

## **Exhibit B – Development Standards**

**PD25-0004  
Brush Creek Center  
PD-SC- 2.633 acres  
Northeast Corner of US 377 and Brush Creek Road  
City of Denton, Denton County, Texas**

### **SECTION 1: Purpose Statement**

The regulations set forth in these development standards are for an Overlay Planned Development (PD) District as defined in Denton Development Code (DDC) Section 2.7.3C.1. The Overlay PD consists of approximately 2.633 total acres described in Exhibit A and attached to this PD Ordinance.

The purpose of this PD is to facilitate the development of a commercial center on 2.633 acres. The PD is intended to allow for development of an approximately 13,500 square foot commercial center while mitigating potential adverse impacts to nearby properties. The base zoning district for the PD shall be Suburban Corridor (SC) District, with the use and development standard modifications as provided for in this ordinance.

### **SECTION 2: Use Regulations**

Permitted land uses shall be in accordance with the Suburban Corridor (SC) zoning district as provided in DDC Table 5.2-A, as amended, except for the following uses, which shall be prohibited:

- a. Multifamily Dwelling
- b. Elderly Housing
- c. Outdoor Recreation Facility
- d. Laundry Facility, Self-Service
- e. Building Materials and Supply Store
- f. Smoke Shop
- g. Major Automotive Repair facility
- h. Craft Alcohol Production Facility
- i. Artisan Manufacturing
- j. Food Processing (less than and greater than 2,500 square feet)
- k. Low-Impact Manufacturing
- l. Self-Storage
- m. Warehouse and Wholesale Facility
- n. Temporary Storage of Shipping Containers
- o. Concrete Batch Plant
- p. Special Event Use

### **SECTION 3: Development Standards and Conditions**

Development within this PD shall comply with the Development Standards applicable to the SC zoning district as provided for in the Denton Development Code, as amended, except as modified herein. Additionally, all development within this PD shall comply with the following:

#### **3.1 Landscape Standards**

All requirements of DDC Subchapter 7.7 Landscaping, Screening, Buffering, and Fences, as amended, applicable to the SC zoning district shall apply to development within this PD District except as modified herein.

- a. In order to accommodate all required street trees and right-of-way screening elements, the applicant shall provide a minimum 10-foot-wide landscape buffer along the northbound shoulder of US 377. The buffer shall be parallel to and outside of the TxDOT right-of-way and public utility easements.

#### **3.2 Site Design Standards**

All development within this PD District shall comply with the development standards listed in this Section below. Otherwise, all site and building design requirements of Subchapter 7 of the DDC, as amended, shall apply except as modified herein.

- a. Refuse enclosures shall be situated on the subject property such that enclosures are not located within seventy-five (75) feet of a single-family residential structure. The refuse container shall not be located directly in front of the building and shall be opaquely screened from the right-of-way in accordance with DDC Subsection 7.7.8E.
- b. The applicant shall maintain a minimum 9-foot-wide shared-use path within the northbound shoulder of US 377 from Brush Creek Road traversing the length of the western property boundary.