features such as entrances, display windows or decorative elements when seen from the public right-of-way.

Freestanding signs cannot be placed in or project over the public right-of-way, or create a visual obstruction in a vertical space between 3 ft. and 10 ft. above the curb in the clear vision area.

10.410.9.8 Freestanding sign landscaping

Landscaping must form a cluster at the base of freestanding signs, in an area at least 25% of the sign height around the footprint.

10.410.9.9 A-frame signs

A-frame signs must be secured firmly in place. Securing may include anchoring to the wall of the building or weighing down with sandbags. Sandbags cannot protrude from the sides of sign.

10.410.9.10 Sign Master Plans

Development Services staff may require a Sign Master Plan to be submitted and approved with a concept plan or site plan for a development. Sign type, color, scheme, size and illumination in the center must be coordinated and compatible with the architectural character on the site.

10.410.10 Sign permits

10.410.10.1 Sign permit required

Sign permits are required for the following sign types:

New permanent signs, excluding window signs.

New development signs.

New real estate, construction and temporary development signs at least 12 sq. ft.

Temporary displays.

A-frame signs (permit duration one year; may be renewed)

Expansion to the face area or height, or change in the dimensions of an existing sign

Change in the location of an existing sign.

Change in the logo, name or message displayed on an existing sign, except altering the copy on changeable copy faces.

10.410.10.2 Sign permit and specific use permit approval required

Specific use permit review and approval, and a sign permit, is required for a sculptural sign.

10.410.10.3 Sign permit not required

Sign permits are not required for the following sign types:

Exempted signs.

Window signs.

10.410.10.4 Revocation

Sign permits will be revoked if there is any violation of this code or misrepresentation of any information in the permit application.

10.410.10.5 Pending violations

Sign permits will not be issued for businesses or locations where existing signs violate this code, except to replace an illegal sign with a legal sign.

10.410.10.6 Expiration

Sign permits expire six months after permit issuance, if the signs are not built.

10.410.11 Sign maintenance

10.410.11.1 Building code conformance

Signs must be built and maintained in conformance to structural, electrical and safety standards of the most current International Building Code, as adopted by the City.

10.410.11.2 Condition

Signs must be kept clean and in good repair, visually and structurally. Braces, bolts, clips, fastenings and supporting frames must be securely affixed to the support structure or wall. Signs must be kept free of rust, rot, insect infestations, bird nests and other deterioration.

10.410.11.3 Blank signs

Sign faces that are unreadable, not maintained, or removed, leaving only the shell or support structure, must be replaced in 30 days or the sign must be removed. This is not an exception to the prohibition of nonconforming sign replacement.

10.410.11.4 Unsafe signs

Signs that are unsecured, unsafe or in danger of falling; or damaged, destroyed, taken down or removed for any purpose other than copy change, must be removed or repaired to conform to this code.

10.410.11.5 Removal

When sign removal is required, the entire sign and supporting structure must be removed.

Signs painted directly on an exposed masonry wall must be removed by a process that strips the entire sign from the wall, not by painting over the sign. Signs declared historic by the Historic Preservation Commission are exempt.

10.410.12 Nonconforming and abandoned signs

10.410.12.1 Nonconforming signs

Provisions for nonconforming and abandoned signs are in Section 10.206.5.

10.410.12.2 Abandoned signs

Signs are considered abandoned if they:

Advertise or identify an object, person, institution, business, product, service, event or location that no longer exists or is no longer relevant; or

Abandoned signs must be removed by the sign owner, property owner or the city at the owner's expense. Abandoned signs cannot be reused. Signs declared historic by the Historic Preservation Commission are exempt.

10.411 Use specific design standards

10.411.1 Intent

Certain uses may include design qualities that would have an adverse impact on Hutto's character and sense of place. Design of these uses will shape much of the character and attractiveness of Hutto's streetscapes, so it is important they contribute to and integrate well with the city's built environment.

These special design standards, and other standards in this chapter, apply to the following uses to ensure they will be compatible with Hutto's built environment.

10.411.2 Applicability

This Section applies in the following areas.

City of Hutto conventional zoned areas	City of Hutto FBC Form Based Code zoning district	City of Hutto OT Old Town zoning district	Hutto extraterritorial jurisdiction (ETJ)
Yes	Only as described by Section 10.502 and use requirements of Chapter 3	Only as described by Section 10.503 and use requirements of Chapter 3	No, except for signage standards

This section applies in conventional zoned areas. This section applies in FBC zoning districts as described by Section 10.502 and use requirements of 10.301. This section applies in OT zoning districts as described by Section 10.503 and use requirements of 10.301. Except for signage standards, this section does not apply in the ETJ.

10.411.3 Large item sales and rental (Class 1, 2 and 3)

10.411.3.1 Architecture

Dealership building architectural design must conform to architectural design standards for commercial uses in Section 10.406.6.

Separate structures (service building, car wash, used car sales building, etc.) on the site must share architectural detail and design elements to provide a cohesive project site.

Vehicle service areas and bays must be screened or sited so they are not visible from the street.

Garage doors cannot face the street.

Garage doors must be integrated into the overall design theme of the site with color, texture, and windows.

10.411.3.2 Parking, circulation and stacking

Vehicle display parking and inventory areas are not exempt from site planning standards.

Large expanses of concrete or asphalt must be avoided. Unrelieved pavement in vehicle display areas and other areas often visited by customers must be limited by using landscaping, contrasting colors and banding or pathways of alternate paver material.

Vehicle/pedestrian conflict points must be clearly defined with textured and colored pavement or brick pavers.

Service areas must provide adequate stacking space that does not impede vehicle circulation through the site or result in vehicles stacking into the street.

10.411.3.3 Landscaping

Landscaping must conform to landscaping standards in Section 10.407. Vehicle display parking and inventory areas are not exempt from landscaping standards.

Inventory cannot be stored, parked or displayed in landscape areas.

10.411.3.4 Fencing and screening

Vehicles display parking, inventory areas and other parking and outdoor storage areas must comply with fencing and screening standards in Section 10.408.

10.411.3.5 Outdoor lighting

Lighting must conform to lighting standards in Section 10.409.

10.411.4 Self-storage facilities

10.411.4.1 Architectural theme

Building design must conform to architectural design standards for commercial uses in Section 10.406.6. Design of facilities placed near or integrated into a shopping or office center must be consistent with the dominant theme or design of surrounding buildings.

Colors with a high intensity are prohibited on buildings.
Prefabricated and pre-engineered metal buildings are prohibited.

10.411.4.2 General architectural standards
Buildings must include design elements such as columns, ribs or pilasters, piers, quoins, and fenestration patterns to prevent a utilitarian, industrial, warehouse-like appearance.
Buildings at least 30 ft. long must include a change in wall plane, recess or reveal every 20 ft. or less.
Maximum length of a building on the site perimeter is 60 ft.
Unit doors must be screened or sited so they are not visible from the street or residential properties.
Unit doors must be integrated into the overall design theme of the site through color and texture.

10.411.4.3 Roof design
Buildings must include a roof pitch of at least 30°, with roofs incorporating a high quality surface such as architectural shingles, split seam metal or clay tile. Flat roofs are prohibited.
Roofs must include four or more planes, and have overhanging eaves extending at least 1.5 ft. past the building wall.

10.411.4.4 Parking, circulation and stacking
Drive aisles must be at least 24 ft. wide. Drive aisles and unit access points must be surfaced in impervious or permeable pavement.
Units and drive aisles must be sited so a vehicle parked at a unit cannot trap another vehicle and prevent it from leaving the facility.
Parking spaces cannot be located in the street yard.

10.411.4.5 Landscaping
Landscaping must conform to landscaping standards in Section 10.407.
Landscaping and berming must screen storage buildings from the public right-of-way and adjacent residential zoning districts.
Landscaping outside a perimeter fence must conform to landscape standards in this code. Inside a perimeter fence, at least 10% of the surface area must be a groomed permeable surface (grass, xeriscape ground cover, turf block), with at least 50% of that surface next to the perimeter fence.
One or more native tall trees for every ten units must be provided inside the perimeter fence, with trees placed inside the perimeter fence and at the ends of buildings runs. Shrubbery forming a dense cluster is required at the base of building walls at least 10 ft. long without doors.

10.411.4.6 Fencing and screening
Fencing must conform to fence and wall standards in Section 10.408.
Perimeter fencing, security fencing, and entry gates must be constructed of materials that are compatible with the design and materials used throughout the site. Acceptable fencing types include masonry (brick, stone, decorative CMU), decorative metal and wrought iron, with regular recesses and centers to break up long stretches.

10.411.4.7 Outdoor lighting
Lighting must conform to lighting standards in Section 10.409.
Building mounted sconces must be used instead of freestanding light poles wherever possible.
Pole mounted lights must be off between 9:00 PM and 6:00 AM at self-storage facilities next to residential zones and lodging uses.

10.411.4.8 Signs
Signs must conform to sign standards in Section 10.410. Attached signs are permitted only on the

main office, and are prohibited on storage unit buildings.

10.500 Site Design Standards – FBC and OT districts

10.501 Applicability

~~This section applies in the following areas.~~

~~City of Hutto conventional zoned areas~~	~~City of Hutto FBC Form Based Code zoning district~~	~~City of Hutto OT Old Town zoning district~~	~~Hutto extraterritorial jurisdiction (ETJ)~~
~~No~~	~~Yes; see Section 10.502~~	~~Yes; see Section 10.503~~	~~No~~

This section does not apply to conventional zoned areas or the ETJ. This section applies to FBC and OT zoning districts.

Purpose and structure of FBC and OT zones are described in Section 10.303. Development review process and application requirements are described in Section 10.203.

10.502 FBC Form Based Code

10.502.1 Neighborhood Organizing Principles

This section shall establish standards for designing the key elements of the Form Based Code neighborhood including transect zone arrangement, building design, street layout and design, housing mix standards, and civic/open space design. Appendix A shall guide the development of specific standards as they relate to Thoroughfare and Street Assemblies, Public Frontages, Private Frontages, and Civic/Open Space Types.

10.502.1.1 Transect zones

The following standards shall apply to all Transect Framework Plans and Regulating Plans developed under the Form Based Code District.

All Form Based Code Districts shall consist of a minimum of two (2) of the four (4) Transect Zones (T-2, T-3, T-4, or T-5) in order of intensity from lowest to highest (not including the T- 1 Zone which is optional for all Form Based Code Districts). The two transect zones selected will be ones that are next to the other on the intensity scale with the exception of the T-1 Zone. In other words if T-5 is chosen as the first transect zone, then T-4 has to be second one chosen, it cannot be T-3 or T-2. Similarly, if T-2 is the first transect zone chosen, the second one has to be T-3. There is no limitation on the maximum number of transect zones chosen as long as they are adjacent to each other on the intensity continuum. The five available Transect Zones shall be as established in Section 10.1002.1 Transect Zone Description.

The Transect Zones are organized from the lease intense (T-1) to the most intense (T- 5). The Transect Zones shall be arranged in the order of intensity along that continuum based on the adjoining neighborhood context. Transect zones next to existing neighborhoods shall match the density of the adjoining neighborhood to the extent possible. The most intense Transect Zones should be located adjacent to major roadways or existing commercial development with appropriate transitions in between.

One or more of the following shall define neighborhood patterns in the Form Based Code Districts:

A network of connected streets and walkways: Neighborhood streets provide a variety of transportation routes for all modes and disperse traffic. Streets are relatively narrow and most are tree lined to create a pleasant environment;

Designated sites for civic buildings: Buildings such as schools, libraries, museums, meeting halls, places of worship, and day care facilities should occupy prominent places in the neighborhood and be planned in coordination with open spaces;

Many separate and human-scaled buildings: The lots and a variety of buildings should generate a cohesive pattern that allows streets to be civic places. Building heights vary, with two and two and one half story structures typical in the T-3 and T-4 Transect Zones. Buildings shall help define the sidewalk. Driveway sizes and locations shall minimize the impact of the automobile on the public realm and thus enhance the pedestrian experience. Civic buildings have a distinctive form to differentiate their role from that of other buildings;

Open space and natural features, such as trees of high quality and significant tree stands, streams, and steep slopes, are retained, linked where possible and incorporated into the neighborhood pattern; and

Cultural resources, such as old farmsteads and estate houses, if any, are preserved and reused in the neighborhood.

10.502.1.2 Civic/open space standards

The provision of adequate and appropriate open space areas shall be integral to all development in the district. The minimum requirement for open space in each Form Based Code District is 15% of the gross area of the site which shall be dedicated open space and shall be included in the zoning change/TFP for a proposed District.

Open space should have direct access via public sidewalk, street, or access easement.

Each pedestrian shed shall allocate a minimum of 5% of its gross area to a civic/open space distributed throughout the pedestrian shed. In addition, each pedestrian shed shall contain at least one central civic/open space. This civic/open space shall generally be within 800 feet of the geographic center of each pedestrian shed, unless topographic conditions, thoroughfare/street alignments or other circumstances prevent such location. This central civic/open space shall conform to one of the types specified in the Civic/Open Space Types in Section 10.1002.3.

A pocket park or similar civic/open space shall be required within 1,000 feet of every residential lot. A pocket park shall conform to standards in Section 10.1002.3. or as approved by the Director of Parks and Recreation.

The civic/open space provided shall be appropriately designed and scaled in each of the district components and meet the guidelines for Civic/Open Space Types in Section 10.1002.3.

The design of open spaces within the development shall be integrated with the design of stormwater improvements. However, up to 50% of any required open space may be used for stormwater improvements such as detention, retention ponds and creeks if improved with trails, water features, and other amenities that integrate the drainage element into usable open space.

Standards in Section 10.609 shall apply to any public dedication of open space.

The following criteria shall be used to evaluate the merits of proposed open spaces in the Form Based Code District:

The extent to which environmental elements preserved are considered as “features” or “focal points” and integrated into and prominently featured as “front yards” in the development; adding value to the development;

The extent to which emphasis has been placed on preservation of existing wooded areas, view sheds, water bodies, topography, and stream corridors in a natural and contiguous state;
The extent to which pedestrian connectivity in the form of sidewalks, natural walking paths along stream and creek corridors has been addressed; and
The extent to which a range of open spaces have been provided to be contiguous with existing open spaces and to invite passive recreational uses from plazas and squares to pocket parks, parks and environmental preserves, appropriately organized within the Transect Zone.

Open spaces may be in the form of pocket parks, children's play areas, squares, linear greens, and environmental preserves.

In addition to the above, an open space management plan may be required at the time of Regulating Plan, which shall include:

distribution of responsibility and guidelines for the maintenance and operation of the protected open space and any facilities located thereon, including provisions for ongoing maintenance and for long-term capital improvements;
an estimate of the costs and staffing requirements needed for maintenance and operation of, and insurance for, the protected open space and an outline showing the means by which such funding will be obtained or provided;
a provision for enforcement of the open space management plan; and
provisions that in the event the party responsible for maintenance of the protected open space fails to maintain all or any portion in reasonable order and condition, the City of Hutto may, but is not required to, assume responsibility for its maintenance and may enter the premises and take corrective action, including the provision of extended maintenance, the costs of such maintenance shall be charged to the owner, homeowner's association, or to the individual property owners that make up the homeowner's association, and may include administrative costs and penalties which shall become a lien on all property within the subdivision.

10.502.1.3 Thoroughfare & street design standards

The applicant/developer shall use the Thoroughfare Assemblies in Section 10.1002.8, ITE's Designing Walkable Urban Thoroughfares manual or NACTO's Urban Street Design Guide to develop a palette of streets within a Form Based Code District. They shall be reviewed by the City Engineer and approved with the TFP application. Generally, they shall:

Create a localized grid of pedestrian and vehicular travel ways.
Be designed to create a pleasant walking environment with on-street parking and streetscape treatments.
Limit cul-de-sacs unless natural features such as topography or stream corridors prevent a street connection. In such cases, a trail or pedestrian pathways may be utilized to define a block where a street cannot be constructed due to natural constraints or drainage elements.
Stub streets may be required where a street is likely to be extended in the future.
Blocks may be square, elongated or irregular. Block shape and size should respond to topography, existing vegetation, hydrology, and design intentions.
Average block face widths shall be between 400 feet and 800 feet. Blocks should vary in size based on the Transect Zone per Section 10.1002.2. Maximum block sizes shall be established by the applicant as part of the Transect Framework Plan.
Block faces that are longer than 1,000 feet should be bisected by a walking path.
Establish 'A' and 'B' Grid frontages as part of the Regulating Plan.
Public Frontages: The public frontage contributes to the character of the Transect Zone, and includes the types of sidewalk, curb, planter, bicycle facility, and street trees.
Public frontages shall meet the standards established by Transect Zone in Appendix A. Any

modifications to the public frontage standards in Section 10.1002.4 and 10.1002.5 shall be approved as part of the Transect Framework Plan approval process.

With the approval of the City, public frontage specifications may be adjusted to fit different development contexts including the placement of utility easements, on street parking, street tree spacing, street lighting, sidewalks, etc.

10.502.1.4 Special requirements

The Regulating Plan for a Form Based Code District may, at the election of an applicant/developer, designate the following Special Requirements on to a neighborhood:

Designations for Mandatory and/or Recommended Commercial Frontage requiring or recommending that a building provide a Shopfront at sidewalk level along the entire length of its Private Frontage. The Shopfront shall be no less than 70% glazed in clear glass and shaded by an awning overlapping the sidewalk.

Designations for Mandatory and/or Recommended Gallery Frontage, requiring or recommending that a building provide a permanent shade structure over the sidewalk, either cantilevered or supported by columns. The Gallery Frontage designation may be combined with a Commercial Frontage designation.

Designations for Mandatory and/or Recommended Arcade Frontage, requiring or recommending that a building overlap the sidewalk such that the first floor facade is a colonnade. The Arcade Frontage designation may be combined with a Commercial Frontage designation.

A designation for Coordinated Frontage, requiring that the Public Frontage (Section 10.1002.4 and 10.1002.5) and Private Frontage (Section 10.1002.6) be coordinated as a single, coherent landscape and paving design.

Designations for Mandatory and/or Recommended Terminated Vista locations, requiring or recommending that the building be provided with architectural articulation of a type and character that responds visually to the location, as established in TFP and/or Regulating Plan.

A designation for mid-block passages, requiring that a minimum 6-foot-wide pedestrian access be reserved between buildings in block faces longer than 1,000 feet.

10.502.1.5 Site development standards

Standards in the Form Based Code District are intended to facilitate the development of unique and pedestrian-friendly environments within the different transect zones. To this end, design and development standards are intended to be tailored to create such an environment. In order to provide flexibility in use with prescription of the building form, some development standards for each Transect Zone in the Form Based Code District shall be established via the Transect Framework consistent with the requirements in this District.

The standards in Section 10.1002.2 shall apply to development in the Form Based Code Districts. Most standards have a numerical range and few have a specific numerical value. Due to the inapplicability of one development standard across all Transect zones and to encourage a diversity of development proposals, the developer shall propose the standards indicated as “Flexible” or “Required/Flexible” or “Permitted/Flexible” on the following table (Section 10.1002.2) for the proposed development at the time of TFP application submittal. The proposed standards shall be based on purpose and intent of the District and the criteria established in this District.

10.502.1.6 Building design standards

Building design standards shall be established at the time of the TFP by the applicant/developer and shall be based on the following standards and criteria:

Building Orientation: Primary facades of all buildings shall be oriented towards an ‘A’Grid designated frontage or toward a focal point such as a landscaped street, plaza, or similar civic/open space.

Frontage Buildout: Lots and blocks along ‘A’ Grid frontages shall establish a minimum standard for building frontage per Section 10.1002.2 for each Transect zone. Frontage buildout is the percentage of the lot or block width occupied by a building at the front built-to-line or build-to- zone.

Private Frontages: The private frontage of individual lots complements the public frontage and includes the area between the public sidewalk and the building fronts. This is an important transition area between the public and private realms and should be thoughtfully designed based on the specific transect zone.

Private frontages shall meet the standards established by Transect Zone in Section 10.1002.6. Any modifications to the private frontage standards in Section 10.1002.6 shall be approved as part of the Transect Framework Plan approval process.

With the approval of Director of Development Services or Designee and the City Engineer, private frontage specifications may be adjusted to fit different development contexts including the placement of utility easements, landscaping, building entry design, etc.

10.502.1.7 Building disposition

10.502.1.7.1 Specific to Zone T2

Building Disposition shall be determined by Minor Modification.

10.502.1.7.2 Specific to Zones T3, T4, and T5

Newly platted Lots shall be dimensioned according to Section 10.1002.2.

Building Disposition types shall be as shown in Section 10.1002.10.

Buildings shall be disposed in relation to the boundaries of their Lots according to Section 10.1002.10.

One Principal Building at the Frontage, and one Accessory Building to the rear of the Principal Building, may be built on each Lot as shown in Section 10.1002.11.

Lot coverage by building shall not exceed that recorded in Section 10.1002.2.

Facades shall be built parallel to a rectilinear Principal Frontage Line or to the tangent of a curved Principal Frontage Line, and along a minimum percentage of the Frontage width at the Setback, as specified as Frontage Buildout on Section 10.1002.2.

Setbacks for Principal Buildings shall be as shown in Section 10.1002.2. In the case of an Infill Lot, Setbacks shall match one of the existing adjacent Setbacks. Setbacks may otherwise be adjusted by Minor Modification.

Rear Setbacks for Accessory Buildings shall be as shown in Section 10.1002.2.

To accommodate slopes over 10%, relief from front Setback requirements is available by Minor Modification.

10.502.1.7.3 Specific to Zone T4 and T5

Sideyard Dispositions shall have a 0-foot or 3-foot minimum side Setback.

10.502.1.7.4 Specific to Zone T5

Lot coverage in T5 may be calculated on the scale of the Block.

Shopfront Frontages must be paved.

10.502.1.8 Building façade standards

Primary building facades along ‘A’ Grid street frontages shall contain the main entrance of any principal building located along that street.

All principal buildings located on an ‘A’ Grid street frontage shall also have doors, windows, and other architectural features facing that street/frontage. Non-residential or mixed use corner buildings shall have at least one customer entrance facing each street or a corner entrance instead of two entrances.

The minimum ground floor height as measured from the finished sidewalk to the bottom of the second floor structural member for all Required and/or Recommended Commercial Frontages shall be 12 feet.

The ground floor elevation of all residential buildings along a designated ‘A’ Grid frontage located less than 10’ from the front property line or sidewalk shall be raised a minimum of 18” above the finished level of the public sidewalk/trail in front of the residential structures. This standard does not apply to frontages where Commercial Frontages are required.

All development shall provide ground floor windows on the building façade facing and adjacent to a street (with the exception of alleys) or facing onto a park, plaza, or other civic space. The required area of windows and doors on each street façade along a ‘A’ Grid frontage, park, square, green, plaza, or other civic space as a percentage of that façade shall be established by the applicant at the time of TFP or Regulating Plan based on the Transect zone. The required minimum area of windows and doors on all other street facades (‘B’ Grid frontages with the exception of alleys) may be reduced by 20% of the corresponding requirement along an ‘A’ Grid façade. Darkly tinted windows and mirrored windows that block two-way visibility shall not be permitted on ground floor facades along ‘A’ Grid frontages.

Building Setbacks and Build-to Zones: Buildings shall be built at or close to the sidewalk along ‘A’ Grid frontages to better define the pedestrian realm. Any off-street surface parking along ‘A’ Grid frontages shall be located behind the primary building, or located in the middle of the block, and screened by a minimum 3’ street screen. Exceptions to off-street parking placement may be permitted as per Section 10.405.8.2, depending upon the type of road the building front upon. The specific minimum and maximum building setbacks shall be established by the applicant at the time of TFP application per the criteria in Section 10.1002.2 for each Transect zone.

10.502.1.9 Architectural design standards

To ensure compatibility of building types and to relate new buildings to the building traditions of the region, architectural design shall be regulated, governed, and enforced through architectural design standards proposed by the applicant/developer at the time of TFP application. The applicant shall submit the proposed standards as a part of the TFP application for all development in the proposed Form Based Code District. The architectural design standards shall comply with Section 10.406 as the basis and may be varied as necessary. The Director of Development Services or designee shall review the proposed standards for compliance with this section and the UDC and shall be a part of the approval of the TFP. Architectural design standards for any proposed development in the Form Based Code District shall:

specify the materials and configurations permitted for walls, roofs, openings, street furniture, and other elements;

be based on traditional/historical building precedents from the region;

include the following:

architectural compatibility among structures within the different building types included in the different character zones;

human scale design;

pedestrian orientation and use of the entire District;

relationship to the street, to surrounding buildings, and appropriate transitions to adjoining land

uses (including existing neighborhoods); and
special architectural treatment of any Terminated Vista buildings and gateways/civic buildings.

All building frontages along public and private streets (with the exception of alleys) shall break any flat, monolithic facades by including architectural elements along the street level façade to create visual interest, community character, and promote a sense of pedestrian scale. Appropriate elements include bay windows, recessed entrances, stoops, porches, cornices, bases, fenestration, fluted masonry, arcades, display windows, or other articulations to provide pedestrian interest.

All buildings in the Form Based Code District Transect Zones shall be constructed with exterior building materials and finishes of a quality to convey an impression of permanence and durability. Materials such as masonry (stone, brick, 3-step stucco) and similar durable architectural materials are allowed as primary building materials and shall be approved with a TFP application.

Non-residential buildings and sites shall be organized to group the utilitarian functions away from the public view of any street (with the exception of alleys). Delivery and loading operations, HVAC equipment, trash compacting and collection, and other utility and service functions shall be incorporated into the overall design of the buildings and landscaping. The visual and acoustic impacts of all mechanical, electrical, and communications equipment (ground and roof-mounted) shall not be visible from adjacent properties and public streets, and screening materials and landscape screens shall be architecturally compatible with and similar to the building materials of the principal structures on the lot.

10.502.1.10 Parking standards

This section shall address the amount, location and design of parking and service areas.

The number of off-street parking spaces provided shall be as set forth within Section 10.405.9. Alternatively, the applicant may provide modified standards at the time of the TFP application. The TFP shall establish the parking standards based on documented parking demand and transportation management study provided by the applicant. It should state the quantity of off-street parking proposed (both automobile and bicycle parking) for the Form Based Code Transect Zones included in the development based on the parking demand and a transportation management study for the mix of uses proposed and availability of on-street parking in the District Every effort should be made to incorporate shared and on-street parking.

Surface parking lots for non-residential uses shall be located at the side or rear of a building. Specifically, the frontage of off-street surface parking lots shall be minimized along ‘A’ Grid frontages. If located adjacent to a ‘B’ Grid frontage or a residential use, screening shall be provided in the form of a street screen which is at least 3 feet in height.

A surface parking lot may not be adjacent to a street intersection with an ‘A’ Grid frontage or civic space such as a plaza or square, or occupy a lot with a Terminated Vista.

Location and Design of Parking Areas: In addition, the location of surface parking on individual lots shall be regulated as follows:

Shared parking facilities are encouraged for all development in the T-5 and T-4 Transect Zones. Bicycle parking shall be provided for non-residential uses, multi-family uses, and especially for schools, parks, trails, and other recreational facilities. Bicycle parking shall be provided at a rate of 2.5% of all off-street automobile parking spaces provided for all non single-family residential uses (attached and detached) unless an alternative standard is established in conjunction with a parking study for specific TFP. Bicycle parking may be shared between

uses and should be centrally located, easily accessible, covered/protected from the elements, lit at night, and visible from streets or parking lots. They may be located between the roadway and the building facades as long as their location does not impede pedestrian walkways.

Any off-street parking provided for residential uses shall be located in such a manner as to minimize the impact of garages and driveways along the residential street. All residential lots that are 49 feet or less in width shall have off-street parking and/or garages accessed from alleys. All lots 50' or wider may have front loaded garages, but in no case shall the width of the garage exceed 50% of the front façade width of the entire building. In addition, the garage shall be set back at least five (5) feet from the front façade of the home and at least twenty (20) feet from the front property line.

'A' Grid facing garage doors must employ at least four (4) architectural elements which may include balconies or other decorative overhangs above doors, columns flanking doors, decorative banding or moldings, multiple panel door designs or other architectural detailing with larger decorative brackets, windows/openings on garage doors, arches, decorative vent covers on gable just above garage, or sconce lighting flanking the garage doors.

10.502.1.11 Landscaping standards

The purpose of landscaping in the Form Based Code District is to enhance pedestrian and open space areas, to help delineate active areas from passive areas, to provide a screening buffer between pedestrians and vehicular circulation, utility functions, and incompatible adjacent developments.

The applicant/developer shall submit a landscape concept plan in conjunction with the TFP application. The landscape concept plan establishes the design direction and general schematics for all proposed landscaping including all major aspects of the public realm such as street trees, plant/tree palette, streetscape treatments, pavement treatments, front yards, and medians; proposals for required parking lot landscaping, screening, design concepts for all open spaces, and lighting concepts.

The Regulating Plan will then develop the detailed Landscape Plans based on the approved Landscape Concept Plan.

The Landscape Concept Plan shall meet the following standards:

Be pedestrian oriented.

Designed in such a way to not create a security or physical hazard to pedestrians, bicyclists or motorists.

Enhance or complement the architectural design of the walkable neighborhood.

Provide visual interest year-round. Utilize water conservation methods and drought tolerant planting where possible.

Shall be provided between parking lots and all adjacent sidewalks.

Meet the standards for Installation and Maintenance in the UDC Section 10.407.6.

Propose a plant/tree palette that mostly includes indigenous species. (Plant list in Section 10.407.6 shall be used for the vegetation palette)

10.502.1.12 Housing mix requirements

The tables below establish the different categories of Housing Types and the minimum mix of housing types by for each TFP with T-3 and T-4 Transect Zones.

Housing Type Categories

Category/ Common Name		Lot Widths (min. – max.)	Garage or Primary Parking Location
C a	Type 1A (single-family detached)	70' +	Any

	Type 1B (single-family detached)	60’ – 69’	Any
	Type 1C (single-family detached)	50’ – 59’	Any
Category 2	Type 2A (single-family detached)	45’ – 49’	Side or Rear
	Type 2B (single-family detached – zero lot line)	30’ – 39’	Side or Rear
Category 3	Type 3A (single-family detached) on pedestrian mews, court, green, eyebrow, square, or other similar civic/open space	45’ – 49’	Rear
	Type 3B (single-family detached: zero lot line) on pedestrian mews, court, green, eyebrow, square, or other similar civic/open space	30’ – 39’	Rear
	Multi-unit home (4 units/lot or fewer)	no min or max	Rear
	Townhome or Single Family Detached (if separated by 3’ or less)	25’ – 35’	Rear/tuck under
Category 4	Multi-family Residential	60’ – no max	Rear/tuck under

Housing Mix Requirements

Transect Zone	Housing Mix Required	Notes
T-4	Minimum of 1 from Category 3 and minimum of 1 from either Category 2 or Category 4	Minimum number of units in each category included in each Master Concept Plan shall be either one block face or 10 units (whichever is less)
T-3	Minimum of 1 from Category 1 and minimum of 1 from either Category 2 or Category 3	Minimum number of units in each category included in each Master Concept Plan shall be either one block face or 10 lots (whichever is less)

10.503 OT Old Town

10.503.1 Applicability

This section shall establish the exclusive regulations for all development and redevelopment within the boundaries of the Old Town Zoning District Regulating Plan unless a Planned Unit Development or similar is approved for any portion of the Old Town Zoning District in which case those shall supersede this District.

This section enumerates the development standards with text and graphics for Transect Zones, frontage types, building form, landscape, building and architectural design, street design, streetscape and landscaping standards.

Development standards not addressed in this section shall be governed by the City of Hutto UDC to the extent they are not in conflict with the intent or text of this section.

10.503.2 Civic and Open Space Standards

This section should establish guidelines as they relate to Civic Buildings and Civic/Open Spaces.

10.503.2.1 Civic Buildings and Uses

In all Old Town Transect Zones, Civic buildings and uses should only be permitted by approval of the HPC after Director of Planning or designee reviews and gives a recommendation unless approved as a Planned Unit Development (PUD) or similar, in which case the application should follow the process established in the specific PUD or similar Standards. In evaluating applications for civic buildings and uses, the Director of Planning and the HPC should use the following criteria and standards:

Civic and public buildings should occupy prominent sites such as at the end of a terminated vista.

Major entrances and exits should be clearly marked and should, to the greatest extent possible, front on plazas or wide sidewalks that allow pedestrians safe ingress and egress into the building.

Major entrances and key street intersections, including locations recommended for vista terminations, should be emphasized with vertical elements that create a unique identity to the civic building.

Public buildings may be larger in scale than retail and mixed use buildings and thus have larger setbacks to provide for appropriate transitions. They should be articulated horizontally and vertically with architectural elements to break the mass of the structure down.

Major street frontages such as ‘A’ Grid frontages should not be blank walls. Windows, changing building materials, arcades, building articulation, and other architectural elements may be used to add interest at the street level.

Building materials used should convey the impression of permanence and stability, tothe extent possible.

10.503.2.2 Open Space standards

Locations of recommended and desired open spaces are indicated under the Special Requirements of the Regulating Plan. A range of open space types are recommended. When provided, open spaces shall meet the standards in Section 10.1003.4 Old Town Open Space Types.

10.503.3 Site Development Standards

This section provides the standards for new and replatted lots, building form and related site development standards including standards pertaining to parking, driveways, and service areas.

10.503.3.1 Special Requirements

The Old Town Regulating Plan designates ‘A’ Grid and Commercial Frontage requirements.

10.503.3.1.1 ‘A’ Grid Requirements

The Frontage Buildout standards in Section 10.1003.2 shall apply only to ‘A’ Grid frontage of a lot if a lot has frontage along an ‘A’ Grid street. If the lot has more than one ‘A’ Grid frontage, then all ‘A’ Grid frontages shall meet the frontage buildout requirement in Section 10.1003.2. If the lot has one ‘A’ Grid frontage and one ‘B’ Grid frontage, then the ‘B’ Grid frontage may be built to a standard that is 25% less than the ‘A’ Grid Frontage Buildout requirement. If the lot has only ‘B’ Grid Frontage, then it shall meet the requirement per Section 10.1003.2 and any second ‘B’ Grid frontage may be reduced by no more than 25% with a minor modification.

10.503.3.1.2 ~~Required~~ Commercial Frontage Requirements

All ground floors of buildings with designations for Required Commercial Frontage shall be occupied by non-residential uses through the depth of the Second Layer on the lot.

10.503.3.1.3 Ground Floor Glazing

Shall be per requirements in Section 10.503.6.1.4.

10.503.3.2 General Development Standards: Section 10.1003.2 provides a summary of the lot, building setback and height standards. Section 10.1003.5 provides the standards for Building Disposition and Section 10.1003.6 provides standards for Private Frontage standards.

10.503.3.3 Building Disposition

10.503.3.3.1 Specific to all OT Zones

Building Disposition types shall be as shown in Section 10.1003.5.

Buildings shall be disposed in relation to the boundaries of their Lots according to Section 10.1003.5.

One Principal Building at the Frontage, and one Accessory Building to the rear of the Principal Building, may be built on each Lot as shown in Section 10.1003.2.

Lot coverage by building shall not exceed that recorded in Section 10.1003.2.

Facades shall be built parallel to a rectilinear Principal Frontage Line or to the tangent of a curved Principal Frontage Line, and along a minimum percentage of the Frontage width at the Setback, as specified as Frontage Buildout on in Section 10.1003.2.

Setbacks for Principal Buildings shall be as shown in Section 10.1003.2. In the case of an Infill Lot, Setbacks shall match one of the existing adjacent Setbacks. Setbacks may otherwise be adjusted by Minor Modification.

Rear Setbacks for Accessory Buildings shall be as shown in Section 10.1003.2.

To accommodate slopes over 10%, relief from front Setback requirements is available by Minor Modification.

10.503.3.3.2 Specific To Zone OT-4R, OT-4T, OT-5H And Special District SD-A

~~1.~~ The Principal Entrance shall be on a Frontage Line.

10.503.4 Building Form Standards

This section establishes standards for where the building and parking are located on each lot, the height, and building encroachment standards for each Old Town Transect Zone.

10.503.4.1 Building Height

10.503.4.1.1 Specific To Zone OT-3

No portion of the Private Frontage may encroach the Sidewalk.

Open porches may encroach the First Layer 50% of its depth.

Balconies and bay windows may encroach the First Layer 25% of its depth except that

balconies on porch roofs may encroach as does the porch.

10.503.4.1.2 Specific To Zones OT-4T, OT-4R

Balconies, open porches and bay windows may encroach the First Layer 50% of its depth.

Awnings may encroach the Sidewalk to within 2-feet of the Curb but must clear the Sidewalk vertically by at least 8-feet.

10.503.4.2 Building Function

10.503.4.2.1 Specific To Zone OT-3

~~1.~~ The number of dwellings on each Lot is restricted to one within a Principal Building and one within an Accessory Building.

10.503.4.2.2 Specific To Zones OT-3, OT-4R And OT-4T

~~1.~~ Habitable area of the Accessory Unit shall not exceed 600-square feet, excluding the parking area.

10.503.5 Building Design and Architectural Standards

Old Town Hutto has an historic existing character that shall be preserved by rehabilitation of existing significant buildings. In addition, new and infill construction in the district shall reflect the character of the district during its historic period of significance.

The key design principles establish essential goals for development in the Old Town to ensure the preservation, sustainability, and visual quality of this unique environment. Buildings shall be located and designed so that they provide visual interest and create enjoyable, human-scaled spaces. The key design principles are:

New buildings/building facades shall utilize building elements and details to achieve compatibility with existing buildings in Old Town.

Compatibility is not meant to be achieved through uniformity or replication of existing architecture, but through the use of variations in building elements to achieve individual building identity.

Building facades must include appropriate architectural details and ornament to create variety and interest.

Buildings shall be built to, or close to, the sidewalk to define and enhance the pedestrian environment. Section 10.1003.2 shall establish the build-to line and zones within which new buildings shall be constructed.

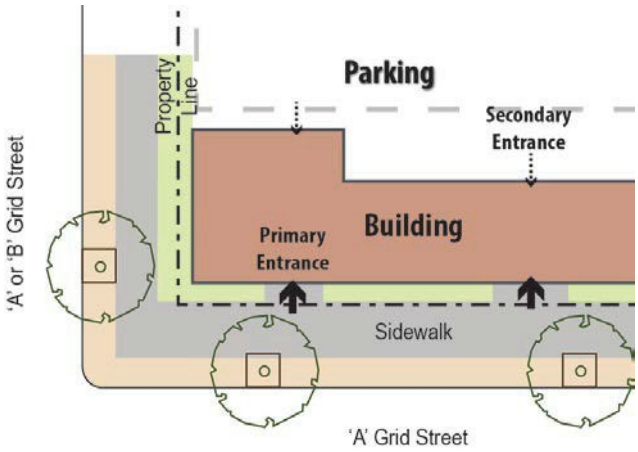
Open space(s) shall be incorporated to provide usable public areas integral to thedowntown environment.

10.503.5.1 Specific to all OT-5 zones

The following design standards and guidelines shall provide property owners, developers, city staff, and decision makers adequate design guidance for new and existing commercial buildings.

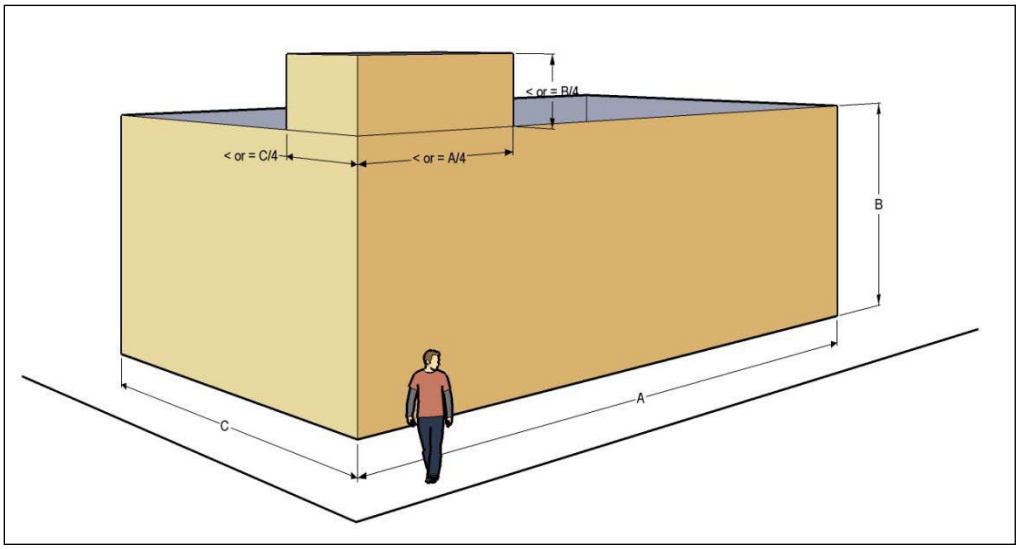
10.503.5.1.1 Location on the street:

Buildings shall be oriented toward the major street with the primary entrance located on that street. All primary entrances shall be oriented to the public sidewalk for ease of pedestrian access.



Graphic showing location of primary and secondary entrances to buildings.

At key intersections buildings located on corner lots shall utilize variations in building massing to emphasize street intersections as points of interest in the district. Maximum building heights shall be permitted to exceed by 25% for approximately 25% of the building frontage along each street façade.



Schematic showing how permitted variations in building massing in Old Town Hutto are calculated.

10.503.5.1.2 Pedestrian-Friendly Building Massing and Scale:

A building's massing shall serve to define entry points and help orient pedestrians.

Buildings and/or facades shall emphasize and frame or terminate important vistas.

Buildings in the OT-5 zones, to the extent practicable, shall maintain a 25' – 35' building facade widths or multiples thereof.

Variations in the rhythms within individual building facades shall be achieved within any block of building facades with architectural elements such as bays, columns, doors, windows, etc.

Breaks in the predominant rhythm may also be used to reinforce changes in massing and

important elements such as building entrances, terminated vistas, or corner sites.

Porches, stoops, eaves, awnings, blade signs, arcades, colonnades and balconies should be used along commercial storefronts and they may protrude beyond the setback line provided that they do not inhibit pedestrian movement within the public right-of-way. Balconies shall have external bottom supports.

Variations in building rhythm using architectural features

Building massing used to emphasize entrances

Allowed encroachments into the setback line

Retail buildings with balconies and architectural details that add interest along the streetscape

10.503.5.1.3 Feature Buildings

Buildings which are located on axis with a terminating street or at the intersection of streets shall be considered as Feature Buildings. Such buildings shall be designed to the greatest extent possible with features which take advantage of that location, such as an accentuated entry and a unique building articulation which is off-set from the front wall planes and goes above the main building eave or parapet line.

Recommended treatment of terminated vistas

Not recommended treatment of terminated vistas

10.503.5.1.4 Architectural Elements and Storefronts

Buildings shall be designed and built in tri-partite architecture so that they havea distinct base, middle, and top.

Figures showing desired architectural elements in Shopfront buildings

Architectural elements shall be designed to the appropriate scale and proportions of the selected architectural style. For example, building designs based an Art Deco style shall utilize architectural elements of a scale and proportion characteristic of that style.

An expression line or equivalent architectural element shall delineate divisions between floors of all buildings, and a cornice shall delineate the tops of facades that do not utilize a pitched roof. For retail storefronts, a transom, display window area and bulkhead at the base shall be utilized.

Infill buildings shall maintain the alignment of horizontal elements along the block.

Building entrances may be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades, and others as appropriate. All building elements should be compatible with the architectural

style, materials, colors, and details of the building as a whole. Entrances to upper level uses may be defined and integrated into the design of the overall building facade. Doors and windows that operate as sliders are prohibited along A-Grid Streets Frontages.

~~Roofs:~~ Flat roofs enclosed by parapets or sloped roofs shall be used to screen rooftop mechanical equipment. Mansard roofs are prohibited and flat membrane-type roofs that are visible are prohibited.

~~Doors and Windows:~~ Generally, windows shall be oriented vertically, and bay windows shall have external bottom supports. Dormer windows shall also be vertically proportioned and slightly shorter than the windows below. In order to provide clear views of merchandise and perceived connections.

~~Transparency required:~~ For all new construction and renovation in the OT-5H and OT-5C zones, the street-level floor shall have transparent storefront windows covering no less than 70% of the façade area, unless reduced through minor modification. Each upper floor of all building façades facing a street or plaza shall contain transparent windows covering at least 35% of the façade area. Glass curtain wall buildings are prohibited. For all new construction and renovation in the OT-5H and OT-5C zones, the required street facing façade transparency (each floor) shall be at least 30%, unless reduced through minor modification.

Ground floor retail building plate heights generally shall be at least 15 feetin height. Upper floor to floor heights shall be a minimum of 10 feet.

~~Storefronts:~~ Retailers located at the street level shall primarily use storefronts to orient and advertise merchandise to customers. Retail buildings shall provide street-level pedestrian-oriented uses at the ground floor level. Storefronts on facade treatments that span multiple tenants shall use architecturally compatible materials, colors, details, awnings, signage, and lighting fixtures.

Retail storefronts with transparent windows

Vertically oriented windows with emphasis on corners and entrances.

10.503.5.1.5 Building Materials:

At least 80% of the street facing (except alleys) facades of all new buildings (excluding doors and windows) shall be finished in one or more of the following materials:

Masonry (brick, stone, cast stone, rock, marble, granite, glass block and/or tile)

Cementitious-fiber clapboard (not sheet) with at least a 50-year warranty

Split face concrete block or poured-in-place concrete

Up to 20% Wood, metal, or Exterior Insulating Finishing System (EIFS) as an accent only

Roofing materials (visible from any public right-of-way): copper, factory finished painted metal, slate, synthetic slate, terra cotta, cement tile, glass fiber shingles or similar materials.

Side facades and rear facades shall be of finished quality and of the same color and materials that blend with the front of the building. Rear facades may be painted tilt-wall or painted block matching the same color of the rest of the building if the rear façade faces an alley or is not viewable from a public street or right-of-way.

10.503.5.2 Specific to all OT-4 Zones

10.503.5.2.1 Location on the street:

All primary entrances shall address the primary street unless configured as a courtyard or forecourt building.

Garages generally shall be located on alleys at the rear of residential buildings; pull-through garages are allowed if the garage door is set back behind the rear façade of the main structure. If front-loaded garages or carports are utilized on single-family residential lots, the garages and carports shall be no greater than 12 feet wide, and set back at least 10 feet measured from the face of the main structure closest to the garage/carport or rotated 90 degrees with windows on the wall facing the street. All garage doors shall be divided into single bays separated by at least an 18-inch column. Front-loaded garages on residential lots less than 50 feet wide shall not be allowed. Town homes and courtyard apartments shall utilize rear-loaded garages.

Residential townhomes with primary entrances to the street

Live-work units with bay windows

10.503.5.2.2 Pedestrian-Friendly Building Massing and Scale

On residential buildings, at least one of the following shall be utilized: porches, stoops, bay windows, balconies, masonry clad chimneys, attached pergolas or colonnades. Those architectural elements may encroach beyond the setback line.

The base of all residential buildings shall be delineated by a change in color, water mark or different material for at least the first 18 inches of the façade. The grade of the slab or first floor elevation shall be elevated at least 18 inches above the grade of the sidewalk.

10.503.5.2.3 Architectural Elements:

Residential buildings shall have relatively flat fronts and simple roofs with most building wing articulations set at the rear of the structure. Window projections, stoops, porches, balconies, and similar extensions are exempt from this standard.

Gable roofs, if provided, shall have a minimum pitch of 9/12. When hipped roofs are used, the minimum pitch shall be 6/12. Other roof types shall be appropriate to the architectural style of the building.

Architectural embellishments that add visual interest to the roofs, such as dormers and masonry chimneys may be provided.

All new residential buildings shall have windows or doors covering no less than 30% of all street facing façades.

Residential townhomes with stoops, dormers, and other architectural embellishments that add visual interest along the street.

10.503.5.2.4 Building Materials:

The following shall be permitted finishes for street fronting facades of all residential buildings. No more than three different materials shall be used on any single facade:
Cementitious-fiber clapboard (not sheet) with at least a 50-year warranty;
Masonry (brick; stone; man-made stone and stucco utilizing a three-step process).

The following shall be allowed up to 25% as an accent material:
Wood,
Exterior Insulating Finishing System (EIFS) or similar material over a cementitious base, rock, glass block and tile.

Side and rear facades shall be of finished quality and of the same color and materials that blend with the front of the building.

Roofing materials (visible from any public right-of-way): copper, factory finished painted metal, slate, synthetic slate, terra cotta, cement tile, glass fiber shingles.

An enclosed garage or carport shall be designed and constructed of the same material as the primary building.

10.503.5.3 Specific to all OT-3 zones

10.503.5.3.1 Location on the street:

All primary entrances shall address the primary street.

Garages generally shall be located on alleys at the rear of residential buildings; pull-through garages are allowed if the garage door is set back behind the rear façade of the main structure. If front-loaded garages or carports are utilized on single-family residential lots, the garages and carports shall be no greater than 12 feet wide, and set back at least 10 feet measured from the face of the main structure closest to the garage/carport or rotated 90 degrees with windows on the wall facing the street. All garage doors shall be divided into
st an 18-inch column. Front-loaded garages on residential
not be allowed.

Residential building with garage in line with the front façade – not permitted

Residential building with garage setback from the house

10.503.5.3.2 Pedestrian-Friendly Building Massing and Scale :

On residential buildings, at least one of the following shall be utilized: porches, stoops, bay windows, balconies, masonry clad chimneys, attached pergolas or colonnades. Those architectural elements may encroach beyond the setback line.

The base of a building shall be delineated by a change in color, water mark or different material for at least the first 18 inches of the façade. The grade of the slab or first floor elevation shall be elevated at least 18 inches above the grade of the sidewalk.

10.503.5.3.3 Architectural Elements:

All residential buildings shall have architectural elements that are consistentin scale and proportion with the architectural style chosen for the building.

Residential buildings shall have relatively flat fronts and simple roofs with most building wing articulations set at the rear of the structure. Window projections, stoops, porches, balconies, and similar extensions are exempt from this standard.

Gable roofs, if provided, shall have a minimum pitch of 9/12. When hipped roofs are used, the minimum pitch shall be 6/12. Other roof types shall be appropriate to the architectural style of the building. Roof design shall be generally simple without too many gables and dormers.

Examples of single-family residential structures with recommended architectural elements

Architectural embellishments that add visual interest to the roofs, such as dormers and masonry chimneys may be provided.

All new residential buildings shall have windows or doors covering no less than 30% of all street facing façades.

If window shutters are used they shall be approximately half the window width and the same height of the associated opening (including casing for masonry walls; not including casing for siding walls). All shutters shall be louvered, paneled, or constructed of boards as appropriate to the style of the building.

10.503.5.3.4 Building Materials:

The following shall be permitted finishes for street fronting facades of all residential buildings.
No more than 3 different materials shall be used on any single facade:
Cementitious-fiber clapboard (not sheet) with at least a 50-year warranty;
Masonry (brick; stone; man-made stone and stucco utilizing a three-step process).
The following shall be allowed up to 25% as an accent material:
Wood,
Exterior Insulating Finishing System (EIFS) or similar material over a cementitious base, rock, glass block and tile.
Side and rear facades shall be of finished quality and of the same color and materials that blend with the front of the building.
Roofing materials (visible from any public right-of-way): copper, factory finished painted metal, slate, synthetic slate, terra cotta, cement tile, glass fiber shingles.

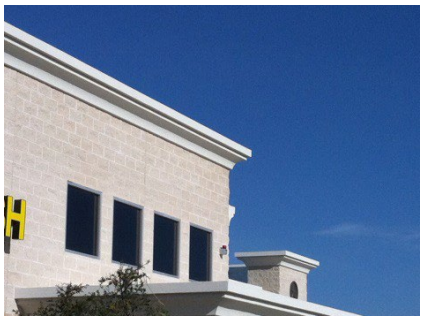
An enclosed garage or carport shall be designed and constructed of the same material as the primary building

10.503.5.4 Specific to the SD-A District (Special District Arterial):
The following design standards and guidelines shall provide property owners, developers, city staff, and decision makers adequate design guidance for new and existing buildings.

10.503.5.4.1 Location on the street:
All primary entrances shall address the primary street.

10.503.5.4.2 Pedestrian-Friendly Building Massing and Scale:
A building's massing shall serve to define entry points and help orient pedestrians.
Variations in the rhythms within individual building facades shall be achieved within any block of building facades with architectural elements such as bays, columns, doors, windows, etc.
Breaks in the predominant rhythm may also be used to reinforce changes in massing and important elements such as building entrances, terminated vistas, or corner sites.
Porches, stoops, eaves, awnings, blade signs, arcades, colonnades and balconies should be used along commercial storefronts and they may protrude beyond the setback line provided that they do not inhibit pedestrian movement within the public right-of-way. Balconies shall have external bottom supports.

10.503.5.4.3 Architectural Elements and Storefronts:
Shopfront buildings shall be designed to have a distinct base, middle, and top.
Architectural elements shall be designed to the appropriate scale and proportions of the selected architectural style. For example, building designs based an Art Deco style shall utilize architectural elements of a scale and proportion characteristic of thatstyle.
An expression line or equivalent architectural element shall delineate divisions between floors of all buildings, and a cornice shall delineate the tops of facades that do not utilize a pitched roof. For retail storefronts, a transom, display window area and bulkhead at the base shall be utilized.



Examples of cornices on new construction

Infill buildings shall maintain the alignment of horizontal elements along the block.

Building entrances may be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades, and others as appropriate. All building elements should be compatible with the architectural style, materials, colors, and details of the building as a whole. Entrances to upper level uses may be defined and integrated into the design of the overall building facade.

~~Roofs:~~ Flat roofs enclosed by parapets or sloped roofs shall be used to screen rooftop mechanical equipment. Mansard roofs are prohibited and flat membrane-type roofs that are visible are prohibited.

~~Doors and Windows:~~ Generally, windows shall be oriented vertically, and bay windows shall have external bottom supports. Dormer windows shall also be vertically proportioned and slightly shorter than the windows below. In order to provide clear views of merchandise and perceived connections.

~~Transparency required:~~ At ground level, buildings must have a high level of transparency. Façades and walls that face the street, pedestrian walkways, plazas and parking areas (excluding the building rear) must be transparent between 2 ft. and 7 ft. above the grade or walkway along at least 75% of its length. Side walls must be transparent between 2 ft. and 7 ft. above the grade or walkway along at least 25% of its length. Each upper floor of all building façades facing a street or plaza shall contain transparent windows covering at least 35% of the façade area. Glass curtain wall buildings are prohibited.

Where the internal arrangement of a building makes it impossible to provide transparency along a portion of a wall, a combination of sculptural, mosaic, or bas-relief artwork and transparent window areas or displays may substitute for 50% of required transparent areas, except when facing the street, pedestrian walkways, plazas and parking areas.

Storefronts on facade treatments that span multiple tenants shall use architecturally compatible materials, colors, details, awnings, signage, and lighting fixtures.

10.503.5.4.4 Building Materials:

At least 80% of the street-facing facades of all new buildings (excluding doors and windows) shall be finished in one or more of the following materials:
Masonry (brick, stone, cast stone, rock, marble, granite, glass block and/or tile)
Cementitious-fiber clapboard (not sheet) with at least a 50-year warranty
Split face concrete block or poured-in-place concrete

Up to 20% of the following may be used as accent only:
Wood
Metal
Exterior Insulating Finishing System (EIFS)

Roofing materials (visible from any public right-of-way): copper, factory finished painted metal, slate, synthetic slate, terra cotta, cement tile, glass fiber shingles or similar materials.

Side facades and rear facades shall be of finished quality and of the same color and materials that blend with the front of the building. Rear facades may be painted tilt-wall or painted block matching the same color of the rest of the building if the rear façade faces an alley or is not viewable from a public street or right-of-way.

10.503.6 Street Design Standards

10.503.6.1 Purpose and Intent

The Old Town Hutto Master Plan recognizes the importance of providing adequate public infrastructure, including the creation of a walkable and vibrant public street network, to serve the vision for redevelopment within the Old Town Hutto. Street design and connectivity is envisioned to support and balance automobile, bicycle, and walking trips in addition to becoming the “civic” space for Old Town Hutto. The “civic” nature of streets will not only serve private redevelopment, but the community at large and the people who live in and use it.

10.503.6.2 Street Cross Sections

The street design and cross sections for the different public streets are to be developed by the city based on the recommended cross sections in the Old Town Hutto Master Plan. These cross sections may be adjusted to fit existing and future utility locations, landscaping and development contexts with the approval of the City.

10.503.7 Parking Calculations and Location Standards

The buildable Density on a Lot shall be governed by the height, Setback, and Lot coverage requirements only.

If lot is located on a corner, parking can be placed in the first layer of “B” grid.

10.503.7.1 General To Zones T2, T3, T4, T5, OT-3, OT-4R, OT-4T And OT-5H

Parking shall be accessed by Rear Alleys or Rear Lanes, when such are available on the Regulating Plan.

Open parking areas shall be masked from the Frontage by a Building or Street screen.

For buildings on B-Grids, open parking areas may be allowed unmasked on the Frontage by Minor Modification, except for corner Lots at intersections with the A-Grid.

10.503.7.2 Specific To Zones OT-3, OT-4R And OT-4T

Driveways at Frontages shall be no wider than 10-feet in the First Layer.(Section 10.1003.3)

10.503.7.3 Specific To Zones OT-4R And OT-4T

All parking areas and garages shall be located at the Second or Third Layer.(Section 10.1003.3)

10.503.7.4 Specific To Zones OT-4R, OT-5H And OT-5C

All parking lots, garages, and Parking Structures shall be located at the Second or Third Lot Layer. (Section 10.1003.3)

Vehicular entrances to parking lots, garages, and Parking Structures shall be no wider than 24-feet at the Frontage.

Primary pedestrian exits from all parking lots, garages, and Parking Structures shall be directly to a Frontage Line (i.e., not directly into a building) except underground garage levels that may be exited by pedestrians directly into a building. Secondary exits may be provided from the building to a parking lot or garage or Parking Structure.

Parking Structures on the A-Grid shall have Liner Buildings lining the first and second Stories.

A minimum of one bicycle rack place shall be provided within the Public or Private Frontage for every ten vehicular parking spaces.

All parking lots and Parking Structures shall be provided Driveway access from B-Grid Streets only.

10.503.7.5 Specific To Zones OT-3, OT-4R, OT-4T, OT-5H, OT-5C And Special District SD-A

All parking shall be located where indicated in the specific Frontage standards in Section 10.1003.3.

Any parking provided shall meet the city's standards for parking lot design as established in the UDC.

All driveway approaches, both Commercial and Residential, must be concrete. Parking areas for Commercial businesses shall be paved with asphalt or concrete and shall be marked in accordance with UDC Sec. 10.405.11.3. Residential Driveways may be paved, with exception of the Driveway approach, with an alternative surface, such as decomposed granite or gravel.

10.503.8 Streetscapes and Landscapes Standards

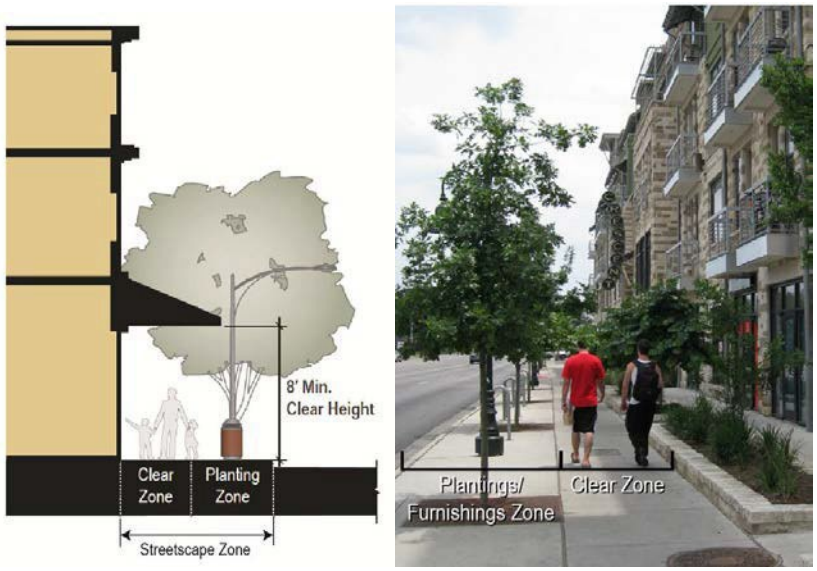
Public sidewalks are required for all development within Old Town based on the City adopted cross sections for the streets in Old Town. The minimum sidewalk width shall be five (5) feet if no other standard has been adopted or utilized for the particular street frontage. If necessary to meet the required sidewalk width, the sidewalk may extend onto private property to fulfill the minimum requirement, with a sidewalk easement provided. Sidewalks shall consist of two zones: a planting zone located adjacent to the curb, and a clear zone (see figures below).

10.503.8.1 Planting Zone

The planting zone is intended for the placement of street trees, if required, and street furniture including seating, street lights, waste receptacles, fire hydrants, traffic signs, bus shelters, bicycle racks, public utility equipment such as electric transformers and water meters, and similar elements approved by the Director of Development Services in a manner that does not obstruct pedestrian access or motorist visibility.

10.503.8.2 Clear Zone

The clear zone shall be hardscaped, shall be located adjacent to the planting zone, shall comply with city adopted accessibility standards, and shall be unobstructed by any permanent or nonpermanent element for the required minimum width of four (4) feet and a minimum height of eight (8) feet. Accessibility is required to connect sidewalk clear zones on adjacent sites.



Illustrations delineating the Streetscape Zone elements

10.503.9 Street Trees and Streetscape

Street trees shall be required along all streets (except alleys) at an average of 40 feet on center (measured per block face) or per adopted street cross sections within the Planting/Furnishings Zone.

Alternatively, if street trees surround the perimeter of a park, square or plaza, they can be clustered and placed along a meandering sidewalk as reviewed and approved by the Director of Development Services and Director of Parks and Recreation.

Street trees shall be centered within the Planting/Furnishings Zone and be planteda minimum of 3’ from the face of curb or as specified by other city streetscape plantingstandards.

The minimum caliper size for each tree shall be 3” and shall be a minimum of 12 feetin height at planting. Each tree shall be planted in a planting area no less than 36 sq. feet.

Species shall be selected from the Canopy or Shade trees in the Planting List inSection 10.407.6.

Maintenance of all landscaping shall meet the standards for landscape maintenancein Section 10.407.6.12.

10.503.10 Parking Lot and Service Area Screening

Any frontage along any street (except alleys) with surface parking or drive aislesbetween the building and the sidewalk shall be screened at the setback line by a 3-foot high Street Screen (see Figure below).

Furthermore, along all streets (except alleys), service areas shall be screened in such a manner that the service area shall not be visible to a person standing on the property line on the far side of the adjoining street (see Figure below).

Required Street Screens shall be of one of the following:

The same building material as the principal structure on the lot, or

A vegetative screen composed of shrubs planted to be opaque at maturity, or

A combination of the two.

Species shall be selected from the Planting List Section 10.407.6. The required Street Screen shall be located at the minimum setback line along the corresponding street frontage.

Street Screens cannot block any required sight triangles along a cross street or driveway.

Street Screens may include breaks to provide pedestrian access from any surface parking or service area to the public sidewalk.

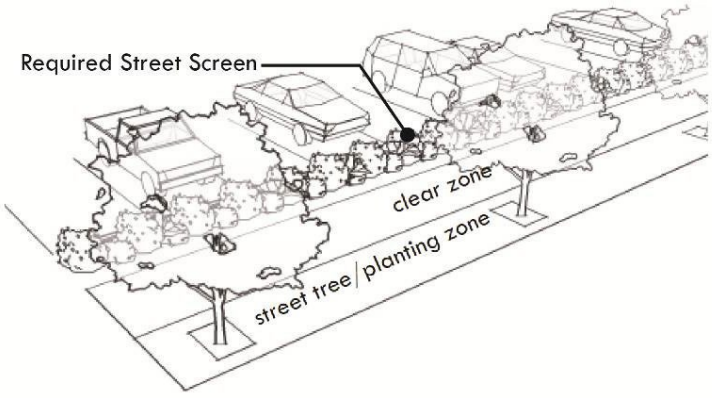


Illustration showing required Street Screen along all frontages without a Building within the setback zone

10.503.11 Screening of Roof Mounted Equipment

All roof mounted mechanical equipment (except solar panels) shall be screened from view of a person standing on the property line on the far side of the adjoining street (see Figure below). The screening material used shall be the same as the primary exterior building material used.

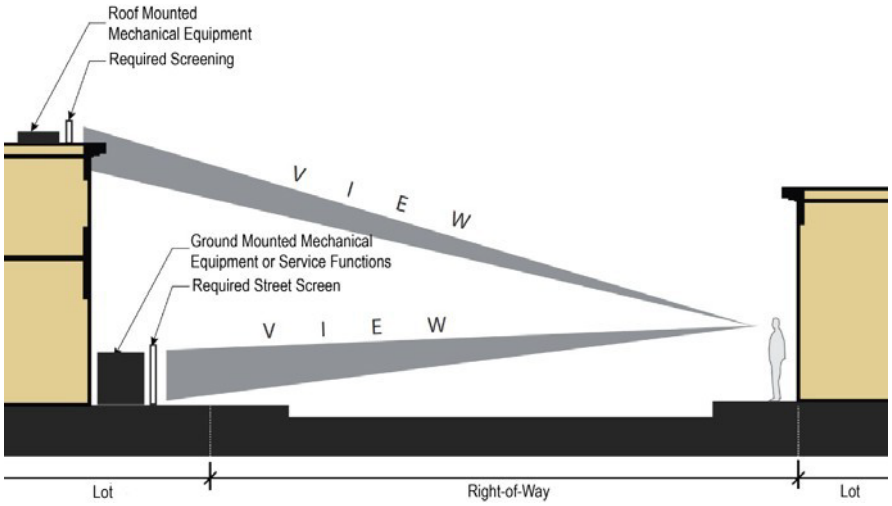


Illustration showing required screening of roof and ground mounted equipment

~~6 Subdivision standards~~

10.600 Subdivision Standards

10.601 Intent

These subdivision standards are intended to, but are not limited to the following:

Promote the public health, safety and general welfare of the residents of the city and its extraterritorial jurisdiction.

Standardize the procedure and requirements for developing property and submitting plans for review and approval.

Establish reasonable standards of design and procedures for subdivisions, to further the orderly layout and use of land, and to insure proper legal descriptions and ~~monumenting~~ documenting of subdivided land.

Establish adequate and accurate records of land subdivision.

Protect the character and the social and economic stability of all parts of the city, and to encourage orderly and beneficial development of all parts of the community.

Promote efficient land use by preventing overcrowding and unsustainable scattered development that would injure health, safety or the general welfare due to the lack of water supplies, sanitary sewer, drainage, transportation or other public services, or excessive expenditure of public funds for those services.

Provide the best possible design for each parcel being subdivided.

Create a highly connected transportation system to provide choices for pedestrians, bicyclists, public transit passengers, and drivers; promote walking, bicycling and public transit; connect neighborhoods to each other and to local destinations such as schools, parks, and shopping centers; reduce vehicle miles of travel and travel times; improve air quality; reduce emergency response times; increase effectiveness of municipal service delivery; and free up arterial capacity to better serve regional and long distance travel needs.

Ensure that public ~~facilities~~ infrastructure are available and will have a sufficient capacity to serve the proposed subdivision and areas reasonably anticipated to be served by those ~~facilities~~

infrastructures.

Provide open space through the most efficient design and layout of the land, including use of average density in providing for minimum width and area of lots, while preserving the density of land as established in this code and applicable plans.

Provide the cost of improvements ~~to~~ at minimum ~~standards~~ to meet City standards that primarily benefit the parcel being developed is borne by the owner or developers of the tract.

10.602 Applicability and exceptions

~~10.602.1 Exceptions~~

The provisions of this chapter ~~do not apply to the following.~~ shall not be applied to land in the extraterritorial jurisdiction of the city in any way regulating:

Cemeteries complying with all state and local regulations;

Division of land created by order of a court of competent jurisdiction;

Division of an existing legal lot caused by acquisition by the city, county or state, when the acquisition is in the best interest of the public health, safety and welfare. Resulting ~~parcels~~ parcel(s) are considered legal ~~lots~~ lot(s) for development purposes on acquisition;

Division of land exempted from platting requirements by Texas Local Government Code Section 212;

Use of any building or parcel for any lawful purpose;

Bulk, density or number of buildings on a parcel;

Intensity of development on a parcel; and

Number of dwelling units that can be built on a parcel.

~~10.602.2 Extraterritorial jurisdiction~~

~~The provisions of this section cannot be applied to land in the extraterritorial jurisdiction of the city in any way regulating:~~

~~Use of any building or parcel for any lawful purpose;~~

~~Bulk, density or number of buildings on a parcel;~~

~~Intensity of development on a parcel; and~~

~~Number of dwelling units that can be built on a parcel.~~

10.603 Lot division and adjustment processes

10.603.1 Applicability

~~This section applies in the following areas:~~

~~City of Hutto conventional zoned areas~~	~~City of Hutto FBC Form Based Code zoning district~~	~~City of Hutto OT Old Town zoning district~~	~~Hutto extraterritorial jurisdiction (ETJ)~~
~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~

This section applies in conventional zoned areas, FBC zoning districts, Old Town, and the ETJ.

10.603.2 ~~Amended plat~~ General Requirements for Plats

~~10.603.2.1 Applicability~~

~~The amended plat process may be used for the following in the city and its extraterritorial jurisdiction:~~

~~Adjust or relocate the boundary or lot lines between one or more adjacent lots on an approved plat, where the number of lots will not increase.~~

~~Join two or more adjacent lots on an approved plat, where the entire plat will not be vacated.~~

~~Correct an error or omission on an approved plat.~~

~~Show monuments set after death, disability, or retirement from practice of the engineer or surveyor charged with responsibilities for setting monuments.~~

~~Show the proper location or character of monuments that have been changed in location, character, or shown incorrectly on an approved plat.~~

~~10.603.2.2 Criteria and process~~

~~The amended plat process and review criteria are described in Section 10.203.2. Submittal material requirements and internal review procedure is determined by Development Services staff, and will be consistently applied for all similar projects.~~

10.603.2.1 Zoning Requirements

A property zoned within the City Limits that is being proposed for platting, subdivision, or developments shall be properly zoned by the City prior to the submission of a development application. The proposed development layout or subdivision shown on the proposed plat shall be in conformance with all standards listed in the zoning ordinance, these subdivision regulations, or any active development agreements.

Noncompliance with the requirements of the specific zoning district in which the subject property is located, or lack of proper zoning, constitute grounds for denial of a development application.

Any development application submitted for approval shall be in accordance with the City's zoning ordinance if the property is located within the City Limits. Development applications for properties within the City Limits or extraterritorial jurisdiction shall be in accordance with Hutto SOAR 2040, including all adopted water, sewer, storm drainage, future land use, park, recreation, open space, and thoroughfare plans.

All plats shall be prepared by a registered professional land surveyor (RPLS) and Professional Engineer (PE).

Conveying land to adjacent property owners through quitclaim deeds without approval via a formal subdivision review process is prohibited.

10.603.2.2 Classification of Subdivisions

Prior to a plat relating to any tract of land being recorded with the county clerk, the property owner shall apply for and secure approval of the plat by the Director of Development Services, in accordance with the procedures listed within these subdivision regulations.

10.603.2.2.1 Major subdivision

A major subdivision permits the division of a parcel into ~~two~~ four or more lots and/or tracts plus the extension of public infrastructure. The major subdivision process may be used to subdivide legal lots if the subdivision is not eligible for the short form subdivision process.

The major subdivision process and review criteria are described in Section 10.203.8. Submittal material requirements and internal review procedure is determined by Development Services staff and will be consistently applied for all similar projects.

10.603.2.2.2 Short Form Subdivision

A short form subdivision provides for the timely review of proposed land division that does not discernibly impact surrounding properties, environmental resources, city character or public facilities. The short form subdivision process may be used for the following land divisions:

Division of existing legal uses with separate utilities, except nonconforming billboards. This process cannot be used to divide accessory uses from principal uses or create an opportunity for more principal uses.

Division of an unplatted lot into four lots or less, with no new streets~~, with the condition that~~ improvements and are in conformance to the Mobility Master Plan and Trails Master Plan, may qualify for the short form subdivision process. Any further

subdivision ~~must~~ shall be approved through the major subdivision process.

Divisions of land for ~~public utilities, open space, schools~~ schools, public infrastructure, open space, or other public uses.

The short form subdivision process and review criteria are described in Section 10.203.17. Submittal material requirements and internal review procedure is determined by Development Services staff and will be consistently applied for all similar projects.

10.603.~~5~~3 Plat vacation

Plat vacation provides for the vacation of an entire subdivision plat if development will not occur consistent with the approved plat.

The plat vacation process and review criteria are described in Section 10.203.14. Submittal material requirements and internal review procedure is determined by Development Services staff, and will be consistently applied for all similar projects.

10.603.~~6~~4 Easement and Right-of-way vacation

Right-of-way vacation permits the vacation of rights-of-way and easements that are no longer needed. Subject to review criteria, ~~City Council~~ the City Engineer may grant a right-of-way or easement vacation for any right-of-way or easement of record where the city has jurisdiction~~.~~ ~~Right-of-way~~ and/or the right-of-way vacation results in a new lot configuration, and also requires an amended plat.

10.603.6.2 Criteria and process

The right-of-way vacation process and review criteria are described in Section 10.203.16. Submittal material requirements and internal review procedure is determined by ~~Development Services~~ Engineering staff, and will be consistently applied for all similar projects.

10.604 Plat types

10.604.1 Applicability

~~This section applies in the following areas:~~

~~City of Hutto conventional zoned areas~~	~~City of Hutto FBC Form Based Code zoning district~~	~~City of Hutto OT Old Town zoning district~~	~~Hutto extraterritorial jurisdiction (ETJ)~~
~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~

This section applies in conventional zoned areas, FBC zoning districts, Old Town, and the ETJ.

10.604.2 Preliminary plat

10.604.2.1 Purpose

A preliminary plat provides detailed graphic information and associated text showing property boundaries, easements, land use, streets, utilities, drainage, and other information required to evaluate proposed subdivisions of land. The preliminary plat includes the location of required by this article and other applicable city ordinances, codes and policies. Preliminary plats cannot be recorded or used as a plat of record.

10.604.2.2 Criteria and process

Information required for preliminary plat submittal is described in the City of Hutto development application.

10.604.3 Final plat

10.604.3.1 Purpose

A final plat provides detailed graphic information and associated text showing property boundaries, easements, streets, utilities, drainage, and other information required for the maintenance of public records of the subdivision of land. Final plats are recorded and used as a plat of record, subject to the regulations in this chapter.

A final plat shall be in accordance with the construction plans, as approved, and shall incorporate all applicable conditions, changes, directions, and additions imposed by the Director of Development Services and City Engineer. The final plat shall not be submitted prior to approval of the construction plans.

10.604.3.2 Criteria and process

~~Information required for concept plan submittal is described in the City of Hutto development application.~~

Only final plat applications that include the required data, completed application form, submission fee, number of copies of the plat, record drawings, approved engineering construction plans, and other required information will be considered complete, shall be accepted for filing by the city, and shall be approved or disapproved by the Director of Development Services. Incomplete final plat applications will not be accepted for filing and will not be approved by the Director until the proper information is provided to City Staff.

10.604.3.3 Information Required Upon or With a Final Plat

The Director of Development Services may establish, not inconsistent with this article, forms and standards with regard to the content, format, and graphics for final plats. The proposed final plat shall show information as specified on a form or packet provided by the Development Services Department.

10.604.3.4 Standards for Final Plat Approval

The plat substantially conforms with the approved preliminary plat, as revised if revisions were a necessary condition for approval, and other studies and plans, as applicable; and

The plat and accompanying documents conform to these subdivision regulations, Hutto SOAR 2040, and applicable zoning, subdivision and any other applicable codes or ordinances of the City that are related to development of a land parcel.

Required public improvements have been constructed and are ready to be accepted, and/or an improvement agreement has been accepted by the City, providing for the subsequent completion of improvements and the required bond has been posted.

Provision has been made for adequate public facilities under the terms of this ~~ordinance~~ UDC.

10.604.3.5 Timing of Public Improvements

When all of the public improvements have been constructed and a request is made for acceptance of same by the City, the City Engineer shall confirm that the public improvements have been completed in accordance with the approved plans and specifications and with all applicable City standards and regulations and shall confirm receipt by the City of the required maintenance bond. In determining compliance, the City Engineer shall obtain from the applicant: one sealed set of "as-built" or "record drawing" and a digital copy of all plans (in a format as determined by the City Engineer); a signed letter bearing sealed certification by the design engineer confirming the contractors' compliance with these subdivision regulations, and with all city construction standards set forth in the design standards and other applicable city design

documents; and certification signed by the property owner before a notary that all dedications required for the public improvements have been fully conveyed. After said materials are received, and the City Engineer confirms compliance as set forth above, the City Engineer shall inform the City Manager of same and the City Manager shall receive and accept for the city the title, use, and maintenance of the public improvements.

City Staff shall require that all public improvements be installed, offered for dedication, and ready for acceptance by the City prior to the final plat approval, unless the applicant has entered into a City-approved improvement agreement under Section 10.404.3.2.2(c).

10.604.3.6 Approval Procedure

A final plat meeting all of the requirements of the city and all conditions of the construction plans shall be approved by the Director of Development Services. Final plats shall be approved provided they comply with all appropriate ordinances and Hutto SOAR 2040. The Director of Development Services shall approve, conditionally approve, or deny a final plat no later than thirty (30) calendar days following the official submission date. If denied, the Director of Development Services shall provide written explanation of the reason for denial. If the Director of Development Services fails to approve or deny the application within thirty (30) calendar days following the official submission date, the final plat shall be deemed approved.

10.604.3.7 Conditional Approval or Denial Procedure

If the final plat application is conditionally approved or denied, the Director of Development Services shall provide written explanation of the reason for denial. The applicant may provide a written response that satisfies each condition for the conditional approval or remedies each reason for denial. The Director of Development Services shall determine whether to approve or disapprove the previously conditionally approved or denied plat within fifteen (15) days of receipt of the applicant’s written response.

10.604.3.8 Appeal Procedure

An applicant has the right to appeal the denial of a plat by the Director of Development Services to the Planning and Zoning Commission.

10.604.3.9 Effect of Approval and Acceptance of Improvements

As soon as practicable after the final plat has been approved by the City for recordation, the Director of Development Services or designee shall initiate the recordation of the final plat with the county clerk. No conveyance or sale of any portion or lot of the property may occur until after the final plat is approved by the Director of Development Services and duly recorded by the applicant. It is the applicant's responsibility to confirm that the final plat has been duly recorded, and an applicant's failure to confirm same is at the applicant's sole risk.

10.604.3.10 Revisions to Approved Final Plat Prior to Filing at the County

Minor revisions to the final plat are occasionally required before the final plat is recorded. Such minor revisions may include slight enlargement or shifting of easements or lot lines, addition of private or franchise utility easements, correction of bearings or distances, correction of minor labeling errors, addition of erroneously omitted informational items and labels, etc., and such revisions may occur on the record without having to reapprove the final plat. Whether or not revisions are "minor" in nature shall be determined by the Director of Development Services and/or City Engineer.

Major revisions, such as obvious corrections or reconfiguration of lot lines or easements, relocation of driveways or access easements or fire lanes, any modification to the perimeter or boundary of the property, and relocation or addition or deletion of any public improvements (including corresponding easement), shall necessitate resubmission and reapproval of the plat as a "revised final plat" unless otherwise approved by the director of development services, as applicable. The procedures for such reapproval shall be the same as for a final plat. If an application for a revised final plat expires due to failure to submit a complete application, or if the revised final plat is complete, and considered by the Director and is denied, the previously submitted final plat and any preliminary plat(s) shall also be deemed to have been denied thus necessitating submission of a new application governed by the regulations, rules and other laws in effect at the time of the submission of the new application.

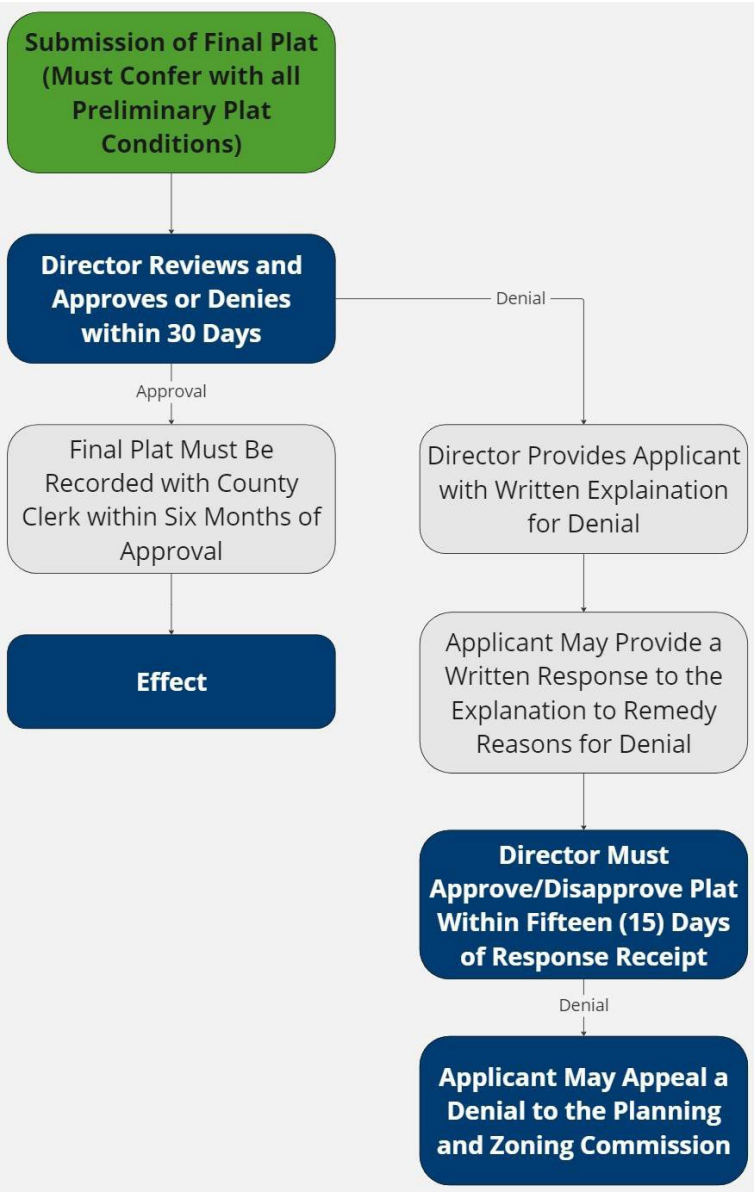
Subsequent to final plat approval by the Director, the applicant shall return signed and notarized copies of the final plat, as approved, along with any other required documents and fees necessary for filing the plat with the county clerk, to the planning department within forty-five (45) calendar days following approval, in accordance with requirements established by the City; or if construction of any public improvement is required prior to the filing of a final plat, the owner or developer shall return signed and notarized copies of the final plat, as approved, along with any other required documents and fees necessary to the planning department before said public improvements will be accepted by the City and before said final plat will be recorded with the county clerk.

All easements shall be included on the final plat, including the recording information for those easements that are filed or recorded as separate instruments, as required by utility companies and the City prior to filing the final plat.

10.604.3.11 Lapse of Final Plat Approval

The approval of a final plat shall be effective for a period of six (6) months following the date that the final plat is approved by the Director of Development Services, at the end of which time the applicant shall have recorded the final plat with the county clerk. If the applicant has not met the requirements for recording of the final plat with the county clerk within six (6) months, the final plat approval shall be null and void, and the applicant shall be required to submit a new plat for review subject to the then existing zoning restrictions and subdivision regulations. No certificate of occupancy or change of occupancy permit will be allowed for the property until the applicant has recorded the final plat with the county clerk.

Final Plat Approval Process Flowchart



10.604.4 Replat

10.604.4.1 Applicability

Unless otherwise expressly provided for herein, a property owner who proposes to replat any portion of an already approved and filed final plat, other than to amend or vacate the plat, shall first obtain approval for the replat under the same standards and by the same procedures prescribed for the final platting of land by these subdivision regulations. All improvements shall be constructed in accordance with the same requirements as for a construction or final plat, as provided herein.

10.604.4.2 Replatting without Vacating Preceding Plat

A replat of a final plat or portion of a final plat may be recorded and is controlling over the preceding plat without vacation of that final plat if the replat:

Is signed and acknowledged by only the owners of the property being replatted;
Is approved by the Director of Development Services;
Does not amend or remove any covenants or restrictions previously incorporated in the final plat.

10.604.4.3 Requirements for Certain Replats

In addition to compliance with subsection 10.404.4.2 of this section, a replat without vacation of the preceding plat must conform to the requirements of this section if:

During the preceding five (5) years, any area to be replatted was limited by a zoning classification to residential use for not more than two residential units per lot; or

Any lot in the preceding plat was limited by deed restrictions to residential use for not more than two residential units.

Public Hearing and Notification Requirements for Certain Replats

If a replat that meets the above criteria requires a variance or exception, a public is required and notification is required before the fifteenth (15) calendar day before the date of the hearing by publication in an official newspaper or a newspaper of general circulation in the county. Notice of the public hearing shall also be given by written notice before the 15th calendar day before the date of the hearing, with a copy or description of any requested waivers/suspensions, sent to the property owners, as documented on the most recently approved ad valorem tax roll of the city, of lots that are in the original subdivision and that are within two hundred (200) feet of the lot(s) to be replatted. If the subdivision is located within the extraterritorial jurisdiction, the most recently approved county tax roll of the property upon which the replat is requested. The written notice may be delivered by depositing the notice, properly addressed with postage prepaid, in a post office or postal depository within the boundaries of the municipality.

If the replat requires a variance and is protested by the owners of at least twenty percent (20%) or more of the total land area of lots to whom notice is required to be given under subsection (1), above, then approval of the replat will require the affirmative vote of at least three-fourths (3/4) of the members present of the commission. For a legal protest, written instruments signed by the owners of at least twenty percent (20%) of the total land area of the lots or land immediately adjoining the area covered by the proposed replat and extending two hundred (200) feet from that area, but within the original subdivision, must be filed with the city prior to the close of the public hearing. The area of streets and alleys shall be included in the twenty percent (20%) land area calculation.

Compliance with subsection (2) above is not required for approval of a replat for any part of a preceding plat if the area to be replatted was designated or reserved for other than single- or two-family (i.e., duplex) residential use by notation on the last legally recorded plat or in the legally recorded restrictions applicable to the plat.

10.604.4.4 Adding or Deleting Lots

Any replat that adds or deletes lots shall include the original subdivision and lot boundaries. If a replat is submitted for only a portion of a previously platted subdivision, the replat shall reference the previous subdivision name and recording information and shall state on the replat the specific lots which have changed along with a detailed "purpose for replat" statement.

10.604.4.5 Vacation of Plat

If the previous plat is vacated as prescribed in section 212.013 of the Texas Local

Government Code, as amended, and as provided in section 10.404.8 of this article, a replat would not be required for the area vacated. It would, instead, be submitted as a new subdivision plat and reviewed accordingly.

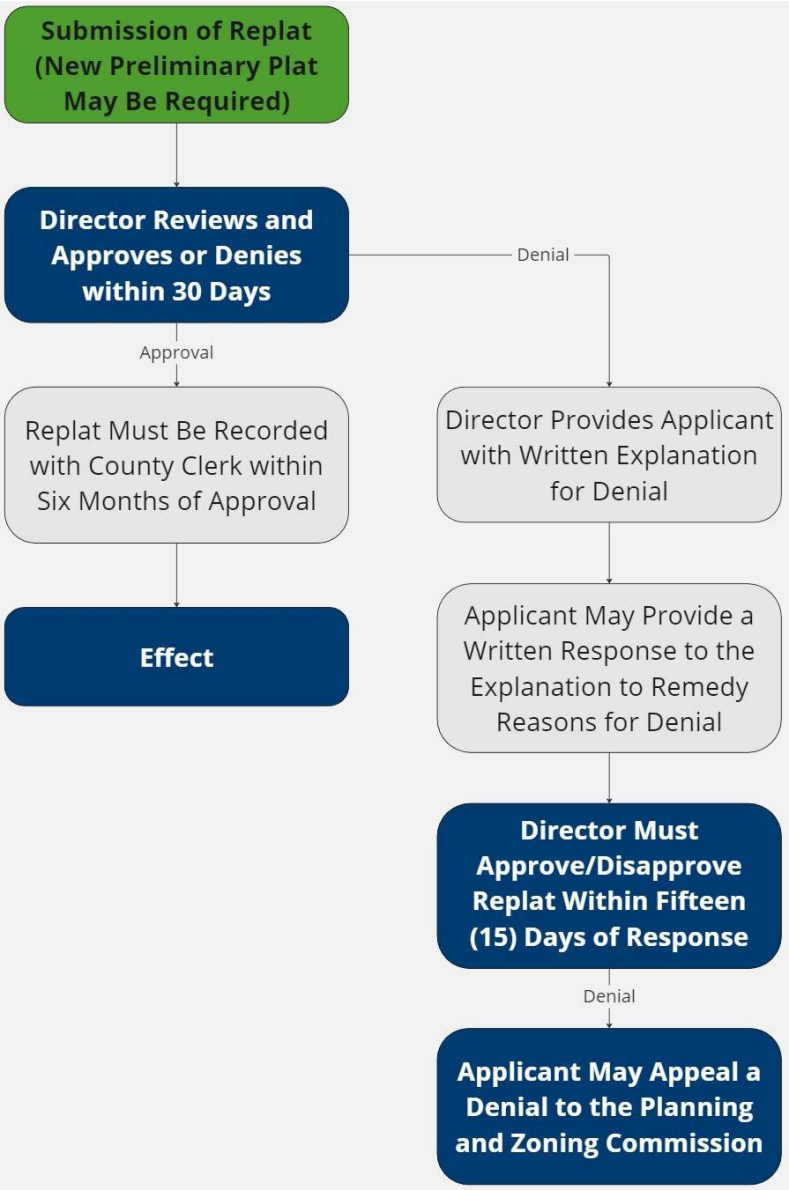
10.604.4.6 Approval, Denial and Conditional Procedures

The application for a replat shall be submitted to the City in the same manner as a final plat, and shall be approved, conditionally approved or denied by the Director of Development Services and in a similar manner as a final plat.

10.604.4.7 Conditions

The Director of Development Services may impose such conditions on the approval of the replat as are necessary to ensure compliance with the standards of approval.

Replat Approval Process Flowchart



10.604.5 Amended Plat

10.604.5.1 Applicability

The amended plat process may be used for the following in the city and its extraterritorial jurisdiction:

Adjust or relocate the boundary or lot lines between one or more adjacent lots on an approved plat, where the number of lots will not increase.

Join two or more adjacent lots on an approved plat, where the entire plat will not be vacated.

Correct an error or omission on an approved plat.

Show monuments set after death, disability, or retirement from practice of the engineer or surveyor charged with responsibilities for setting monuments.

Show the proper location or character of monuments that have been changed in location, character, or shown incorrectly on an approved plat.

Correct an error in courses and distances of lot lines between two adjacent lots if:

Both lot owners join in the application for amending the plat;

Neither lot is abolished;

The amendment does not attempt to remove or modify recorded covenants or restrictions or easements;

The amendment does not have a material adverse effect on the property rights of the owners in the plat; and

Relocate a lot line to eliminate an inadvertent encroachment of a building or other improvement on a lot line or easement.

10.604.5.2 Criteria and Process

A copy of all application materials for an amended plat shall be simultaneously submitted to the Director of Development Services for review in the same manner as for a final plat, or the application shall be deemed incomplete.

10.604.5.2.1 Application Process

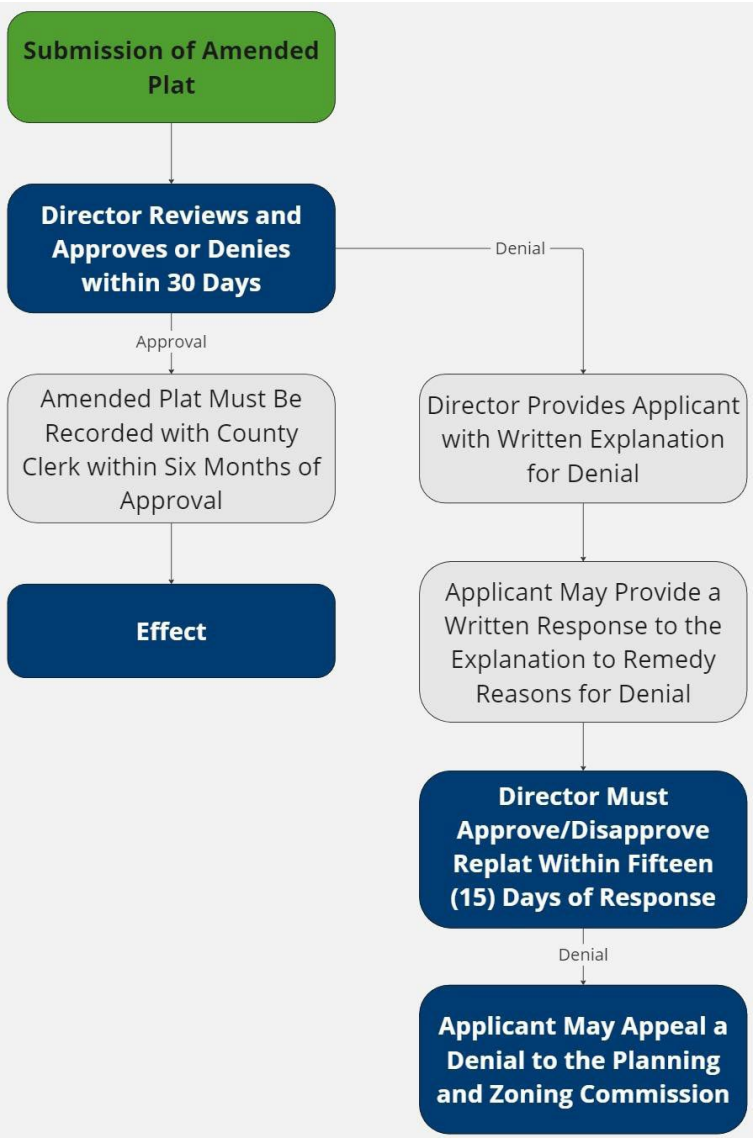
10.604.5.2.2 Approval, Denial and Conditional Procedures

The application for an amended plat shall be submitted to the City in the same manner as a final plat, and shall be approved, conditionally approved, or denied by the Director and in a similar manner as a final plat.

10.604.5.2.3 Conditions

The Director of Development Services may impose such conditions on the approval of the amended plat as are necessary to ensure compliance with the standards of approval.

10.404.2.1 Amended Plat Approval Process Flow Chart



10.604.6 Conveyance Plat

10.604.6.1 Applicability

Conveyance Plats provide a mechanism for land to be divided into lots or to dedicate public right-of- way, when such subdivision of the land is for conveyance (sale or inheritance) purposes only. This type of plat is appropriate when no immediate development is contemplated. When or if development does occur, then the land shall be properly platted in the form of a Final Plat (with or without approval of a Preliminary Plat, as applicable) prior to any type of development, construction activities, or further subdivision of the land.

To record the conveyance plat of property into lots, all of which are not intended for immediate development, provided minimum frontage requirements for all lots (as applicable) are met, and provided all lots have access in accordance with Hutto Engineering Design Manual. All public rights- of-way required by the City's Mobility Master Plan shall be shown on, and dedicated by, a Conveyance Plat but the actual improvement of existing streets, and construction of any required new streets, may be

deferred until development and further platting of the property shown on a Conveyance Plat.

No Site Permit or Building Permit shall be issued, nor permanent utility service provided, for land that has only received approval as a Conveyance Plat.

10.604.6.2 Criteria and Process

A copy of all application materials for a Conveyance Plat shall be simultaneously submitted to the Development Services Department for review in the same manner as for a final plat, or the application shall be deemed incomplete.

The Development Services Department shall review the Conveyance Plat application and any other information submitted with the application and shall determine whether the Conveyance Plat application is in compliance with this UDC.

The Development Services Department shall consider a Conveyance Plat application in the same manner as a Final Plat, and shall either approve the Conveyance Plat as submitted by the applicant or deny the Conveyance Plat.

The approval of a Conveyance Plat provides the applicant with an approved plat for the purposes of recordation with the county. The recordation procedures are the same as those for any other approved Final Plat. The recorded plat is for the sale or inheritance of the platted property. Any subsequent improvements to, or site disturbance activities on, the property to initiate development require the applicant to submit a Preliminary Plat (if required) and a Final Plat application.

10.604.7 Plat Vacation

10.604.7.1 Applicability

Plat vacation provides for the vacation of an entire subdivision plat if development will not occur consistent with the approved plat.

10.604.7.1 Plat Vacation by Property Owner

The property owner of the tract covered by a plat may vacate, upon approval by the Director of Development Services, the plat at any time before any lot in the plat is sold. The plat is vacated when a signed, acknowledged instrument declaring the plat vacated is approved and recorded in the manner prescribed for the original plat.

10.604.7.2 Plat Vacation by All Lot Owners

If some or all of the lots covered by the plat have been sold, the plat, or any part of the plat, may be vacated on the application of all the owners of lots in the plat with approval obtained in the manner prescribed for the original plat.

10.604.7.3 City-Initiated Plat Vacation

10.604.7.3.1 General Conditions

The Director of Development Services, prior to a review of the application, may vacate the plat of an approved or recorded subdivision or addition when:

Construction on the improvements required for the development have not been completed within two years following the date the plat was approved by the City;

No lots within the approved plat have been sold within five (5) years following the date that the plat was approved by the City;

The property owner has not completed the required improvements (see Section 10.405.1) and the City is unable to obtain funds with which to complete construction of public improvements, except that the vacation shall apply only to lots owned by the property owner or its successor; or

The plat has been of record for more than five years and the City determines that the further sale of lots within the subdivision or addition presents a threat to public health, safety or welfare, except that the vacation shall only apply to lots owned by the property owner or its successors.

10.604.7.3.2 Criteria

The Director of Development Services shall approve the petition for vacation on such terms and conditions as are in accordance with section 212.013 of the Texas Local Government Code (as amended), and as are reasonable to protect the public health, safety, and welfare. As a condition of vacation of the plat, the Director may direct the petitioners to prepare and seek approval of a revised final plat in accordance with these subdivision regulations such that the property is not without a plat.

10.604.7.3.3 Effect of Action

On the execution and recording of the vacating instrument, the vacated plat shall have no effect. Regardless of the commission's action on the petition, the property owner will have no right to a refund of any monies, fees, or charges paid to the city nor to the return of any property or consideration dedicated or delivered to the city except as may have previously been agreed to by the commission.

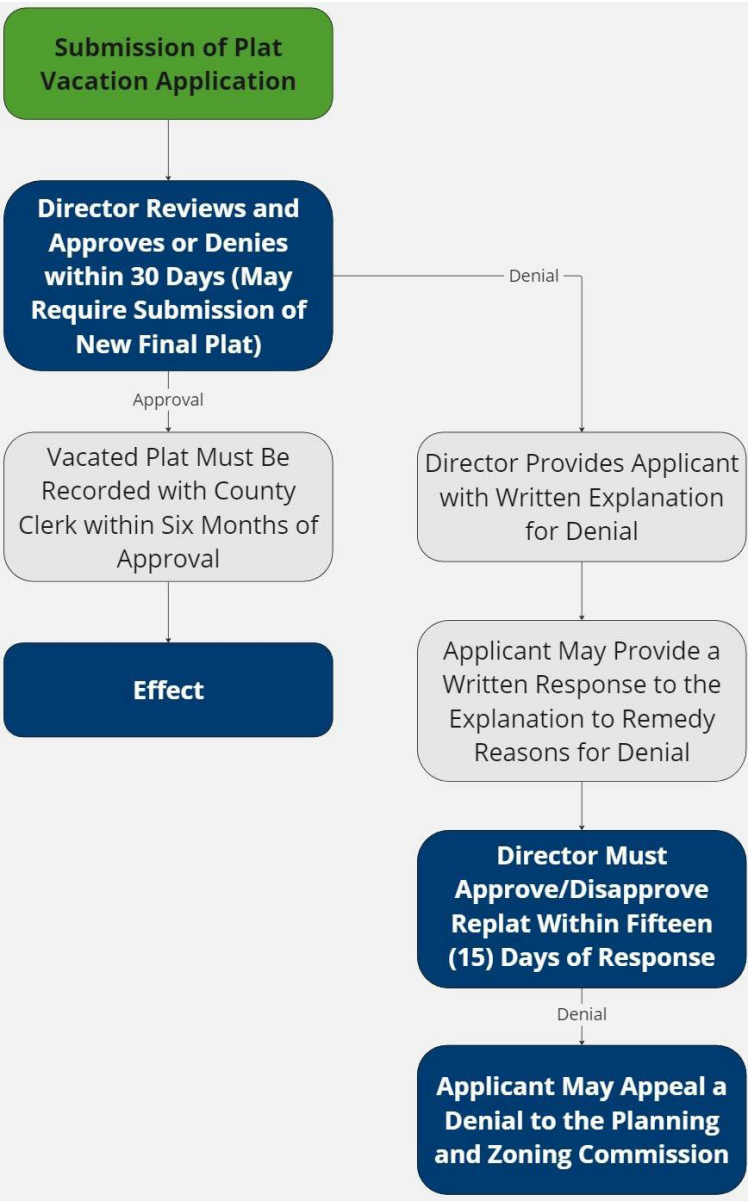
10.604.7.3.4 Approval, Denial, and Conditional Procedures

The application for a vacated plat shall be submitted to the City in the same manner as a final plat, and shall be approved, conditionally approved or denied by the Director of Development Services and in a similar manner as a final plat.

10.604.7.3.5 Conditions

The Director of Development Services may impose such conditions on the approval of the vacated plat as are necessary to ensure compliance with the standards of approval.

10.404.2.2 Plat Vacation Approval Process Flow Chart



10.604.8 Construction Plan Procedure and Requirements

The subdivision improvement construction plans will expire two (2) years from the date of approval by the City Engineer if construction has not commenced. Even after construction has commenced, the approved subdivision improvement construction plans will expire three (3) years from the date of approval. If approved subdivision improvement construction plans expire, the plans shall be resubmitted for review and approval to ensure compliance with the current design and construction standards.

10.605 General provisions

10.605.1 Required improvements

10.605.1.1 Required features

The developer or applicant ~~must~~ shall make all of the following improvements:

Dedicate right-of-way necessary to achieve the width required by applicable transportation-related plans for streets adjoining the property.

Reserve, but not dedicate, right-of-way for controlled access highways.
Pave and install curbs and gutters along streets adjoining the property.
Install sidewalks and pedestrian pathways.
Install street signs.
Install street lighting.
Install development perimeter walls, if walls are required.
For residential development, provide open space and recreational facilities.
~~Install all utilities underground~~ Construct all utilities to and through their project underground in a manner to support additional future growth.
Landscaping, drainage, fire protection, etc.

10.605.1.2 Developer responsibility

The developer shall construct or provide all applicable public improvements required by this chapter. All improvements which the developer is required to make shall be made at the developer's expense without reimbursement by the City, except as provided otherwise in this UDC. The City may contract with a developer to construct public improvements relating to the development in accordance with Chapter 212, Subchapter C of the Texas Local Government Code, as amended.

10.605.2 Timing and inspections of improvements

Unless otherwise stated, a ~~subdivider~~ developer cannot begin construction activities in the city's jurisdiction, including clearing and/or rough grading, before first obtaining all city approvals required by this chapter.

10.605.3 Phasing plan requirements

Proposals for projects to be developed in multiple phases ~~must~~ shall meet all the following requirements unless otherwise approved by the Development Services Director:

If requested in the original application, a major subdivision may be considered for approval for phased development.

Phasing plans ~~must~~ shall be included in the first submittal and are reviewed by Development Services staff and/or other city staff and evaluated as part of the overall development plan.

Each phase of a development needs to be "stand alone" for utilities, fire protection, streets and stormwater management. Phase lines ~~must~~ shall follow reasonable and logical boundaries, such as terminating at intersections or following topographical breaks.

Phases ~~should~~ shall be created so each phase consists of at least 15% of the total number of lots in a development.

Phases ~~must~~ shall be constructed in the approved manner to ensure orderly and planned development.

Phases ~~must~~ shall be planned to ensure the efficient construction of adjacent future phases (phases immediately next to the subject phase, sharing a common boundary line), and to ensure that phased development is contiguous.

Lot numbers shall not be duplicated in different phases of the same subdivision.

Each proposed phase ~~must~~ shall, at a minimum, include the transportation, utility, and other public/private infrastructure shown on the proposed phasing plans, so each phase is independent of later phases.

Right-of-way and/or easements for public infrastructure servicing the respective phase ~~must~~ shall be recorded with the first plat.

Water and sewer extension permit applications for each individual phase of the project are required after plan approval.

Lots located in the Extraterritorial Jurisdiction shall be a minimum of one (1) acre in size.

Lots located in the Extraterritorial Jurisdiction established for special purposes such as common

area, open space, parkland, floodplain, drainage, utilities or other similar facilities shall be uniquely named and are not required to meet the minimum lot size.

10.605.4 Construction plans submission

10.605.4.1 Submittal

Subdivision improvement construction plans shall be submitted for review and approval by the City Engineer for all development for which public improvements are required.

10.605.4.2 Developer ~~must~~ shall retain engineer

The developer ~~must~~ shall retain the services of an engineer registered in the state of Texas, whose seal shall be placed on the subdivision improvement construction plans in accordance with the Texas Engineering Practice Act. The engineer shall be responsible for the services described in City Standards. The services performed by the engineer shall be as designated in the latest edition of the “Manual of Professional Practice – General Engineering Services,” published by the Texas Society of Professional Engineers, and shall include both design and inspection as defined in this code.

10.605.4.3 Submittal content

~~Except as provided in this code, after preliminary plat approval,~~ Subdivision improvement construction plans ~~may~~ shall be submitted to the City Engineer for approval. The subdivision improvement construction plans submittal shall include all of the information specified in the development application.

10.605.4.3.1 General Application Requirements

Construction plans shall be prepared by or under the supervision of a professional engineer or architect registered in the state as required by state law governing such professions. Plans submitted for review to the City shall be dated and bear the responsible professional engineer's or architect's name, serial number and the designation of "engineer," "professional engineer," or "P.E." or "architect" and an appropriate stamp (affixed seal) and a statement near the engineer's or architect's identification, stating that the documents are for preliminary review and are not intended for construction. Final plans acceptable to the City shall bear the affixed seal and signature of the professional engineer or architect and the date signed on all sheets of the plans. Public works construction in streets, alleys, or easements that will be maintained by the City shall be designed by a professional engineer registered in the state.

10.605.4.3.2 Construction Plans

The applicant shall submit the required number of sets of the complete construction plans for the entire subdivision, that have been approved by the City Engineer for all streets, alleys (if any), storm sewers and drainage structures, water and sanitary sewer facilities, screening and retaining walls, landscaping, and irrigation, and any other required public improvements for the area associated with the subdivision project. Construction plans shall be in conformance with the design standards and with the requirements set forth within these subdivision regulations. The construction plans shall also contain any plans deemed necessary to show or document compliance with any other applicable codes and ordinances of the City that are related to development of a land parcel. The construction plans shall show information as specified on an application form or packet provided by the City Engineer.

10.605.4.4 State review

All subdivision improvement construction plans ~~must~~ shall comply with the Texas Accessibility Standards administered by the Texas Department of Licensing and Regulation (TDLR) and the Americans with Disabilities Act of 1990, as amended. The developer shall submit applicable portions of the subdivision improvement construction plans to TDLR for review. Upon the completion of construction, the developer shall request inspection of all pedestrian facilities by the TDLR and pay all necessary fees. The City will not accept the public improvements until the developer provides evidence that the plans have been reviewed and approved by TDLR and that payment of the required inspection fees has been made.

10.605.4.5 Construction Plan Review Procedure

Construction plans and the required number of copies of the plan shall be submitted to the City Engineer for final approval. The plans shall contain all necessary information for construction of the project, including screening walls, permanent BMPs, and other special features. All materials specified shall conform to the engineering construction standards of the City. Each sheet of the plans shall contain a title block including space for the notation of revisions. This space is to be completed with each revision to the plan sheet and shall clearly note the nature of the revision and the date the revision was made and space for the City Engineer to sign off on each approved revision. The City Engineer will release the plans for construction, after payment of all inspection fees. Upon such release, each contractor shall maintain one set of approved plans, stamped with City release, on the project at all times during construction. This procedure shall also apply to approval of a final plat, if a preliminary plat is omitted.

10.605.4.~~5~~ 6 Expiration of approval subdivision improvement construction plans

The subdivision improvement construction plans will expire ~~2~~ two (2) years from the date of approval by the City Engineer if construction has not commenced. Even after construction has commenced, the approved subdivision improvement construction plans will expire ~~3~~ three (3) years from the date of approval. If approved subdivision improvement construction plans expire, the plans shall be resubmitted for review and approval to ensure compliance with the current design and construction standards.

10.605.4.~~6~~ 7 Pre-construction conference

After the approval of the subdivision improvement construction plans, a pre-construction conference shall be required to commence construction of the public improvements. ~~Said~~ The conference shall be held with the City Engineer and include the following persons: developer, developer's contractor, developer's engineer, and other parties as determined by the City Engineer.

10.605.5 Construction of public improvements

10.605.5.1 Requirement

All public improvements required by these regulations shall be installed and constructed by the developer, or his successors in title, within ~~3~~ two (2) years from the approval of the subdivision improvement construction plans. All improvements shall conform with the provisions of this code and approved plans.

10.605.5.2 Failure to complete improvements

Where public improvements are not completely installed and constructed within ~~3~~ two (2) years, the City may do the following:

~~Where an additional fiscal surety was required, obtain the funds to complete the public improvements using a third party selected by the City; and/or~~

Exercise any other rights available under the law.

10.605.5.3 Sidewalk construction

10.605.5.3.1 Sidewalks for single-family, two-family, and single-unit townhouse lots

Except as ~~providing~~ provided by ~~Engineering Manual~~ the Engineering Design Manual, a developer shall install sidewalks on the public street frontage of single-family lots, on the rear of double frontage lots, on the side of a corner lot, and where shown on the subdivision improvement construction plans.

10.605.5.3.2 Sidewalks for multi-unit townhouse, multifamily, and non-residential lots

A developer shall install sidewalks for multi-unit townhouse, multifamily, and non-residential lots that abut a public street and where shown on the subdivision improvement construction plans. A subdivision shall not be accepted until the sidewalk has been constructed in accordance with the regulations of this code and has been inspected and approved by the City Engineer.

10.605.5.3.3 Deferment of sidewalk construction

Sidewalks shall be installed in accordance with this section except under the following circumstances, as determined by the City Engineer:

Where the existing cross-section of street makes immediate construction of a sidewalk impractical;

Where a non-residential subdivision abutting an existing street is isolated from any other sidewalk by a distance of twice the frontage of the subdivision; or

Where construction or reconstruction of the road where a sidewalk is to be placed is imminent and the sidewalk would be destroyed if constructed.

The City may require a cash payment by the developer in lieu of construction of the sidewalk if the Planning and Zoning Commission determines that the sidewalk should not be built within the ~~3-year~~ three (3) period of the construction plans. The cash payment shall equal the cost of constructing and installing the sidewalk at the time of acceptance of the public improvements. The developer shall pay the cash payment prior to the acceptance of the public improvements by the City.

10.605.5.3.4 State review

All sidewalks ~~must~~ shall comply with the Texas Accessibility Standards administered by the Texas Department of Licensing and Regulation (TDLR) and/or with the Americans with Disabilities Act of 1990, as amended, whichever is more restrictive. The developer shall submit its sidewalk plans to TDLR for review and, upon completion of its construction, for inspection. The City will not accept public improvements until the developer provides evidence that the sidewalk plans have been reviewed and approved by TDLR. The developer is responsible for all fees associated with the State plan review and inspection, and must submit to the City evidence of payment of all required inspection fees.

10.605.5.4 Benchmarks

10.605.5.4.1 Designation

A permanent benchmark shall be designated with each addition or subdivision. Benchmarks shall be located on public property in a location acceptable to the City Engineer. Benchmarks are considered public improvements and shall consist of a brass disk, approved by the City Engineer, set in a concrete structure of such mass and dimensions and constructed on an unyielding foundation that, in the opinion of the City Engineer, will ensure the integrity of the benchmark.

10.605.5.4.2 Installation

Prior to the acceptance of the public improvements, benchmarks shall be installed by the developer. The elevation, horizontal datum, and description of each benchmark installed shall be certified by a surveyor and submitted to the City Engineer. In the event that public improvements are not required, benchmarks shall still be installed by the developer and the certification and description provided to the City Engineer prior to plat recordation.

10.605.5.4.3 Modification

The City Engineer may modify the benchmark requirement is he/she determines one of the following:

The requirement would create needless redundancy of benchmarking because of an established public benchmark exists in the immediate vicinity, is readily accessible, and will not be removed or made inaccessible by construction associated with the addition or subdivision;

The requirement creates undue hardship on the developer;

There is no feasible opportunity to install a brass disk in a suitable structure. In this case, the City Engineer may approve a permanent benchmark established in conformance with generally accepted surveying and engineering practices; or

Lack of development within the subdivision or addition.

10.605.6 Restriction on certificate of occupancy

City staff ~~cannot~~ shall not issue certificates of occupancy for development until staff certifies the developer or subdivider has installed all improvements in conformance to the requirements of this section and the approved final plat and construction drawings. All improvements must be functional and under the warranty period for maintenance.

10.605.7 Construction traffic and alternative routes

Construction traffic from the development of new subdivisions and/or site plans shall be required to use a reasonable alternative route until ~~75%~~ seventy-five percent (75%) of the total certificates of occupancy are issued in the new development boundary as identified with the associated subdivision/site plan. If no reasonable alternative route exists, existing public streets may be used as approved by the City Engineer (e.g., infill projects).

10.605.8 Street signs

Street name signs conforming to city design standards ~~must~~ shall be placed at street intersections. The ~~subdivider or~~ developer ~~must~~ shall install the signs before ~~city acceptance of~~ the city accepts the required improvements. Street signs are included in improvements where fiscal surety may be submitted instead of completed improvements. The subdivider or developer is required to replace or repair street signs that are damaged during construction.

10.605.9 Street lights

The property owner or developer ~~must~~ shall install street lighting along proposed public and/or private streets, ~~streets,~~ and along existing streets adjoining the property. Development Services and Public Works staffs approve street light location and design. Illumination ~~must~~ shall conform to lighting regulations in ~~Section 10.409~~ Division B of the Hutto Engineering Design Manual. The ~~subdivider or~~ developer is required to replace or repair lights that are damaged during construction.

10.606 Assurance for improvement completion

10.606.1 Applicability

~~This section applies in the following areas:~~

~~City of Hutto conventional zoned areas~~	~~City of Hutto FBC Form Based Code zoning district~~	~~City of Hutto OT Old Town zoning district~~	~~Hutto extraterritorial jurisdiction (ETJ)~~
~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~

This section applies in conventional zoned areas, FBC zoning districts, Old Town, and the ETJ.

10.606.2 Improvements or surety instrument before final plat recording

On approval of a final plat by City Council, but before recording, the applicant ~~must~~ shall:

Construct all improvements as required by this Chapter, and provide a surety instrument guaranteeing their maintenance as required in this ~~code~~ UDC; or

Provide an improvement agreement accepted by the City, along with a surety instrument in accordance with this UDC guaranteeing construction of all improvements required by this article and in this code and other applicable regulations.

10.606.3 Completion of improvements

Before the final plat is recorded, the developer ~~must~~ shall:

Complete all improvements required by this article according to the approved construction plans and subject to the City Engineer's approval and the City's acceptance, except as ~~otherwise provided.~~ provided for within this UDC; or

Construct all sidewalks in common areas and at street corners as shown on the approved final plat and according to the City's regulations or the City's standard details and specifications. Sidewalks ~~must~~ shall be constructed and approved for each lot before a certificate of occupancy is issued.

10.606.4 Fiscal security

A developer ~~must~~ shall post fiscal security with the City prior to a request for recordation of the final plat if the public improvements have not been accepted by the City and provided that the subdivision improvement construction plans have been approved by the City Engineer.

10.606.4.1 Amount

The amount of fiscal security posted by the developer shall equal the estimated cost plus ten percent (10%) to complete the public improvements that have not been accepted. The developer's engineer ~~must~~ shall provide the City Engineer with a sealed opinion of the probable cost for his approval.

10.606.4.2 Types

A developer ~~may~~ is required to post the following as fiscal security:

A performance bond; or

A payment bond; or

A letter of credit, approved by the City Attorney.

10.606.4.3 Return of fiscal security

The City shall return the fiscal security to the developer when the City accepts the public improvements.

10.606.4.4 Expenditures of fiscal security

The City may draw on the fiscal security and pay the cost of completing the public improvements if it determines that the developer has breached the obligations secured by the fiscal security or the ~~3-year~~ three (3) year time period for the installation of the required public improvements has expired. The City shall refund the balance of the fiscal security, if any, to the developer. The developer shall be liable for the cost that exceeds the amount of fiscal security, if any.

10.606.5 Inspection and acceptance

10.606.5.1 Entry and inspection

The City Engineer and other City employees shall have the right to enter upon the construction site for the purpose of conducting inspections. The City Engineer shall conduct inspections of the public improvements during construction to ensure general conformity with plans and specifications as accepted. If the City Engineer finds, upon inspection, that any of the public improvements have not been constructed in accordance with City ordinances, then the developer shall be responsible for making the necessary changes to ensure compliance.

Upon completion of the public improvements, the developer shall arrange with the City Engineer for a final inspection to determine that the public improvements have been installed in conformity with the approved subdivision improvement construction plans. The developer shall pay all necessary inspection fees prior to the acceptance of the public improvements by the City.

10.606.5.2 Request Acceptance of improvements

Upon completion of the construction of the public improvements, the developer shall request that the City accept the improvements for maintenance. Concurrent with the request for acceptance of the public improvements for maintenance, the developer shall submit all information required for acceptance of improvements specified in the development application.

10.606.6 Maintenance of improvements

The developer shall be responsible for the maintenance and repair of all public improvements for ~~2~~ two (2) years after acceptance of said public improvements by the City. Prior to acceptance of improvements by the City pursuant to Section 10.606.5, a ~~2-year~~ two (2) year maintenance guarantee, in favor of the City, shall be provided by the developer by means of a warranty bond, subject to approval of the City.

10.607 Construction Standards

10.607.1 Applicability

~~This section applies in the following areas:~~

~~City of Hutto conventional zoned areas~~	~~City of Hutto FBC Form Based Code zoning district~~	~~City of Hutto OT Old Town zoning district~~	~~Hutto extraterritorial jurisdiction (ETJ)~~
~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~

This section applies in conventional zoned areas, FBC zoning districts, Old Town, and the ETJ.

10.607.2 General

Construction for streets and drainage must conform to the City of Hutto Standard Details and ~~the City of Georgetown Construction Specifications and Standards~~ Divisions B and E of the Hutto Engineering Design Manual.

Construction standards and specifications for electrical and gas utilities ~~must~~ shall be in conformance to the standards of the approved utility provider.

10.608 Lot configuration

10.608.1 Applicability

~~This section applies in the following areas.~~

~~City of Hutto conventional zoned areas~~	~~City of Hutto FBC Form Based Code zoning district~~	~~City of Hutto OT Old Town zoning district~~	~~Hutto extraterritorial jurisdiction (ETJ)~~

~~Yes~~	~~Yes, except where in conflict with Section 10.502~~	~~Yes, except where in conflict with Section 10.503~~	~~Yes~~

This section applies in conventional zoned districts, FBC districts not in conflict with Section 10.502, OT districts not in conflict with Section 10.503, and in the ETJ.

10.608.2 Lots

10.608.2.1 General standards

Size, shape, and location of lots ~~must~~ shall be established considering topographic conditions, contemplated uses, and the character of the surrounding area.

Lot sizes and building setback lines ~~must~~ shall conform to the minimum lot area, minimum lot width, and minimum yard standards required in the underlying zoning district.

Lots that front on more than one street other than corner lots, resulting in the need for a large development perimeter wall facility, ~~should~~ shall be minimal or avoided.

Side lot lines ~~must~~ shall be substantially at right angles or radial to street alignments.

Residential lots that back up to parks or schools ~~should~~ shall be minimal or avoided.

10.608.2.2 Lot width

Lot width at the street right-of-way line at the end of a cul-de-sac or the outside of a sharp curve ~~must~~ shall be at least ~~20 ft.,~~ twenty (20) feet to accommodate driveways, drainage facilities, and utilities.

10.608.2.3 Lot shape

Lots ~~should~~ shall be as rectangular as practicable. Sharp angles between lot lines ~~should~~ shall be avoided.

Width to depth ratio of lots for single household and two household dwelling developments shall be at least 1:3, as determined by the smallest rectangle enclosing the extreme limits of the lot.

10.608.2.4 Lot numbering (not address numbering)

Lots ~~must~~ shall be numbered consecutively in each block. Lot numbering may be cumulative throughout the subdivision if the numbering continues from block to block in a uniform manner approved on a preliminary plat.

Blocks ~~must~~ shall be numbered consecutively in the overall plat and/or sections of an overall plat as recorded.

Required lot sizes and dimensions are in Section 10.403 for all zoning districts.

10.608.3 Easements

Easements ~~must~~ shall be dedicated for dry and wet utilities, drainage ways, and access paths where necessary, and may be required across parts of lots (including side lines) if in the opinion of the city, they are needed.

~~Utility easements should be located where they will not prevent tree planting in tree lawns.~~

10.608.3.1 Utility Easements

All easements shall be dedicated to the City and their locations shall be clearly denoted on plat documents.

Uniform and continuous easements shall be provided along lot lines for utility services. The City may approve a location other than along a lot line.

Easements for water, sewer, and storm sewer lines shall be defined by the Hutto Engineering Design Manual.

Other utility easements (for other than water, sewer and storm sewer lines) shall be a minimum of five feet in width abutting the street lot lines and at least three feet in width when abutting interior lot lines.
Utility easements shall be located where they will not prevent tree planting in tree lawns.

10.608.3.2 Emergency Access Easements
Emergency access easements shall be defined by the local fire code as amended.
Emergency access easements shall not be divided by lot lines.

10.609 Parkland and open space dedication
10.609.1 Intent
This subsection is intended to ensure the City has enough parkland to meet the recreational needs of its residents.

10.609.2 Applicability
~~This section applies in the following areas:~~

~~City of Hutto conventional zoned areas~~	~~City of Hutto FBC Form Based Code zoning district~~	~~City of Hutto OT Old Town zoning district~~	~~Hutto extraterritorial jurisdiction (ETJ)~~
~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~

This section applies in conventional zoned areas, FBC zoning districts, Old Town, and the ETJ.

10.609.3 Applicability: overview of requirements
A subdivider or developer of land for residential or non-residential purposes ~~must~~ shall provide for Parkland Dedication or pay a Fee in Lieu of Parkland Dedication and pay Parkland Development Fees for public park and/or open space development.

A portion of land may meet the Parkland Dedication requirements if recommended by the Hutto Parks and Recreation Department based on the requirements of Section 10.609 and conformity with the City of Hutto Parks, Recreation, Open Space and Trails Master Plan, as may be amended (hereinafter referred to as the “Parks Master Plan” for purposes of Section 10.609).

The parkland dedications and improvements required by Section 10.609 ~~must~~ shall be installed, or the Fee in Lieu of and Parkland Development Fees paid, before the approval of the final plat for a subdivision, in conformance to the standards of Section 10.609.

10.609.4 ~~Land dedication and improvement fees for parks and open space~~ Parkland Dedication
10.609.4.1 Parkland Dedication Plan
A Parkland Dedication Plan shall be approved prior to the preliminary plat ~~review~~ approval and/or site plan development. The proposed parkland ~~will~~ shall be shown on the preliminary plat and final plat, and be included in the dedication statement.
A Parkland Dedication Plan ~~must~~ shall meet the following requirements:
Proposed parkland shall meet the land requirements of Section 10.609.4.2, and shall be a minimum of 15 acres.
Proposed parkland will meet the requirements and guidelines of Section 10.609.5 and the Parks Master Plan, as amended.
The Parkland Dedication Plan shall be approved by the Parks and Recreation Director or designated agents at the conceptual plan stage and approved by the Parks Advisory Board and Parks and Recreation Director prior to the preliminary plat ~~stage~~ approval and/or site plan development.

10.609.4.2 Parkland Dedication; land requirements

A developer shall dedicate a minimum of at least one thousand (1,000) square feet of parkland for each single household lot or proposed number of dwelling units or pay a Fee in Lieu of Parkland Dedication.

If an area is replatted before construction of the development, or the number of anticipated lots or dwelling units increases, the developer shall adjust the Parkland Dedication or pay the Fee in Lieu of Parkland Dedication and Parkland Development Fees to provide for the change in lots or dwelling units.

10.609.5 Dedication procedure and fee determination

A subdivider or developer must dedicate a minimum of at least 1,000 square feet of parkland for each single household lot or proposed number of dwelling units, or pay a Fee in Lieu of Parkland Dedication.

If an area is replatted before construction of the development, or the number of anticipated lots or dwelling units increases, the subdivider or developer shall adjust the Parkland Dedication or pay the Fee in Lieu of Parkland Dedication and Parkland Development Fees to provide for the change in lots or dwelling units.

10.609.5.1 Parkland Dedication of Fee in Lieu and Parkland Development Fees required before plat recording

Prior to the recording on the final plat, the subdivider or developer must execute and record an instrument of conveyance in compliance with Section 10.609.7.1 for Parkland Dedication, or pay the Fee in Lieu of Parkland Dedication required by Section 10.609.6 and the Parkland Development Fees required by Section 10.609.7.

10.609.5.2 Parkland Dedication by general warranty deed

Proposed parkland to be dedicated to the City shall be dedicated by general warranty deed. Evidence of clear title and evidence of payment of all taxes owed on the proposed parkland to be dedicated shall be provided to the City prior to the acceptance of the general warranty deed.

10.609.5.3 Parks improvements and acquisition account

Money, and the interest on such money, collected as a Fee in Lieu of Parkland Dedication and as Park Development Fees under UDC Section 10.609 shall be deposited into the parks improvement and acquisition account established under Section 18.02.010 of the City of Hutto Code of Ordinances and shall be used exclusively for improvement of existing and future parks and for the acquisition of land for future parks, as required by the ordinance. The fees collected under UDC Section 10.609 shall not be used for maintaining or operating public parkland or park facilities.

10.609.6 Nature of parkland

10.609.6.1 Land Eligibility for proposed parkland

In addition to the requirements of Section 10.609.4, the following subsections provide the criteria by which the Parks and Recreation Department and Parks Advisory Board will determine acceptance of a Park Dedication Plan.

The following is broken into two categories to determine land eligibility. Ineligible land may be dedicated for parkland, but ineligible land cannot be counted towards the minimum necessary to meet Parkland Dedication requirements. The Parks and Recreation Department and Parks Advisory Board have the final decision in acceptance as provided for in the Parkland Dedication Plan in accordance with the criteria below:

Accepted conditionally:
Detention ponds, retention ponds, and drainage ways.
Private community and amenity centers.
Golf courses, country clubs, and similar facilities
Never accepted:
Rights-of-way and/or easements of irrigation ditches, laterals and aqueducts, power lines, pipelines or other public or private utilities.
Wetlands that are saturated for greater than ~~25%~~ twenty-five (25%) of the year, swamps, and boggy lands.
Entry features, areas devoted to decorative landscaping, green lanes, traffic islands, medians less than ~~100~~ one hundred (100) feet wide, tree lawns, and areas following development perimeter walls.
Land used for mining or oil or gas wells.

10.609.6.2 Unity
Proposed parkland shall form a single parcel, unless ~~two~~ two (2) or more parcels are approved in the Parkland Dedication Plan.

10.609.6.3 Usability
Proposed parkland shall be located outside the ~~100-year~~ one percent (1%) flood plain and be outside of wetlands subject to Federal or State regulatory jurisdiction unless approved in the Parkland Dedication Plan.

10.609.6.4 Shape
The shape of proposed parkland shall be compact and sufficiently rectangular or round to provide a meaningful, quality open space.
Proposed parkland and open space areas may not take the form of narrow strips, except corridors in conjunction with the Parks Master Plan, and medians at least ~~100~~ one hundred (100) feet wide as approved in the Parkland Dedication Plan.

10.609.6.5 Location
Proposed parkland shall be located in a central location that is within a reasonable walking distance (1,000 feet to 1,500 feet) of residents of the subdivision or planned development, except that proposed parkland may be located outside of the residential development to conform to the Parks Master Plan, to conform to comprehensive or neighborhood plans, to add property to existing parkland, or to combine land dedication efforts with other developments.

10.609.6.6 Access
Proposed parkland shall front on a public street with a residential lane or greater classification to the maximum extent practicable unless otherwise approved in the Parkland Dedication Plan.

10.609.6.7 Topography
The average slope of the portion of dedicated parkland may not exceed the average slope of the entire subdivision or planned development. Slope on the usable portion of dedicated park shall be less than ~~15%~~ fifteen percent (15%).

10.609.6.8 Improvements by park site
The ~~subdivider or~~ developer ~~must~~ shall install public improvements next to the parkland including, but not limited to, curb and gutters, streets, sidewalks, storm drainage facilities, and bridges. All bridges ~~must~~ shall be approved by the Public Works Department. Parkland shall have access to water, sanitary sewer, storm sewer, and electrical services unless otherwise provided for in the

Parkland Dedication Plan.

The ~~subdivider or~~ developer ~~must~~ shall provide convenient pedestrian and vehicular access to parks and open space. In areas of parkland not fronting a public street, access by frequent green links or public paths shall be provided. All-access points must comply with standards outlined in the Americans with Disability Act.

10.609.6.9 Fee in Lieu of Parkland Dedication

A ~~subdividers or~~ developer will be required to pay the Fee in Lieu of Parkland Dedication and Parkland Development Fees unless the ~~subdivider or~~ developer complies with the Parkland Dedication requirements ~~of Section 10.609.4~~.

The Fee in Lieu of Parkland Dedication shall be set by ordinance based on the methodology established in the Parks Master Plan.

10.609.6.10 Parkland development fees

In addition to the Fee in Lieu of Parkland Dedication, a ~~subdivider or~~ developer must pay Parkland Development Fees for the cost of parkland improvements.

The Parkland Development Fees shall be set by ordinance based on the methodology established in the Parks Master Plan.

Prior to the recording of the final plat, the developer shall execute and record an instrument of conveyance in compliance with Section 10.410 for Parkland Dedication or pay the Fee in Lieu of Parkland Dedication and the Parkland Development Fees.

Proposed parkland to be dedicated to the City shall be dedicated by general warranty deed. Evidence of clear title and evidence of payment of all taxes owed on the proposed parkland to be dedicated shall be provided to the City prior to the acceptance of the general warranty deed.

Money, and the interest on such money, collected as a Fee in Lieu of Parkland Dedication and as Park Development Fees under Section 10.410 shall be deposited into the parks improvement and acquisition account established under section 18.02.010 of the City of Hutto Code of Ordinances and shall be used exclusively for improvement of existing and future parks and for the acquisition of land for future parks, as required by the ordinance. The fees collected under this Section shall not be used for maintaining or operating public parkland or park facilities.

10.609.6.11 Location

Dedicated parkland is ideally located in a central location that is in a reasonable walking distance (1000 ft. - 1,500 ft.) of residents of the subdivision or planned development. Dedicated parkland may be located outside of the residential development to conform to comprehensive or neighborhood plans, to add property to existing parkland, or to combine land dedication efforts with other developments.

10.609.6.12 Access

At least ~~50%~~ fifty percent (50%) of the perimeter of a park or open space area of no more than ~~10~~ ten (10) acres, and at least ~~30%~~ thirty percent (30%) of the perimeter of a community park or open space area of greater than ~~10~~ ten (10) acres, ~~must~~ shall front on a public street with a residential lane or greater classification. Large parks greater than ~~20~~ twenty (20) acres, or with greater than ~~1500 ft.~~ one thousand five hundred (1,500) feet of street frontage, and linear parks (e.g. greenlinks, rail-to-trail paths, lakefront corridors, riparian corridors, etc.) ~~must~~ shall front on a public street with a residential lane or greater classification to the maximum extent practicable.

Convenient pedestrian and vehicular access to parks and open space ~~must~~ shall be provided. In

areas of parkland not fronting a public street, access by frequent greenlinks or public paths ~~must~~ shall be provided.

10.609.6.13 Topography

The average slope of the portion of dedicated parkland cannot exceed the average slope of the entire subdivision or planned development. Slope on the usable portion of dedicated park must be ~~<15%~~ less than fifteen percent (15%).

10.609.7 Land not eligible for parkland dedication requirements

The following are criteria for land ineligible for parkland dedication requirements. Ineligible land can be dedicated for parkland, but it cannot be counted towards the minimum necessary to meet dedication requirements.

Detention ponds, retention ponds, and drainageways.

Rights-of-way and/or easements of irrigation ditches, laterals and aqueducts, power lines, pipelines or other public or private utilities.

Wetlands that are saturated for greater than ~~25%~~ twenty-five percent (25%) of the year, swamps, and boggy lands.

Entry features, areas devoted to decorative landscaping, green lanes, traffic islands, medians ~~<100 ft.~~ less than one hundred (100) feet wide, tree lawns, and areas following development perimeter walls.

Private community and amenity centers.

Golf courses, country clubs and similar facilities.

Land used for mining or oil or gas wells.

10.610 Pedestrian and bicycle facilities

For pedestrian and bicycle facilities standards refer to Division B, Section 11 of the Hutto Engineering Design Manual.

~~10.610.1 Applicability~~

~~This section applies in the following areas.~~

~~City of Hutto conventional zoned areas~~	~~City of Hutto FBC Form Based Code zoning district~~	~~City of Hutto OT Old Town zoning district~~	~~Hutto extraterritorial jurisdiction (ETJ)~~
~~Yes~~	~~No, see Section 10.502~~	~~No, see Section 10.503~~	~~Yes~~

~~10.610.2 Sidewalks~~

~~10.610.2.1 Location~~

~~Sidewalks must be installed on both sides of all public streets, except limited access highways and loop lanes.~~

~~Sidewalks must be placed inside the public right-of-way as close to the outer edge of the right-of-way as possible, to provide a tree lawn at least 5 ft. deep. Sidewalks may be placed in an access easement on private property, for a deeper tree lawn.~~

~~Sidewalks may meander to avoid trees, utility poles and boxes, and other obstacles; and for aesthetics.~~

~~10.610.2.2 Timing of sidewalk construction~~

~~The builder or developer of a site must build a sidewalk when the adjacent site is developed. When streets are built, the subdivider or developer must also build sidewalks along streets adjacent to~~

amenity centers, open space, easement rights-of-way, and land dedicated for parks and other purposes.

Sidewalks located along collector and arterial streets must be built at when the thoroughfare is constructed.

All required sidewalks must be built before a certificate of occupancy is issued.

10.610.2.3 Connectivity

Sidewalks must connect to existing adjacent sidewalks, or be designed and placed to allow connection to future adjacent sidewalks. Required sidewalks serving non-residential lots must connect to parking in the lot and to primary building entrances. Required connections may include street crosswalks but may not span distances of at least 50 ft. without an improvement to protect pedestrians from vehicles.

Sidewalks must be installed to provide all residential areas with direct access to all neighborhood facilities, including schools, parks and playgrounds, places of worship and assembly, shopping centers, amenity centers, and public transit stops.

10.610.2.4 Pedestrian crossing

Pedestrian crossings must be made safer for pedestrians whenever possible by shortening crosswalk distance with curb extensions, reducing sidewalk curb radii, and eliminating free right-turn lanes. Signals allowing longer crossing times in shopping districts, mid-block crossings in high-pedestrians use areas, corner neckdowns, textured pavement, and medians must be provided as appropriate.

Adequate signs and street markings must be provided for all crosswalks.

10.610.2.5 Easements

Easements for sidewalk connections to adjacent required sidewalks not yet built are required. Easements for all accessways are required.

Easements must be established to provide public access for sidewalks, pedestrian paths / trails / greenbelts, or bicycle trails identified in applicable city plans.

Sidewalk width is regulated in Section 10.611.

10.610.3 Bicycle paths and lanes

10.610.3.1 Location

Bicycle lanes must be incorporated in the design of new and/or improved arterial streets, and wide outside lanes must be incorporated in the design of new and/or improved collector streets. On local streets low traffic speeds and volumes allow bicyclists and motorists to safely share the street. Sidewalks are not acceptable as substitutes for bicycle lanes.

10.610.3.2 Construction standards

Design and construction of all bicycle facilities must meet or exceed standards in the “Guide for Development of Bicycle Facilities” published by the American Association of State Highway and Transportation Officials (AASHTO). Signing and pavement markings for such facilities must conform to the Manual on Uniform Traffic Control Devices (MUTCD).

Bicycle path type and width is regulated in Section 10.611.

10.610.4 Multi-use paths

While not encouraged to substitute for a good system of on-street facilities, multi-use paths may be used to enhance pedestrian and bicycle travel where the existing circulation system does not serve these patrons well or provide corridors free of obstacles. Paths must connect to the street and

~~sidewalk system safely and conveniently, and must meet the following requirements and those in city design standards.~~

~~Path connections must be well signed with destination and directional signing.~~

~~Paths must be located in corridors that serve origin and destination points such as residential areas, schools, shopping centers, and parks.~~

~~Paths must be built in locations that are visible and easily accessible, for the personal safety of users.~~

~~Whenever possible, paths must be designed so motor vehicle crossings are removed or significantly minimized. Where crossings exist, they must be carefully designed to ensure the safety of the users. Where asphalt paths are proposed to run parallel with streets, they must be offset at least 6 ft. from the back of the curb.~~

~~Paths must be constructed of durable, low-maintenance materials, with sufficient width and clearance to allow users to walk or bike at reasonable speeds. Paths must be at least 8 ft. wide.~~

~~Where multiple uses are intended (e.g., shared pedestrian and bicycle traffic) the path should be 8 ft. wide whenever possible.~~

10.611 Street classification

10.611.1 Applicability

~~This section applies in the following areas.~~

~~City of Hutto conventional zoned areas~~	~~City of Hutto FBC Form Based Code zoning district~~	~~City of Hutto OT Old Town zoning district~~	~~Hutto extraterritorial jurisdiction (ETJ)~~
~~Yes~~	~~No, see Section 10.502~~	~~No, see Section 10.503~~	~~Yes~~

This section applies in conventional zoned districts, and in the ETJ. This section does not apply to FBC districts (see Section 10.502 for exceptions) or OT districts (see Section 10.503 for exceptions).

~~10.611.2 Alley~~

~~An alley (residential or commercial) is a public street designed to provide access to the rear or side of a lot including garage access, solid waste access, fire access and utility easements.~~

~~Alleys are required for all residential lots fronting on a Residential Lane~~

~~Alleys are required in Non-Residential Zoning Districts where it is necessary to provide for adequate access for service vehicles, off-street loading or unloading, access for emergency vehicles or similar reasons consistent with the intent of this Chapter.~~

~~Alleys may not access arterial streets.~~

~~All alleys shall have at least two direct access points to public streets and are subject to block length criteria included in this code.~~

~~Alleys shall be dedicated to the public.~~

10.611.2 Local Street

A Local street provides direct access to residential and limited commercial properties and is expected to carry less than eight hundred (800) vehicles per day.

Driveway access to residential units is permitted.

A Local street shall provide for two through lanes for traffic.

A Local street shall provide parking on both sides of the roadway.

On Local streets, no driveway is permitted closer to a corner than fifty (50) feet.

Bicycle lanes are not permitted.

10.611.3 Green lane

A green lane has no road surface, but rather takes the form of a park or pedestrian plaza fronted by

single household dwellings, two to four household dwellings, and/or townhouses or rowhouses.
Green lanes cannot access arterial streets
Facades and front porches (if any) of dwellings on lots fronting green lane must face the lane, not the alley
A homeowner association maintains the groundcover and vegetation of the green lane.

10.611.3 Collector Street

A Collector is a street that collects traffic from Local streets and directs it toward arterials and has an actual or anticipated traffic flow of two thousand five hundred (2,500) ADT or greater.
Collector streets are shown in Hutto SOAR 2040, however; they may be required in other locations based on the size and density of development.
A Collector shall provide access to all types of commercial and industrial uses.
A Collector shall provide for two (2) through lanes.
A Collector shall provide for bicycle lanes six (6) feet in width on both sides.
No driveway access to single-family or two-family dwelling units is permitted.
Medians may be allowed with approval of City Staff.
No parking is permitted.

~~10.611.4 Loop lane~~

~~A loop lane is an alternate street design that offers a turnaround in place of a cul-de-sac. A loop lane provides open space instead of the expanse of asphalt paving found in a standard cul-de-sac.~~
~~Loop lanes may not access arterial streets.~~
~~The lane must be dedicated to the city.~~
~~A homeowner association maintains the green space.~~
~~Utilities and water detention may be in the green space.~~

~~10.611.5 Residential lane~~

~~A residential lane serves up to 80 dwelling units is expected to carry less than 800 vehicles per day.~~
~~No driveway access to residential units is permitted.~~
~~Alleys are required in order to provide access.~~
~~On-street parking, where provided, shall be provided in additional bays.~~

~~10.611.6 Residential local street~~

~~A Residential Street serves up to 80 dwelling units and is expected to carry less than 800 vehicles per day.~~
~~Driveway access to residential units is permitted.~~
~~Alleys are permitted in conjunction with Residential Streets, but are not required.~~
~~On local streets, no driveway is permitted closer to a corner than 50 feet.~~

~~10.611.7 Residential collector~~

~~A Residential Collector is a street that has an actual or anticipated traffic flow of 800 average daily trips (ADT) or greater.~~
~~A Residential Collector may provide access to any type of residential unit.~~
~~A Residential Collector shall provide two through lanes for traffic~~
~~A Residential Collector shall provide parking on both sides of the roadway.~~
~~Driveway access to single-family or two-family dwelling units is permitted when spaced 125 feet apart measured from center to center.~~
~~On collector streets, no driveway is permitted closer to a corner than 125 feet.~~
~~Medians may be allowed with approval of City Staff.~~

~~10.611.8 Major collector street~~

~~A Major Collector is a street that has an actual or anticipated traffic flow of 2500 ADT or greater.~~
~~A Major Collector is generally shown in the City's Comprehensive Plan, however; they may be required in other locations based on the size and density of development.~~
~~A Major Collector shall provide access to all types of commercial and industrial uses.~~
~~A Major Collector shall provide for two through lanes with parking on each side or four through lanes.~~
~~No driveway access to single-family or two-family dwelling units is permitted.~~
~~Medians may be allowed with approval of City Staff.~~

10.611.~~9~~ 4 Minor arterial street

A Minor Arterial is a street whose main purpose is to serve as a major route ~~through and between different areas of the City~~ that connects neighborhoods to principal arterials and other major destinations. Minor Arterials have an actual or anticipated traffic flow of eighteen thousand (18,000) or greater.

~~A Minor Arterial is generally shown in the City's Comprehensive Plan~~ Minor Arterial streets are shown in Hutto SOAR 2040, however; they may be required in other locations based on the size and density of development.

Minor Arterials have ~~two~~ two (2) through lanes in each direction separated by a median.

No parking is permitted.

No driveway access to single-family or two-family dwelling units is permitted.

Bicycle lanes are not permitted.

10.611.~~10~~ 5 Major arterial street

A Major Arterial is a street, including Interstate Highway Service Roads, whose main purpose is to serve as a major route into, out of, or across the City. Major Arterials have an actual or anticipated traffic flow of thirty-two thousand (32,000) or greater.

~~These streets are generally shown in the City's Comprehensive Plan~~ Major Arterial streets are shown in Hutto SOAR 2040, however; they may be required in other locations based on size and density of development.

Major Arterials have at least ~~three~~ three (3) lanes in each direction separated by a median.

Interstate Highway Service Road standards are established by the Texas Department of Transportation and do not include a bicycle lane within the street Section.

No parking is permitted.

No bicycle lanes are permitted on Major Arterials.

10.611.~~11~~ 6 Freeway

A Freeway is a street with controlled access and intended to move traffic through or around the City.

Service and frontage road standards are established by the Texas Department of Transportation and do not include a bicycle lane within the street section. A landscaped tree lawn at least ~~5 ft.~~ five (5) feet deep, with a sidewalk at least ~~5 ft.~~ five (5) feet wide, is required on the far side of the service or frontage road.

Access to Freeways shall only be provided at designated interchanges. Refer to TxDOT.

~~10.611.11 Street classification standards~~

~~Street Classification Standards:~~

~~Standard~~	~~Alley~~	~~Green~~	~~Loop L~~	~~Residential Lane~~	~~Residential Local~~	~~Residential Collector~~	~~Major Collector~~	~~Minor Arterial~~	~~Major Arterial~~

	y	Lane	ane						
ADT (Avg Daily Traffic)	---	--	< 1500	< 800	< 800	> 800	> 2500	> 12,500	> 24000
ROW (Right of Way)	20	50	92	49	55	69	69	110	135
FOC — FOC (Face of curb to Face of curb)	---	--	20	24	30	44	44	82	106
Length	---	< 2500	< 2500	#	#	#	#	#	#
Lanes	1	n/a	1	2	2	2	2-4	4	6
Lane Width	20	36-40	11-12	10-12	8-15 (includes parking)	10-12	10-12	12	12
Median Width	---	--	---	---	---	--**	--**	24	24
Design Speed	---	--	15	20-30	20-30	30-35	30-35	35-45	35-45
Driveways	Yes	Alley	Yes	No	Yes	Yes	Yes	Yes	Yes
Parking	No	#	Yes	No*	Both Sides	Both Sides	Both Sides***	No	No
Tree Lawn	No	No	No	5', both	5', both	5', both	5', both	5', both	5', both

Sidewalks	No	5', both	5', both	5', both	5', both	5', both	5', both	5', both	5', both
Commercial Driveway Spacing for City / County Controlled Roadways and State System Highways									
Posted Speed (MPH)					Driveway Spacing (Feet)				
< 30					200				
35					250				
40					305				
45					360				
50					425				

Unless otherwise specified, all width dimensions are in feet and speeds are in mph.
" Refer to standards defined elsewhere in this code
* On-street parking, where provided, shall be provided in additional bays
** Median allowed with approval of City Staff
*** 2 Lane Roadways Only

10.611.12 Form Based Code street assemblies/profiles

Street assemblies/profiles described in the Section 10.1002.8, including two 4 ft. wide bicycle lanes on collector and arterial streets, may be used in place of the street types described above, if appropriate for the expected average daily traffic.

Vertical deflection traffic calming improvements (traffic circles, corner neckdowns, chicanes, tapers, landscape medians) may encroach into required pavement areas. See Section 10.612.5.

10.612 Street design Streets-Improvement Standards

For street-improvement standard details, refer to Division B, Section 10 of the Hutto Engineering Design Manual.

10.612.1 Applicability

This section applies in the following areas.

City of Hutto conventional zoned areas	City of Hutto FBC Form Based Code zoning district	City of Hutto OT Old Town zoning district	Hutto extraterritorial jurisdiction (ETJ)
Yes	No, see Section 10.502	No, see Section 10.503	Yes

This section applies in conventional zoned districts, and in the ETJ. This section does not apply to FBC districts (see Section 10.502 for exceptions) or OT districts (see Section 10.503 for exceptions).

10.612.2 Right-of-way width measurement

Right-of-way width is measured from front lot line to front lot line of opposite lots.

~~10.612.3 Geometry~~

~~10.612.3.1 Horizontal alignment~~

~~Maximum deflection in alignment permitted without the use of a curve shall be ten degrees.~~

~~10.612.3.2 Arterial street curves~~

~~Curves in arterial streets shall be designed in accordance with design speed standards found in AASHTO manual, with exceptions to this standard granted only by the Final Approval Authority.~~

~~10.612.3.3 Collector street curves~~

~~Curves in collector streets shall be designed in accordance with design speed standards found in AASHTO manual, with exceptions to this standard granted only by the Final Approval Authority.~~

~~10.612.3.4 Local street curves~~

~~Curves in local streets shall be designed in accordance with design speed standards found in AASHTO manual.~~

~~10.612.3.5 Reverse curves~~

~~Reverse curves shall be separated with a minimum tangent of 100 feet.~~

~~10.612.3.6 Vertical curves~~

~~Vertical curves shall be designed in accordance with AASHTO standards.~~

~~10.612.3.7 Cul-de-sacs and temporary turnarounds~~

~~Cul-de-sac bulbs or turnarounds must have a paved radius of at least 50 ft. for single household and two-household use, and at least 60 ft. for other uses.~~

~~No more than 200 projected average daily trips (using ITE standards) shall be allowed for any cul-de- sac longer than 200 feet.~~

~~Temporary turnarounds meeting the requirements outlined in the most recently adopted IFC shall be provided at the end of streets more than 100 feet long that will be extended in the future. The following note should be placed on the plat: "Crosshatched area is temporary easement for turn-around until street is extended (give direction) in a recorded plat." No temporary dead-end street in excess of 400 feet may be created unless no other practical alternative is available. A sign must be posted at the turnaround stating the street may be extended in the future.~~

~~10.612.3.8 Reserve strips~~

~~Reserve strips or "spite strips" at the end of streets are prohibited.~~

~~10.612.4 Intersections~~

~~10.612.4.1 Intersection angle~~

~~Streets must intersect at a 90° angle unless existing conditions prevent it. Variations of greater than 10° on collector and local streets and greater than 5° on major and minor arterials must be approved by the city engineer.~~

~~10.612.4.2 Radius at corners~~

~~Local and collector street corners must have a 10 ft. - 15 ft. radii; acute corners must have a 20 ft. – 25 ft. radii.~~

~~Arterial street corners must have a 20 ft. - 25 ft. radii.~~

~~Buildings, signs or parking is prohibited in the area between the corner curves and the chord connecting the ends of the curves except as approved by planning staff or the city engineer.~~

~~Street intersections with one or more residential collector level and higher classified streets must~~

include 25 ft. right of way flares/cutbacks. The flare/cutback is measured along tangents from the point of intersection of the two right of way lines.

10.612.4.3 Centerline tie with existing streets

New streets intersecting with or extending to meet existing streets must be tied to the existing street on centerline with dimensions and bearings to show relationship.

10.612.4.4 Partial or half streets

Partial or half streets are strongly discouraged. Partial or half streets may be provided only where the city finds a street should be located on a property line, where the proposed road has a center median.

10.612.5 Traffic calming

10.612.5.1 Horizontal deflection improvements

Traffic calming improvements that use horizontal deflection, including traffic circles, corner neckdowns, chicanes, tapers, landscape medians, are encouraged. Horizontal deflection improvements may encroach into the required paved area for a street type described in Section 10.611, if reasonable access is not obstructed. The city engineer and Development Services staff must approve the design and implementation of horizontal deflection improvements.

10.612.5.2 Vertical deflection improvements

Traffic calming improvements that use vertical deflection, including speed bumps, speed humps, speed cushions, and speed tables, are strongly discouraged. The city engineer and Development Services staff must approve the design and use of vertical deflection improvements.

Speed tables, if used, should be integrated into pedestrian crossings at intersections and greenlinks.

Speed humps and speed cushions, while strongly discouraged, are preferable to speed bumps.

10.613 Street grid, circulation and connectivity

10.613.1 Applicability

This section applies in the following areas.

City of Hutto conventional zoned areas	City of Hutto FBC Form Based Code zoning district	City of Hutto OT Old Town zoning district	Hutto extraterritorial jurisdiction (ETJ)
Yes	No, see Section 10.502	No, see Section 10.503	Yes

This section applies in conventional zoned districts, and in the ETJ. This section does not apply to FBC districts (see Section 10.502 for exceptions) or OT districts (see Section 10.503 for exceptions).

10.613.2 General alignment

The precise alignment of thoroughfares included in the Plan development plans may be varied to allow adjustments that increase the compatibility of the right-of-way with natural or manmade features such as steep slopes, waterways, wildlife habitats, neighborhoods, historic structures or existing roadways.

10.613.3 Street arrangement and internal connectivity

10.613.3.1 Conformity to plan

Width and location of streets must shall conform to the underlying concept plan and the

~~transportation element of community, neighborhood and other applicable land use and development plans~~, Hutto Mobility Master Plan, Thoroughfare Plan and the Hutto Engineering Design Manual.

10.613.3.2 Topography

The street system must have a logical relationship to the natural topography of the ground.

10.613.3.3 Connectivity index

The street network in a residential development must achieve a connectivity index of at least ~~1.20~~ 1.62 unless ~~Development Services staff finds it~~ the developer applies and receives a subdivision variance from the Planning and Zoning Commission with the finding that connectivity is impractical due to topography, existing development, and/or natural features. ~~If this requirement is waived, 5 ft.~~ Five (5) feet wide pedestrian trails in at least ~~15 ft.~~ fifteen (15) feet greenlinks ~~must~~ shall link cul-de-sacs and provide through-block access where Development Services staff finds pedestrian connectivity is needed.

~~A connectivity index is a ratio of the number of street links (street sections between intersections and cul- de-sacs) divided by the number of street nodes (intersections and cul-de-sac heads).~~ The connectivity index shall be calculated by dividing the total number of links by the total number of nodes. ~~A higher index means travelers have increased route choice, allowing more direct connections for access between any two locations. The following illustration is an example of how to calculate the index.~~ Street links on existing adjacent streets that are not part of the proposed subdivision are not included in the connectivity index calculation. See Figure 614.3-1 for how to calculate the connectivity index.

The measure of connectivity is the number of street links divided by the number of nodes. Intersections with alleys are not included. Nodes exist at street intersections and cul-de-sac heads. Links are the stretches of street that connect nodes. Stub-outs must also be considered as links.

Links are:

- Streets;
- Stub-out streets;
- Standard public access easements;
- Local road connections to collector streets and larger; and
- Cul-de-sacs.

Nodes are:

- Street intersections;
- Cul-de-sac heads;
- No outlets; and
- Dead-ends.

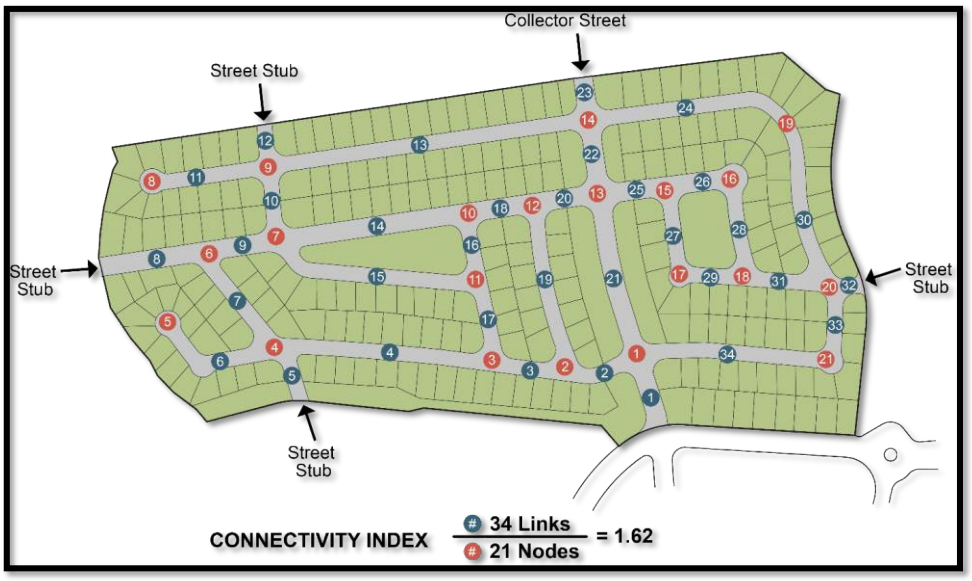
Excluded as Nodes:

- Street elbows;
- Standard alley intersections; and
- Intersections on collector streets and larger.

Credits for Links:

- Stub-outs to adjacent properties: Half (½) credit each
- Local road connections to collector streets and large: 1 full credit each

Figure 414.2-1 Connectivity Index



10.613.3.4 Collector street connectivity

All collector-designated streets shall connect on both ends to an existing or planned collector or higher- level street, unless physical constraints or existing development patterns make such connections impractical. In such cases, alternative connectivity solutions shall be provided to ensure effective traffic flow and access within the area, in accordance with Hutto SOAR 2040 and Hutto Mobility Master Plan.

10.613.3.5 Blocks

10.613.3.5.1 Maximum block length

Block lengths ~~must be no more than 1,000 ft., except along major arterials~~ shall be determined by the classification of the street adjacent to the block.

Table 414-1: Block Lengths

Street Classification	Minimum Side Length	Maximum Side Length
Local Roads	200 feet	600 feet
Collector Roads	200 feet	800 feet
Minor Arterial Roads	200 feet	900 feet
Major Arterial Roads	Waived	Waived

10.613.3.5.2 Block depth

Blocks ~~should~~ shall have sufficient width to allow two tiers of lots of appropriate depth. Alleys giving access to the rear of lots on a block is strongly encouraged.

10.613.3.5.3 Single tier blocks and double frontage lots

Residential blocks with one tier of double frontage lots are strongly discouraged. Alternative block configurations not relying on single tier blocks or long stretches of double frontage lots to separate residential development from through traffic and arterials, or placement of higher density multiple household residential development along arterial streets, is encouraged.

For residential double frontage lots, there ~~must~~ shall be an easement at least ~~10 ft.~~ ten (10) feet deep abutting a traffic arterial or other disadvantageous use, dedicated to the

appropriate governmental entity, with no right of cross access. There ~~must~~ shall also be at least a ~~10 ft.~~ ten (10) feet deep tract or easement on the other side of the property line abutting a traffic arterial or other disadvantageous use, for a development perimeter wall and landscaping buffer.

10.613.3.5.4 Mid-block greenlinks

Greenlinks at least ~~15 ft.~~ fifteen (15) feet wide with a sidewalk that is at least ~~4 ft.~~ five (5) feet wide ~~must~~ shall be placed near the center and entirely across blocks that are greater than ~~600 ft.~~ six hundred (600) feet long, to give convenient pedestrian circulation through the development. Greenlinks ~~must~~ shall be landscaped in conformance to landscaping standards for connecting walkways in this code, and maintained by the underlying homeowner association.

10.613.3.5.5 Block Perimeter

Maximum block perimeters shall be determined by the classification of the street adjacent to the block.

Local Road: The total perimeter of a block abutting Local roads shall not exceed one thousand eight hundred (1,800) feet.

Collector Road: The total perimeter of a block abutting Collector roads shall not exceed two thousand four hundred (2,400) feet.

Minor Arterial Road: The total perimeter of a block abutting Minor Arterial roads shall not exceed three thousand (3,000) feet.

Major Arterial Road: Block perimeter requirements are waived when blocks are located adjacent to Major Arterial roads.

10.613.3.6 Circulation

Each subdivision shall provide for the continuation of all arterial streets and highways as shown on the City's ~~Comprehensive Plan~~ Mobility Master Plan. Arterial streets ~~should~~ shall be located on the perimeter of the residential neighborhood.

Collector and local streets ~~should~~ shall be designed to provide access to each parcel of land within the residential neighborhood and within industrial areas. They ~~should~~ shall be planned so that future urban expansion will not require the conversion of ~~minor~~ collector and local streets to arterial routes.

Collector streets ~~should~~ shall be designed to provide a direct route from other ~~minor~~ collector or local streets to the ~~major~~ arterial street and ~~expressway system~~ freeway systems and to provide access to public facilities within the neighborhood; however, collector streets should not be aligned in a manner that will encourage their use by through traffic.

Collector-designated streets ~~must~~ shall connect on both ends to an existing or planned collector or higher- level street.

Permitted alternatives to cul-de-sacs include ~~loop lanes and~~ T-streets, and any similar alternative approved by the City Engineer.

10.613.3.7 Required subdivision access points

Subdivisions with ~~<100~~ two hundred (200) residential units ~~must~~ shall provide vehicular access to ~~three~~ four or more existing or planned public streets

Subdivisions with ~~100 to 199~~ two hundred (200) to two hundred and ninety-nine (299) residential units ~~must~~ shall provide vehicular access to ~~four~~ at least five or more existing or planned public streets.

~~One or more additional access points must be provided for each 100 lots exceeding 199 lots~~ For developments exceeding three hundred (300) units, one additional access point shall be provided for every fifty (50) residential units or portion thereof.

~~Development Services staff~~ Planning and Zoning Commission may reduce the required number of access points due to topography, natural features, or the configuration of adjacent developments through an approved subdivision variance.

Additional access points ~~must~~ shall be shown on the plat and construction plans for the development. Construction of ~~the street~~ streets may be postponed to a later phase of development. The Planning and Zoning Commission may require the construction of any access point when the final plat is approved.

10.613.3.8 Relation to adjoining street systems

To provide connectivity to other neighborhoods, existing streets in adjacent or adjoining areas shall be continued in the new development, in alignment therewith. Whenever connections to anticipated or proposed surrounding streets are required by this Section, the right-of-way shall be extended and the street developed to the property line of the subdivided property (or to the edge of the remaining undeveloped portion of a single tract) at the point where the connection to the anticipated or proposed street is expected. ~~The permit-issuing authority may also require temporary turnarounds to be constructed at the end of such streets pending their extension when such turnarounds appear necessary to facilitate the flow of traffic or accommodate emergency or service vehicles. Notwithstanding the other provisions of this subsection, no temporary dead-end street in excess of 400 feet may be created unless no other practical alternative is available.~~

10.613.3.9 Street jogs

~~Where offsets in street alignment are, in the opinion of the City Engineer, unavoidable due to natural features or other unique elements of the land, such offsets may be included, provided the distance between center lines is not less than 125 feet~~ Offset in street alignments shall be avoided unless explicitly approved in writing by the City Engineer.

10.613.3.10 Large lot subdivision

If the lots in the proposed subdivision are large enough to suggest potential future re-subdivision ~~in the future~~, or if part of the parent tract ~~is not platted~~ remains unplatted, ~~consideration must be given to possible future street openings and access to future lots which could result from such re-subdivision~~ the subdivision design shall include designated corridors or easements for potential future street openings and access. These designated areas shall be clearly marked on the subdivision plat and reserved for future development, ensuring that all future lots will have adequate access to streets.

~~10.613.3.10.1 Through traffic~~

~~Local streets shall be designed so as to meet the local street connectivity requirements of Section 10.613.~~

10.613.3.10.~~2~~ 1 Partial or Half streets

No partial or half streets shall be platted or constructed ~~except for arterial streets~~.

10.613.3.10.~~3~~ 2 Dead-end streets

Dead-end streets shall be prohibited except ~~short~~ street stubs to permit extension. Temporary turnarounds shall be required where the street stub exceeds one lot or 100 feet in length, whichever is greater. The developer shall provide a sign at the street stub declaring that the particular street will connect with future development.

10.613.3.10.3 Street Rights-Of-Way

The portion of the street right-of-way between a private lot line and the curb or

pavement edge shall be designed and constructed to meet the requirements of the Hutto Engineering Design Manual.

~~10.613.3.10.4 Topography~~

~~The street system shall bear a logical relationship to the natural topography of the ground.~~

~~10.613.3.10.5 Private streets~~

~~Private streets are prohibited.~~

~~All streets shall be constructed to City standards for public streets. Common access easements may be required.~~

~~10.613.3.10.6 Unpaved street rights-of-way~~

~~The portion of the street right-of-way between a private lot line and the curb or pavement edge shall be designed and constructed to meet the requirements of the City's Construction Standards and Specifications for Roads, Streets, Structures and Utilities.~~

10.613.3.10.~~7~~ 4 Access to public streets from private property

No person shall cut a curb or gutter section nor pave a street right-of-way without first obtaining a permit from the City, and complying with City Codes. Where no curb and gutter street construction is permitted, no person shall construct or pave the borrow ditch street section without first obtaining a permit from the City and complying with City Codes.

~~No temporary utility service will be provided to the building lot or site until a curb cut, street right-of-way permit has been issued and no permanent utility service will be provided until the work authorized by permit is satisfactorily completed and approved by the City.~~

10.613.3.10.5 Street Connections to Abutting Undeveloped Land

Street connections shall be spaced at intervals not to exceed six hundred and sixty (660) feet (1/8 mile) along each boundary that abuts potentially developable or redevelopable land. Blocks longer than eight hundred (800) feet in length shall have a mid-block pedestrian pathway connecting adjacent blocks.

~~10.613.3.11 Intersections~~

~~10.613.3.11.1 Sight triangle~~

~~According to the following requirements, a sight triangle shall be established at all intersections.~~

~~On local streets the sight triangle shall be based on the back of the curb, on all other streets it shall be based on the right-of-way.~~

~~The sides of the sight triangle shall extend for 25 feet along the right-of-way/curb from the projected intersection of said right-of-way/curb. Where the right-of-way/curb curves as the intersection is approached, the tangents at the points of beginning for the corner curve shall be projected to determine the origination of the sides of the sight triangle.~~

~~No construction, planting or grading shall be permitted to interfere with the sight triangle between the heights of three and seven feet as measured from the crowns of the adjacent streets.~~

~~10.613.3.11.2 Angle of intersection~~

~~Except where existing conditions will not permit, all streets, major and minor, shall intersect at a 90 degree angle. Variations of more than ten degrees on minor streets and more than five degrees on major streets must first be approved by the City Engineer.~~

~~10.613.3.11.3 Radius at corners~~

All local and collector street corners shall have 15 foot radii and shall meet required fire apparatus access, except acute corners which shall have a radius of 25 feet. Arterial streets shall have a minimum corner radius of 25 feet. No buildings, sign or parking shall be allowed in the area between the corner curves and the chord connecting the ends of the curves.

All street intersections containing one or more residential collector level and above streets shall include 25 foot right of way flares/cutbacks. The 25 foot flare/cutback will be measured along the tangents from the point of intersection of the 2 right of way lines.

10.613.3.11.4 Center line tie with existing streets

Each new street intersecting with or extending to meet an existing street shall be tied to the existing street on center line with dimensions and bearings to show relationship.

10.614 Driveways and easements

For driveway standard details, refer to Division B of the Hutto Engineering Design Manual.

10.614.1 Applicability

This section applies in the following areas:

City of Hutto conventional zoned areas	City of Hutto FBC Form Based Code zoning district	City of Hutto OT Old Town zoning district	Hutto extraterritorial jurisdiction (ETJ)
Yes	Yes	Yes	Yes

This section applies in conventional zoned areas, FBC zoning districts, Old Town, and the ETJ.

10.614.2 Easements

10.614.2.1 Utility easements

All easements must be dedicated to the City and their locations shall be clearly denoted on plat documents.

Uniform and continuous easements shall be provided along lot lines for utility service. The City may approve a location other than along a lot line.

Easements for water, sewer, and storm sewer lines shall be at least 20 feet in total width if between lots. 10-foot public utility easements should be included along all street rights-of-way.

Other utility easements (for other than water, sewer, and storm sewer lines) shall be a minimum of five feet in width when abutting he street lot lines and at least three feet in width when abutting interior lot lines.

10.614.2.2 Emergency access easements

Emergency access easements shall be defined by the local fire code as amended. Emergency access easements shall not be divided by lot lines.

10.614.3 Driveway spacing from intersections

No driveway is permitted closer to a corner than the driveway separation standard provided in Section 10.611.12.

Driveway spacing shall be measured from the edge of the street to the center of the driveway.

Any request to deviate from these standards may be submitted to the City Engineer. Any such request requires a Transportation Impact Study as described in Section 10.615.4.

10.614.4 Design requirements and standards

10.614.4.1 Additional Access

The City Engineer may require more than one access point onto a collector or arterial street for a single parcel during Site Plan review provided that the number and location of access points

~~onto local streets and the additional access points onto collector and arterial streets must be approved by the highway authority having jurisdiction over the roadway from which access is being taken.~~

~~10.614.4.2 Width of Access~~

~~The width of access driveways shall be determined by the highway authority having jurisdiction over the roadway from which access is being taken. However, in no case shall an individual driveway width be greater than 35 feet. Where a highway authority has not established driveway width requirements and standards, the standards and requirements of the Texas Department of Transportation shall apply.~~

~~10.614.4.3 Closure or Relocation of Existing Access Points~~

~~The City Engineer, in conjunction with the highway authority having jurisdiction over the roadway from which access is being taken, shall have the authority to require the closure or relocation of existing access points where multiple access points to the site are available.~~

~~10.614.4.4 Curb Cuts at Intersections~~

~~A curb cut for a corner parcel at the intersection of any streets shall be located the maximum practical distance from the center of the intersecting streets, without intrusion into any required buffer. The number and location of the curb cut must be approved by the highway authority having jurisdiction over the street from which access is being taken. Where a highway authority has not established curb cut requirements and standards, the standards and requirements used by the Texas Department of Transportation shall apply.~~

10.615 Road adequacy standards

10.615.1 Applicability

~~This section applies in the following areas:~~

~~City of Hutto conventional zoned areas~~	~~City of Hutto FBC Form Based Code zoning district~~	~~City of Hutto OT Old Town zoning district~~	~~Hutto extraterritorial jurisdiction (ETJ)~~
~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~

This section applies in conventional zoned areas, FBC zoning districts, Old Town, and the ETJ.

10.615.2 Purpose and general policy

New development within the urban area ~~must~~ shall be supported by an adequate roadway network.

Collector-level and higher streets are an essential component of the City's street network and are necessary to accommodate the continuing growth and development of the City.

It is necessary and desirable to obtain rights-of-way for off-site, abutting, and internal streets to support new development at the time of platting or development of the land.

There ~~must~~ shall be a rough proportionality between the traffic impacts created by a new development and requirements placed on the property owner to dedicate and improve off-site and abutting street rights- of-way.

The City desires to assure both that development impacts are mitigated through contributions of street rights-of-way and improvements and that a development project contributes no more than its fair share of street costs.

It is the City's intent to institute ~~a procedure~~ procedures to assure that mandatory dedications of street rights-of- way and thoroughfare construction requirements are proportional to the traffic demands created by a new development.

10.615.3 Street naming

Proposed street names ~~must~~ shall appear on a preliminary plat. Street names become official with the city after the following takes place:
The plat is recorded; and
Williamson and/or Travis County 911 Addressing accepts the street name.

~~10.615.4 Traffic impact analysis~~

~~10.615.4.1 When required~~

~~A Traffic Impact Analysis shall be required with any application for a subdivision or plat approval, Site Plan approval, PUD or other procedure for which the proposed development generates traffic in excess of 2,000 average daily trips, based upon the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. In the event that specific land uses for the development are not specified at the time of subdivision or plat application, the daily trip generation rate for the most intensive land use from the ITE Manual for the land use classification of the application shall be used to compute the estimated average daily trips.~~

~~10.615.4.2 Study scope~~

~~When a Traffic Impact Analysis is required, the scope of the analysis shall be determined during a scoping meeting with the City Engineer. The scoping meeting may occur during any required pre- application meeting, but may also be scheduled after an initial pre-application meeting. No application requiring a Traffic Impact Analysis may be made until the scope of the required analysis has been determined. The City Engineer may involve representatives of or request assessments from other agencies and departments. The elements to be determined during the scoping session shall include the following:~~

~~10.615.4.2.1 Definition of impact area~~

~~The points of access and key streets and intersections that may be affected by development of the subject tract constitute the impact area. Traffic recorder and turning movement assessment locations shall be determined.~~

~~10.615.4.2.2 Period of analysis~~

~~Periods of analysis shall include: average daily traffic, peak AM and PM or weekend peak hour.~~

~~10.615.4.2.3 Analysis scenarios~~

~~Scenarios for analysis include: existing conditions, opening year conditions with and without development, and 10 years after opening with and without development.~~

~~10.615.4.2.4 Process~~

~~Process for determining trip generation and distribution including: trip generation category, diversion assumptions, distribution assumptions, and capacity analysis.~~

~~10.615.4.2.5 Growth rate assumption~~

~~The rate of growth assumed in background traffic assumptions.~~

~~10.615.4.2.6 Future development~~

~~Planned developments in the area that have been approved or are under review.~~

~~10.615.4.3 Submission requirements:~~

~~Every application for a subdivision or plat approval, Site Plan approval, PUD or other procedure for which the proposed development generates traffic in excess of 2,000 average daily trips, shall be accompanied by a Traffic Impact Analysis shall be based on the ITE Manual, prepared in accordance with standard transportation engineering practices for purposes of determining the adequacy of the road network to serve the proposed development, and whether off- site road~~

dedication and improvements should be made to mitigate the effects of the development proposed in the application.

An initial Traffic Impact Analysis shall be submitted with the first subdivision application for the development. An updated Traffic Impact Analysis shall be submitted with each Final Plat submitted for approval and shall be generally consistent with the initial Traffic Impact Analysis. The initial Traffic Impact Analysis shall be updated whenever a subdivision plat or Site Plan is modified to authorize more intensive development.

10.615.4.4 Traffic study elements

A letter report or special report shall only include those elements agreed upon in the scoping meeting. A full Traffic Impact Study shall include the following elements:

Existing condition survey

Street system description: the street system shall be described including geometric features, lane usage traffic control, signage, sight distances and adjacent uses and curb cuts.

Traffic volume: Existing traffic volumes shall be provided for the impact area including both ADT (average daily traffic) and "Design" peak hour volumes. ADT shall be derived from the latest available counts taken by the City or Texas Department of Transportation. Peak hour volumes shall be obtained from field counts. Data shall be adjusted for daily and seasonal variations. Turning movement counts for the peak hour shall be provided for critical intersections. Peak hour periods shall be as determined at the scoping meeting.

Capacity analysis: Existing capacity of signalized and un-signalized intersections.

Other items may be required at the discretion of the City Engineer depending upon the type and scale of the project. These may include but are not limited to: queue length analysis, pedestrian counts, accident data, traffic speeds (both 50th and 85th percentile), and stopping sight distances.

Future without development: Capacity analysis is to be provided for opening year and plus 10-year for key intersections (and roadway segments where appropriate) without the development but including any planned developments. The analysis shall be based upon the Highway Capacity Manual or other methodologies approved in advance by the City Engineer.

Future with development: Projections of the daily and peak hour traffic generation of the project shall be made using the latest edition of the ITE Trip Generation Manual unless the City Engineer determines that locally derived data will provide more accurate forecasts. Data from similar facilities may be used where the information is not available from ITE.

The projected trips shall be distributed onto the road network as agreed in the scoping meeting.

Capacity analysis for opening year and plus 10-year for key intersections (and roadway segments where appropriate).

Special analysis as may be required to determine warrants for signalization, minimum safe sight distances, gap analysis, turning radius requirements, queue length analysis, turning lane length analysis, curb cut locations or similar requirements.

Mitigation plan: Where the analysis indicates that the project will create deficiencies in the impact area, improvements shall be recommended which shall include projected cost estimates. The design of improvements shall be in accordance with specifications of the City Engineer and, where appropriate, the Texas Department of Transportation. The mitigation plan shall also include any dedications necessary to comply with the Minimum Road Standards described below. Where the final approval authority for any procedure determines that a mitigation plan is not adequate to address the traffic impacts of the project, it may serve as a basis for denial of the permit or subdivision plat.

10.615.4.5 Consultants

The City may require that an independent licensed professional traffic engineer be hired by the

applicant to perform the required Traffic Impact Analysis or to review all or part of a study by the applicant's consultants.

10.615.4.6 Minimum road standards

All applications for plat approval, Site Plan approval, or PUD rezoning shall provide for adequate roads to support proposed development through compliance with the following minimum standards governing dedication and improvement of internal roadways and adjacent thoroughfares. For purposes of this Section "adjacent thoroughfares" shall include thoroughfares abutting the proposed subdivision, whether located within the boundaries of the subdivision or within public rights-of-way.

10.615.4.7 Standards and specifications

The property owner shall dedicate and improve all required rights-of-way for internal roadways and adjacent thoroughfares required by these regulations in accordance with the classification of streets contained in the Comprehensive Plan.

10.615.4.7.1 Dedication of internal roadways adjacent thoroughfares

The property owner shall dedicate and improve one-half of the right-of-way necessary to meet the specification in the Comprehensive Plan.

The City may require additional land and improvements for rights-of-way for adjacent thoroughfares where necessary to achieve adequacy of the road network and where such additional land and improvements are proportional to the traffic impacts generated by the proposed development, depending on factors such as the impact of the development on the adjacent thoroughfare, the timing of development in relation to need for the thoroughfare, and the likelihood that adjoining property will develop in a timely manner.

In the case of adjacent frontage or service roads for State and Federally designatedhighways, the property owner shall dedicate sufficient right-of way and make authorized improvements in order to provide an adequate road network to serve the development.

10.615.4.7.2 Substandard street improvements

Where an existing thoroughfare that does not meet the City's right-of-way or design standards abuts a proposed new development, the City may require the property owner to dedicate the right-of-way for a standard thoroughfare width, and to improve the street according to the dimensions and specifications in the Comprehensive Plan or Section 10.611 of this Code, depending on factors such as the impact of the development on the thoroughfare, the timing of development in relation to need for the thoroughfare, and the likelihood that adjoining property will develop in a timely manner.

10.615.4.7.3 Capital improvements plan for roads

A road improvement may be considered adequate for an application if the required improvement is included, funded, and approved in the City's, County's or State's two year capital improvements plan for roads, or if the improvement is included, funded, and approved in the City's, County's or State's three to five year capital improvements plan for roads, provided that the applicant agrees to phase development to conform to such scheduled improvement. This Section shall not be construed to prevent the City from requiring dedication of rights-of-way for such roads, or from assigning trips to such roads in a traffic impact study in order to determine a development project's proportionate costs of improvements.

10.615.4.7.4 Participation in costs of improvements

The City may participate in the costs of improvements required by this Section in order to achieve proportionality between the traffic impacts created by the proposed development

and the obligation to provide adequate roadways. In such cases, the property owner shall be responsible for the entire initial costs of road improvements, including design costs. Reimbursement of the City's agreed share of the costs shall be made as funds become available. The construction of improvements and the provisions for participation in costs by the City shall be included in a subdivision improvement agreement.

10.615.4.8 City evaluation and action

The City shall evaluate the adequacy of the Traffic Impact Analysis prepared by the applicant. Based upon such evaluation, the City shall determine

(1) whether the application may be approved in the absence of dedication of rights-of-way or construction of improvements to each affected thoroughfare and

(2) the extent of the applicant's obligations to make such dedications or improvements. The City shall condition the approval of the subdivision application on one or more of the following performances by the applicant:

Delay or phasing of development until thoroughfares with adequate capacity or intersection improvements are constructed;

A reduction in the density or intensity of the proposed development sufficient to assure that the road network has adequate capacity to accommodate the additional traffic to be generated by the development;

The dedication or construction of thoroughfares or traffic control improvements needed to mitigate the traffic impacts generated by the proposed development.

10.615.4.9 Deferral of obligation

Upon request of the applicant or property owner, the obligation to dedicate or improve thoroughfare rights-of-way or to make intersection improvements imposed on an application may be deferred to a later stage of the development process. As a condition of deferring the obligation to dedicate rights-of-way for or to improve thoroughfares, which deferral shall be in the sole discretion of the City, the City shall require the developer to execute a subdivision improvement agreement specifying the amount and timing of the rights-of-way dedication or improvements to thoroughfares.

10.615.4.10 Cash contributions

In lieu of the obligation to dedicate or improve thoroughfares or make traffic control improvements to achieve road adequacy, the applicant may propose to make equivalent cash contributions based upon the development project's proportionate share of the costs of improvements, which the City in its sole discretion may accept in satisfaction of road adequacy standards in this Section. Any funds accepted by the City shall be earmarked for construction of the improvements for which the contribution was made.

10.615.4.11 Options

Whenever the proposed development's share of the costs of a thoroughfare or traffic control improvement needed to mitigate traffic generated by the development is less than 100 percent, the City in its sole discretion may do the following:

Participate in excess costs; or

Aggregate the costs of improving the multiple thoroughfares or intersections identified in the Traffic Impact Analysis, and require improvements to only some of the thoroughfares or intersections affected by the development.

10.615.4.12 Appeal of road adequacy conditions

Any appeal of a disapproved or denied final action resulting, in full or in part, from a determination that the Mitigation Plan was insufficient shall include the following:

~~The appeal shall allege that recommended conditions requiring dedication or construction of thoroughfares or traffic control improvements are not roughly proportional to the nature and extent of the traffic impacts on the road network created by the development being proposed.~~

~~The appeal may also allege that the imposition of the conditions deprives the owner of the economically viable use of the land, or of a vested property right.~~

~~The applicant shall provide a study in support of the appeal including the following information:~~

~~Total vehicle miles of road capacity utilized by the proposed development, employing average trip length and equivalency Tables provided by the City.~~

~~Total vehicle miles of road capacity supplied by proposed dedications of rights-of-way or improvements to thoroughfares.~~

~~The appeal Hearing body, that is the City Council, shall consider the appeal and determine whether the street or traffic control dedication and construction requirements are roughly proportional to the nature and extent of the impacts on the road network created by the development proposed. If the petition also alleges that the proposed dedication or construction requirements constitute a deprivation of economically viable use or of a vested property right, the Hearing body also shall consider such issues. Following such determinations, the appeal Hearing body may take any of the following actions regarding the road adequacy portion of the appeal:~~

~~Deny the appeal, upon determining that the required dedications of rights-of-way for or improvements to thoroughfares or traffic control improvements are roughly proportional to the nature and extent of the impacts created by the development, and order that such dedication or improvements be made as a condition of approval of the subdivision application;~~

~~Deny the appeal, finding that the dedication or improvement requirements are inadequate to achieve road adequacy, and either deny the subdivision application or require that additional dedications of rights-of-way dedication for or improvements to thoroughfares, or traffic control improvements, be made as a condition of approval of the application;~~

~~Grant the appeal and waive in whole or in part any dedication or construction requirement that is not roughly proportional; or~~

~~Grant the appeal and direct that the City participate in the costs of acquiring rights-of-way or constructing improvements sufficient to achieve proportionality.~~

~~The street name change process and review criteria are described in Section 10.203.22.~~

~~7 Historic preservation~~

10.700 Historic Preservation

10.701 Intent

Although Hutto was established in 1911, the vast majority of its development took place in the 21st century. With a small percentage of its buildings being built before 2000, it is especially important to protect and perpetuate those older, inimitable elements of the built environment-individual structures, street grid and the urban fabric-that are cited with contributing the most to the unique character and small- town charm of the city.

Historic preservation regulations are intended to:

Enhance and perpetuate landmarks and districts of historical, cultural, architectural or archeological importance that represent or reflect distinctive and important elements of Hutto's historical, cultural, architectural, archeological, social, economic, and ethnic heritage.

To promote the preservation and conservation of Hutto's heritage, architecture, and culture.

Educate elected officials, appointed bodies, City departments, and the public about the heritage of Hutto and the benefits of historic preservation.

Foster civic pride by recognizing accomplishments of the past.

Protect and enhance the attractiveness of city neighborhoods to visitors and prospective residents, and

support and stimulate the economy.

Encourage appropriate land uses that respect the historic character and development of significant sites, features, structures and neighborhoods.

Engage the public in discourse on the preservation of the city, its benefits, and participation in planning for historic preservation.

Encourage the stabilization, restoration and improvement of property and property values.

Maintain a generally harmonious outward appearance of historic structures, which are compatible and complementary in scale, form, color, proportion, texture and material.

10.702 Historic preservation officer

The Historic Preservation Commission ~~must~~ shall appoint a qualified Development Services staff member to serve as Historic Preservation Officer. The Historic Preservation Officer will administer this chapter and advise the Historic Preservation Commission on submitted matters. The Historic Preservation Officer is also responsible for coordinating the City's historic preservation activities when delegated, and maintaining and updating the City's historic resources survey.

10.703 Historic districts

10.703.1 Applicability

~~This section applies in the following areas.~~

~~City of Hutto conventional zoned areas~~	~~City of Hutto FBC Form Based Code zoning district~~	~~City of Hutto OT Old Town zoning district~~	~~Hutto extraterritorial jurisdiction (ETJ)~~
~~Yes~~	~~Yes~~	~~Yes~~	~~No~~

This section applies in conventional zoned areas, FBC districts, and OT districts. This section does not apply in the ETJ.

10.703.2 Creation of historic districts

10.703.2.1 Designation of historic districts

~~An~~ A historic district may be established to preserve property, buildings, structures and areas of exemplary architectural, archaeological, cultural or historic value.

The process for creating a historic district is the same as for rezoning a property. The original zoning district remains, with a historic overlay (H zone).

Determination of sites and landmarks appropriate for historic district designation are evaluated using the following criteria:

Significance in history, architecture, archaeology or culture.

Association with certain events that made a significant contribution to the broad patterns of local, regional, state or national history.

Association with the lives of significant persons in the past.

Embodiment of the distinctive characteristics of an architectural or engineering type, period or method of construction.

Representation of the work of a master designer, builder or craftsperson.

Representation of an established and familiar visual feature of the community.

Possession of archaeological value in that it produced or can be expected to produce data affecting theories of historic or prehistoric interest.

10.703.2.2 Designation of individual buildings

Buildings in a historic district are designated as either contributing or noncontributing.

A contributing structure or site adds to the historical integrity or architectural qualities that make the historic district significant. A contributing structure or site helps make a historic district

"historic".

A noncontributing structure or site does not add to the historical or architectural qualities of the district either because it was not present during the time of significance, or because of alteration so extensive it is no longer recognizable as having been present during the time of significance. Noncontributing structures and sites are exempt from the certificate of appropriateness review process and from conforming to historic district design requirements (but not other design standards).

On the designation of properties in an historic overlay district, the designation of contributing and noncontributing structures will be recorded. The record will be considered part of City's official zoning map, even if it is not on the main map. Building designation may also be recorded with the county and the tax appraisal office.

10.703.3 Designation of initial historic district

Parcels inside the 1911 incorporation boundaries and the site of the Hutto Grain and Gin Co-op are designated as the initial historic district. The historic overlay district will apply to the initial historic district and underlying zoning.

10.703.4 Uses not affected by historic designation

Historic district designation will not affect the present legal or legal nonconforming use of a property. Uses that requires the demolition, razing, remodeling, or alteration of buildings or structures in a historic district that will affect the character of the district or a landmark are prohibited, except on conformance to the terms of this ~~code~~ UDC.

10.704 Certificate of appropriateness

10.704.1 Applicability

~~This section applies in the following areas.~~

~~City of Hutto conventional zoned areas~~	~~City of Hutto FBC Form Based Code zoning district~~	~~City of Hutto OT Old Town zoning district~~	~~Hutto extraterritorial jurisdiction (ETJ)~~
~~No~~	~~No~~	~~Yes~~	~~No~~

This section applies in the OT districts. This section does not apply in conventional zoned areas, FBC districts, nor in the ETJ.

10.704.2 Process

10.704.2.1 Applicability

Any of the following changes to the exterior of a structure in a historic district, or with designated or pending historic designation, require a certificate of appropriateness:

Visible change to the exterior of a designated contributing structure.

Addition to a designated contributing structure in a historic district.

Demolition or relocation of a designated contributing structure. The Historic Preservation Commission may require the owner to conform to a salvage plan as a condition for approving a certificate of appropriateness.

Construction of a new detached structure.

The certificate of appropriateness process is detailed in Chapter 2.

10.704.2.2 Exceptions

The following changes do not require a certificate of appropriateness:

Work that does not involve a change to material, configuration, dimension, or outward appearance, such as ordinary maintenance and repair, changes in paint color, and

replacement of existing materials, will be considered in-kind repair and does not require a certificate of appropriateness.

Work that is required for a property to come into compliance with federal and state laws pertaining to persons with disabilities.

10.704.3 Applicability before inventory and designation of contributing structures and sites

Changes described above where a certificate of appropriateness is required will be examined on a case-by-case basis, where Development Services staff will make an interim determination of whether a building or site is contributing or not, until an inventory of contributing and noncontributing sites and structures is conducted and designation made official.

10.704.4 Design standards

Projects granted a certificate of appropriateness must meet architectural standards in Section 10.503

10.705 Violations

10.705.1 Applicability

~~This section applies in the following areas.~~

~~City of Hutto conventional zoned areas~~	~~City of Hutto FBC Form Based Code zoning district~~	~~City of Hutto OT Old Town zoning district~~	~~Hutto extraterritorial jurisdiction (ETJ)~~
~~No~~	~~No~~	~~Yes~~	~~No~~

This section applies in the OT districts. This section does not apply in conventional zoned areas, FBC districts, nor in the ETJ.

10.705.2 Unauthorized alterations

Failure to obtain a certificate of appropriateness for changes to contributing structures or sites in designated historic districts as required by this section are considered violations of this ~~code~~ UDC.

10.705.3 Demolition by neglect

Allowing a designated contributing structure to deteriorate to the point where a state of demolition by neglect occurs is prohibited. Criteria for determination of demolition by neglect include any of the following:

The deterioration of a building(s) as specified by the International Property Maintenance Code.

~~10.706 Reserved~~

~~8 Stormwater & drainage standards~~

10.800 Stormwater & Drainage Standards

10.801 Applicability

~~This chapter applies in the following areas.~~

~~City of Hutto conventional zoned areas~~	~~City of Hutto FBC Form Based Code zoning district~~	~~City of Hutto OT Old Town zoning district~~	~~Hutto extraterritorial jurisdiction (ETJ)~~
~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~

This section applies in conventional zoned areas, FBC districts, OT districts, and in the ETJ.

10.802 General drainage provisions

~~10.801.1~~ 10.802.1 Design criteria

All drainage systems shall be designed in accordance with ~~the City of Round Rock Drainage Criteria Manual (Jan. 2005), City of Hutto Standard Details, and TCEQ Design Criteria in the Texas Administrative Code, as amended~~ Division E of the Hutto Engineering Design Manual, as amended. ~~Drainage systems shall be constructed in accordance with the City of Georgetown Specifications and City of Hutto Standard Details. Where a City of Hutto detail does not exist, use the applicable Georgetown detail. If there is a conflict between Hutto city ordinance and manual content, Hutto ordinances will prevail.~~

~~10.801.2~~ 10.802.2 Application

The City's drainage policy shall govern the planning and design of drainage infrastructure within the City limits and within all areas subject to its extraterritorial jurisdiction, as required. Definitions, formulae, criteria, procedures, and data in this manual have been developed to support this policy. If any condition requiring some additional measure of protection is identified during design or construction, the engineer shall make provisions within the design.

~~10.801.3 10.802.3 General~~

~~Stormwater runoff peak flow rates for the 2, 10, 25, and 100 year frequency storms shall not cause increased adverse inundation of any building or roadway surface.~~

~~Street curbs, gutters, inlets, and storm sewers shall be designed to intercept, contain, and transport all runoff from the 25 year frequency storm.~~

~~The public drainage system shall be designed to convey those flows from greater than the 25 year frequency storm up to and including the 100 year frequency storm within defined public rights-of-way or drainage easements.~~

~~When stormwater detention is provided, stormwater runoff peak flow rates shall not be increased at any point of discharge for the 2, 10, 25, and 100 year storm frequency events.~~

~~Regulation of peak flows to allowable levels, as determined by the provisions of this policy, shall be achieved by storage on-site or off-site or by participation in the City of Hutto's Regional Stormwater Management Program. The Detention section of the Round Rock Drainage Criteria Manual provides a guide to acceptable methods, but does not limit the designer to the methods presented therein. Guidelines for participation in the City's Regional Stormwater Management Program are contained in the Stormwater Management section of this manual.~~

~~The City of Hutto has adopted the use of an SCS (Soil Conservation Survey) 24-hour storm duration within a type III distribution for use with the SCS method.~~

~~10.801.4 10.802.4 Street drainage~~

~~No lowering of the standard height of street crown shall be allowed for the purposes of obtaining additional hydraulic capacity.~~

~~For non-curbed streets, all flows shall be contained within paralleling roadside ditches.~~

~~10.801.5 10.802.5 Drainage system~~

~~Construction plans for proposed reinforced concrete box culverts, bridges, and related structures may be adaptations of the current TXDOT standards. All bridge or culvert structures must be designed to carry and/or store the upstream runoff from a 25- year storm.~~

~~For bridges and culverts in residential areas, runoff from the 100-year frequency flow shall not produce a headwater elevation at the roadway greater than either 12 inches above the roadway crown elevation or any top of upstream curb elevation, whichever is lower.~~

~~For bridges and culverts in streets other than a residential street, runoff from the 100- year frequency storm shall not produce a headwater elevation at the roadway greater than 6 inches above the roadway crown elevation or 6 inches above any upstream curb elevation, whichever is lower.~~

~~All drainage facilities (including, but not limited to, headwalls, open channels, storm sewers, area inlets,~~

and detention, retention, and water quality controls and their appurtenances) shall comply with the following requirements, unless otherwise noted in this section:

Storm sewer inlets and gutter transitions shall be designed to avoid future driveways and to avoid conflicts with standard water and wastewater service locations. No utilities shall be allowed to cross under a storm sewer inlet.

Drainage channels and detention ponds that are to be maintained by the public shall be contained within drainage lots. Adequate room for access shall be provided for drainage channels and detention ponds. Ramps no steeper than 5 feet horizontal to 1 foot vertical shall be provided at appropriate locations to allow access to drainage channels and detention ponds. The minimum bottom width for any channel with vegetative side slopes shall be 8 feet. An 8-foot wide, 5-inch thick reinforced concrete trickle channel shall be provided in all newly constructed channels and from detention pond inlets to outlets. The area adjacent to trickle channels shall slope at a minimum of 2 percent.

Detention ponds shall be designed with adequate area around the perimeter for access and maintenance. Said area shall be a minimum of 7 feet wide for ponds with depths of 5 feet or less (back slopes included), and a minimum of 15 feet wide for ponds over 5 feet deep or with back slopes in excess of 5 feet high. Said area shall not slope more than 5 percent.

Rip-rap for slope protection or velocity dissipation shall be formed concrete dissipaters or mortared rock.

Storm drains between lots (crossing blocks) shall be avoided as much as possible. When unavoidable, such mains shall be laid along a straight alignment (absent of curves, jogs, and manhole/junction boxes when traversing between lots) with manholes/junction boxes provided at each intersecting street. Storm drains along rear of residential lots (through back yards) shall be avoided. Easements shall be a minimum of 15 feet in width, with an additional 2 feet of easement for every 1 foot of depth over 8 feet. Drainage lots may be appropriate in some cases.

All bends, wyes, and pipe size changes in storm sewers shall be prefabricated or shall occur at manholes/junction boxes.

Bedding of storm sewer shall be to the top of pipe.

Storm drains shall be reinforced concrete pipe (RCP), ASTM C76, minimum Class III, minimum 18 inches diameter. The engineer shall provided load analysis to the Development Services Department as appropriate to demonstrate that class of pipe used is sufficient for the loading conditions. Higher strength pipes shall be used where loading warrant such. Storm drains shall have a minimum of 2 feet of cover in unpaved areas and a minimum of 1.5 feet of over from subgrade in paved areas.

Junction boxes and manholes shall be reinforced concrete. Junction boxes in lieu of manholes shall be provided where any pipe opening exceeds 37 inches and where the distance from the outside surfaces of any two pipes entering a manhole is less than 1 foot, measured along the inside of the manhole.

Open sections:

Definitions:

"Major stream" – drains 5 square miles or more "Major collector" – drains 20 acres or more "Minor collector" – drains less than 20 acres

Minor collectors shall be constructed with underground storm sewers. If it can be established by certified engineering data to the satisfaction of the City Engineer that storm sewers are not physically feasible, open ditches may be used, provided that such ditches are lined with concrete or other permanent materials accepted by the City Engineer.

These structures shall be of sufficient cross section and slope as to fully contain design flows and facilitate self- cleaning. Outfalls shall enter major collector drainageways and major streams at grade or be designed and constructed with adequate concrete aprons, energy dissipaters or similar features to prevent erosion.

Major collector drainageways, detention ponds, and related structures may utilize either existing natural

open sections, which may be modified, or newly constructed facilities. If modified or newly constructed facilities are utilized, they shall be lined with permanent materials including, but not limited to, concrete or vegetation.

Vegetated channels shall have sufficient grade but with velocities that will not be so great as to create erosion. Side slopes shall not be steeper than 3 (horizontal) to 1 (vertical) for channels of 4 feet or less in depth, and steeper than 4 to 1 in all other channels to allow for future growth and to promote slope stability. All slopes shall be hydromulched, sodded, or seeded with approved grass, grass mixtures, or ground cover suitable to the area and season in which they are applied. Seeded side slopes and buttons shall be lined with erosion protection matting.

Major streams shall not be modified without consent of applicable state and federal agencies, and with authorization from the City Engineer.

Discharge from storm sewer outfalls shall not cause channel, bluff, or stream bank erosion. If the storm drain discharges to an open drainage facility (as determined by the City), the applicant must show acceptable nonerosive conveyance to that drainage facility, appropriate energy dissipation at the outfall, and a stable headwall.

Section 8.3.4 of the Round Rock Drainage Criteria Manual shall apply for all stormwater management facilities, including water quality facilities and stormwater management infrastructure.

No area within the limits of construction of the development shall allow stormwater to become stagnant. Maximum retention or "drawdown" time for detention ponds shall not exceed 24 hours from the time of peak storage to the time of complete emptying of the pond, as determined by hydrograph routing or other calculations acceptable to the City. This requirement does not apply to facilities in which retention or "drawdown" time is required to be greater than 24 hours.

In order to minimize vandalism and deterioration, use of exposed piping and appurtenances and any loose materials (other than access drive rock) shall be avoided or minimized. Use of all such items shall be approved by the City.

10.801.6 10.802.3 Computations

Computations to support all drainage designs shall be submitted to the appropriate City departments for review. The computations shall be in such form as to allow for timely and consistent review, and also to be made a part of the permanent City record for future reference. Computation shall demonstrate that, as a result of the proposed development, there will not be any adverse impact to downstream properties adjacent to the drainage resulting from a 100-year event. The engineer shall state that in a sealed report. All computations submitted shall be certified by an engineer.

10.801.7 10.802.7 Floodplain delineations

10.802.7.1 City of Hutto

In all cases where a flood plain delineation is required, its determination shall be based on the projected full development of all properties contributing to the point of consideration. It is the responsibility of the design engineer to determine, based on the most accurate information available, what the fully developed drainage area is.

The design engineer may elect to utilize a flood plain delineation previously approved by the City Engineer, assuming the same is still applicable under present requirements and criteria. In so doing, the engineer does not remove him/herself from the responsibility for the report's accuracy.

For purposes of this manual, a drainage area of 50 acres or greater is required within a contributing watershed to create a "flood plain". For areas of flow with less than 50 acres of contributing area, no flood plain shall be defined; however, with regards to the drainage criteria contained in this manual, any concentrated flow necessitates the dedication of a drainage easement.

10.802.7.2 Federal Emergency Management Agency

The Federal Emergency Management Agency (FEMA) maintains Flood Insurance Rate Maps

~~(FIRMs) that depict floodplain and floodway boundaries. The floodplain and floodway boundaries depicted on FIRMs are based on existing conditions of development in the contributing area.~~

~~FEMA reviews and approves or denies all revisions or amendments to FIRMs. FEMA revises or amends FIRMs by approval of a Letter of Map Amendment (LOMA) or Letter of Map Revision (LOMR). FEMA establishes the process and fees necessary for review of an application for a LOMA or LOMR.~~

~~FEMA reviews the impact of a proposed site development and offers or denies conditional assurance that a FIRM may be changed by the proposed development. FEMA offers this assurance by a Conditional Letter of Map Amendment (CLOMA) or Conditional Letter of Map Revision (CLOMR). The CLOMA or CLOMR is a conditional statement that the FIRM may be changed if~~

~~(1) the development is constructed as proposed in the CLOMA/CLOMR application, and if~~
~~(2) a complete LOMA/LOMR is submitted after construction of the proposed development.~~

~~10.802.7.3 Coordination of City of Hutto and FEMA floodplain delineations~~

~~If the floodplain depicted on the FIRM is required to be changed due to updated analysis of the floodplain under existing conditions, then the following requirements are applicable:~~

~~Prior to recordation of a final plat, the applicant must provide to the City evidence of receipt by FEMA of an application for a LOMR.~~

~~Prior to acceptance of the construction of a subdivision or issuance of building permits, the applicant must provide to the City evidence of final acceptance by FEMA of the LOMR submitted above.~~

~~If the floodplain depicted on the FIRM is required to be changed due to land development activities that alter existing conditions, then the following requirements are applicable:~~

~~Prior to approval of a final plat, the applicant must provide to the City evidence of receipt by FEMA of an application for a CLOMR.~~

~~Prior to recordation of a final plat, the applicant must provide to the City evidence of the CLOMR submitted above.~~

~~If the final plat is approved before it is determined that a CLOMR is necessary or desired, then prior to release of subdivision construction plans, the applicant must provide to the City a letter of acknowledgment by FEMA of receipt of a complete application for a CLOMR.~~

~~Prior to final acceptance of the construction of the subdivision or issuance of building permits, the applicant must provide to the City evidence of final acceptance by FEMA of the CLOMR submitted above, and a letter of acknowledgment by FEMA of a complete application for a LOMR.~~

~~The applicant shall bear the cost of engineering services required to develop the application, respond to review comments, and obtain final approval of LOMRs and CLOMRs. The applicant shall bear the cost of any fees associated with review and disposition of LOMRs and CLOMRs that are established by FEMA.~~

~~10.801.8~~ 10.802.4 Grading

A comprehensive grading plan shall be included with subdivision construction plans.

The grading plan shall be designed to ensure all lots will adequately drain upon completion of the subdivision improvements. The engineer will set the elevation of lot corners in conjunction with preparation of the drainage plan. Lot corner elevations shall be shown on the grading plan.

Where practical, all lots shall be graded from rear to front at which point the drainage shall be intercepted by the street. Alternate grading schemes may be utilized if it can be demonstrated to the satisfaction of the City Engineer that grading from rear to front would be detrimental to trees or other natural features; or it would not be reasonably adaptable to the existing topography because of excessive cuts and fills, or future lot development (i.e. commercial, industrial, or multi-family lots).

All lots shall be graded at a minimum of ~~1 percent~~ one percent (1%). Grading of lots with existing slopes of ~~1 percent~~ one percent (1%) or greater will not be required, provided the conditions ~~under 10.701.8.3 above~~ within Division E of the Hutto Engineering Design Manual, as amended have been satisfied and it is demonstrated to the satisfaction of the City Engineer that there are no existing or proposed features that will prevent the lots from adequately draining.

Unless otherwise accepted by the City Engineer, surface swales shall be designed and provided along lot lines when more than two lots will be contributing to stormwater runoff at any given point. Side slopes for swales shall not exceed ten to one (10:1) (horizontal: vertical) unless otherwise accepted by the City Engineer.

Minimum finished floor slab elevations shall be shown for all lots. Such elevations shall be a minimum of ~~2~~ two (2) feet above the ultimate ~~100~~ one hundred (100) year flood plain.

Fills shall be placed in maximum ~~12 inch~~ twelve (12) inch lifts and adequately compacted. The subdivider shall be responsible for determining any special fill requirements (i.e. FHA requirements).

Blue tops shall be set at lot corners and other points to ensure grading is accomplished in accordance with the plan.

Following final grading, all exposed areas shall be permanently stabilized. Earthen areas shall be seeded or sodded, and erosion controls shall remain in place until grass growth reaches ~~1.5~~ one point five (1.5) inches, is of a density where it can be reasonably expected to be self- sustaining, and there are no bare areas in excess of ~~10~~ ten (10) total square feet.

~~10.801.9~~ 10.802.9 Erosion control

Brush berms, silt fences, sedimentation basins, stabilized construction entrances/exits, and similar recognized techniques shall be employed during and after construction to prevent point source sedimentation loading of downstream facilities. Such installations shall be to the satisfaction of the City Engineer. Additional measures may be required during and after construction if, in the opinion of the City Engineer, they are warranted.

All disturbed and exposed areas due to construction shall be permanently stabilized. All such areas shall be dressed with topsoil and vegetated by seeding or sodding as appropriate. Where the City Engineer determines that future maintenance is materially impaired or erosion is a distinct possibility, the developer shall be required to use concrete or similar permanent cover in lieu of vegetation. Erosion control matting (either pre-seeded or seeded after placement) may also be required if the City Engineer determines that such protection of slopes is required to ensure that seeding or soil will not wash off of slopes.

10.803 Flood plain provisions

~~10.803.1 Applicability~~

~~This chapter of this code applies to areas of special flood hazard with the jurisdiction of the city.~~

~~10.803.2 Basis for establishing areas of special flood hazard~~

~~The areas of special flood hazard identified by the Federal Emergency Management Agency in a scientific and engineering report entitled, "The Flood Insurance Study for Williamson County," dated September 26, 2008, with included flood insurance rate maps and flood boundary-floodway maps (FIRM and DFIRM) and revisions are adopted by reference and considered part of this code.~~

~~10.803.3 Establishment of development permit~~

~~A development permit is required to ensure conformance to the provisions of this code.~~

~~10.803.4 Conformance~~

~~No structure or land may be located, altered, or have its use changed without full conformance to the terms of this code and other applicable regulations.~~

10.803.5 Abrogation and greater provisions

This code is not intended to repeal, or impair existing easements, covenants, or deed restrictions. Where this code and another ordinance, easement, covenant, or deed restriction conflict or overlap, the more stringent restrictions prevails

10.803.6 Warning and disclaimer of liability

The degree of flood protection required by this code is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. On rare occasions larger floods can and will occur and flood heights may be increased by manmade or natural causes. This code does not imply that land outside the areas of special flood hazards or uses permitted in flood zones will be free from flooding or flood damages. This code does not create liability by the community or any official or employee for flood damages resulting from reliance on the code or lawfully made administrative decisions.

10.804 Flood hazard reduction

10.804.1 General standards

In areas of special flood hazards, all of the following are required for new construction and substantial improvements.

New construction or substantial improvements must be designed (or modified) and adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

New construction or substantial improvements must be constructed by methods and practices that minimize flood damage, and with materials resistant to flood damage.

New construction or substantial improvements must be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located to prevent water from entering or accumulating in the components during conditions of flooding.

New and replacement water supply systems must be designed to minimize or prevent infiltration of floodwaters into the systems.

New and replacement sanitary sewer systems must be designed to minimize or prevent infiltration of floodwaters into the systems and discharge from the systems into floodwaters.

On-site waste disposal systems must be placed to avoid impairment to them or contamination from them during flooding.

10.804.1.1 Specific standards

In areas of special flood hazards where base flood elevation data is provided, the following provisions are required:

New construction and substantial improvement of residential structures must have the lowest floor (including basement) elevated to one foot or more above the base flood elevation. A registered professional engineer, architect, or land surveyor must certify to the floodplain administrator the standard of this subsection is satisfied.

New construction and substantial improvement of commercial, industrial or other nonresidential structures must either:

Have the lowest floor (including basement) elevated to or above the base flood level or,

Together with attendant utility and sanitary facilities, be designed so the structure is watertight with walls substantially impermeable to the passage of water and with structural parts having the ability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy below the base flood level.

A registered professional engineer or architect must develop and/or review structural design, specifications, and plans for construction and must certify the design and methods of

construction are in conformance to accepted standards of practice as outlined in this subsection. The floodplain administrator will keep a certification record with the specific elevation (in relation to mean sea level) that such structures are floodproofed.

10.804.1.2 Enclosures

New construction and substantial improvements, with fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and that is subject to flooding, must be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for entry and exit of floodwaters. Designs for meeting this requirement must be certified by a registered professional engineer or architect, or meet or exceed the following minimum criteria:

A minimum of two openings having a minimum total net area of one square in. for every square foot of enclosed area subject to flooding must be provided.

The bottom of openings must be no higher than one foot above grade.

Openings may be equipped with screens, louvers, valves, or other coverings or devices if they permit the automatic entry and exit of floodwaters.

10.804.1.3 Manufactured homes

Manufactured homes placed in zone A on a community's FIRM or DFIRM must be installed using methods that minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, over-the-top or frame ties to ground anchors. This requirement supplements applicable state and local anchoring requirements for resisting wind forces.

Manufactured homes that are placed or substantially improved in zones A1-30, AH, and AE on the community's FIRM on sites outside of a manufactured home park or subdivision, in a new manufactured home park or subdivision, in an expansion to an existing manufactured home park or subdivision, or in an existing manufactured home park or subdivision where a manufactured home has incurred "substantial damage" as a result of a flood must be elevated on a permanent foundation so the lowest floor of the manufactured home is elevated to or above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

Manufactured homes placed or substantially improved on sites in an existing manufactured home park or subdivision in zones A1-30, AH and AE on the community's FIRM that are not subject to the provisions of this subsection be elevated so either:

The lowest floor of the manufactured home is at or above the base flood elevation; or

The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equal strength that are at least 36 in. above grade and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

Manufactured homes placed in zone A on a community's FIRM or DFIRM must be installed using methods and practices that minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, over- the-top or frame ties to ground anchors. This requirement supplements applicable state and local anchoring standards for resisting wind forces.

10.804.1.4 Recreational vehicles

Recreational vehicles placed on sites in zones A1-30, AH, and AE on the community's FIRM must either:

Be on the site for fewer than 180 consecutive days;

Be fully licensed and ready for highway use; or

Meet the permit requirements of this chapter and the elevation and anchoring standards for "manufactured homes" above. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.

10.804.1.5 Standards for subdivision proposals

Subdivision proposals, including the placement of manufactured home parks and subdivisions, must:

Be consistent with this chapter.

Meet development permit requirements of this chapter.

Have base flood elevation data generated if they are larger than 50 lots or five acres, whichever is lesser.

Have adequate drainage provided to reduce exposure to flood hazards.

Have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize or prevent flood damage.

10.804.1.6 Standards for areas of shallow flooding (AO/AH zones)

Located in the areas of special flood hazard are areas designated as shallow flooding. These areas have special flood hazards associated with base flood depths of 1 ft. – 3 ft. where a clearly defined channel does not exist and where the path of flooding is unpredictable and where velocity flow may be evident.

Shallow flooding is characterized by ponding or sheet flow; thus, the following provisions apply:

New construction and substantial improvements of residential structures have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number given in feet on the community's FIRM (at least at least 2 ft. if no depth number is given).

New construction and substantial improvements of nonresidential structures:

Have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number given in feet on the community's FIRM (at least 2 ft. if no depth number); or

Together with attendant utility and sanitary facilities be designed so the structure is watertight with walls substantially impermeable to the passage of water and with structural parts having the ability of resisting hydrostatic and hydrodynamic loads or effects of buoyancy below the base flood level.

A registered professional engineer or architect must certify to the floodplain administrator the standards of this Section are satisfied.

Require adequate drainage paths around structures on slopes in zone AH or AO, to guide floodwaters around and away from proposed structures.

10.804.1.7 Floodways

Located in areas of special flood hazard established in this chapter are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters that carry debris, potential projectiles and erosion potential, the following provisions apply:

Encroachments are prohibited, including fill, new construction, substantial improvements and other development in the adopted regulatory floodway unless hydrologic and hydraulic analyses performed in conformance to standard engineering practice proving the proposed encroachment would not result in increase in flood levels in the community during the occurrence of the base flood discharge.

If the above is satisfied, new construction and substantial improvements must conform to applicable flood hazard reduction provisions of this Section.

~~Under National Flood Insurance Regulations 44 CFR Section I, a community may permit encroachments in the adopted regulatory floodway that would result in an increase in base flood elevations, if the community first applies for a conditional FIRM and floodway revision through FEMA.~~

10.804.2 Administration

10.804.2.1 Designation of floodplain administrator

~~The Development Services Director may appoint the floodplain administrator to administer and implement the provisions of this code and other appropriate Sections of 44 CFR (National Flood Insurance Program regulations) pertaining to floodplain management~~ The City Engineer is the Floodplain Administrator.

10.804.2.2 Duties and responsibilities of floodplain administrator

Duties and responsibilities of the floodplain administrator include, but are not limited to, the following:

Maintain and hold open for public inspection records pertaining to the provisions of this ~~code~~ UDC.

Review permit applications to find if proposed building sites, including the placement of manufactured homes, will be reasonably safe from flooding.

Review, approve or deny applications for development permits required by adoption of this ~~code~~ UDC.

Review permits for proposed development to assure that necessary permits were obtained from federal, state or local governmental agencies (including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334) from which previous approval is required.

Where interpretation is needed on the exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions), the floodplain administrator must make the necessary interpretation.

Notify adjacent communities and the state coordinating agency before alteration or relocation of a watercourse, and submit evidence of notification to the Federal Emergency Management Agency.

Assure that flood-carrying capacity in the altered or relocated part of any watercourse is maintained.

When base flood elevation data has not been provided in conformance to this chapter, the floodplain administrator must obtain, review and reasonably use any base flood elevation data and floodway data available from a federal, state or other source, to administer the provisions of this chapter.

When a regulatory floodway has not been designated, the floodplain administrator will require that new construction, substantial improvements, or other development (including fill) will not be permitted in zones A1-30 and AE on the community's FIRM, unless it is shown the cumulative effect of proposed development, when combined with other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot anywhere in the community.

Under National Flood Insurance Program 44 CFR Section 1, Section 65.12, a community may approve certain development in zones A1-30, AE, AH, on the community's FIRM that increases the water surface elevation of the base flood by more than one foot, if the community first applies for a conditional FIRM revision through FEMA.

10.900 Water & Wastewater Standards

10.901 Intent

These regulations are intended to establish the minimum basic design standards for water and wastewater systems in the City and its extraterritorial jurisdiction area, but do not address major facilities such as water and wastewater treatment plants. Generally, these systems will be operated and maintained by the City. ~~Some systems, such as certain municipal utility districts, will not be operated by the city immediately on completion, but it is likely the city will take over operation and maintenance in the future.~~

All projects ~~must~~ shall be built in conformance to these specifications. Variations are subject to approval of the water and wastewater utility. Added standards for specific projects may be established where the service conditions to the tract and related system operation and maintenance needs warrant.

~~The following information is provided to help engineers and the public in the design and construction of water and wastewater facilities in the city and its extraterritorial jurisdiction. Plans for water and wastewater facilities must be prepared by or under the supervision of a registered professional engineer. It is the responsibility of the engineer to ensure plans conform to with the latest versions of applicable federal, state, and local ordinances, rules, and regulations. These include, but are not limited to, the following:~~

~~Texas Commission on Environmental Quality (TCEQ) Design Criteria for Sewage Systems.~~
~~TCEQ Rules and Regulations for Public Water Systems.~~
~~City of Hutto codes.~~
~~City of Georgetown standard specifications.~~
~~City of Hutto Utility Criteria Manual.~~

10.902 Applicability

This chapter applies in the following areas.

City of Hutto conventional zoned areas	City of Hutto FBC Form Based Code zoning district	City of Hutto OT Old Town zoning district	Hutto extraterritorial jurisdiction (ETJ)
Yes	Yes	Yes	Yes

This chapter applies in conventional zoned areas, FBC districts, OT districts, and in the ETJ.

10.903 Water system

All water systems shall be designed in accordance ~~with the City of Hutto Utility Criteria Manual, City of Hutto Standard Details, and TCEQ Design Criteria in the Texas Administrative Code, as amended. Water systems shall be constructed in accordance with City of Georgetown Specifications and City of Hutto Standard Details. Where a City of Hutto detail does not exist, use the applicable Georgetown detail~~ with Division C of the Hutto Engineering Design Manual, as amended.

10.904 Wastewater system

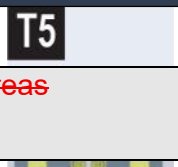
All wastewater systems shall be designed in accordance ~~with the City of Hutto Utility Criteria Manual, City of Hutto Standard Details, and TCEQ Design Criteria in the Texas Administrative Code, as amended~~ with Division D of the Hutto Engineering Design Manual, as amended.

~~Wastewater systems shall be constructed in accordance with the City of Georgetown Specifications and City of Hutto Standard Details. Where a City of Hutto detail does not exist, use the applicable Georgetown detail.~~

~~10.1001 Applicability~~

~~This chapter applies in the following areas.~~

~~City of Hutto conventional zoned~~	~~City of Hutto Form Based Code~~	~~City of Hutto OT Old Town~~	~~Hutto extraterritorial jurisdiction (ETJ)~~



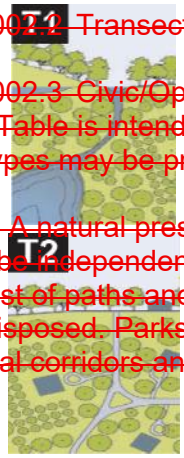
areas	zoning district	zoning district	
No	Yes	Yes	No

This chapter applies in the FBC and OT districts, but not in conventional zoned areas or in the ETJ.

10.1002 Form Based Code District Tables

10.1002.1 Transect Zone Descriptions

This tables provides descriptions of the character of each T-zone.



10.1002.2 Transect Zones Development Standards

10.1002.3 Civic/Open Space Types

This Table is intended to be a guide and provide a palette of open space types. Additional open space types may be proposed by an applicant and approved as part of a TFP.

Park: A natural preserve available for unstructured recreation. A park may be independent of surrounding buildings. Its landscape shall consist of paths and trails, meadows, water bodies, woodland and open T2 shelters, all naturalistically disposed. Parks may be linear, following natural corridors and creeks. The minimum size shall be 2 acres. T3 T4

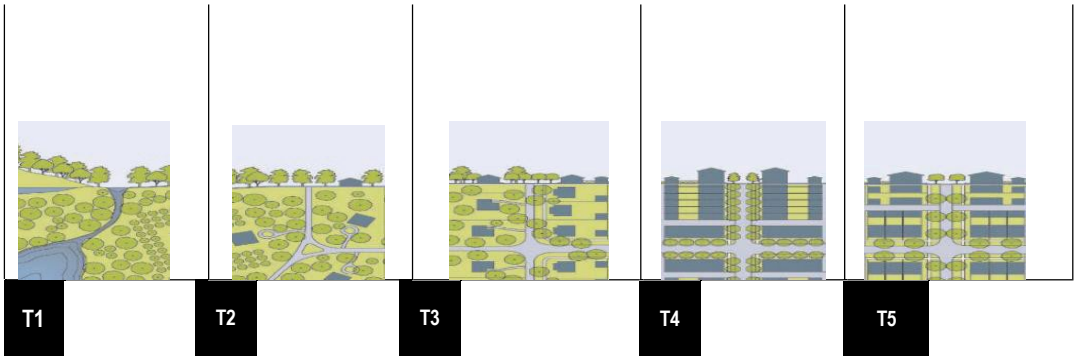
Green: An open space, available for unstructured recreation. A green may be spatially defined by landscaping rather than buildings. Its landscape shall consist of lawn and trees, naturalistically disposed. The T3 T4 minimum size shall be 1/2 acre.

T5

Square: An open space available for unstructured recreation and civic purposes. A square is spatially defined by buildings or streets along its T edges. Its landscape shall consist of paths, lawns and trees, formally T5 disposed. Squares shall be located at the intersection of important streets. The minimum size shall be 1/2 acre and the maximum shall be 2 acres.

Plaza: An open space available for civic purposes and commercial activities such as outdoor cafes. A plaza shall be spatially defined by T buildings along at least two of its frontages. Its landscape shall consist T5 primarily of pavement. Trees and landscaping are optional. Plazas should be located at the intersection of important streets. The minimum size shall be 1/4 acre and the maximum shall be 2 acres.

Pocket Park: An open space designed and equipped for recreation. A pocket park may be fenced and may include an open shelter. Pocket T1 parks shall be interspersed within residential areas and may be placed within a block. Pocket parks may be included within Parks and Greens. T2 There shall be no minimum or maximum size, but should be at least 5000 square feet and not more than 20,000 square feet. Pocket parks T3 should include a variety of amenities, such as fountains, dog parks, T4 pocket park equipment, outdoor seating areas, community gardens and similar amenities. Landscaping may be formal or informally arranged T5 Parks and Recreation.



NATURAL ZONE

RURAL ZONE

NEIGHBORHOOD ZONE

MIXED RESIDENTIAL ZONE

MIXED USE ZONE

ALLOCATION OF ZONES per Pedestrian Shed or Form Based Code District Area

Minimum Percentage	No min. or max.	Min: 20%; Max: Flexible	Min: 20%; Max: Flexible	Min: 20%; Max: Flexible	Min: 10%; Max: 30%

e (gross)					

The minimum percentage allocation standards only apply if the particular transect zone is proposed as one of the two required zones in a Form Based Code District. A minimum of two contiguous transect zones (other than T1) shall be required within any Form Based Code District.

BASE RESIDENTIAL DENSITY

Max. gross density	NA	1 unit / ac.	6 units / ac.	14 units / ac.	No Min. Density; Max. Density to be proposed by developer/applicant

10.904.4 CIVIC/OPEN SPACE STANDARDS#

Park	Permitted/flexible	Permitted/flexible	Permitted/flexible	Permitted/flexible	not permitted
Green	not permitted	not permitted	permitted/flexible	permitted/flexible	permitted/flexible
Square	not permitted	not permitted	not permitted	permitted/flexible	permitted/flexible
Pla	not pe	not pe	not per	permit te	permitte d/fle

za	rmitted	rmitted	mitted	d/flexible	xible
Pocket Park	permitted/flexible	permitted/flexible	permitted/flexible	permitted/flexible	permitted/flexible

Overall civic/open space allocations in the Form Based Code District shall be a minimum of 15% of the gross area of the entire site included in the TFP and shall be distributed appropriately between the Transect Zones and Ped-sheds. Higher open space allocations may be eligible for bonuses outlined in density with the TFP application. The location and design of appropriate open spaces shall be based on Section 10.502.

BLOCK SIZE

Block Perimeter	no maximum	no maximum	2,400 ft. max.	2,000 ft. max.	1,600 ft. max.

Alternate standards for block perimeter may be proposed by the applicant at the time of TFP and approved by City Council so long as it meets the intent of the Form Based Code District and Transect Zones included.

LOT STANDARDS

Lot Width	NA	Flexible	68 ft. min 120 ft. max.	22 ft. min 96 ft. max.	22 ft. min 300 ft. max.
Lot Depth	NA	Flexible			
Lot	NA	30%	50% max.	60% m	90% max.

Coverage				ax.	

Alternate standards may be proposed by the applicant/developer at the time of TFP and approved by City Council so long as it meets the intent of the Form Based Code, Transect Zones included, and standard in Section 10.502.

SETBACKS - PRINCIPAL BUILDING

Front Setback Principal*	not applicable	Flexible	30 ft. max.	20 ft. max.	15 ft. max.
Front Setback Secondar	not applicable	Flexible	20 ft. max.	15 ft. max.	15 ft. max.

Street*					
Side Setback*	not applicable	Flexible	Flexible	Flexible	Flexible
Rear Setback*	not applicable	Flexible	Flexible	Flexible	Flexible
Frontage Build out ('A' Gr	not applicable	not applicable	50% min.	50% min.	70% min.

Frontage only)**					

*Minimum setback standards are to be proposed by the applicant/developer at the time of TFP or shall be based on the minimum fire separation standards adopted by the city's building code.

** 'A' Grid Frontage requirements may be adjusted within 10% of the established standard with approval of a TFP and may be applied per block rather than per lot in the T4 and T5 Transect Zones.

SETBACKS - ACCESSORY BUILDING

Standards for accessory uses and structures shall be provided by the applicant/developer at the time of TFP. The standards shall result in accessory buildings being subordinate in size and scale to the principal building. Section 10.403.4.2 shall apply to the extent feasible if the applicant does not specifically provide regulations for accessory uses and structures.

BUILDING HEIGHT

Principal Building	not applicable	2 Stories max.	3 Stories max.	3 Stories max.	5 Stories max.
Outbuilding	not applicable	2 Stories max.	2 Stories max.	2 Stories max.	2 Stories max.

Attics less than 7' in height shall not count towards a story.

SPECIAL REQUIREMENTS

'A' Grid Design*	not applicable	not applicable	50%	60%	60%

Retail Frontage	not applicable	not applicable	not applicable	flexible	required/flexible

* Alternative standards for 'A' Grid designations may be proposed for each ped-shed instead of Transect Zone, but in no case shall the percentage of 'A' Grid block frontage be less than 50% of a ped-shed.

T-1 NATURAL T-1 Natural Zone consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.	General Character: Building Placement: Frontage Types: Typical Building Height: Type of Civic Space:	Natural landscape with some agricultural use Not applicable Not applicable Not applicable Parks, Greenways
T-2 RURAL T-2 Rural Zone consists of sparsely settled lands in open or cultivated states. These include woodland, agricultural land, and grassland. Typical buildings are farmhouses, agricultural buildings, cabins, and villas.	General Character: Building Placement: Frontage Types: Typical Building Height: Type of Civic Space:	Primarily agricultural with woodland & wetland and scattered buildings Variable Setbacks Not applicable 1- to 2-Story Parks, Greenways

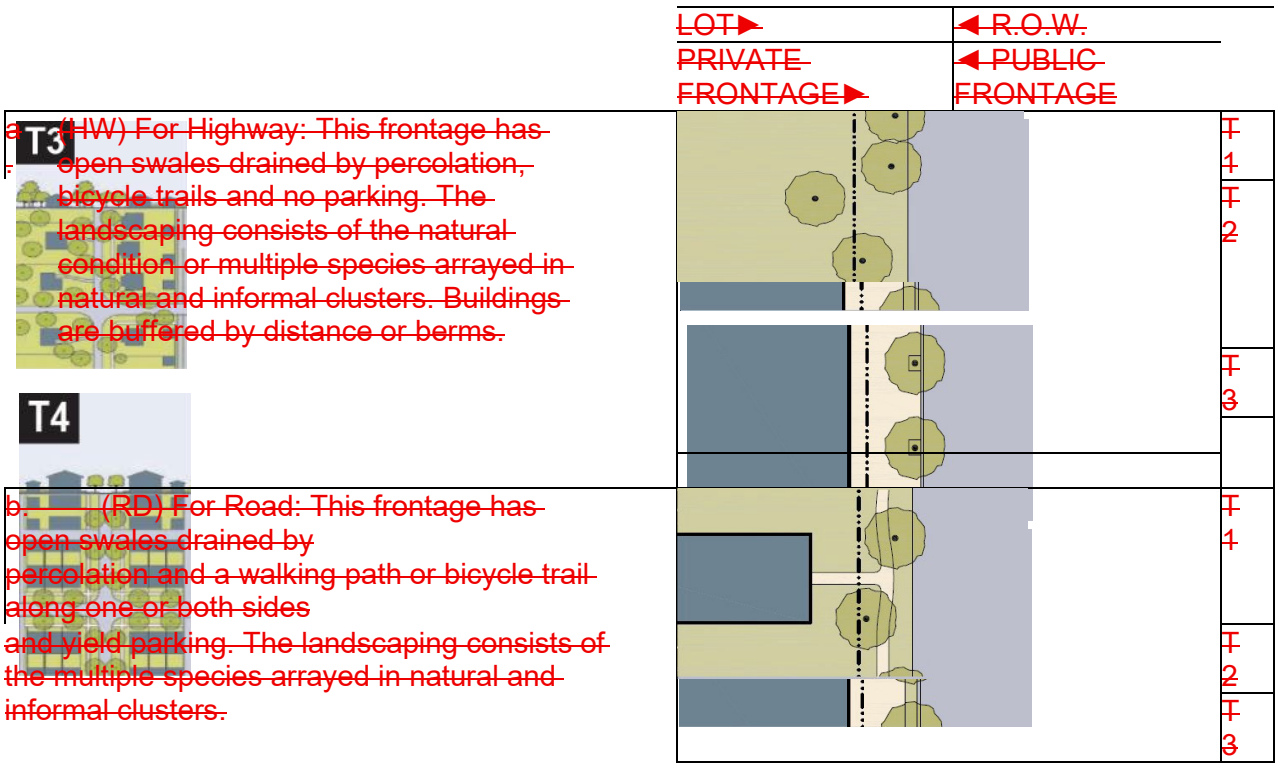
T-3 SUB-URBAN T-3 Sub-Urban Zone consists of low Density Residential areas, adjacent to higher zones that have some mixed use. Home Occupations and Outbuildings are allowed. Planting is naturalistic and Setbacks are relatively deep. Blocks may be large and the Roads irregular to accommodate natural conditions.	General Character: Building Placement: Frontage Types: Typical Building Height: Type of Civic Space:	Lawns and landscaped yards surrounding detached single-family Houses; pedestrians occasionally Large and variable front and side yard Setbacks Porches, fences, naturalistic tree planting 1- to 2-Story with some 3-Story Parks, Greenways
T-4 GENERAL URBAN T-4 General Urban Zone consists of a Mixed-Use but primarily Residential urban fabric. It may have a wide range of building types: single, Sideyard, and Rowhouses. Setbacks and landscaping are variable. Streets with curbs and Sidewalks define medium-sized Blocks.	General Character: Building Placement: Frontage Types: Typical Building Height: Type of Civic Space:	Mix of Houses, Townhomes and small Apartment buildings with scattered Commercial activity; balance between landscape and buildings; presence of pedestrians Shallow to medium front and side yard Setbacks Porches, fences, Dooryards 2- to 3-Story Squares, Greens
T-5 URBAN CENTER T-5 Urban Center Zone consists of higher density Mixed-Use building that accommodate Retail, Offices, Rowhouses and Apartments. It has a tight network of Streets, with wide Sidewalks, steady Street tree planting and buildings set close to the Sidewalks.	General Character: Building Placement: Building Placement:	Shops mixed with Townhouses, larger Apartment houses, Offices, workplace and Civic Buildings; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity Shallow Setbacks or none; buildings oriented to Street defining a Street wall Shallow Setbacks or none; buildings oriented to Street

	defining a Street wall
Frontage Types:	Stoops, Shopfronts, Galleries
Typical Building Height:	2- to 5-Story with some variation
Type of Civic Space:	Parks, Plazas, and Squares, median landscaping

10.1002.4 Public Frontages – General

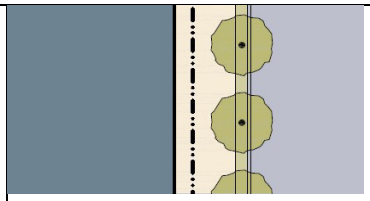
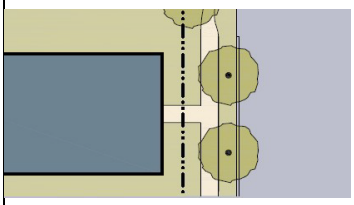
The Public Frontage is the area between the private Lot Line and the edge of the vehicular lanes. Dimensions are given in Section 10.1002.5.

PLAN



a. (HW) For Highway: This frontage has open swales drained by percolation, bicycle trails and no parking. The landscaping consists of the natural condition or multiple species arrayed in natural and informal clusters. Buildings are buffered by distance or berms.

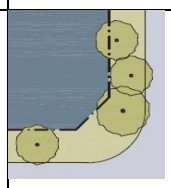
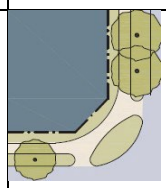
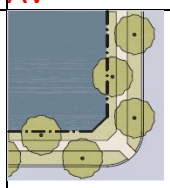
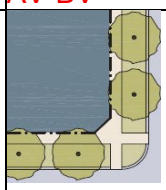
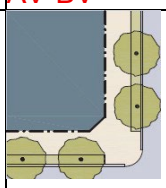
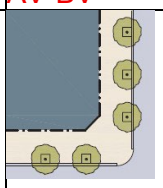
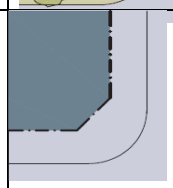
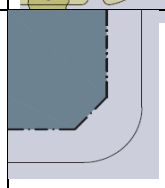
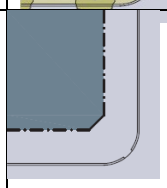
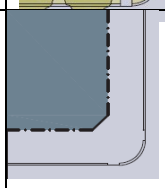
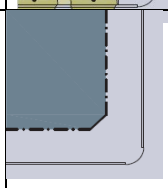
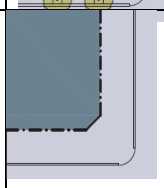
b. (RD) For Road: This frontage has open swales drained by percolation and a walking path or bicycle trail along one or both sides and yield parking. The landscaping consists of the multiple species arrayed in natural and informal clusters.

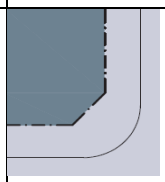
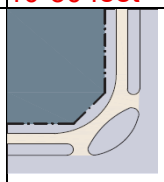
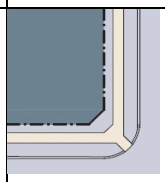
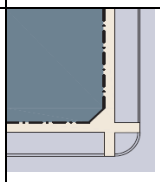
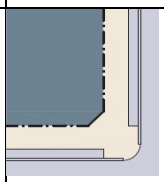
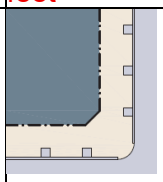
c.	(ST) For Street: This frontage has raised curbs drained by inlets and sidewalks separated from the vehicular lanes by individual or continuous planters, with parking on one or both sides. The landscaping consists of street trees of a single or alternating species aligned in a regularly spaced row, with the exception that streets with a right-of-way (R.O.W.) width of 40 feet or less are exempt from tree requirements.		T3 T4 T5
d.	(DR) For Drive: This frontage has raised curbs drained by inlets and a wide sidewalk or paved path along one side, related to a greenway or waterfront. It is separated from the vehicular lanes by individual or continuous planters. The landscaping consists of street trees of a single species or alternating species aligned in a regularly spaced row.		T3 T4 T5
e.	(AV) For Avenue: This frontage has raised curbs drained by inlets and wide sidewalks separated from the vehicular lanes by a narrow continuous planter with parking on both sides. The landscaping consists of a single tree species aligned in a regularly spaced row.		T3 T4 T5
f.	(CS) (AV) For Commercial Street or Avenue: This frontage has raised curbs drained by inlets and very wide sidewalks along both sides separated from the vehicular lanes by separate tree wells with grates and parking on both sides. The landscaping consists of a single tree species aligned with regular spacing where possible, but clears the storefront entrances.		T4 T5
g.	(BV) For Boulevard: This frontage may have slip roads on both sides and/or a		T4

median. It consists of raised curbs drained by inlets and sidewalks along both sides, separated from the vehicular lanes by planters. The landscaping consists of double rows of a single tree species aligned in a regularly spaced row.		T 5

10.1002.5 Public Frontages – Specific

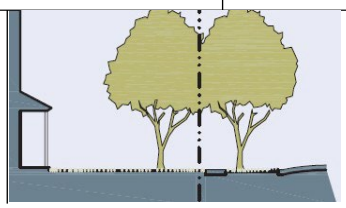
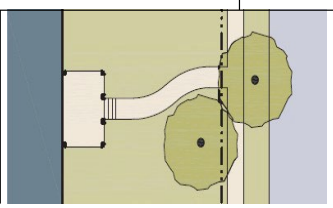
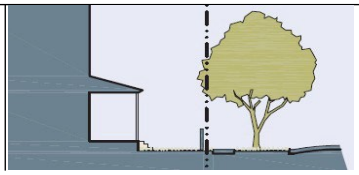
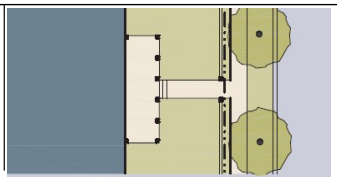
This table assembles prescriptions and dimensions for the Public Frontage elements - Curbs, walkways and Planters - relative to specific thoroughfare/street types within Transect Zones.

TRANSECT ZONE	T1 T2 T3	T1 T2 T3	T3 T4	T4 T5	T4 T5	T5
Public Frontage Type	HW & RD	RD & ST	ST-DR-AV	ST-DR-AV-BV	CS-DR-AV-BV	CS-DR-AV-BV
a. Assembly: The principal variables are the type and dimension of Curbs, walkways, Planters and landscape. Total Width (between edge of pavement and property line)	 16-24 feet	 12-24 feet	 12-18 feet	 12-18 feet	 18-24 feet	 18-30 feet
b. Curb. The detailing of the edge of the vehicular pavement,			 Raised Curb	 Raised Curb	 Raised Curb	 Raised Curb

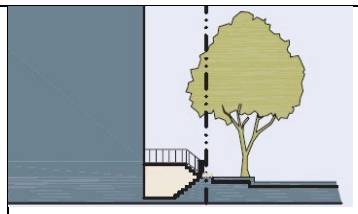
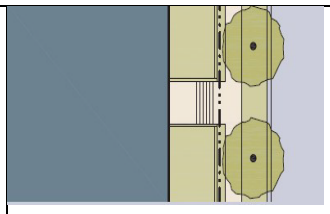
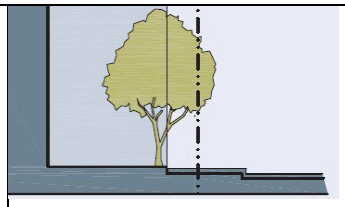
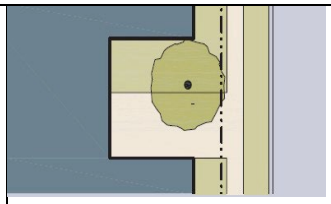
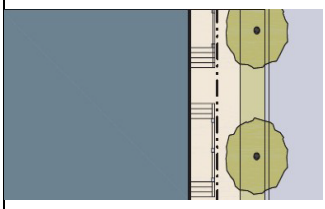
	incorporating drainage.						
	Type	Open Swale	Open Swale	5-20 feet	5-20 feet	5-20 feet	5-20 feet
	Radius	10-30 feet	= 10-30 feet				
c.	Walkway. The pavement dedicated exclusively to pedestrian activity.						
	Type	Path Optional	Path Optional	Sidewalk	Sidewalk	Sidewalk	Sidewalk
	Width	n/a	4-8 feet	4-8 feet	4-8 feet	12-20 feet	12-30 feet
d.	Planter: The layer which accommodates street trees and other landscape.						
	Arrangement	Clustered	Clustered	Regular	Regular	Regular	Regular
	Species	Multiple	Multiple	Alternating	Single	Single	Single
	Planter Type	Continuous Swale	Continuous Swale	Continuous Planter	Continuous Planter	Continuous Planter	Tree Well
	Planter Width	6 feet - 16 feet	6 feet - 16 feet	6 feet - 12 feet	6 feet - 12 feet	4 feet - 6 feet	4 feet - 6 feet

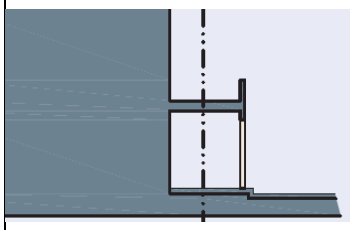
10.1002.6 Private Frontages

Private Frontages are the areas between the front building facades and the property lines.

	LOT ▶ PRIVATE ▶ FRONTAGE / ◀ R.O.W. ◀ PUBLIC FRONTAGE	LOT ▶ PRIVATE ▶ FRONTAGE / ◀ R.O.W. ◀ PUBLIC FRONTAGE	
a. Common Yard: a planted frontage wherein the building facade is set back substantially from the property line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep setback provides a buffer from the higher speed thoroughfares.			T2 T3 T4
b. Porch & Fence: a planted frontage where the building facade is set back from the property line with an attached porch permitted. A fence at the property line maintains street spatial definition. Porches shall be no less than 8 feet deep.			T3 T4

~~SECTION PLAN~~

~~c. Terrace or Lightwell: a frontage wherein the building facade is set back from the property line by an elevated terrace or sunken lightwell. This type buffers a residential use from public sidewalks and removes the private yard from public encroachment.~~			~~T4 T5~~
~~d. Forecourt: a frontage wherein the building facade is close to the property line and the central portion of the building is set back. The forecourt created is suitable for vehicular drop- offs such as porte-cocheres. This type could be allocated in conjunction with other frontage types.~~			~~T4 T5~~
~~e. Stoop: a frontage wherein the building facade is close to the property line with the first level of the building elevated from the sidewalk sufficiently to ensure privacy for the ground floor use (typically a residence). The entrance is usually an exterior stair and landing.~~			~~T4 T5~~
~~f. Shopfront: a frontage wherein the building facade is at or~~			~~T4~~

close to the property line with the building entrance at sidewalk grade. This type is conventional for commercial use. It has a substantial glazing on the sidewalk level and an awning that could overlap the sidewalk.			T5
g. Gallery: a frontage wherein the building facade is at or close to the property line with an attached cantilevered shed or lightweight colonnade over the sidewalk. This type is conventional for commercial use. The gallery shall be no less than 10 feet wide and could overlap the sidewalk to within 2 feet of the curb.			T4 T5

10.1002.7 Street Design Standards

These tables shall guide the design of streets in the FBC Form Based Code District Transect Zones. The standards herein may be adjusted to fit different development contexts with the approval of the City Engineer.

DESIGN SPEED	TRAVEL LANE WIDTH	T1	T2	T3	T4	T5	
Below 20 mph	9 feet	■	■	■	■		■ RECOMMENDED
20-25 mph	9 feet	■	■	■	■	■	
25-35 mph	10 feet	■	■	■	■	■	
25-35 mph	11 feet	■	■			■	
Above 35 mph	12 feet	■	■			■	
DESIGN SPEED	PARKING LANE WIDTH						
20-25 mph	(Angle) 18 feet					■	
20-25 mph	(Parallel) 6 feet			■	■		
20-25 mph	(Parallel) 7 feet				■	■	
25-35 mph	(Parallel) 8 feet			■	■	■	

Above 35 mph	(Parallel) 9 feet					■

DESIGN SPEED	EFFECTIVE TURNING RADIUS					
Below 20 mph	5-10 feet			■	■	■
20-25 mph	10-15 feet	■	■	■	■	■
25-35 mph	15-20 feet	■	■	■	■	■

10.1002.8 Thoroughfare Assemblies

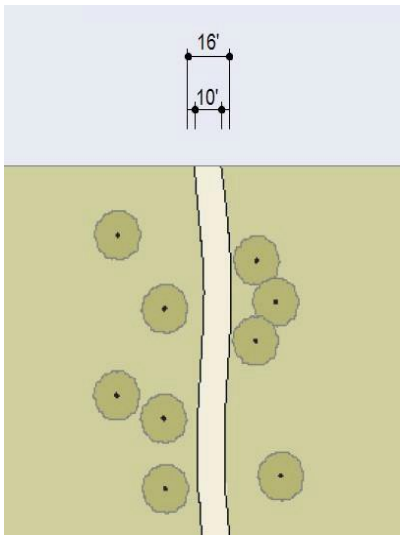
Street sections in this Appendix are intended as a guide. Alternative assemblies may be developed by the applicant and approved with the TFP.

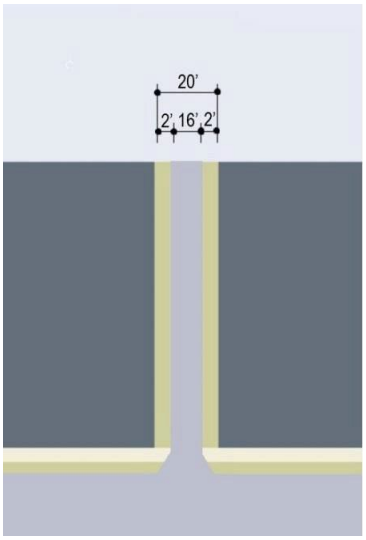
10.1002.8.1 Path and Alley

KEY	ST-57-20
Thoroughfare Type	
Right-of-Way Width	
Pavement Width	

THOROUGHFARE TYPES

Highway	HW
Boulevard	BV
Avenue	AV
Commercial Street	CS
Drive	DR
Park Street	PS
Street	ST
Road	RD
Rear Alley	RA





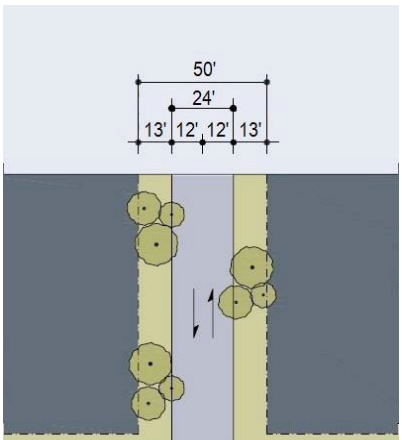
Rear Lane	RL
Bicycle Trail	BT
Bicycle Lane	BL
Bicycle Route	BR
Shared Use Path	PA

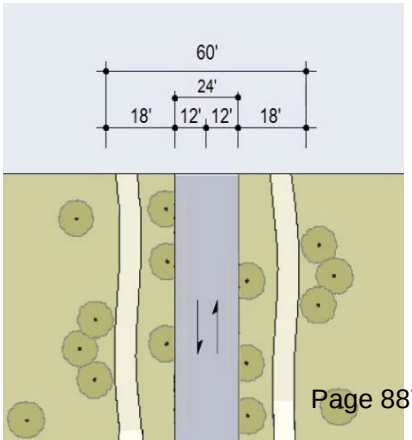
	PA-16-10	RA-20-16
Thoroughfare Type	Shared Use Path	Rear Alley
Transect Zone Assignment	T1, T2, T3	T3, T4, T5
Right-of-Way Width	16'	20'
Pavement Width	10'	16'
Movement	Yield	Yield
Design Speed	15 mph	5 mph
Pedestrian Crossing Time	N/A	6 seconds
Traffic Lanes	1 shared	1 shared
Parking Lanes	0	0
Curb Radius	N/A	special
Walkway Type	paved asphalt	none
Planter Type	none	none
Curb type	Swale	none
Landscape Type	none	none

10.1002.8.2 Road

KEY	ST-57-20
Thoroughfare Type	
Right-of-Way Width	
Pavement Width	

THOROUGHFARE TYPES	
Highway	HW
Boulevard	B





Avenue	AV
Commercial Street	CS
Drive	DR
Park	PS
Street	SS
Road	RD
Rear Alley	RA
Rear Lane	RL
Bicycle Trail	BT
Bicycle Lane	BL
Bicycle Route	BR
Shared Use Path	PA

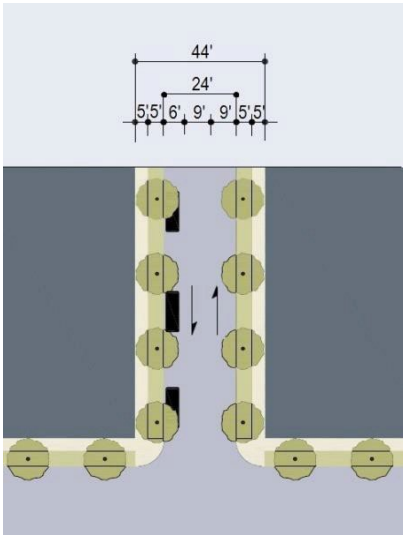
	RD-50-24	RD-60-24
Thoroughfare Type	Road	Road
Transect Zone Assignment	T1, T2	T1, T2
Right-of-Way Width	50'	60'
Pavement Width	24'	24'
Movement	free	free
Design Speed	35 mph	45 mph
Pedestrian Crossing Time	6 seconds	6 seconds
Traffic Lanes	2	2
Parking Lanes	0	0
Curb Radius	20'	25'
Walkway Type	Path optional	6' shared use Path
Planter Type	naturalistic	naturalistic
Curb type	Swale	Swale
Landscape Type	clustered	clustered

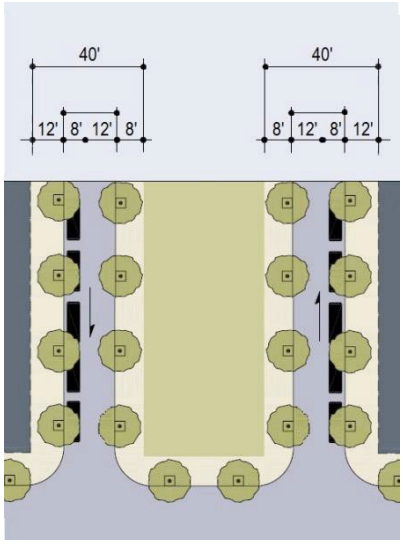
*Design for Bicycle Trails, Lanes, or Routes shall use ITE's Designing Walkable Urban Thoroughfare Manual or NACTO's Urban Street Design Guide

10.1002.8.3 Drive and Park

KEY	ST-57-20
Thoroughfare Type	
Right-of-Way Width	
Pavement Width	

THOROUGHFARE TYPES	
Highway	HW
Boulevard	BV
Avenue	AV
Commercial Street	CS
Drive	DR
Park Street	PS
Street	ST
Road	RD
Rear Alley	RA
Rear Lane	RL
Bicycle Trail	BT
Bicycle Lane	BL
Bicycle Route	BR
Shared Use Path	PA





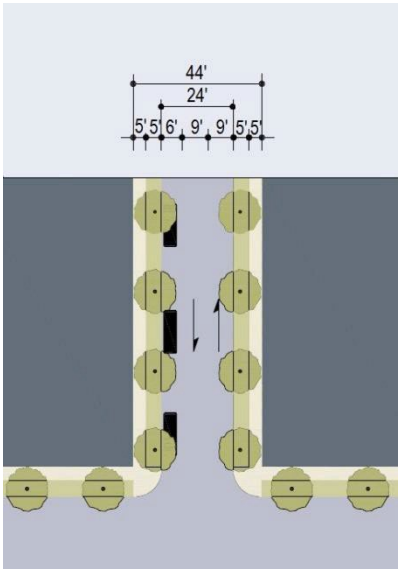
	DR-44-24	PS-80-40
Thoroughfare Type	Drive	Park Street
Transect Zone Assignment	T3, T4	T3, T4, T5
Right-of-Way Width	44'	80'
Pavement Width	24'	40'

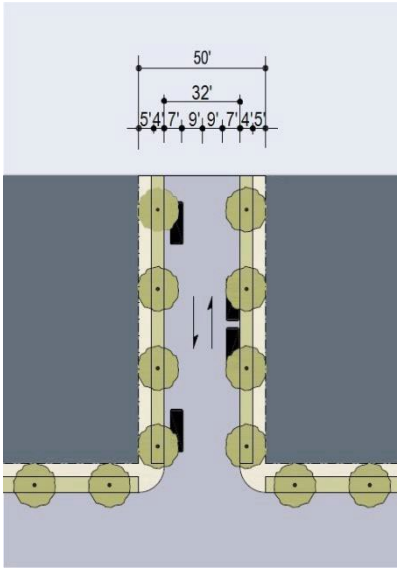
Movement	slow	slow
Design Speed	20 mph	20 mph
Pedestrian Crossing Time	6 seconds	5 seconds per side
Traffic Lanes	2	2
Parking Lanes	1	2
Curb Radius	10'	10'
Walkway Type	5' sidewalk	12' Sidewalk
Planter Type	5' continuous planter	tree wells
Curb type	vertical	vertical
Landscape Type	trees 40' o.c.	trees 40' o.c.

*Design for Bicycle Trails, Lanes, or Routes shall use ITE's Designing Walkable Urban Thoroughfare Manual or NACTO's Urban Street Design Guide

KEY ST-57-20
Thoroughfar e Type
Right-of-Way Width
Pavement Width

THOROUGHFARE TYPES
H
Highway W
Boulevard BV
Avenue AV
Commercial Street CS
Drive DR
Park Street PS
Street ST
Road RD
Rear Alley RA
Rear Lane RL
Bicycle Trail BT
Bicycle Lane BL
Bicycle Route BR
Shared Use Path PA

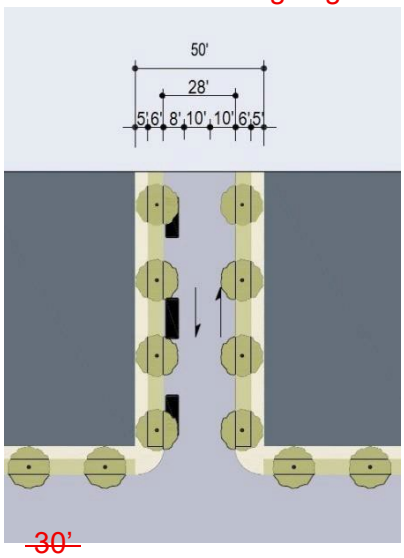




	ST-44-24	ST-50-32
Thoroughfare Type	Street	Street
Transect Zone Assignment	T3, T4	T3, T4
Right-of-Way Width	44'	50'
Pavement Width	24'	32'
Movement	slow	slow
Design Speed	20 mph	20 mph

Pedestrian Crossing Time	6 seconds	8 seconds
Traffic Lanes	2	2
Parking Lanes	1	2
Curb Radius	10'	10'
Walkway Type	5' Sidewalk	5' Sidewalk
Planter Type	5' continuous planter	4' continuous planter
Curb type	vertical	vertical
Landscape Type	trees 40' o.c.	trees 40' o.c.

*Design for Bicycle Trails, Lanes, or Routes shall use ITE's Designing Walkable Urban Thoroughfare Manual or NACTO's Urban Street Design Guide



KEY	ST-57-20
Thoroughfare Type	
Right-of-Way Width	
Pavement Width	

THOROUGHFARE TYPES	
Highway	HW
Boulevard	BV
Avenue	AV
Commercial Street	CS
Drive	DR
Park Street	PS
Street	ST
Road	RD
Rear Alley	RA
Rear Lane	RL
Bicycle Trail	BT
Bicycle Lane	BL
Bicycle Route	BR
Shared Use Path	PA

30'

5' 5'

	ST-50-30
Thoroughfare Type	Street
Transect Zone Assignment	T3, T4
Right-of-Way Width	50'

~~Pavement Width~~	~~30'~~
~~Movement~~	~~free~~
~~Design Speed~~	~~25 mph~~
~~Pedestrian Crossing Time~~	~~7 seconds~~
~~Traffic Lanes~~	~~2~~
~~Parking Lanes~~	~~1~~
~~Curb Radius~~	~~10'~~
~~Walkway Type~~	~~5' Sidewalk~~
~~Planter Type~~	~~5' continuous Planter~~
~~Curb type~~	~~vertical~~
~~Landscape Type~~	~~trees 40' o.c.~~

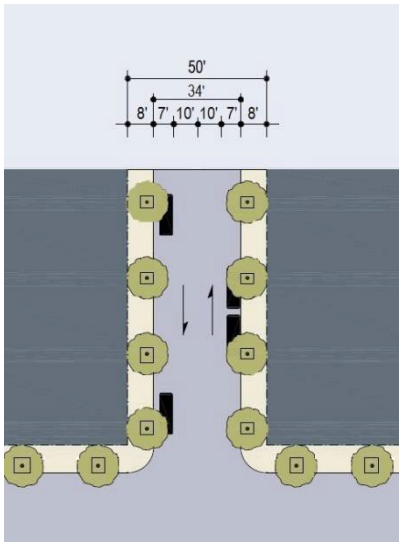
~~*Design for Bicycle Trails, Lanes, or Routes shall use ITE's Designing Walkable Urban Thoroughfare Manual or NACTO's Urban Street Design Guide~~

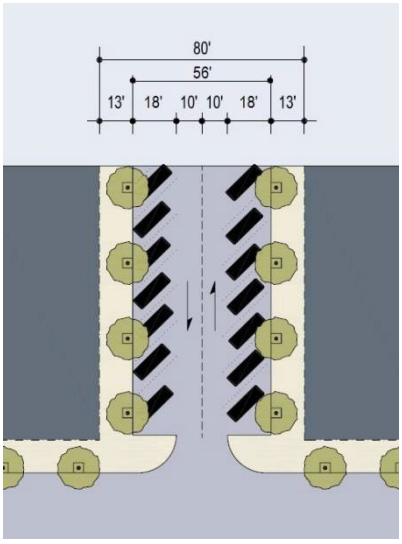
KEY
Thoroughfare Type
Right-of-Way Width
Pavement Width

ST-57-20

THOROUGHFARE TYPES

Highway	HW
Boulevard	BV
Avenue	AV
Commercial Stree	CS
Drive	DR
Park Street	PS
Street	ST
Road	RD
Rear Alley	RA
Rear Lane	RL
Bicycle Trail	BT
Bicycle Lane	BL
Bicycle Route	BR
Shared Use Path	PA





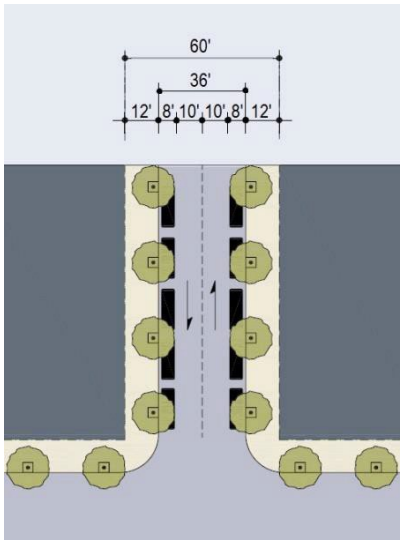
	ST-50-34	CS-80-56
Thoroughfare Type	Street	Commercial Street
Transect Zone Assignment	T4, T5	T5
Right-of-Way Width	50'	80'
Pavement Width	34'	56'
Movement	slow	slow
Design Speed	25 mph	25 mph
Pedestrian Crossing Time	8 seconds	14 seconds
Traffic Lanes	2	2
Parking Lanes	2	2 angled @ 18' marked

*Design for Bicycle Trails, Lanes, or Routes shall use ITE's Designing Walkable Urban Thoroughfare Manual or NACTO's Urban Street Design Guide

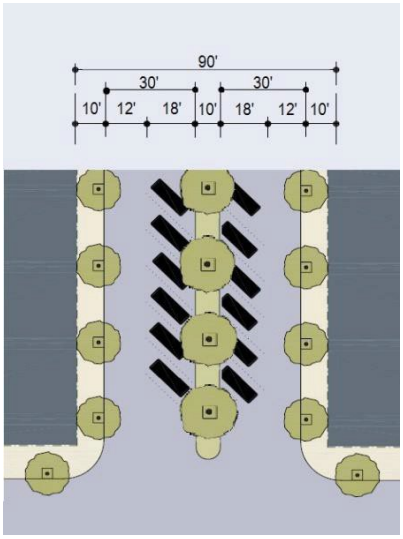
KEY ST-57-20
Thoroughfare Type
Right-of-Way Width
Pavement Width

THOROUGHFARE TYPES

Highway	HW
Boulevard	BV
Avenue	AV
Commercial Street	CS
Drive	DR
Park Street	PS
Street	ST
Road	RD
Rear Alley	RA
Rear Lane	RL
Bicycle Trail	BT
Bicycle Lane	BL
Bicycle Route	BR
Shared Use Path	PA

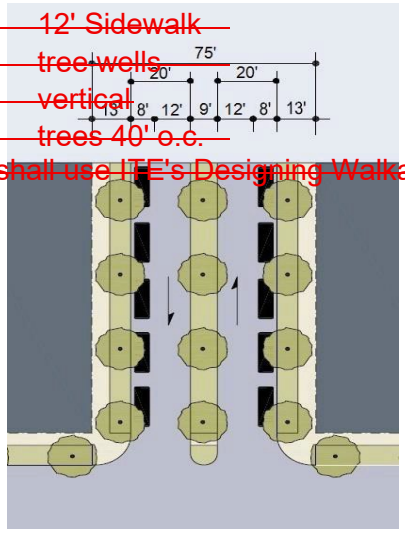


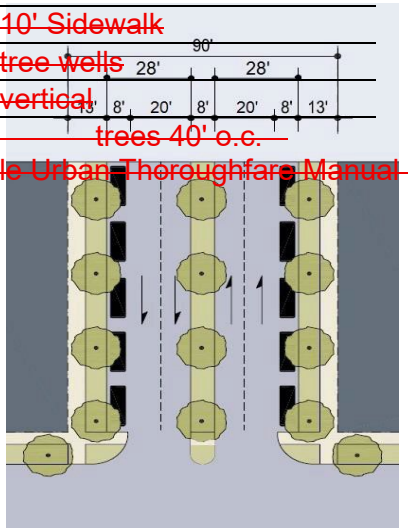
CS-60-36
Thoroughfare Type
Commercial Street
Transect Zone Assignment
T5



AV-90-60
Avenue
T5

Right-of-Way Width	60'	90'
Pavement Width	36'	60'
Movement	slow	slow
Design Speed	25 mph	25 mph
Pedestrian Crossing Time	9 seconds	18 seconds
Traffic Lanes	2	2
Parking Lanes	both sides @ 7' marked	2 angled @ 18' marked
Curb Radius	10'	10'
Walkway Type	12' Sidewalk	10' Sidewalk
Planter Type	tree wells	tree wells
Curb type	vertical	vertical
Landscape Type	trees 40' o.c.	trees 40' o.c.





*Design for Bicycle Trails, Lanes, or Routes shall use ITE's Designing Walkable Urban Thoroughfare Manual or NACTO's Urban Street Design Guide

KEY	ST-57-20
Thoroughfare Type	
Right-of-Way Width	
Pavement Width	

THOROUGHFARE TYPES

Highway	HW
Boulevard	BV
Avenue	AV
Commercial Street	CS
Drive	DR
Park Street	PS
Street	ST
Road	RD
Rear Alley	RA
Rear Lane	RL
Bicycle Trail	BT
Bicycle Lane	BL
Bicycle Route	BR
Shared Use Path	PA

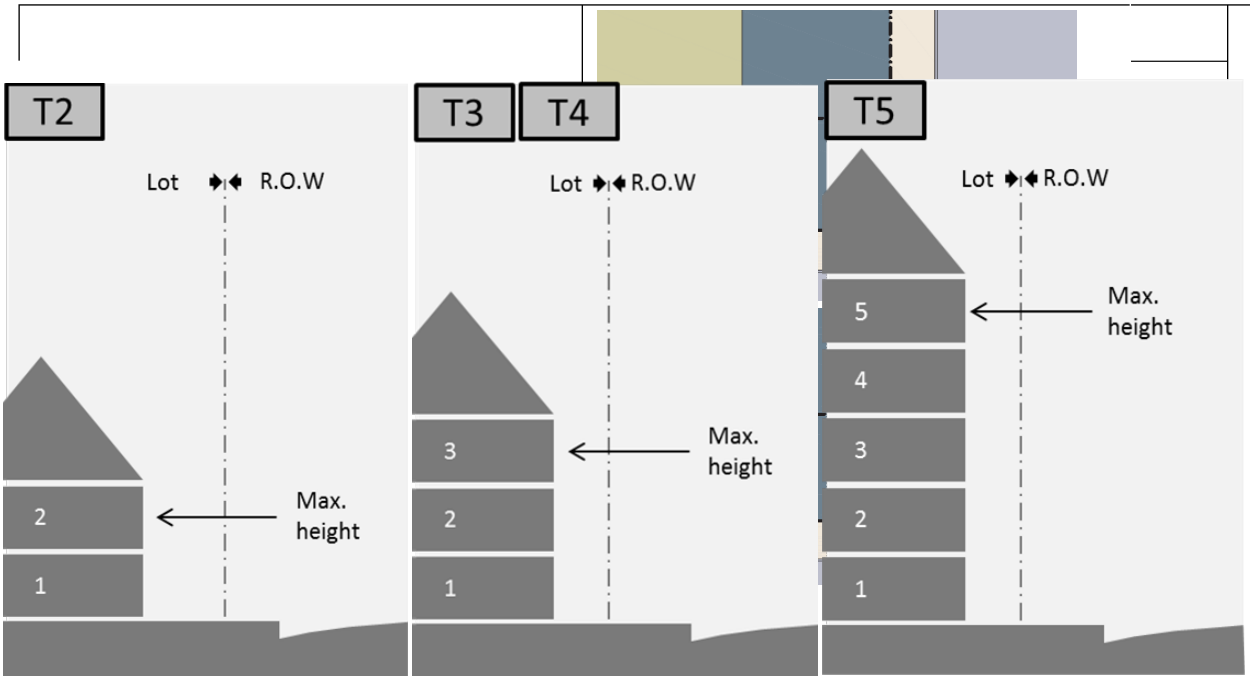
	CS-75-40	AV-90-56

Thoroughfare Type	Commercial Street	Avenue
Transect Zone Assignment	T3, T4, T5	T3, T4, T5
Right-of-Way Width	75'	90'
vement Width	40'	56'
Movement	free	slow
Design Speed	30 mph	25 mph
Pedestrian Crossing Time	13 seconds	16 seconds
Traffic Lanes	2	4
Parking Lanes	2	both sides @ 8' marked
Curb Radius	10'	10'
Walkway Type	6' Sidewalk	6' Sidewalk
Planter Type	7' continuous Planter	7' continuous Planter
Curb type	vertical	Curb or Swale
Landscape Type	trees 40' o.c.	trees 40' o.c.

*Design for Bicycle Trails, Lanes, or Routes shall use ITE's Designing Walkable Urban Thoroughfare Manual or NACTO's Urban Street Design Guide

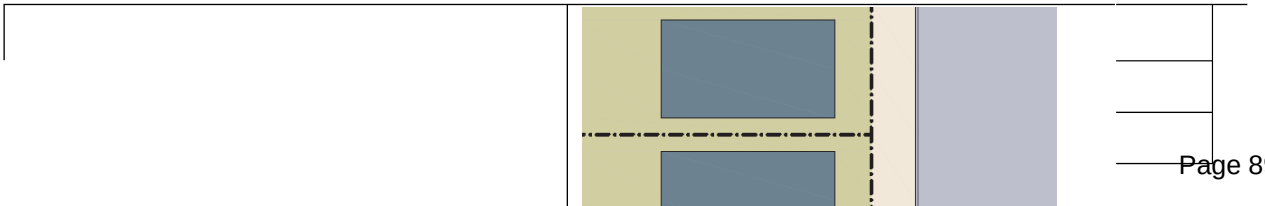
10.1002.9 Building Height

This table shows the Configurations for different building heights for each Transect Zone. Recess Lines and Expression Lines shall occur on higher buildings as shown. Maximum height as specified in Section 10.1002.2.



10.1002.10 Building Disposition

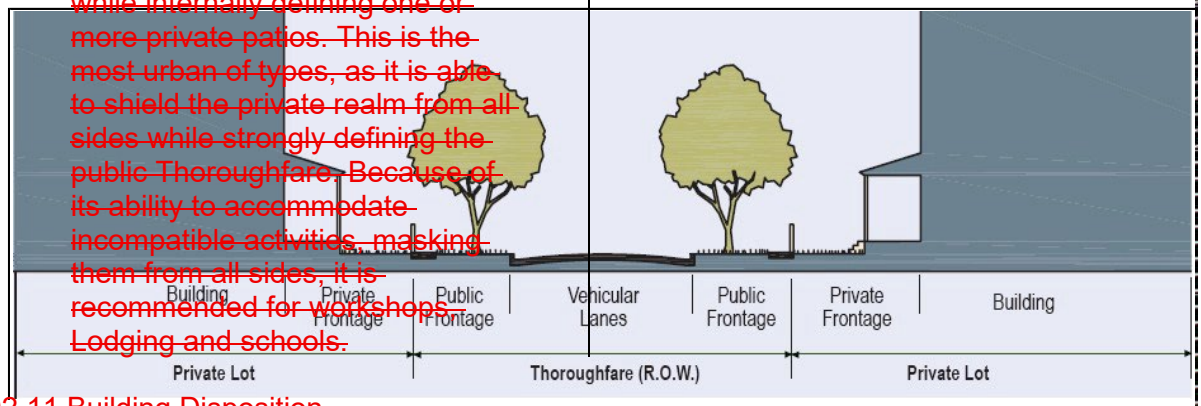
This table approximates the location of the structure relative to the boundaries of each individual Lot, establishing suitable basic building types for each Transect Zone.



a.	Edgeyard: A building that occupies the center of its Lot with Setbacks on all sides. This is the least urban of types as the front yard sets it back from the Frontage, while the side yards weaken the spatial definition of the public Thoroughfare space. The front yard is intended to be visually continuous with the yards of adjacent buildings. The rear yard can be secured for privacy by fences and a well placed Backbuilding and/or Accessory Structure.	T2 T3 T4
b.	Sideyard: A building that occupies one side of the Lot with the Setback to the other side. A shallow Frontage Setback defines a more urban condition. If the adjacent building is similar with a blank side wall, the yard can be quite private. This type permits systematic climatic orientation in response to the sun or the breeze. If a Sideyard House abuts a neighboring Sideyard House, the type is known as a duplex.	T4 T5
c.	Rearyard: A building that occupies the full Frontage, leaving the rear of the Lot as the sole yard. This is a very urban type as the continuous Facade steadily defines the public street. The rear Elevations may be articulated for functional purposes. In its Residential form, this type is the Rowhouse. For its Commercial form, the rear yard can accommodate substantial parking.	T4 T5

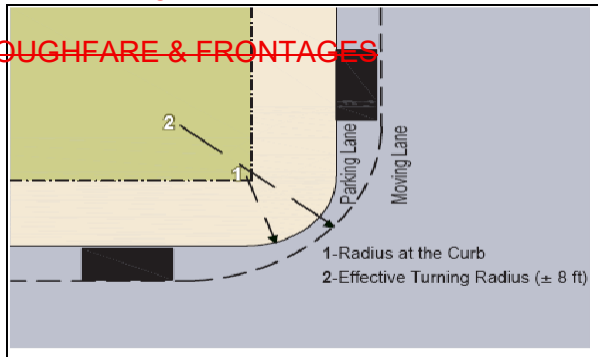
d. Courtyard: A building that occupies the boundaries of its Lot while internally defining one or more private patios. This is the most urban of types, as it is able to shield the private realm from all sides while strongly defining the public Thoroughfare. Because of its ability to accommodate incompatible activities, masking them from all sides, it is recommended for workshops, Lodging and schools.

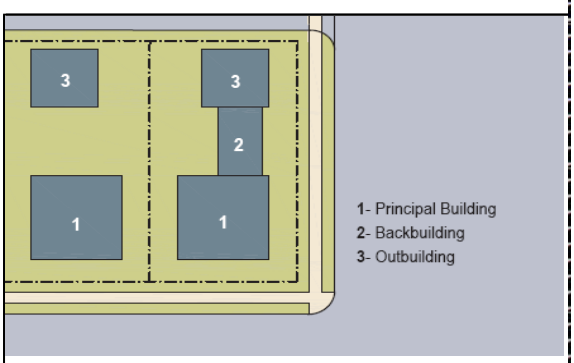
T 5

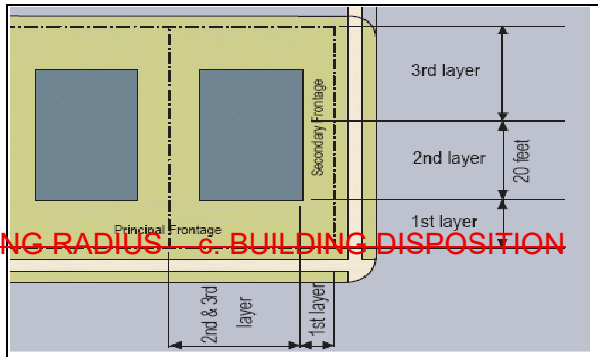


10.1002.11 Building Disposition

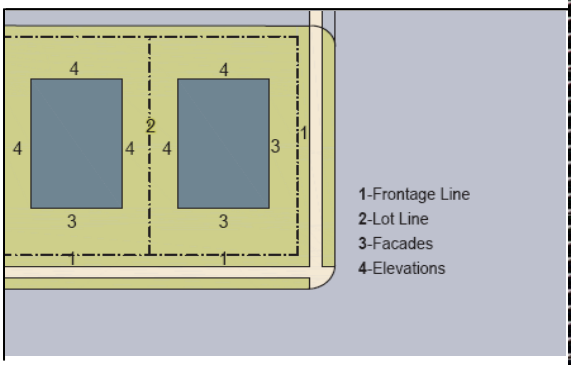
THOROUGHFARE & FRONTAGES

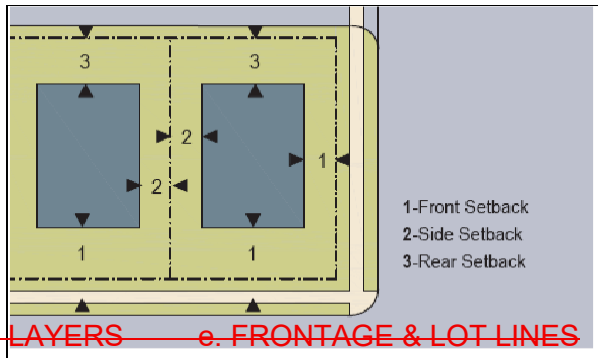






TURNING RADIUS c. BUILDING DISPOSITION





d. LOT LAYERS e. FRONTAGE & LOT LINES

f. SETBACK DESIGNATIONS g. NETWORK-BASED PEDESTRIAN SHED

10.1003 OT Old Town Zoning District Tables

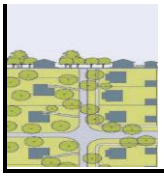
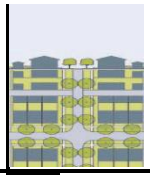
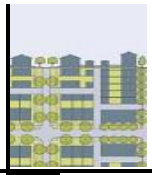
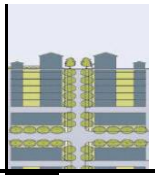
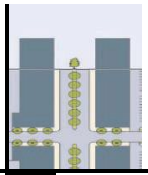
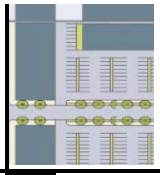
10.1003.1 Transect Zone Descriptions
This table provides descriptions of the character of each Old Town Transect Zone.

OT-3 TRADITIONAL NEIGHBORHOOD OT-3 Residential Zone consists of traditional residential neighborhood areas adjacent to the downtown core. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.	General Character: Building Placement: Frontage Types: Typical Building Height: Type of Civic Space:	Lawns, and landscaped yards surrounding detached single-family Houses; pedestrians occasionally Large and variable front and side yard Setbacks Porches, fences, naturalistic tree planting 1- to 2-Story Parks, Greenways
OT-4R URBAN RESIDENTIAL OT-4R Urban Residential Zone consists of mixed use but primarily residential urban fabric. It may have a wide range of building types: single-family, patio, and townhomes. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.	General Character: Building Placement: Frontage Types: Typical Building Height: Type of Civic Space:	Mix of houses, townhouses & small apartment buildings, with limited corner commercial activity; balance between landscape and buildings; presence of pedestrians Shallow to medium front and side yard setbacks Porches, fences, dooryards 1- to 2-Story Squares, Greens
OT-4T TRANSITION OT-4T Transition Zone consists of a mixed use neighborhood that provides a transition to the adjoining Residential neighborhood. Buildings are generally	General Character: Building Placement:	Mix of businesses (retail, office, and lodging) located in residential structures: single-family, townhomes, live-work; presence of pedestrians Shallow to medium front and side yard setbacks

Residential homes that may accommodate Retail, Offices and personal services.	Frontage Types:	Porches, fences, dooryards
	Typical Building Height:	1- to 2-Story
	Type of Civic Space:	Squares, Greens
OT-5H HISTORIC OT-5H Historic Zone consists of Hutto's Old Town core which is a high intensity mixed use neighborhood with buildings that accommodate retail, offices, live-work and loft living. It has a tight network of streets, with wide sidewalks, regular street tree planting and buildings set close to the sidewalks.	General Character:	Historic and new buildings; shops mixed with restaurants, offices, civic buildings, live-work, and lofts; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity
	Building Placement:	Shallow setbacks or none; buildings oriented to street defining a street wall
	Frontage Types:	Stoops, shopfronts, galleries
	Typical Building Height:	1- to 2-Story
	Type of Civic Space:	Plazas, Squares
OT-5CO-OP OT-5Co-Op Zone consists of the highest intensity and height, with the greatest variety of uses, and civic buildings of local importance. It has a tight network of streets that have regular street tree planting and buildings are set close to wide sidewalks. Development in the OT-5C zone may be regulated through a more detailed Planned Development District or Developer's Agreement or combination of the two.	General Character:	Shops mixed with restaurants, larger apartments, offices, workplace, civic and cultural uses; attached buildings forming a continuous street wall; trees within the public right-of-way; high level of pedestrian activity.
	Building Placement:	Building placement is to be flexible with most buildings set close to wide sidewalks or parks, plazas and squares.
	Frontage Types:	Flexible
	Typical Building Height:	1- to 5-Story with some variation
	Type of Civic Space:	Parks, Plazas, and Squares, median landscaping
SD-A ARTERIAL SD-A Arterial Special District Zone consists of lower intensity Commercial (Retail, Office, light industrial) located in low Density auto-oriented buildings; some parking permitted along the public right-of-way; limited	General Character:	Mix of businesses (Retail, Office, light industrial) located in low Density auto-oriented buildings; some parking permitted along the public right-of-way; limited pedestrian activity
	Building Placement:	Medium to deep Setbacks; surface parking along the Street

pedestrian activity	Frontage Types:	Flexible
	Typical Building Height:	1- to 2-Story
	Type of Civic Space:	Parks, Greens; median landscaping

10.1003.2 Transect Zones Development Standards

						
OLD TOWN OT-3 TRADITIONAL NEIGHBORHOOD	OT-4R	OLD TOWN URBAN RESIDENTIAL	OT-4T	OLDTOWN TRANSITION	OT-5H	OLDTOWN HISTORIC
OT-5G	OLDTOWN COOPSITE	SD-A	ARTERIAL SPECIAL DISTRICT			

a. BASE RESIDENTIAL DENSITY

By Right (minimums)	6 units / ac. Gross	8 units / ac. Gross	6 units / ac. Gross	12 units / ac. gross	Per PUD	NA
Other Functions (incl. Civic uses)	Per Land Use Schedule in Chapter 3					

b BLOCK SIZE

Block Perimeter	1,600 ft. max.	1,600 ft. max.	1,600 ft. max.	1,600 ft. max.	Per PUD	3,000 ft. max.

c. LOT OCCUPATION

Lot Width	80 ft. min. 160 ft. max.	20 ft. min. 100 ft. max.	40 ft. min. 80 ft. max.	18 ft. min. 96 ft. max.	Per PUD	40 ft. min. No max.
Lot Coverage (maximum)	60%	80%	60% max.	90% max.	90% max.	75% max.

d SETBACKS - PRINCIPAL BUILDING**

(g.1) Front Setback (Principal)	15 ft. min. 25 ft. max.	5 ft. min. 15 ft. max.	10 ft. min. 25 ft. max.	0 ft. min. 10 ft. max.	Per PUD	15 ft. min. No max.
(g.2) Front Setback (Secondary)	15 ft. min. 25 ft. max.	5 ft. min. 15 ft. max.	10 ft. min. 25 ft. max.	0 ft. min. 10 ft. max.	Per PUD	15 ft. min. No max.
(g.3) Side Setback	5 ft. min.	0 ft. min.	5 ft. min.	0 ft. min.	0 ft. min.	5 ft. min.
(g.4) Rear Setback	5 ft. min.	5 ft. min.	5 ft. min.	0 ft. min.	0 ft. min.	5 ft. min.
Frontage Buildout	50% min.	70% min.	50% min.	80% min.	Per PUD	50% min.

e. SETBACKS - ACCESSORYBUILDING**

(h.1) Front Setback	20 ft. min.+bldg. setback	20 ft. min.+bldg. setback	20 ft. min.+bldg. setback	40 ft. min.+bldg. setback	not applicable	20 ft. min.+bldg. setback
(h.2) Side Setback	5 ft. min.	0 ft. min. or 3 ft.	0 ft. min. or 3 ft.	0 ft. min. or 3 ft.	not applicable	0 ft. min. or 3 ft.
(h.3) Rear Setback	3 ft. min.	3 ft. min.	3 ft. min.	3 ft. max.	not applicable	3 ft. min.

f. BUILDING DISPOSITION (See Section 10.1003.4)

Edgeyard	permitted	permitted	permitted	not permitted	Per PUD	permitted
Sideyard	not permitted	permitted	permitted	not permitted	Per PUD	permitted
Rearyard	not permitted	permitted	permitted	permitted	Per PUD	permitted
Courtyard	not permitted	not permitted	not permitted	not permitted	Per PUD	by minor modification

g PRIVATE FRONTAGES (See Section 10.1003.5)

Porch & Fence	permitted	not permitted	permitted	not permitted	Per PUD	permitted
Terrace or Dooryard	not permitted	permitted	not permitted	not permitted	Per PUD	permitted
Forecourt	not permitted	permitted	permitted	permitted	Per PUD	permitted

Stoop	not permitted	permitted	permitted	permitted	Per PUD	permitted
Shopfront & Awning	not permitted	permitted	not permitted	permitted	Per PUD	permitted
Gallery	not permitted	permitted	permitted	permitted	Per PUD	permitted
Arcade	not permitted	not permitted	not permitted	not permitted	Per PUD	not permitted

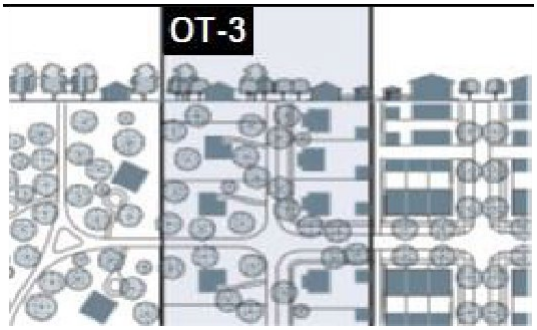
h BUILDING HEIGHT

Principal Building	2 Stories min.	3 Stories max.*	2 Stories max.	2 Stories max.	Per PUD	2 Stories max.
Outbuilding	2 Stories min.	2 Stories max.	2 Stories max.	2 Stories max.	2 Stories max.	2 Stories max.

* Only 2 Stories permitted adjacent to existing single-family Residential uses.
** Graphic representation of setbacks [ex: (g.1 and h.1)] are shown in Section 10.1003.3 for each transect zone.

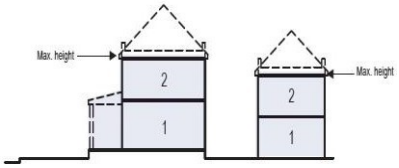
10.1003.3 Building Form Standards

10.1003.3.1 OT-3 Zone



BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and
2. Stories may not exceed 14feet in height from finished floor to finished ceiling.
3. Height shall be measured to the eave or roof deck.

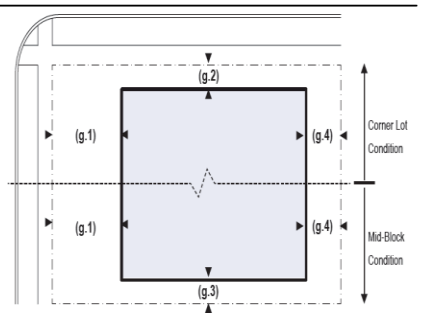


BUILDING HEIGHT

Principal Building	2 Stories max.
Accessory Building	2 Stories max.

SETBACKS - PRINCIPAL BLDG.

1. The Facades and Elevations of Principal Buildings shall be measured from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



LOT OCCUPATION (See Section 10.1003.2)

Lot Width	80 ft. min. 160 ft. max.

Lot Coverage	60% max.

BUILDING DISPOSITION (See Section 10.1003.5)

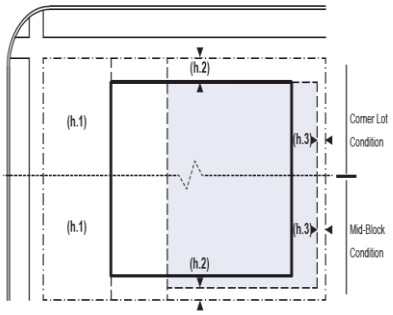
Edgeyard	permitted
Sideyard	not permitted
Rearyard	not permitted
Courtyard	not permitted

SETBACKS - PRINCIPAL BUILDING (See Section 10.1003.2)

(g.1) Front Setback Principal	15 ft. min., 25 ft. max.
(g.2) Front Setback Secondary	15 ft. min., 25 ft. max.
(g.3) Side Setback	5 ft. min.
(g.4) Rear Setback	5 ft. min.
Frontage Buildout	50% min. at Setback

SETBACKS - ACCESSORY BLDG.

1. The Elevations of the Accessory Building shall be measured from the Lot lines as shown.



SETBACKS - ACCESSORY BUILDING (See Section 10.1003.2)

(h.1) Front Setback	20 ft. min. + bldg. Setback
(h.2) Side Setback	5 ft. or 6 ft. at corner
(h.3) Rear Setback	3 ft. min.

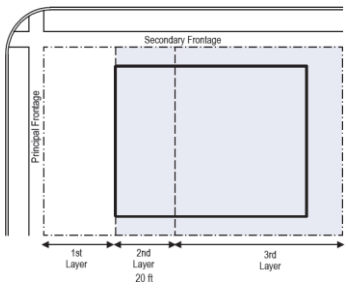
PRIVATE FRONTAGES (See Section 10.1003.6)

Common Lawn	not permitted
Porch & Fence	permitted
Terrace or Lightwell	not permitted
Forecourt	not permitted
Stoop	not permitted
Shopfront & Awning	not permitted
Gallery	not permitted
Arcade	not permitted

PARKING PLACEMENT

1. All parking areas and garages shall be located at the Second or Third Layer.

2. Trash containers shall be stored within the Third Layer.

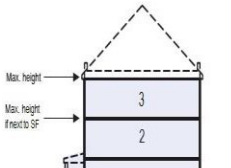


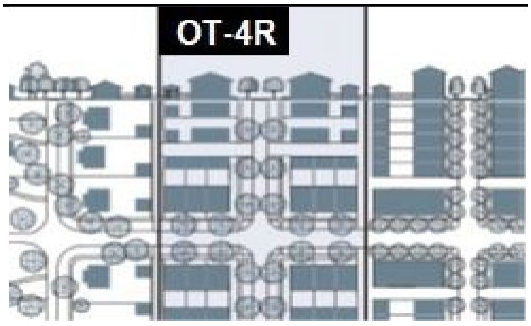
10.1003.3.2 OT-4R Zone

BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and raised

2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial Function which must be a minimum of 11ft. with a





BUILDING HEIGHT

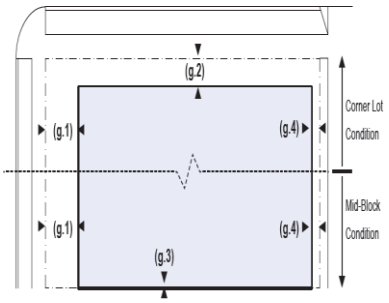
Principal Building	3 Stories max.*
Accessory Building	2 Stories max.

* 2 Stories max. if adjacent to existing single-family Residential uses.

SETBACKS - PRINCIPAL BLDG.

1. The Facades and Elevations of Principal Buildings shall be measured from the Lot lines as shown.

2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



LOT OCCUPATION (See Section 10.1003.2)

Lot Width	20 ft. min. 100 ft. max.
Lot Coverage	80% max.

BUILDING DISPOSITION (See Section 10.1003.5)

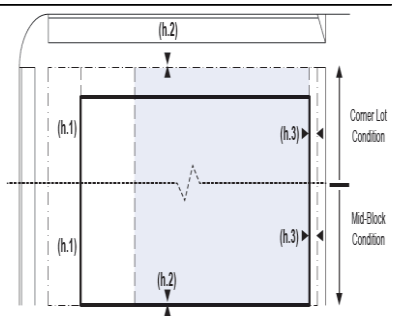
Edgeyard	permitted
Sideyard	permitted
Rearyard	permitted
Courtyard	not permitted

SETBACKS - PRINCIPAL BUILDING (See Section 10.1003.2)

(g.1) Front Setback Principal	5 ft. min., 15 ft. max.
(g.2) Front Setback Secondary	5 ft. min., 15 ft. max.
(g.3) Side Setback	0 ft.
(g.4) Rear Setback	5 ft. min.
Frontage Buildout	70% min. at Setback

SETBACKS - ACCESSORY BLDG.

1. The Elevations of the Accessory Building shall be measured from the Lot lines as shown.



SETBACKS - ACCESSORY BUILDING (See Section 10.1003.2)

(h.1) Front	20 ft. min. +

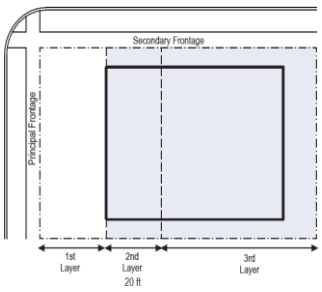
~~Setback~~	~~bldg. Setback~~
~~(h.2) Side Setback~~	~~0 ft. min. or 3 ft. at corner~~
~~(h.3) Rear Setback~~	~~3 ft. min.~~

Porch & Fence	not permitted
Terrace or Lightwell	permitted
Forecourt	permitted
Stoop	permitted
Shopfront & Awning	permitted
Gallery	permitted
Arcade	not permitted

PARKING PLACEMENT

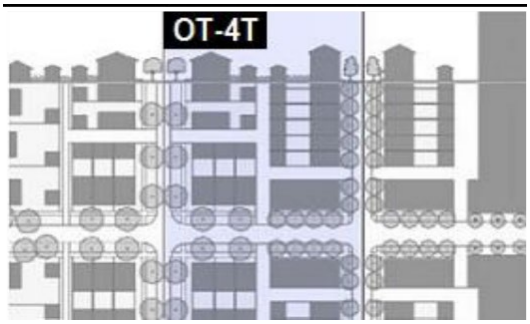
1. All parking Lots, garages, and parking structures shall be located at the Second or Third Layer.

2 Trash containers shall be stored within the Third Layer.



~~PRIVATE FRONTAGES (See Section10.1003.6)~~

~~10.1003.3.3 OT-4T Zone~~

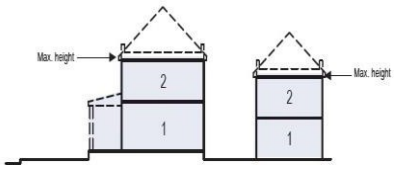


BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and raised

2. Stories may not exceed 14 feet in height from finished floor to finished ceiling.

3. Height shall be measured to the eave or roof deck.



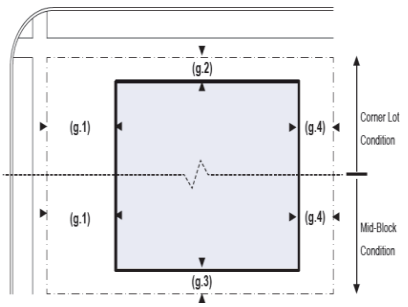
~~BUILDING HEIGHT~~

~~Principal Building~~	~~2 Stories max.~~
~~Accessory Building~~	~~2 Stories max.~~

SETBACKS - PRINCIPAL BLDG.

1. The Facades and Elevations of Principal Buildings shall be measured from the Lot lines as shown.

2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



~~LOT OCCUPATION (See Section 10.1003.2)~~

~~Lot Width~~	~~40 ft. min. 80 ft. max.~~
~~Lot Coverage~~	~~60% max.~~

~~BUILDING DISPOSITION (See Section 10.1003.5)~~

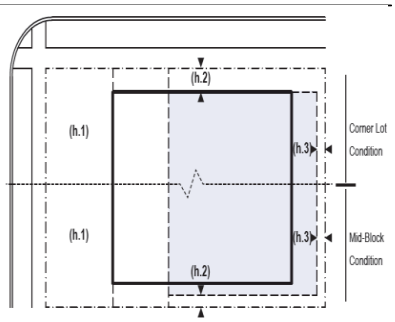
~~Edgeyard~~	~~permitted~~
~~Sideyard~~	~~not permitted~~
~~Rearyard~~	~~not permitted~~
~~Courtyard~~	~~not permitted~~

~~SETBACKS - PRINCIPAL BUILDING (See Section 10.1003.2)~~

~~(g.1) Front Setback Principal~~	~~10 ft. min., 25 ft. max.~~
~~(g.2) Front Setback Secondary~~	~~10 ft. min., 25 ft. max.~~
~~(g.3) Side Setback~~	~~5 ft. min.~~
~~(g.4) Rear Setback~~	~~5 ft. min.~~
~~Frontage Buildout~~	~~50% min. at Setback~~

SETBACKS - ACCESSORY BLDG.

1. The Elevations of the Accessory Building shall be measured from the Lot lines as shown.



~~SETBACKS - ACCESSORY BUILDING (See Section 10.1003.2)~~

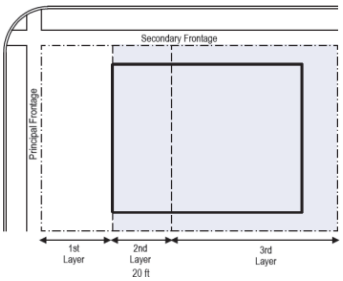
~~(h.1) Front Setback~~	~~20 ft. min. + bldg. Setback~~
~~(h.2) Side Setback~~	~~0 ft.~~
~~(h.3) Rear Setback~~	~~3 ft. min.~~

Porch & Fence	permitted
Terrace or Lightwell	permitted
Forecourt	permitted
Stoop	permitted
Shopfront & Awning	not permitted
Gallery	not permitted
Arcade	not permitted

PARKING PLACEMENT

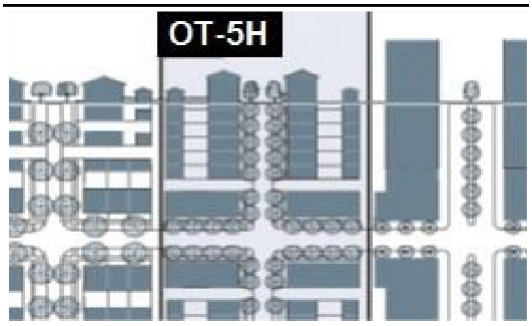
1. All parking areas and garages shall be located at the Second or Third Layer.

2. Trash containers shall be stored within the Third Layer.



~~PRIVATE FRONTAGES (See Section10.1003.6)~~

~~10.1003.3.4 OT-5H Zone~~

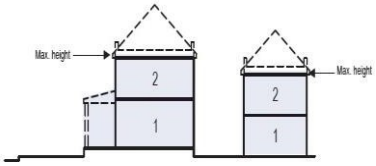


BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and raised

2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial Function which must be a minimum of 11ft. with a maximum of 25 ft.

3. Height shall be measured to the eave or roof deck.

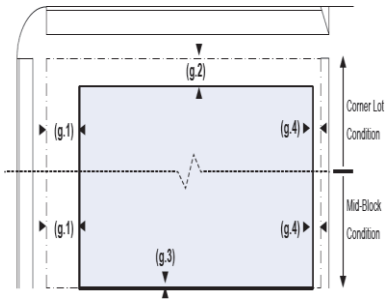


BUILDING HEIGHT

Principal Building	2 Stories max.
Accessory Building	2 Stories max.

SETBACKS - PRINCIPAL BLDG.

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



LOT OCCUPATION (See Section 10.1003.2)

Lot Width	18 ft. min. 96 ft. max.
Lot Coverage	90% max.

BUILDING DISPOSITION (See Section 10.1003.5)

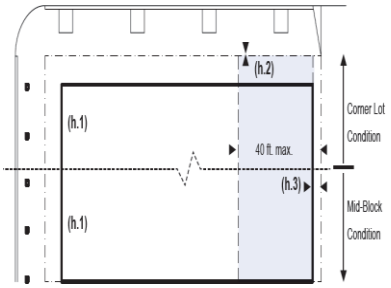
Edgeyard	not permitted
Sideyard	not permitted
Rearyard	permitted
Courtyard	not permitted

SETBACKS - PRINCIPAL BUILDING (See Section 10.1003.2)

(g.1) Front Setback Principal	0 ft. min., 10 ft. max.
(g.2) Front Setback Secondary	0 ft. min., 10 ft. max.
(g.3) Side Setback	0 ft.
(g.4) Rear Setback	0 ft. min.
Frontage Buildout	80% min. at Setback

SETBACKS - ACCESSORY BLDG.

1. The Elevations of the Accessory Building shall be measured from the Lot lines as shown.



SETBACKS - ACCESSORY BUILDING (See Section 10.1003.2)

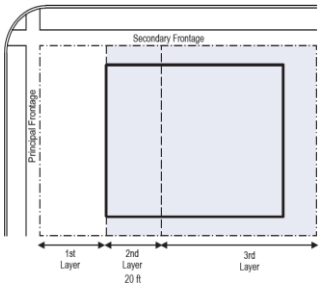
(h.1) Front Setback	40 ft. min. from rear prop.
(h.2) Side Setback	0 ft. min. or 3 ft. at corner
(h.3) Rear Setback	3 ft. max.

Porch & Fence	not permitted
Terrace or Lightwell	not permitted
Forecourt	permitted
Stoop	permitted
Shopfront & Awning	permitted
Gallery	permitted
Arcade	not permitted

PARKING PLACEMENT

1. All parking Lots, garages, and parking structures shall be located at the Second or Third Layer.

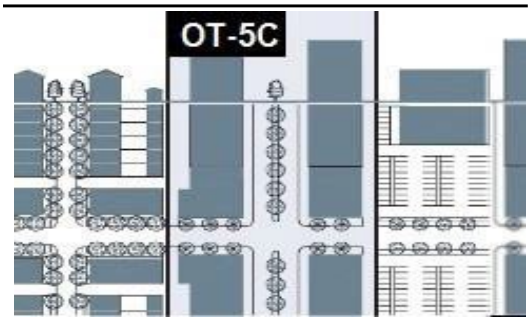
2 Trash containers shall be stored within the Third Layer.



~~PRIVATE FRONTAGES (See Section10.1003.6)~~

~~10.1003.3.5 OT-5C Zone~~

~~These standards are to be a guide to development in the OT-5C zone. Alternative standards may be established in a Planned Unit Development (PUD).~~



BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.

2 Stories may not exceed 14feet in height from finished floor to finished ceiling, except for a first floor Commercial Function which must be a minimum of 11ft. with a maximum of 20 ft.

3. Height shall be measured to the eave or roof deck.

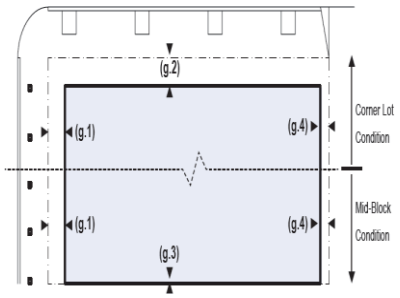
Established by PUD

~~BUILDING HEIGHT~~

~~Principal Building~~	~~Per PUD~~
~~Accessory Building~~	~~NA~~

SETBACKS - PRINCIPAL BLDG.

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



~~LOT OCCUPATION (See Section 10.1003.2)~~

~~Lot Width~~	~~Per PUD~~
~~Lot Coverage~~	~~90% max.~~

~~BUILDING DISPOSITION (See Section 10.1003.5)~~

~~Edgeyard~~	~~Per PUD~~
~~Sideyard~~	~~Per PUD~~
~~Rearyard~~	~~Per PUD~~
~~Courtyard~~	~~Per PUD~~

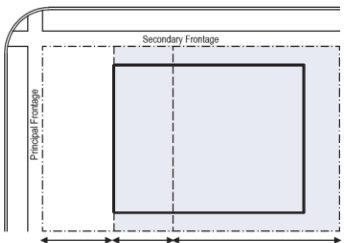
~~SETBACKS - PRINCIPAL BUILDING (See Section 10.1003.2)~~

~~(g.1) Front Setback~~	~~Per PUD~~

PARKING PLACEMENT

1. All parking Lots, garages, and parking structures shall be located at the Second and Third Layer.

2 Trash containers shall be stored within the Third Layer.



Principal	
(g.2) Front Setback Secondary	Per PUD
(g.3) Side Setback	Per PUD
(g.4) Rear Setback	Per PUD
Frontage Buildout	Per PUD

SETBACKS - ACCESSORY BUILDING (See Section 10.1003.2)

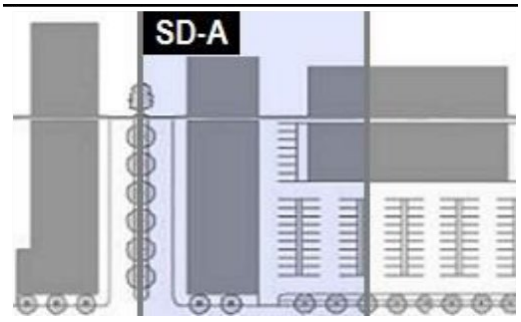
(h.1) Front Setback	NA
(h.2) Side Setback	NA
(h.3) Rear Setback	NA

PRIVATE FRONTAGES (See Section10.1003.6)

Porch & Fence	Per PUD
Terrace or Lightwell	Per PUD
Forecourt	Per PUD
Stoop	Per PUD
Shopfront & Awning	Per PUD
Gallery	Per PUD
Arcade	Per PUD

* 6 stories by Minor Modification

10.1003.3.6 SD-A Zone



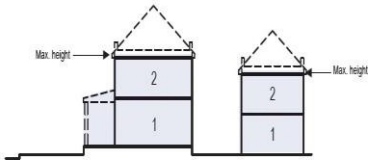
BUILDING HEIGHT

Principal Building	2 Stories max.
Outbuilding	2 Stories max.

LOT OCCUPATION (See Section 10.1003.2)

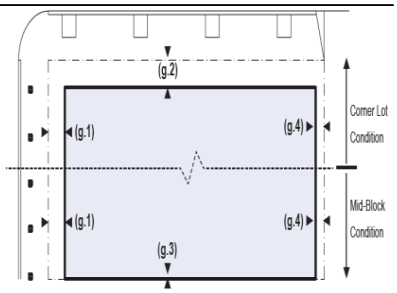
BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial Function which must be a minimum of 11 ft. with a maximum of 20 ft.
3. Height shall be measured to the eave or roof deck.



SETBACKS - PRINCIPAL BLDG.

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



~~Lot Width~~	~~40 ft. min. No max.~~
~~Lot Coverage~~	~~75% max.~~

~~BUILDING DISPOSITION (See Section 10.1003.5)~~

~~Edgeyard~~	~~permitted~~
~~Sideyard~~	~~permitted~~
~~Rearyard~~	~~permitted~~
~~Suburban Arterial~~	~~permitted~~

~~SETBACKS - PRINCIPAL BUILDING (See Section 10.1003.2)~~

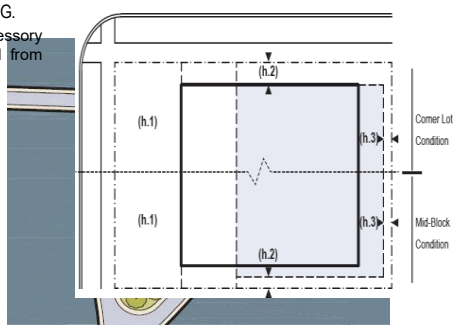
~~(g.1) Front Setback Principal~~	~~15 ft. min.~~
~~(g.2) Front Setback Secondary~~	~~15 ft. min.~~
~~(g.3) Side Setback~~	~~5 ft. min.~~
~~(g.4) Rear Setback~~	~~0 ft. min.~~
~~Frontage Buildout~~	~~50% min. at Setback~~

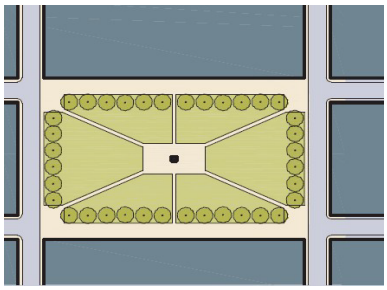
~~SETBACKS - ACCESSORY BUILDING (See Section 10.1003.2)~~

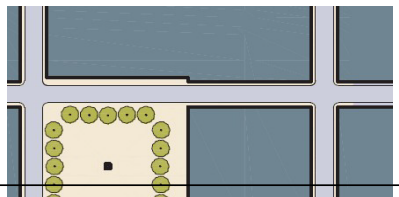
~~(h.1) Front Setback~~	~~20 ft. min.~~
~~(h.2) Side Setback~~	~~3 ft. min.~~
~~(h.3) Rear Setback~~	~~3 ft. min.~~

SETBACKS - ACCESSORY BLDG.

1. The Elevations of the Accessory Building shall be distanced from the Lot lines as shown.





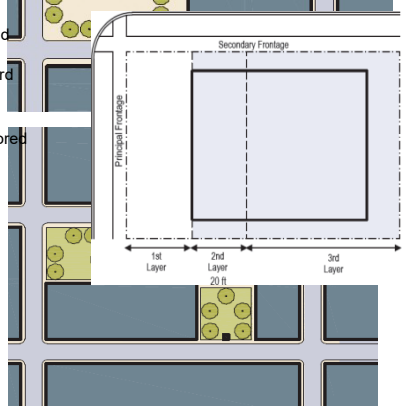


Porch & Fence	not permitted
Terrace or Lightwell	permitted
Forecourt	permitted
Stoop	permitted
Shopfront & Awning	permitted
Gallery	permitted
Arcade	not permitted

PARKING PLACEMENT

1. All parking Lots, garages, and parking structures shall be located at the Second or Third Layer.

2. Trash containers shall be stored within the Third Layer.



~~PRIVATE FRONTAGES (See Section10.1003.6)~~

~~10.1003.4 Open Space Types~~

~~This Table is intended as a guideline. Exact adherence to Open Space design guidelines is not mandatory~~

a. Park: A natural preserve available for unstructured recreation. A park may be independent of surrounding building frontages. Its landscape shall consist of paths and trails, meadows, water bodies, woodland and open shelters, all naturalistically disposed. Parks may be linear, following the trajectories of natural corridors. The minimum size is recommended to be 2 acres.		OT-3
b. Green: An open space, available for unstructured recreation. A green may be spatially defined by landscaping rather than building frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. The minimum size recommended is 1/4 acre and the maximum is to be as set by the City.		OT-3 OT-4R OT-4T OT-5C
c. Square: An open space available for unstructured recreation and civic purposes. A square is spatially defined by building frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares are to be located at the intersection of important streets or thoroughfares. The minimum size recommended is 1/4 acre and the maximum recommended is 1 acre.		ALL
d. Plaza: An open space available for civic purposes and commercial activities. A plaza shall be spatially defined by building frontages. Its landscape shall consist primarily of pavement. Trees are optional. Plazas should be located at the intersection of important streets. The minimum size recommended is 1/4 acre and the maximum		OT-4T OT

recommended is 1 acre.

		- 5 H
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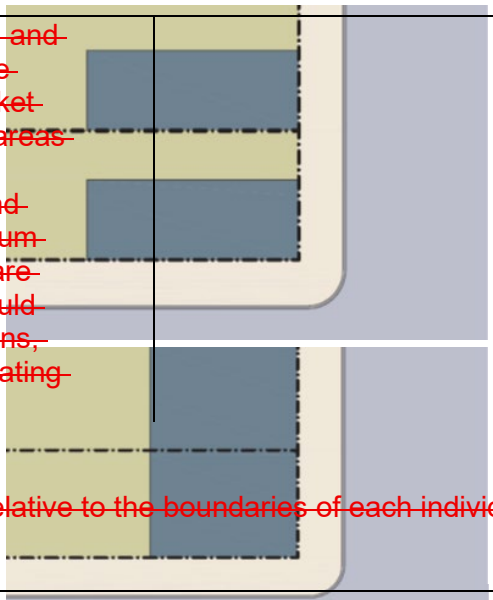
e. Pocket Park: An open space designed and equipped for recreation. A pocket park may be fenced and may include an open shelter. Pocket parks shall be interspersed within residential areas and may be placed within a residential block. Pocket parks may be included within parks and greens. There shall be no minimum or maximum size, but generally should between 5000 square feet and 20,000 square feet. Pocket Parks could include a variety of amenities, such as fountains, dog parks, playground equipment, outdoor seating areas, community gardens and skate parks.



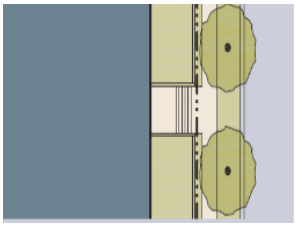
		A L L

10.1003.5 Building Disposition

This table approximates the location of the structure relative to the boundaries of each individual Lot, establishing suitable basic building types for each.

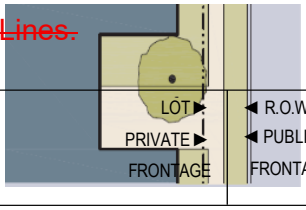
a. Edgeyard: A building that occupies the center of its Lot with Setbacks on all sides. This is the least urban of types as the front yard sets it back from the Frontage, while the side yards weaken the spatial definition of the public Thoroughfare space. The front yard is intended to be visually continuous with the yards of adjacent buildings. The rear yard can be secured for privacy by fences and a well placed Accessory Building.		O T - 3 O T - 4 R O T - 4 T S D - A

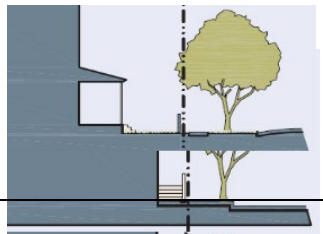
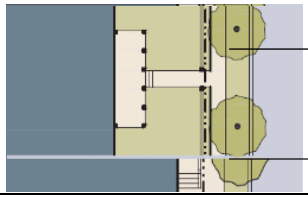
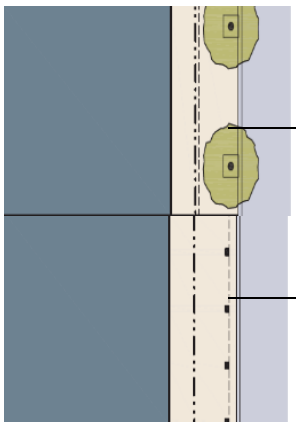
b. Sideyard: A building that occupies one side of the Lot with the Setback to the other side. A shallow Frontage Setback defines a more urban condition. If the adjacent building is similar with a blank side wall, the yard can be quite private. This type permits systematic climatic orientation in response to the sun or the breeze. If a Sideyard House abuts a neighboring Sideyard House, the type is known as a duplex.		OT-4R OT-4T OT-5C SD-A
c. Rearyard: A building that occupies the full Frontage, leaving the rear of the Lot as the sole yard. This is a very urban type as the continuous Facade steadily defines the public street. The rear Elevations may be articulated for functional purposes. In its Residential form, this type is the Rowhouse. For its Commercial form, the rear yard can accommodate substantial parking.		OT-4T OT-5H OT-5C SD-A
d. Courtyard: A building that occupies the boundaries of its Lot while internally defining one or more private patios. This is the most urban of types, as it is able to shield		OT-5C

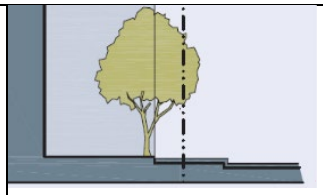
the private realm from all sides while strongly defining the public Thoroughfare. Because of its ability to accommodate incompatible activities, masking them from all sides, it is recommended for workshops, Lodging and schools.		
e. Suburban Arterial: A building that is Setback from the Street. Buildings that are typically larger footprints accommodating light industrial and Commercial uses along arterial roadways or railroad corridors. Parking may be permitted along the Street frontage. Office parks may also be located along these corridors.		SD-A

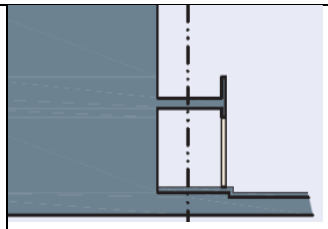
10.1003.6 Private Frontages

The Private Frontage is the area between the building Facades and the Lot Lines.



a. **Porch & Fence:** a planted frontage where the facade is set back from the Frontage line with an attached porch permitted to Encroach. A fence at the Frontage line maintains street spatial definition. Porches shall be no less than 6 feet deep.			OT-3 OT-4T
b. Terrace or Lightwell: a frontage wherein the facade is setback back from the Frontage line by an elevated terrace or sunken Lightwell. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. Terraces are suitable for conversion to outdoor cafes.			OT-4R OT-4T SD-A
c. Forecourt: a frontage wherein the facade is close to the			OT SD

Frontage line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other Frontage types. Large trees within the Forecourts may overhang the sidewalks.			-4R OT-4T OT-5H	-A
d. Stoop: a frontage wherein the facade is aligned close to the Frontage line with the first Story elevated from the sidewalk sufficiently to ensure privacy for windows. The entrance is usually an exterior stair and landing. This type is recommended for ground floor Residential use.			OT-4R OT-4T OT-5H	SD-A
e. Shopfront: a frontage wherein the facade is aligned close to the Frontage line with the building entrance at sidewalk grade. This type is conventional for Retail storefront use. It has a substantial glazing on the sidewalk level and an awning that should overlap the sidewalk to within 2 feet of the Curb.			OT-4R OT-5H OT-5C	SD-A
f. Gallery: a frontage wherein the facade is aligned close to the Frontage Line with an attached			OT-4	

~~cantilevered shed or lightweight colonnade overlapping the sidewalk. This type is conventional for Retail use. The Gallery shall be no less than 10 feet wide and should overlap the Sidewalk to within 2 feet of the Curb.~~			~~R~~ ~~OT-5H~~ ~~OT-5C~~ ~~SD-A~~

AGENDA ITEM REPORT
4.5.

To:	City Council
Subject:	(b) Consideration and possible action by the Planning and Zoning Commission relating to a recommendation for an ordinance for the adoption of the Unified Development Code and the Engineering Criteria Manual by reference. (Howard Koontz)
Meeting:	Thursday, August 13, 2026
Department:	Development Services /
Staff Contact:	Howard Koontz

ITEM SUMMARY:

A recommendation by the Planning and Zoning Commission for an ordinance for adoption of the revised UDC shall permit the publication of the final draft and facilitate the public notice period as required prior to consideration for final adoption of the revised UDC.

FISCAL NOTES:

N/A

ATTACHMENTS:

None

AGENDA ITEM REPORT
4.5.

To:	City Council
Subject:	(c) Planning and Zoning Commission Adjourn.
Meeting:	Thursday, August 13, 2026
Department:	Planning and Development /
Staff Contact:	Ashley Bailey

ITEM SUMMARY:

FISCAL NOTES:

ATTACHMENTS:

None