

# Appendix F

## CORRIDOR OVERLAY DISTRICT STANDARDS

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***LAST UPDATE: March 19, 2019***

***CASE NUMBER: TA181002***

***ORDINANCE NO. 10616-2019***

# APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS

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## APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS

### SECTION 1 – PURPOSE

Development in Corridor Overlay Districts will shape the overall character and identity of Grand Prairie. These developments will be seen, visited, and remembered by many people. The guidelines and standards contained in this document are intended to produce high quality places that enhance the quality of life for people in Grand Prairie, strengthen economic development efforts, and contribute to the positive image of the City.

High quality places engage and delight people by using human-scale design to create a richly layered environment and memorable experience. High quality places sustain value over time by encouraging repeat visits and maintaining strong leasing demand. High quality places create aesthetic value by exhibiting a defined character, an identifiable image, and a unique sense of place.

### SECTION 2 – DEFINITIONS

**Green Infrastructure**, as defined by the U.S. Environmental Protection Agency, means systems and practices that use or mimic natural processes to infiltrate, evapotranspire, or reuse stormwater or runoff on the site where it is generated. Green infrastructure shall be constructed and maintained in accordance with North Central Texas Council of Government's (NCTCOG) integrated Stormwater Management (iSWM) Program.

**Green Roof**, as defined in NCTCOG's iSWM Technical Manual, means a roof that uses a small amount of substrate over an impermeable membrane to support a covering of plants to slow down runoff and moderate rooftop temperatures. Green roofs shall be constructed and maintained in accordance with NCTCOG's integrated Stormwater Management (iSWM) Program.

**Living Wall** means a wall that is covered with plants and includes a growing medium. At least 70% of the wall shall be covered in plant material within one year of construction. At least 50% of the plantings shall provide greenery year round.

**Mature Tree** means any tree with a trunk diameter of 10 inches or more, measured two feet above grade, that has sufficient height to provide clearance for someone to park their car beneath the tree canopy.

**Park Once Environment** means a development in which buildings, parking areas, streets, and pedestrian walkways are configured and designed to encourage and easily allow for people to park once and walk to multiple destinations within the development. Consolidated parking areas are strategically located, often at the periphery of the development. Internal streets provide vehicular circulation, access to parking areas, and limited on-street parking. Clusters of buildings are situated to provide a continuous street edge. Building entrances face internal streets instead of large surface parking lots.

**Permeable Surface/Paving** means a modular porous paver system or porous concrete that is installed and maintained in accordance with NCTCOG's integrated Stormwater Management (iSWM) Program.

**Rain Garden**, as defined in NCTCOG's iSWM Technical Manual, means a structural stormwater control that captures and temporarily stores water using soils and vegetation in shallow basins or landscaped areas to remove pollutants from stormwater runoff. Rain gardens shall be constructed and maintained in accordance with NCTCOG's integrated Stormwater Management (iSWM) Program.

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**Street** means public rights of way, private streets, and internal drives that are intended to function as streets.

**Street Trees** mean trees required immediately along designated freeways, arterials, and collectors as identified on the adopted Thoroughfare Plan and measuring 24 inches or greater in height, but in no case located within eight feet, laterally, from the back of the curb and no closer than four feet, laterally, from a sidewalk with a minimum spacing of 25 linear feet apart, and a maximum spacing of 50 linear feet apart measured along the street right-of-way line.

**Strip Center** means a linear pattern of development with prominent surface parking lots visible from the street, in which the automobile is prioritized often at the expense of the pedestrian. The standards and guidelines in this document are intended to promote an alternative to strip center development.

**Usable Open Space** means outdoor spaces designed to be used and enjoyed by people. Usable open spaces enhance people's experiences by providing a place to rest, relax, and gather.

- A. The following types of open spaces shall count towards the usable open space requirement: greens, squares, plazas, paseos, pocket parks, linear parks, creek amenity, or drainage/detention pond amenity.
- B. The following shall not count towards the usable open space requirement: area within a required landscape buffer, area within utility easements, paving & drives, parking lot islands, and required screening.

### SECTION 3 – APPLICABILITY AND SITE PLAN REVIEW

#### A. Applicability

1. Development located within a Corridor Overlay District must meet the minimum requirements prescribed in the Unified Development Code for the property's underlying zoning district classification, and adhere to the additional guidelines and standards specified in this article. These standards shall be applied to the following Corridor Overlay Districts, as they may be amended, the boundaries of which are shown in Section 14:
  - a. SH-360 Corridor Overlay District;
  - b. SH-161 Corridor Overlay District;
  - c. Belt Line Corridor Overlay District;
  - d. IH-30 Corridor Overlay District;
  - e. IH-20 Corridor Overlay District; and
  - f. Lake Ridge Corridor Overlay District.

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2. The Corridor Overlay District Development Standards shall apply to the construction of new buildings inside the District boundary that are designed to accommodate the following land uses: Commercial, General Office, Retail and Restaurant, Recreation and Entertainment, Lodging, Places of Group Assembly, Institutional, Educational and Corporate Office, Automotive Repair, Service, Fueling and Sales.
3. Pawn shops are prohibited in Corridor Overlay Districts.
4. Appendix W: Residential Development Standards shall apply to the construction of new single-family detached, single-family attached, single-family townhouse, and multi-family development.
5. Appendix X: Industrial Development Standards shall apply to the construction of new buildings in the Light Industrial (LI) and Heavy Industrial (HI) Districts or Planned Developments intended for uses allowed within the LI or HI zoning districts.
6. If existing qualifying structures are expanded by 50% or more of their original size, all new construction shall comply with this document.
7. Where there is a conflict between the relevant standards specified in the Unified Development Code and the Corridor Overlay District Standards, these standards shall apply.

### B. Site Plan Approval Required

1. Public Hearing Required – All non-residential development located within a Corridor Overlay District shall require site plan approval from the Planning and Zoning Commission and City Council at a public hearing. Completed submittals which conform to the requirements of this code may be approved as a consent agenda item. Appeals will be considered where a strict application of these standards may result in a physical hardship to the plans and design for site improvements.
2. Submittal Requirements – All site plan submittals shall conform to the requirements specified below, in addition to the requirements in Article 16 of the Unified Development Code.
  - a. Exterior Building Elevations – Exterior building elevations shall include the following information:
    - i. The total surface area of all facades;
    - ii. The height and percentage tabulations for all exterior wall materials;
    - iii. Articulation features proposed for each wall elevation;
    - iv. A dashed line indicating the top of roof deck height; and

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- v. Provide a color pallet, material sample, or rendering of all materials and colors proposed on all building facades.
- b. 3-D Rendering or Model – 3D model should be capable of being viewed in Google Earth, show mature foliage, and depict building articulation for each facade.
- c. Usable Open Space and Pedestrian Linkages Exhibit – This exhibit shall:
  - i. Show the location of proposed usable open space;
  - ii. Indicate the type and location of open space amenities;
  - iii. Show the network of pedestrian walkways, including the connections between lots; and
  - iv. Include conceptual images to illustrate the character and function of the open space and amenities.
- 3. Incomplete Submittals – The Planning and Zoning Commission and City Council reserve the right to table or deny any site plan application that does not meet submittal requirements.

### SECTION 4 – DOCUMENT STRUCTURE

#### A. How the Document is Written

This document is written to emphasize results over regulation. It includes a combination of guidelines and standards, some of which are presented as a menu of options. The guidelines describe the character and quality of the desired development while the standards present measurable ways to achieve the intended result. This approach gives developers the flexibility to choose how to create high quality places described in this document. The goal is to inspire creativity, encourage innovation, and reward exceptional design while allowing formulaic corporate branding and practical solutions.

#### B. Core Components

- 1. This document is organized around four core elements listed below. The presence and integration of these elements are critical to creating high quality places:
  - a. Usable Open Space and Pedestrian Linkages;
  - b. Site Design and Building Orientation;
  - c. Building Design; and
  - d. Healthy, Smart, and Sustainable Community.

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2. The corresponding section for each element contains the following:
  - a. Intent – A statement of intent describes how the element contributes to the vision for high quality places.
  - b. Guidelines – Guidelines describe the intended character, quality, and result.
  - c. Standards – Standards are divided into Base Standards and Menu Items. All developments must meet the Base Standards for each element. Menu Items provide a range of options which allow developers to select items that will best implement their vision for the development.

### C. Menu Items

1. Developments shall include a minimum of 12 Menu Items.
2. Developers shall select at least two Site Design and Building Orientation Menu Items.
3. Developers shall select at least six Building Design Menu Items.
4. Developers shall select at least two Healthy, Smart, and Sustainable Community Menu Items. Tier 1 Menu Items shall count as 1 Menu Item. Tier 2 Menu Items shall count as .5 Menu Item.
5. Developers cannot receive credit for the same item in multiple categories.
6. Alternative Compliance – The Menu Items listed do not represent an exhaustive list. Developers may propose a comparable item not listed. If developers are able to prove that the proposed item meets the intent of this Article, Staff may recommend that the proposed item be counted as a Menu Item.

### D. How Developers Should Use This Document

1. Use a Form Based Approach – While this is not a form based code, it does call for a form based approach that considers how the physical form of development shapes a person's experience. This approach requires developers to focus on the relationship between buildings, the streetscape, and usable open spaces.
2. Begin with Usable Open Space – Developers should design their site around Usable Open Space rather than incorporating it after configuring parking areas, drives, and buildings.
3. Design for People – Developers should design sites from multiple perspectives, with an emphasis on people's experience as they move through the site. The resulting design should not just accommodate people, it should prioritize them.
4. Create Synergies – Developers should select items that create synergies and cultivate a sense of place.

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### E. Additional Resources

1. Exhibit F1 – Appendix F Design Guidebook illustrates techniques and treatments that have been used to create high quality places. It is intended to be used to supplement – not supersede – this document. The guidebook is maintained by the Planning Department and available on request.
2. Exhibit F2 – Appendix F Checklist condenses the requirements contained in this document. It is intended to be used as a tool to help developers prepare for the site plan submittal. This checklist is maintained by the Planning Department and available on request.

### SECTION 5 – USABLE OPEN SPACE & PEDESTRIAN LINKAGES

#### A. Intent

The guidelines and standards in this section are intended to create a network of usable open spaces and to create conditions that allow people to walk conveniently and safely to multiple destinations within a development.

#### B. Guidelines

1. Usable open spaces should be designed as an integral part of the development and sized in proportion to their setting.
2. Open spaces should be located in areas where they will be used.
3. The type and character of the primary use should inform the design of the open space amenity.
4. Usable open spaces should complement nearby open spaces rather than attempt to replicate them. Usable open spaces should be designed to allow connections to nearby open spaces.



5. Developments on more than one lot should aggregate open spaces into useful configurations at strategic locations. The usable open space should be accessible to all sites within the development and must be owned and maintained by a common property owner or property owner association.

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6. Usable open space areas should be clearly defined and separated from vehicular traffic through the use of bollards, planters, integrated seat walls or benches, or similar treatments.
7. All developments should provide a network of on-site pedestrian walkways that allow people to walk to multiple destinations within a development without barriers.
8. Pedestrian walkways should be designed to create a comfortable, convenient, and safe walking environment.
9. Pedestrian walkways should be wide enough to accommodate trees, pedestrian lighting, street furniture, and other furnishings.
10. Pedestrian walkways should be designed to allow future connections. New developments should tie in to pedestrian walkways on adjacent properties.
11. Pedestrian walkways should connect to existing or planned trails and parks. Where appropriate and feasible, pedestrian walkways should connect to existing neighborhoods to give residents the option to walk or bike to the destination. Developers should work with residents to design a connection that complements the neighborhood.

### C. Base Standards

1. Sites greater than five acres shall provide usable open space.
2. Usable open spaces shall include at least two of the following amenities: two types of seating, active water feature such as a fountain, waterfall, or children's water-spray area, furnished play area, dog park, sculpture, artwork, furnished outdoor game area, or a comparable amenity proposed by the developer.



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3. Usable open spaces shall include at least three of the following amenities: seasonal plantings in decorative planters, textured paving, living wall, mural, decorative lighting, USB charging station, electrical hook-up to allow programming, or a comparable amenity proposed by the developer.



4. Usable open spaces shall include sufficient pedestrian lighting to create a safe nighttime environment.
5. Pedestrian walkways shall connect parking areas, entrances to each commercial building, walkways on adjacent developments, usable open spaces, parks, trails, and sidewalks along the street.
6. Pedestrian level lighting shall be provided along all pedestrian paths.
7. Pedestrian walkways shall be physically separated from vehicular traffic. Pedestrian walkways shall be differentiated from vehicular drives and parking areas through the use of stained or stamped concrete, raised walkways, landscape strips, decorative bollards, or a comparable treatment proposed by the developer.



8. Pedestrian walkways shall be planted with trees, shrubs, and seasonal plantings. One tree shall be provided for every 20 feet of pedestrian walkway.
9. Pedestrian walkways in front of multi-tenant buildings or buildings longer than 120 feet shall meet one of the following provisions:

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- a. Pedestrian walkway shall be at least 20 feet wide to accommodate furnishings, plantings, and outdoor seating.



- b. Pedestrian walkways shall be at least 10 feet wide to accommodate furnishings and plantings, with bulb outs at the ends of the building to allow for patio seating.



### D. Menu Items

1. Enhanced Usable Open Space – Provide Usable Open Space that exceeds the minimum requirements with at least four Tier 1 amenities and three or more Tier 2 amenities.
  - a. Developers who are able to demonstrate to the Planning and Zoning Commission and City Council that the proposed usable open space goes above-and-beyond the Enhanced Usable Open Space may count the space as two Menu Items.



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2. Public Art – Dedicate at least 1% of the total project cost to one major public art piece to be centrally located.



3. Public Art Series – Dedicate at least 1% of the total project cost to multiple public art pieces to be located throughout the development.



### SECTION 6 – SITE DESIGN & BUILDING ORIENTATION

#### A. Intent

The guidelines and standards in this section are intended to create sites that contribute to the vibrancy of the street, encourage design that activates the external function of a building to the same degree as the internal function, and facilitate context-sensitive solutions to create cohesive places.

#### B. Guidelines

1. New development should maintain key unifying patterns of surrounding development. New buildings should be compatible in scale, massing, style, and/or materials with existing buildings.
2. Sites should be designed to create a legible and coherent built environment. New development should maintain the established build-to line to create a consistent and complete building edge. Buildings should be used to define streets and usable open spaces.
3. Buildings should be integrated with the surrounding streetscape and usable open spaces. Entrances to buildings should be positioned to generate activity along the streetscape and in usable open spaces.

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4. Sites should be designed to accommodate drivers while limiting the impact of large surface parking lots on the street edge, usable open space, and pedestrian network.
5. Spaces between and behind buildings should not be ignored; these areas create opportunities for outdoor seating or unique details that enhance people's experience.



### C. Base Standards

1. Primary building entrances shall face the street.
2. Primary building entrances may face internal access drives in the following instance:
  - a. When internal drives are designed to function like a street with buildings that are placed close to the edge of the internal access drive; and
  - b. When the development is arranged to create a park once environment as described in Section 6.D.9 below.



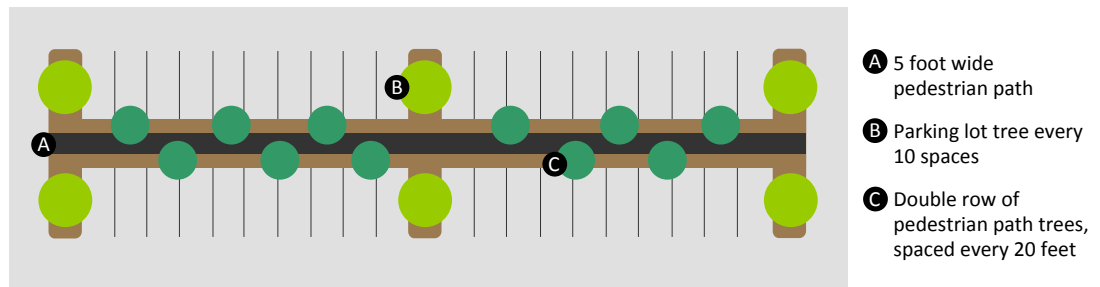
3. Surface parking areas adjacent to a street may not extend a distance of 60 feet or 25% of the lot width (whichever is smaller) without providing enhanced screening using one of the following techniques:
  - a. A double row of street trees offset every 25 feet with a planting screen (hedge) at least three feet tall.

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- b. A 7 foot wide planting bed that uses groundcover, shrubs, ornamental grasses, and ornamental trees to create a continuous and solid screen at least three feet tall.
  - c. A wall, at least three feet tall that uses masonry materials similar to those used on the primary building, with ornamental trees planted every 25 feet and offset from street trees.
4. Concrete pedestrian paths shall be installed between each head-in row of parking to provide usable access between the further rows of parking and the building entrances. The pedestrian paths shall be at least five feet wide and shall be landscaped with a double row of trees spaced every twenty feet so as to provide a minimum of five feet of landscaped space on either side of the path.

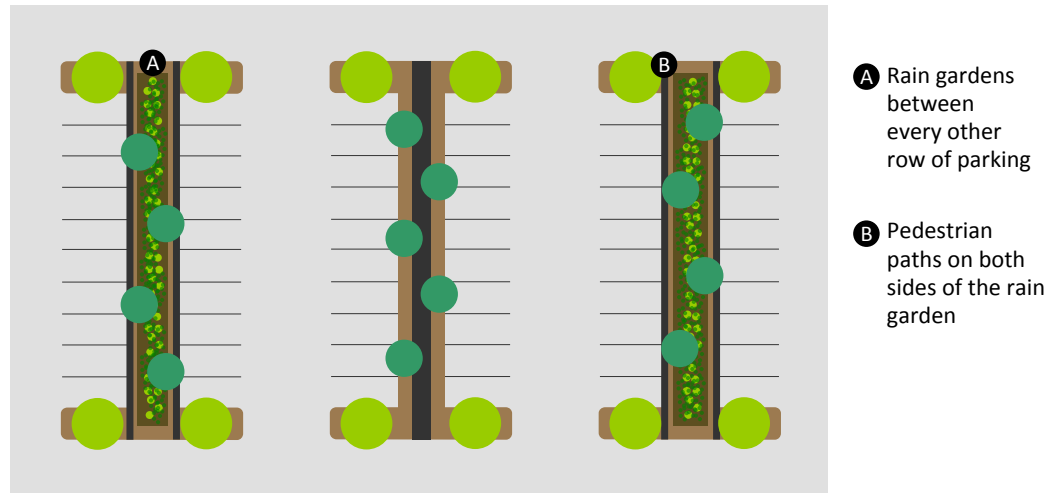


### D. Menu Items (Select at Least Two)

- 1. 75% Parking Behind Buildings – Buildings shall be placed towards the street with 75% of off-street parking located to the side or rear of buildings.
- 2. 100% Parking Behind Buildings – Buildings shall be placed towards the street with 100% of off-street parking located to the side or rear of the buildings. This shall count as 1.5 Menu Item.
- 3. Add Parking Lot Trees – Provide one parking lot tree per five spaces. Parking lot trees should be capable of achieving 30% canopy coverage over the parking area within 10 years of planting.

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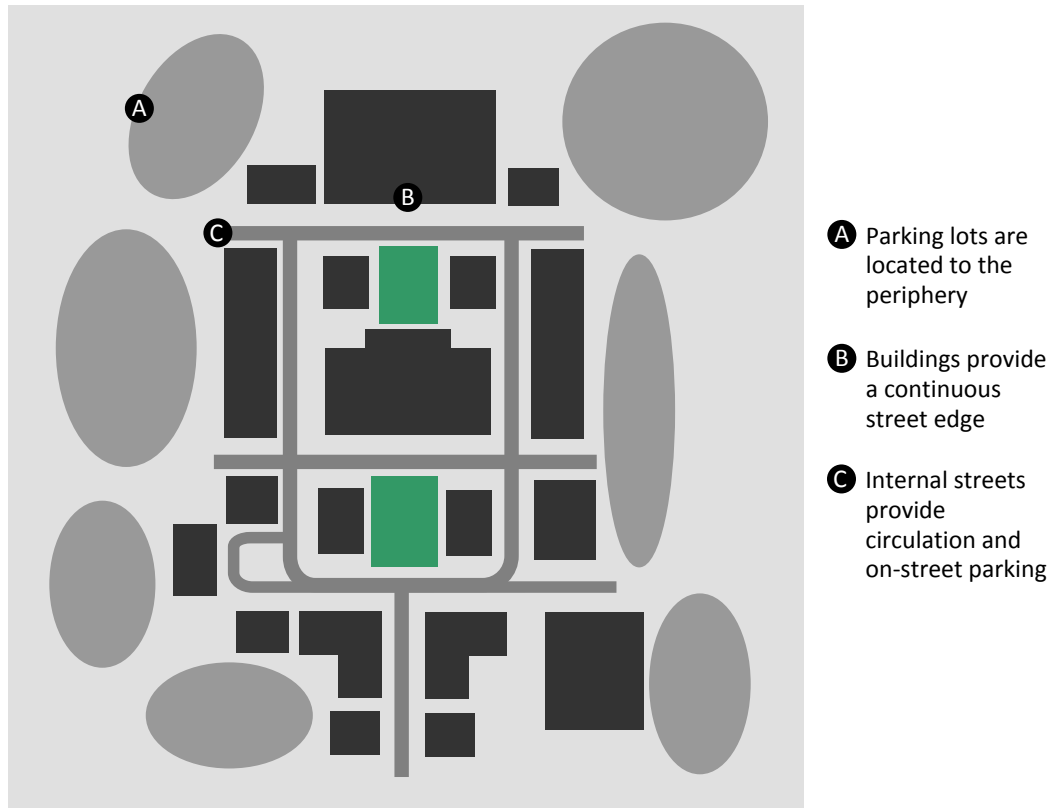
4. Rain Gardens – Provide bioretention areas, or rain gardens, between every other row of parking.



5. Permeable Surface – Use permeable concrete and pavers on 15% of the surface parking lot.
6. Strategic Parking – Submit a Parking Reclamation Plan, a Parking Flex Plan, or a Phased Parking Plan as described in Section 8.
7. Ceremonial Drive – Developments over 20 acres or developments that include multiple lots/buildings shall provide a grand promenade or ceremonial drive with trees planted every 30 feet.
8. Gateway – Developments over 20 acres or developments that include multiple lots/buildings shall use site layout and building placement to create a gateway, frame usable open space, or create a view corridor with appropriate terminus.

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9. Park Once Environment – Developments over 10 acres or developments that include multiple lots/buildings shall use site layout and building placement to create a park once environment. Shared parking agreements between different lots/occupants must be in place. This shall count as 1.5 Menu Items.



### SECTION 7 – BUILDING DESIGN

#### A. Intent

The guidelines and standards in this section are intended to create interesting, human-scale buildings that enhance the streetscape and establish an identifiable character.

#### B. Guidelines

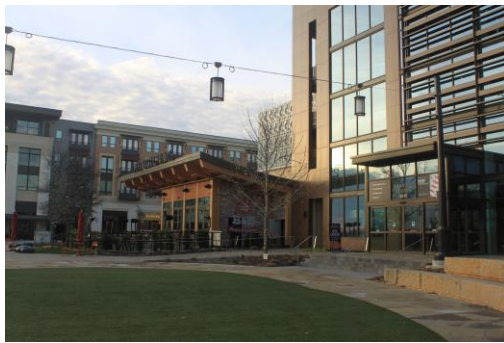
1. Developers should employ a variety of techniques to create texture and visual interest.

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2. Developers should use articulation—changes in volume and plane—to reduce the perceived scale of buildings. This should be done creatively, beyond standard bump-outs and columns.



3. Blank exterior walls without architectural features and finishes, changes in material, and articulation are prohibited.
4. Facades should be designed around multiple planes.
5. All four exterior walls should have a high level of detail.
6. Buildings should contribute to vibrant streetscapes and usable open spaces. Developers should focus articulation, changes in material, and design elements in areas that have the greatest impact.



7. Buildings that occupy corner lots or that terminate key views should use architectural elements to create landmarks and emphasize gateways.

### C. Base Standards

1. Principal Masonry Requirement – 100% of the exterior of all buildings (excluding doors and windows) shall be finished with one or more of the following principal masonry materials:
  - a. Brick, stone, cast stone, cultured stone, rock, marble, granite, poured in place tilt wall concrete, exterior portland cement plaster (stucco) with 3 coats over

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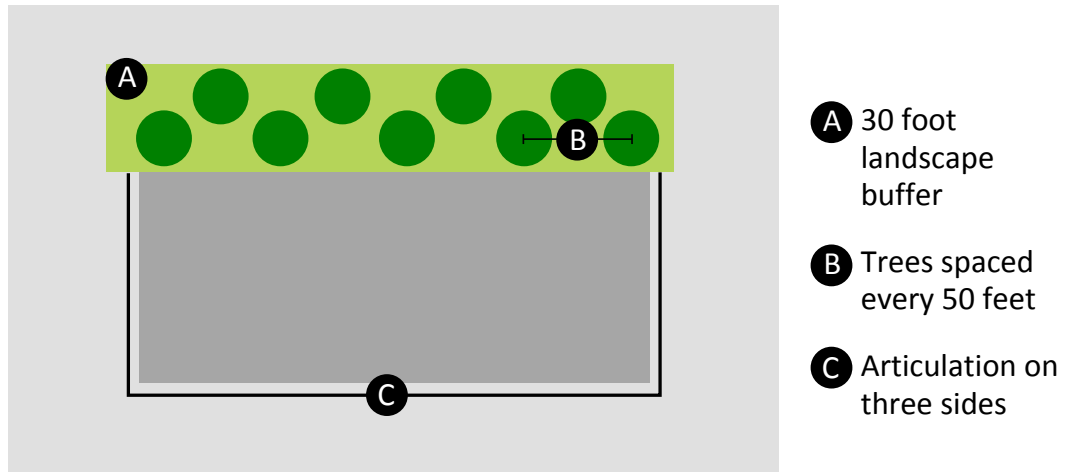
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metal lath or wire fabric lath, and fiber cement siding (excluding lap siding and as defined in the most recently adopted Building Code and approved by the Building Official).

- b. The use of either split-face or smooth-face Concrete Masonry Units (CMU's) shall be prohibited on a facade that faces or is mostly parallel to a street, usable open space, a public park, or a parking lot with 10 or more spaces.
  - c. Exterior Insulating Finishing System (EIFS) shall be allowed for roof parapet cornice molding, ornamental roundels, or similar decorative elements.
2. Accent Materials and Material Substitutions – The developer may use the following materials as described below.
- a. The developer may use glass curtain wall, spandrel glass, or polished metal panels with less than 20% reflectance on up to 20% of any building facade.
  - b. Buildings equal to or taller than 50 feet may use up to 100% glass.
  - c. The developer may use accent materials on up to 10% of any facade (excluding all windows, doors, and glass construction materials). Approved accent materials include the following: pre-coated and roll formed architectural aluminum wall panels and standing seam metal roof panels, glass block, tile, and terracotta facade panels.
  - d. Materials not listed will be considered on a case-by-case basis. The Development Review Committee will evaluate proposed materials based on durability and finish.
3. Masonry and Texture Appliques – The developer shall use masonry and texture appliques on exposed poured-in-place concrete or tilt-wall facades.
- a. At least 25% of a facade shall be finished with building brick, think brick, stone, granite, slate, marble, exterior portland cement plaster (stucco) with three coats over metal lath or wire fabric lath, or fiber cement siding (excluding lap siding and as defined in the most recently adopted Building Code and approved by the Building Official). Poured-in-place, form liner, or prefabricated textures shall not be permitted.
  - b. The remaining exposed poured-in-place and tilt-wall concrete facades shall have an integrated color and be textured or patterned. Exposed tilt-wall concrete wall surfaces shall include reveals with a minimum two inch width or punch-outs on at least 10% of each exposed concrete finished wall surface.
4. Prohibited Materials – Aluminum siding or cladding, corrugated galvanized metal, non-engineered wood, plastic siding, un-textured (smooth face) concrete block, exposed aggregate wall textures, and wood roof shingles are prohibited as wall cladding or roofing materials.

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5. Color – Exterior colors shall be low reflectance, subtle, neutral, or earth tone colors. The use of high intensity, primary, black or fluorescent colors is prohibited, except as trim or accent areas. Where used as trim or accent, those colors shall not exceed 10% of any single facade, excluding all windows, doors, and glass construction materials.
6. Buildings shall include horizontal and vertical articulation on all four facades.
7. The rear facade of a building that is not visible from a public street may be exempt from the articulation requirements if a double row of trees are planted in a 30 foot landscape buffer at the rear property line or rear of building. Each row of trees shall be spaced every 50 feet.



8. Facades shall include windows in accordance with one of the minimum requirements below.
  - a. An area equal to 50% of the overall vertical surface area of all facades.
  - b. The length of 50% of all four facades.
9. Windows shall account for at least 30% of the area of facades that face, or are mostly parallel, to streets.

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10. Facades shall include covered walkways, awnings, canopies, or porticos along at least 25% of the length of all four facades.



11. Multi-tenant buildings or buildings that exceed 120 feet in length shall break facades into a series of smaller sections by incorporating elements to create a sense of granularity.



### D. Menu Items (Select at Least Six)

1. Materials Mix – A single material, color, or texture shall not exceed 60% of a single facade.
2. Stone Accent – All four facades shall include a stone accent in a contrasting color and texture from the primary building material. The combined area of the stone accent shall be at least 25% of the vertical surface area of all facades.
3. Color Contrast – Each facade shall include at least two contrasting colors.

## APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS

4. Specialty Accent – Color and/or material shall be used to highlight entrances of multi-tenant buildings. Specialty accents should reflect the personality or character of the occupant.



5. Corner Treatment – Developers shall use at least three architectural elements to emphasize corners of the buildings: corner entrance, accent material, projecting cornice, tower element, enhanced windows, cupolas, gables, dormers, balconies, articulation, or a comparable element chosen by the developer. Corner treatments must be one of the Menu Items for buildings at key intersections.



6. Articulated Public Entrance – The primary building entrance shall be visibly prominent from a public street. At least three of the following shall be used: recessed facade, projecting facade, raised canopy, taller door dimensions, double doors, lighting fixtures on either side of the entry, steps or stoops, changes in materials, arches, columns, eave treatment, transom windows, or a comparable element chosen by the developer.
7. Buildings at Key Intersections – Developers should highlight key intersections by using additional design elements to create gateways or landmarks. Buildings at key intersections shall include at least three of the following features: corner plaza with plantings and seating, corner tower form, cupolas, large window openings, sloped or pitched roof form, richer colors, seasonal plantings, or a comparable element chosen by the developer.

## APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS

8. Roof Profile Variation – Developers shall use parapets or another technique to create a distinctive roof profile.



9. Articulation Elements – Each facade shall include at least three of the following items every 60 feet: change in roofline, facade modulation, window fenestration patterns, vertical columns, and change in material or texture.
10. Enhanced Windows – All facades with windows shall include at least two types of windows that differ in the style, size, shape, or placement.



11. Canopy Variation – Facades shall include multiple types of canopies. Changes in shape, color, or material should be used to highlight an architectural feature or particular user while complementing the established design theme.



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12. Design Elements – Facades shall include at least three other design elements: trellises, towers, overhang eaves, banding, pilasters, projecting cornices, columns, string courses, rustication, lintels, or a comparable element proposed by the developer.

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### SECTION 8 – HEALTHY, SMART, AND SUSTAINABLE COMMUNITY

#### A. Intent

Standards in this section are intended to implement ideas and recommendations in the 2018 Comprehensive Plan to improve community health and wellness, leverage technology and the Internet to improve operations, and provide for the current population while preserving resources for the next generation.

#### B. Guidelines

1. Developers should consider the three guiding principles of the 2018 Comprehensive Plan early on in the development and site design process so that these elements are integrated into the project.

#### C. Menu Items (Select at Least Two)

1. Tier 1 Menu Items (Tier 1 Menu Items count as 1 Menu Item)
  - a. Mature Trees – Provide mature trees for 30% of required trees. The locations of the mature trees should be focused in usable open spaces and along pedestrian paths.
  - b. Connect to Parks and/or Trails – Provide a connection to existing or proposed parks and/or trails. The connection should function as a continuation, not just a point of access. The connection shall include appropriate amenities such as bike racks, pet waste disposal stations, water fountains, misting stations, or a comparable amenity proposed by the developer.
  - c. Community Garden – Provide a community garden and participate in the City's community gardens partnership program.
  - d. Parking Reclamation Plan – Create a parking reclamation plan that includes specific strategies to reclaim surplus parking spaces to expand structures and usable open spaces or create new ones. Developers should anticipate changes in parking demand and design their site to create opportunities for adaptable reuse.
  - e. Parking Flex Plan – Create a parking flex plan that shows how parking spaces can be temporarily used for something other than parking, such as festivals, outdoor dining, community gatherings, and other events. The plan should identify the parking spaces and describe how they will be used.
  - f. Phased Parking Plan – Create a phased parking plan and construct parking spaces in phases as demand requires. Areas intended for future parking phases would remain as green space until converted to parking spaces. If, after five years, future parking phases have not been constructed, they shall become permanent green space.

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- g. Green Infrastructure – Provide and maintain green infrastructure such as bioretention areas (rain gardens), planter boxes, or vegetated buffer strips consistent with NCTCOG’s integrated Stormwater Management (iSWM) Program.
  - h. Solar Energy – Use solar energy to satisfy 25% or more of on-site energy demand.
  - i. Preserve Open Space – Reserve existing natural areas comprising at least 5% of the overall project size. Such areas should incorporate quality non-invasive tree stands, habitat or riparian areas. Such areas should not include existing floodplain or other areas already protected or inherently unsuitable for development.
  - j. Native and Drought Tolerant Species – Use native and drought tolerant species for at least 70% of planting materials.
2. Tier 2 Menu Items (Tier 2 Menu Items count as .5 Menu Item)
- a. Wi-Fi – Provide Free Wi-Fi in common areas.
  - b. USB Charging Stations – Provide USB charging stations in usable open spaces.
  - c. Smart Parking – Provide web-connected sensors in pavement that help people find and/or reserve a parking space.
  - d. Ride-Sharing Drop-Off – Provide designated spaces for ride-sharing pick-ups and drop-offs.
  - e. Permeable Paving – Use permeable pavement on 15% of the parking lot.
  - f. Green Roofs – Provide a green roof that is at least 50% of total roof area.
  - g. Living Wall – Provide a living wall that is at least 60% of the area of the facade on which it is constructed.
  - h. Recycling Program – Institute a mandatory recycling program for occupants. Provide recycling bins in addition to trash bins in common areas.
  - i. Native and Drought Tolerant Species – Use native and drought tolerant species for at least 30% of planting materials.
  - j. Pollinator Friendly Flowers – Use native plants that attract bees, butterflies, moths, and hummingbirds for at least 20% of required landscape materials.

## APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS

### SECTION 9 – SUPPLEMENTAL STANDARDS AND INCENTIVES

#### A. Large or Multi-Phase Developments

High quality places are created when a coordinated vision is implemented throughout the development process. The following requirements are intended to maximize opportunities to create centralized usable open space amenities by requiring developers to plan for usable open space at the beginning of the development process. The requirements are also intended to prevent developers from gradually carving out pad sites to avoid having to provide usable open space.

1. These requirements shall apply to the following:
  - a. A parcel of five acres or more, that is intended to be developed as a single lot;
  - b. A parcel of five acres or more, that is intended to be developed as two or more lots;
  - c. Combined parcels totaling five acres or more, with a common property owner, that are intended to be developed as a single lot or as multiple lots; and
  - d. Combined parcels totaling five acres or more, that are intended to be purchased by a single developer and developed as a single lot or multiple lots.
2. Developers shall submit a Concept Plan meeting the requirements of Article 17 and a Usable Open Space Concept Plan concurrent with approval of Zoning or the Preliminary Plat.
  - a. If the zoning is not in place, the developer shall submit a Concept Plan and Usable Open Space Concept Plan as a part of the Zoning or Planned Development Request.
  - b. If the zoning is in place, the developer shall submit a Concept Plan and Usable Open Space Concept Plan with the Preliminary Plat.
3. The Usable Open Space Concept Plan shall indicate the type of usable open space and amenities proposed and show:
  - a. Proposed lot lines, buildings, primary building entrances, drives, and parking areas;
  - b. Proposed Usable Open Space and amenities;
  - c. Access to the Usable Open Space throughout the development;
  - d. Network of pedestrian walkways; and

## APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS

- e. Conceptual images that illustrate the character of the open space and proposed amenities.
4. If the project is to be developed as a single phase and the zoning is already in place, the Developer may submit a Site Plan without having to submit a Concept Plan first. The Site Plan submittal shall include a Usable Open Space and Pedestrian Linkages Exhibit, as described in Section 3.

### B. Restaurant with Drive-Through

1. Requests for a Specific Use Permit to allow a Restaurant with a Drive-Through in an Overlay District shall be evaluated based on the following considerations:
  - a. Existing concentration of like uses in the surrounding area;
  - b. Visibility of the drive-through from the street;
  - c. Disruption of pedestrian circulation; and
  - d. The extent to which the use and design contribute to the unique characteristics of the Overlay District.
2. Drive-through lanes may not be located between the building and the street unless there is no feasible alternative.
3. If the drive-through lane is located between the building and the street, the drive-through lane shall be screened using one of the following techniques:
  - a. A masonry wall that is architecturally consistent with the main building;
  - b. A planting bed at least 7 feet wide that is planted with a combination of groundcover, shrubs, ornamental grasses, and ornamental trees to create an opaque screen of varying height (between three feet and five feet); or
  - c. A canopy structure, living wall, or pergola that is architecturally consistent with the primary structure.
4. Drive-through lanes may not intersect a pedestrian path.
5. The entrance and exit of a drive-through lane shall be at least 50 feet from a street intersection when measured at the closest intersecting curbs.

### C. Convenience Store with Gasoline Sales

1. Convenience Stores with Gasoline Sales are not permitted within ½ mile of another Convenience Store with Gasoline Sales within a Corridor Overlay District.

## APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS

- a. Discontinuance of Use – If an existing Convenience Store with Gasoline Sales that is located within a Corridor Overlay District and within ½ mile of another Convenience Store with Gasoline Sales is discontinued for a period of six months, the Convenience Store with Gasoline Sales shall not resume.
2. Requests for a Specific Use Permit to allow a Convenience Store with Gasoline Sales in an Overlay District shall be evaluated based on the following considerations:
  - a. Existing concentration of like uses in the surrounding area;
  - b. Visibility of the gasoline canopy from the street;
  - c. Disruption to pedestrian circulation; and
  - d. The extent to which the use and design contribute to the unique characteristics of the Overlay District.
3. Design Requirements
  - a. Column supports for all gasoline pump-station canopies shall be encased in either a brick or stone masonry material or combination thereof.
  - b. The perimeter roof structure for all gasoline pump-station canopies shall include one of the following enhanced roof designs.
    - i. A sloped roof feature finished with composition shingles, standing seam metal, clay tile, slate tile, or engineered roof tile products that complement the color scheme of the main building.
    - ii. A flat roof with a cornice or comparable architectural treatment that is consistent with the design of the main building.

### D. Mixed Use Developments – Horizontal or Vertical

1. Mixed use developments should be designed with a high degree of connectivity between uses.
2. When ground-floor residential units front streets, entrances to the individual units shall provide an appropriate transition from public space to private space and include elements designed to activate the street. Such elements may include greenery, stoops, transparent barriers no taller than four feet, sufficient room for outdoor seating, and doors that face and are visible from the street.
3. Multi-story buildings shall use building materials and architectural elements to differentiate between the first floor and the second floor.
4. Density and Height Bonus – For each 10% of first floor area dedicated for commercial or retail uses the developer may:

## APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS

- a. Increase the maximum number of dwelling units per acre by 10%; and
- b. Increase the maximum allowable height by 10 feet.

### SECTION 10 – LANDSCAPING REQUIREMENTS

#### A. Guidelines

1. Landscaped areas should be designed and planting materials selected to emphasize and complement building entrances, architectural elements, and usable open spaces.
2. Planting materials should include a mix of ground covers, shrubs, perennials, ornamental grasses, ornamental trees, and street trees.

#### B. Base Landscaping Requirements

1. Developments shall include landscape areas equal to at least 10% of the total site plan area.
2. The calculation of the number of trees shall be determined by adding together the required Street Trees and Buffer Trees, Parking Lot Trees, and Pedestrian Walkway Trees.
  - a. Street Trees and Buffer Trees – For every 500 square feet of required landscape area, one tree of three inch caliper or larger is required.
  - b. Parking Lot Trees – For every 10 parking spaces, one tree of three inch caliper or larger is required.
  - c. Pedestrian Walkway Trees – For every 20 feet of pedestrian walkway, one tree of three inch caliper or larger is required.
3. Flowering and Colorful Plants – The developer shall provide seasonal plants in any container size, so that the combined container gallons equal at least 15% of the required shrubs.
  - a. For example, if a site requires 100 five-gallon container size shrubs—which is 500 container gallons—the developer shall provide enough seasonal plants so that the combined container gallons equal 75.

#### C. Parking Lot Location and Screening Requirements

1. All parking or drive areas shall be located a minimum of 30 feet from right-of-way lines along public streets. The area inside this setback shall be credited towards the landscaping requirement prescribed by Article 8 of the Unified Development Code.

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2. All parking shall be screened from public rights-of-way and public park areas in accordance with Article 8 of the Unified Development Code using a solid screen in the landscape strip. The screen shall be at least three feet tall, and achieved by one of the following methods:
  - a. A berm;
  - b. A planting screen (hedge);
  - c. A wall, using masonry materials similar to those used in the primary structure; or
  - d. A combination of the above.
3. Parking areas adjacent to a street that extend a distance of 60 feet or 25% of the lot width (whichever is smaller) shall be screened with enhanced screening described in Section 6.

### D. Internal Parking Lot Landscaping Standards

1. Landscaped areas in a parking lot shall be provided in accordance with Article 8 of the Unified Development Code, along with the following supplemental requirement:
  - a. Perimeter parking lot screening shall be offset at least six feet for every sixty linear feet of screening area length.

### E. Tree Preservation Incentives

1. The developer shall earn the following credits for each existing tree in excess of a six-inch caliper width, as measured six inches above ground, which is preserved and incorporated into the site plan design. This credit applies to those species listed in Exhibit 2 of Article 8 of the Unified Development Code.
  - a. Parking space requirements may be reduced by six paved parking spaces, including access drive paving that serves the spaces, for each tree preserved. Maximum parking reduction shall not exceed 25% of total parking; plus
  - b. Maximum height of multi-tenant sign, as defined in Article 9 of the Unified Development Code, shall be increased by two feet for every tree preserved. Maximum sign height shall not exceed 75 feet.
  - c. For every 20 trees preserved, the developer may reduce the number of required Building Design Menu Items by one, not to exceed two items.
2. When existing trees are used for credit, the developer shall submit a Tree Protection Plan as a part of the Site Plan subject to City Council approval. The plan shall include the following:

## APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS

- a. A survey of all existing trees on the property, including species type and size in caliper inches;
  - b. Indication of trees to be preserved and trees to be cut down;
  - c. A provision establishing tree protection procedures;
  - d. The type of temporary fencing or barricade devices to be used to protect critical root zones (CRZ) of all existing trees to be preserved during the construction period; and
  - e. A grading plan that indicates both existing and new final grade elevation inside drip line of all existing trees to be preserved.
3. A tree approved for preservation under this provision that is lost during construction or is lost due to subsequent damage inflicted by the property owner shall be replaced on the property at the property owner's expense with three new trees of three inches in caliper or greater for every six existing caliper inches (as measured six inches above the ground) at the time of plan approval. The replacement trees shall be planted as near as possible to the location of the tree that was lost.

### SECTION 11 – MISCELLANEOUS REQUIREMENTS

#### A. Required Parking

1. Parking calculations in Article 10 of the Unified Development shall serve as parking maximums.
2. Number of parking spaces shall not exceed the parking maximum without approval by City Council and one of the following compensatory measures:
  - a. 50% of parking spaces above maximum shall be of permeable materials; or
  - b. 50% of parking spaces above maximum shall be of reduced size (8 feet by 16 feet) and reserved for compact cars.

#### B. Equipment and Service Area Screening

1. Mechanical equipment (wall-mounted or detached), outside storage, and service delivery areas shall not be located between the building and the street.
2. Mechanical equipment (wall-mounted or detached), outside storage, and service delivery areas should be located in the least obtrusive location.
3. Mechanical equipment (wall-mounted or detached), outside storage, and service delivery areas shall be screened from view from the street, usable open space, and pedestrian pathways using one of the following techniques:

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- a. Planting screens capable of achieving a mature height of at least six feet;
- b. A wall at least six feet high using similar materials to the primary building; or
- c. A combination of the above.



4. If the dumpster screening is located and angled so that wall-mounted equipment is screened from view, the dumpster screening may count as the required screening.
5. Roof-mounted mechanical equipment shall be screened from view by a parapet wall on all facades, that is constructed to the following standards:
  - a. Buildings equal to or less than 6,000 square feet in area shall require a parapet that extends above the roof line 42 inches in height, with no roof-top mechanical equipment being installed within five feet of the nearest perimeter wall.
  - b. Buildings greater than 6,000 square feet in area shall require a parapet that extends above the roof line 36 inches in height, with no roof-top mechanical equipment being installed within ten feet of the nearest perimeter wall.

### C. Screening of Garage Bay Doors

1. Garage bay doors shall be located at the side or rear of buildings and shall not be oriented parallel with a dedicated street thoroughfare of any classification or a usable open space.
2. Garage bay doors shall be set back from the front facade by a minimum of 50% of the length of the side facade.
3. Garage bay doors shall be at least 70% glass.

### D. Screening for Residential Uses

1. A landscape buffer is required along all property lines adjacent to a residential zoning district.
2. When residential use (existing or proposed) is across the street from the development, the developer shall provide the following:

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- a. A landscape buffer at least 30 feet wide that includes a continuous berm at least three feet high;
  - b. Under story plants of a species listed in Article 8 planted within the berm so that the combination of berm and shrubs achieve a continuous, dense six-foot high screen;
  - c. Native shade trees, a minimum of three-inch caliper, and of species included in Article 8, planted within the landscape buffer at a ratio of one tree per 500 square feet of buffer area;
  - d. Said landscaped setback shall be fully irrigated and maintained in a healthy state in accordance with Article 8.
3. When a residential zoning district adjoins and is contiguous with the development, the developer shall provide the following:
  - a. A landscape buffer at least 15 feet wide;
  - b. Native shade trees a minimum of three-inches in caliper, and of a species included in Article 8, planted every 15 feet;
  - c. Trees shall be of a species capable of achieving a mature growth height of between 10-12 feet; and
  - d. A landscaped setback shall be fully irrigated and maintained in a healthy state in accordance with Article 8.
4. A masonry wall with an authentic mortar bond finish, both exterior finishes being the same, shall be constructed along all property lines as required by this section.
  - a. Walls facing a street right-of-way shall be offset at least five feet for at least every 160 linear feet of screening area length, or a curvilinear wall plan may be used.
  - b. Such walls shall have no vehicular access points into or from an alley or residential street except for those access points required for emergency access.
  - c. All walls shall be a minimum of six feet in height, except that the first 20 feet in from the street line may be stepped down to a minimum height of four feet.
5. When an existing masonry wall is located along the property line, the developer shall provide a double row of trees.
6. Churches and schools shall be exempt from the requirements of this Section.

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### E. Lighting Standards

1. Screening of Light Fixtures
  - a. Light sources shall be oriented toward the center of the site or shielded so that the light source is not visible from the nearest property line.
  - b. This shall apply to refractory lenses that extend beyond the lighting fixture and are designed to redirect the lighting source horizontally. This does not apply to neon or internally lit signs, or to decorative lighting with 15 watts or less per bulb.
  - c. Historic or antique-style pedestrian light fixtures approved by the City are excluded from this standard.
2. Decorative Pedestrian Level Lighting
  - a. Developers shall use decorative pedestrian level pole or facade mounted lighting fixtures at the entrances of buildings and along pedestrian walkways to accent entry areas and enhance pedestrian safety.

### F. Utilities

1. Local Utilities – All local electrical utilities shall be placed below ground, except for regional and interstate high voltage transmission lines.
2. Utility Access Structures – Major utility access structures, which must be located above ground, shall be placed in unobtrusive locations and shall be screened with landscaping that blends into the overall landscaping of the area.

## SECTION 12 – PROPERTY MAINTENANCE STANDARDS

Property owners, property management organizations, tenants, and operators shall maintain building exteriors, usable open spaces, landscaping, parking areas, and pedestrian pathways. Specifically, property owners, property management organizations, tenants, and operators shall:

1. Keep the property free of litter, debris, and gum;
2. Keep the building exterior in good repair with clean windows, no chipped paint, visible damage, or evidence of deterioration;
3. Keep doors to dumpster enclosures closed at all times, except during garbage collection;
4. Keep landscaping materials trimmed and from being overgrown; and
5. Remove dead or dying plants and replace as soon as possible.

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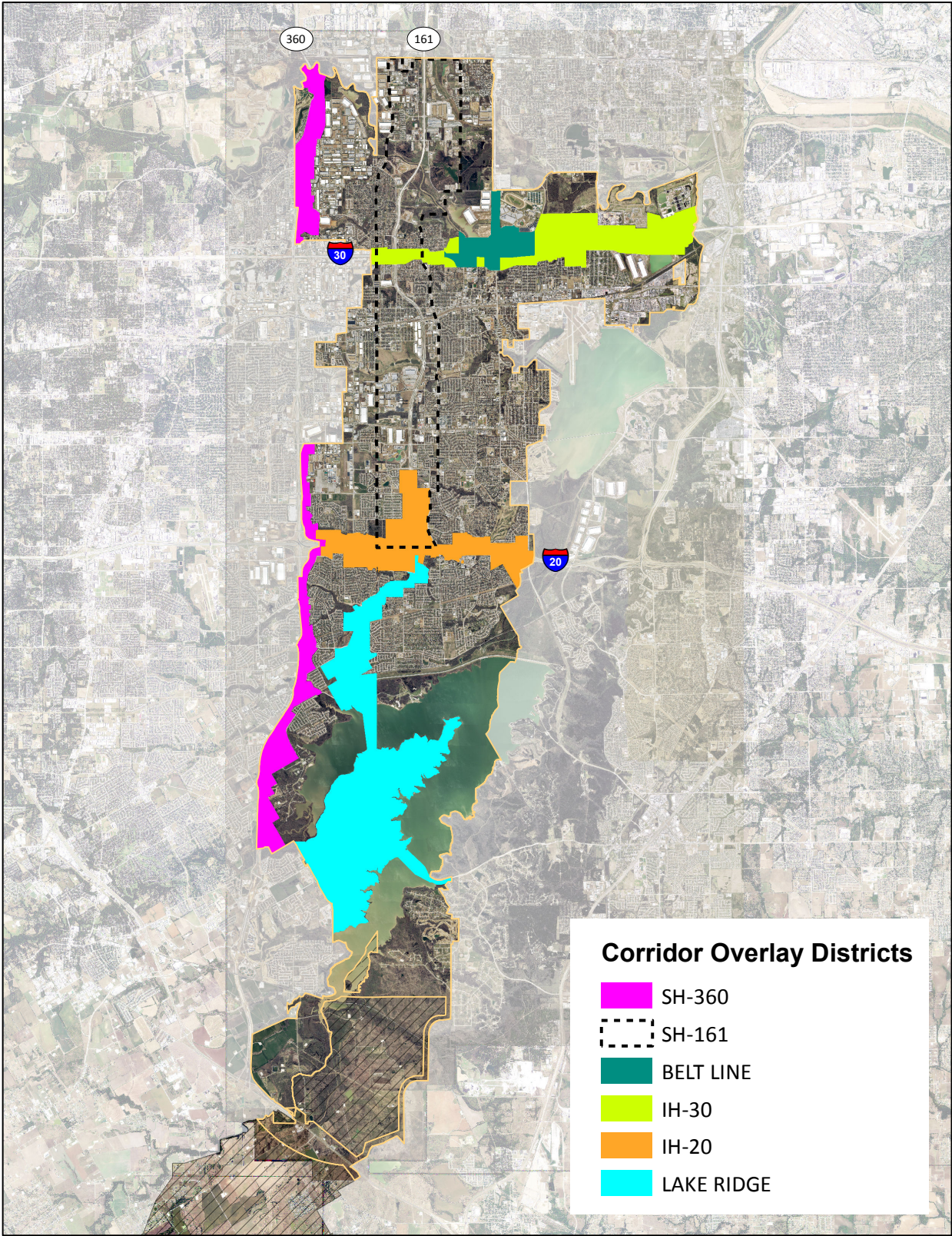
### SECTION 13 – VARIANCES

City Council may approve variances to this Article upon demonstration by the applicant that extraordinary circumstances exist or that the intent of this Article is met according to the following criteria:

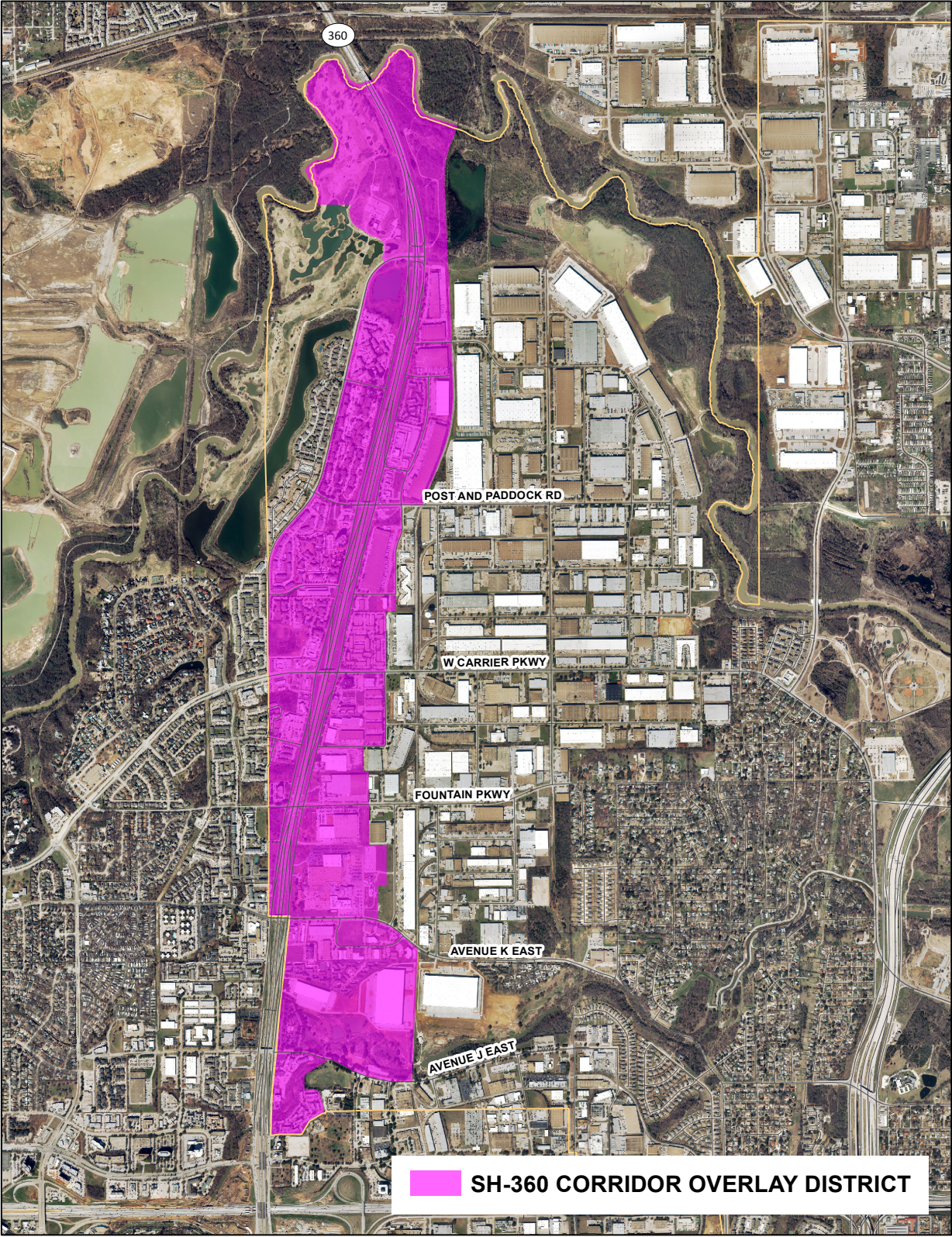
1. Consideration of any variance is conditioned upon the applicant demonstrating that such variance will fulfill the total intent of these regulations if the variance is granted. Variances to these regulations shall be granted only when an applicant demonstrates that an alternative design or measure provides an equal or greater level of quality and standard of development as that which is mandated by these regulations;
2. All variances shall require approval by City Council and a recommendation of the Planning and Zoning Commission.

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## SECTION 14 – DISTRICT BOUNDARIES



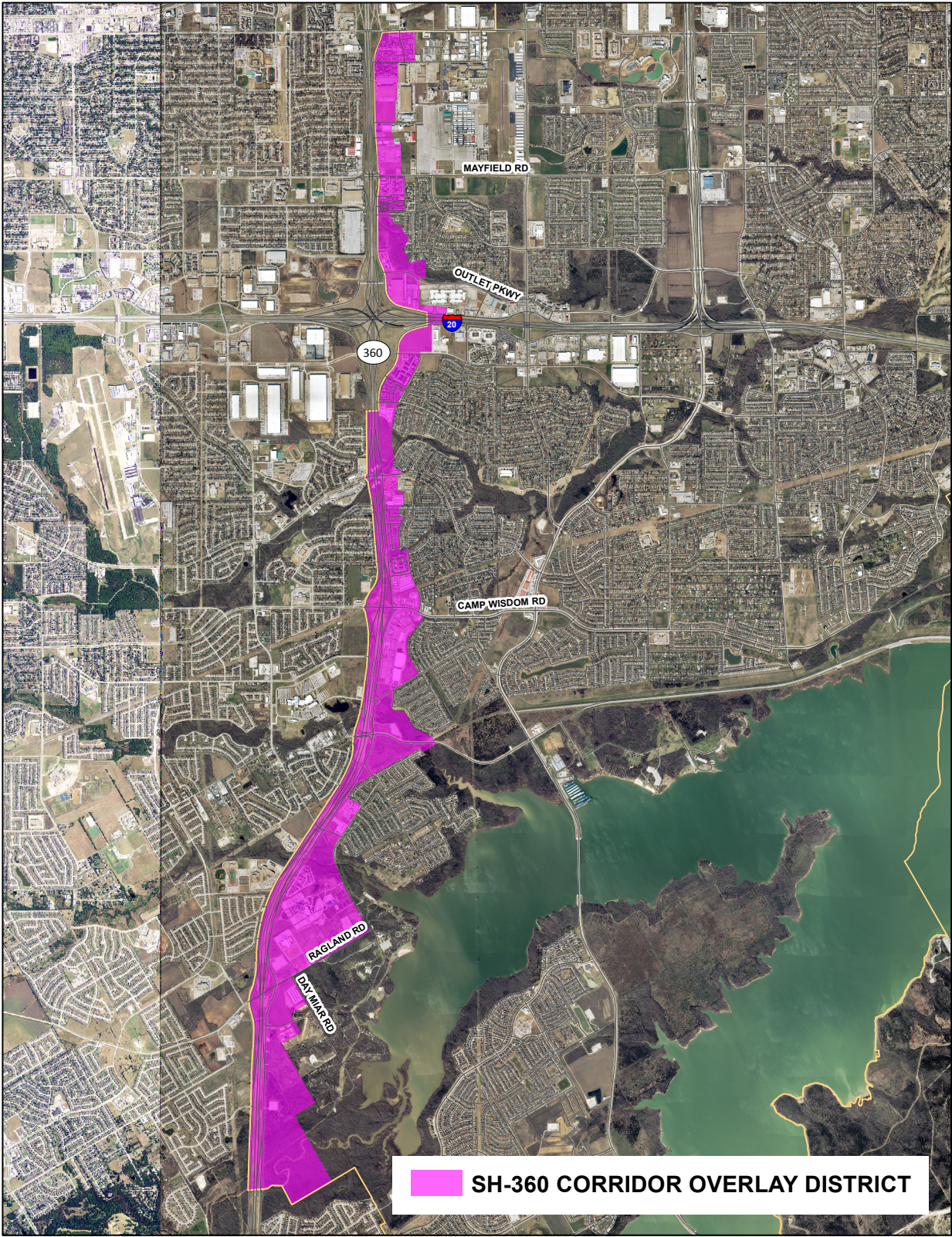
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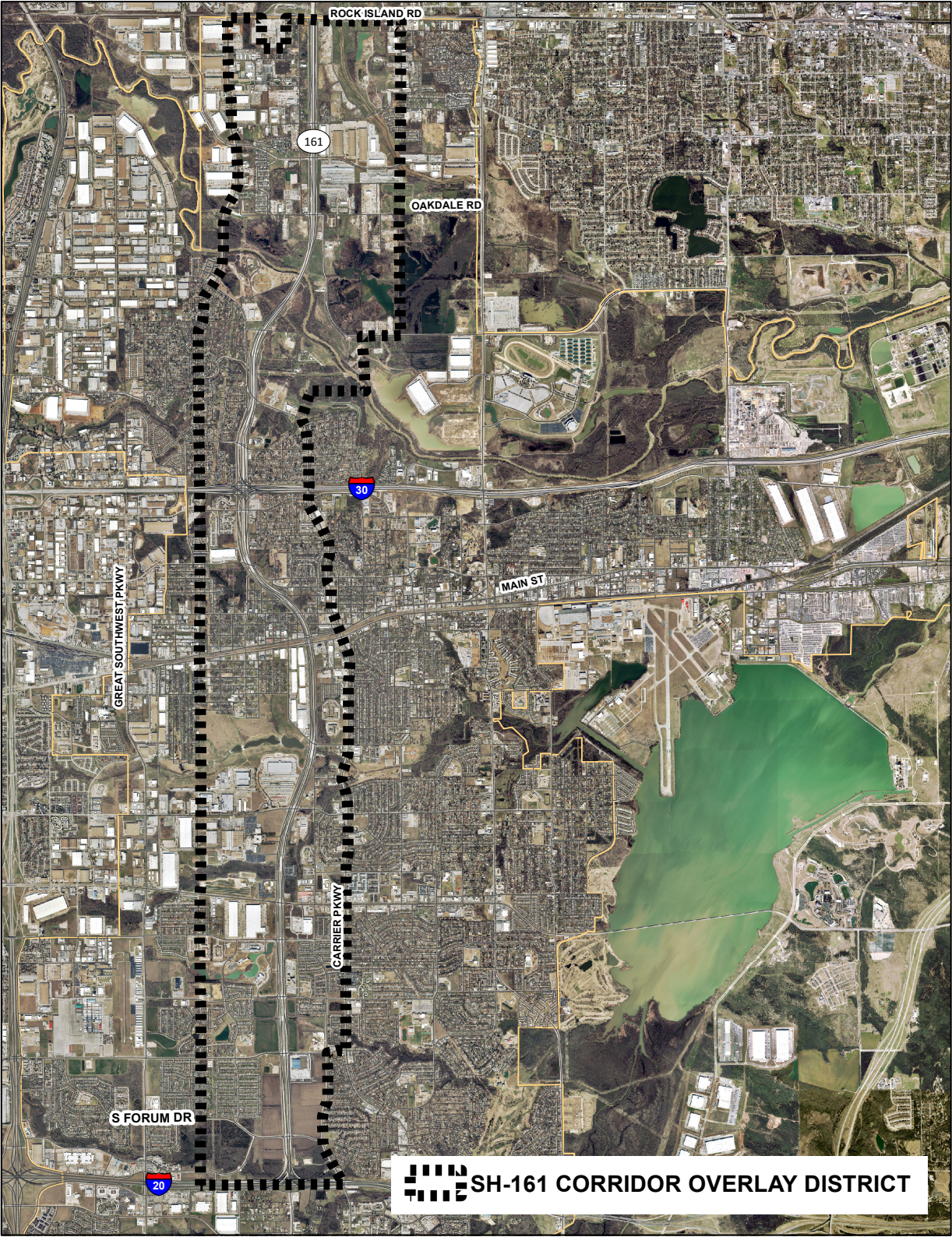
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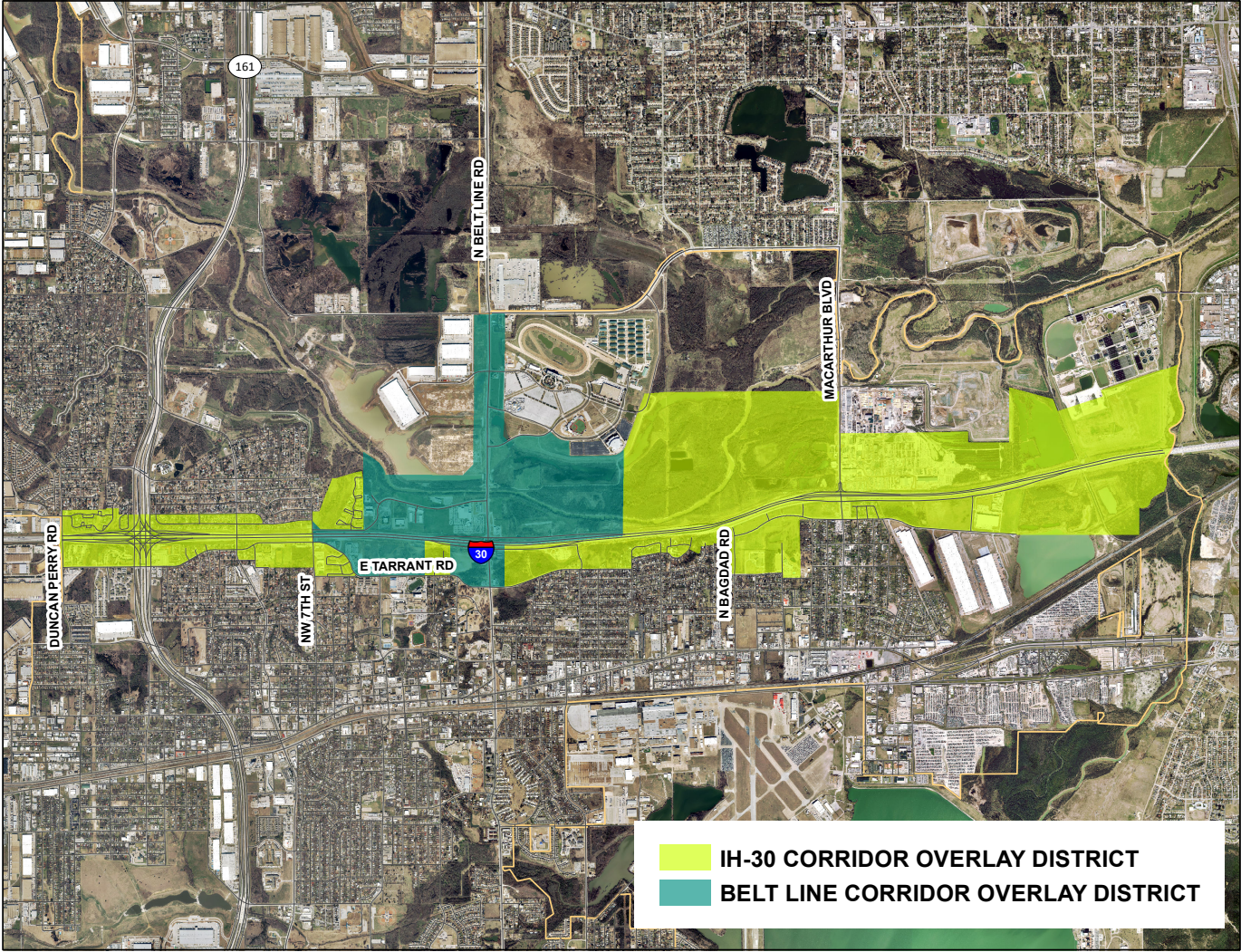
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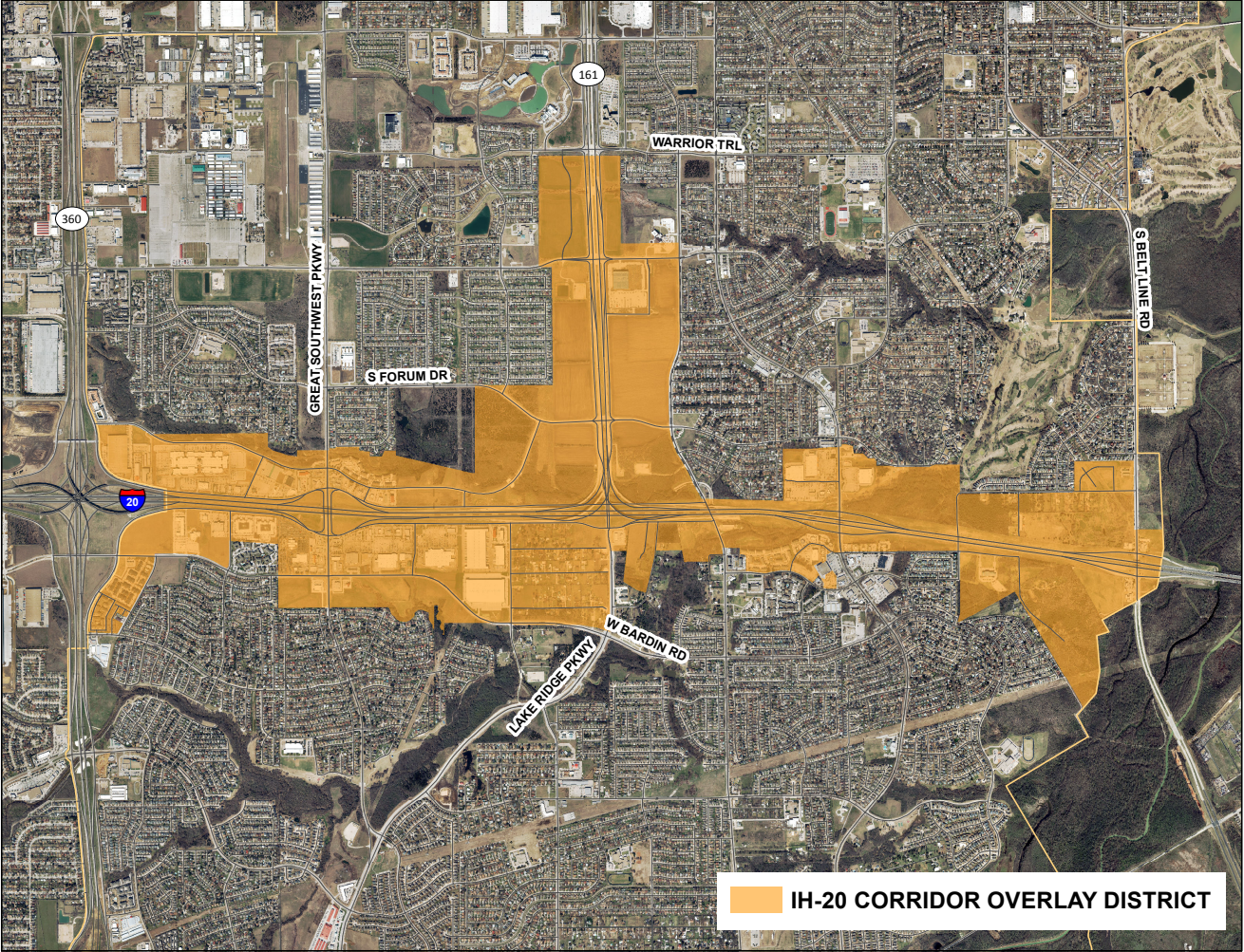
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