

EXHIBIT C-1 - RAYZOR RANCH ARCHITECTURAL STANDARDS SOUTH COMMERCIAL DISTRICT (SCD) AND TOWN CENTER (TC)

Article 1 - Architecture and Planning

Non-residential buildings in the Town Center (TC) and South Commercial District (SCD) collectively referred to as the RRTC in this document shall comply with the following planning and design standards:

A. Orientation/Site Design.

1. The RRTC is intended to be a unique shopping experience with a wide array of retail options including larger regional retailers, department stores, fashion, electronics, hard and soft goods, bookstores, restaurants and entertainment uses. The project should be unique to the Denton area and complimentary to surrounding land-uses.
2. The TC area shall be oriented around a central circulation system or spine element for vehicular and pedestrian flow. This system or element may take the form of a public domain such as a park, open space, pedestrian plaza, courtyard or main street.
3. The TC area's central circulation system and supporting internal roads are intended to provide a clear and logical transportation system for vehicles, pedestrians, cyclists and public transit.
4. Plazas, patios and open spaces will be integrated into the site design to break-up large expanses of sidewalk areas.
5. Loading docks, trash receptacles, storage areas and mechanical equipment shall be screened from public streets by evergreen shrubbery, trees, masonry screenwall, concrete screenwall or a combination thereof. If screening a loading dock with landscaping, the landscape material must be a minimum of five (5) feet tall at time of planting and must comply with the planting standards set forth in the Rayzor Ranch Landscape Standards. If screening trash receptacles, storage areas and mechanical equipment, the landscape material must be a minimum of one (1) foot taller than the item they are to screen at time of planting and must comply with the planting standards set forth in the Rayzor Ranch Landscape Standards.
6. Trash collection and compaction may not occur within one hundred feet (100') of a single-family detached residence located outside of Rayzor Ranch. Trash collection areas shall be screened from public view as defined in Item A.5.
7. Mechanical equipment may not be located within one hundred feet (100') of a single-family detached residence located outside of Rayzor Ranch. Mechanical equipment shall be screened from view as defined in Item A.5.

8. Directional and wayfinding signage shall provide assistance for pedestrians and vehicles.

B. Building Design and Materials.

1. The SCD is to have distinctive architectural theming, including common design elements and materials.
2. Window glass may not be flush with exterior walls or, if flush, shall have a surround of wood/metal frame or wall trim material.
3. The SCD is to have a complimentary building character. Buildings shall be designed to enhance the community character and have features that provide visual interest. Large, blank facades and wall surfaces shall not be permitted. Within the TC area, windows and/or storefronts should be included in wall planes wherever feasible. The building facades within the TC area should be broken up and softened when feasible through overhangs and colonnades, architectural detailing or landscaping.
4. Building walls greater than one hundred feet (100') in length shall have vertical and horizontal facade articulation or other distinctive changes in the building facade, such as material changes, color or textural changes.
5. All sides of buildings visible from the streets, or internal customer areas of the site, are encouraged to be constructed of masonry, including brick and native stone veneers, decorative block, concrete, stucco (EIFS) or other high quality material customarily used for this building style. Gables, windows, doors and related trim are not included in this requirement. Wood and HDO board may be used. Preferred materials from the Example Material Applications located in Appendices 1—4 include:
 - i. Native Texas quarried natural stone or limestone of varying colors, sizes and textures;
 - ii. Concrete - Architectural finish. Texture coated or textured and colored;
 - iii. Masonry, including structural and brick veneers;
 - iv. Porcelain Tile;
 - v. Glass Galvanized metal panels or prefinished architectural metal panels of gray tone, neutral or earthtone color;
 - vi. Painted siding in a warm, neutral/earthtone or gray tone color;
 - vii. EIFS or stucco in a warm, neutral/earthtone or gray tone color;
 - viii. Accent colors as identified on the Master Palette are encouraged but should be used in a limited manner to contrast the more subtle "natural" palette;
 - ix. Natural metals such as, but not limited to, zinc and copper;
 - x. Roofing tile, metal roofing shingles and panels, or slate in galvanized or natural/earthtone color;
 - xi. Natural wood, stained or painted.

6. **Glass and Storefronts.** Glass shall be used to allow visual access into interior spaces, or for display purposes. Buildings may not incorporate glass for more than 70% of the wall plane.
7. **Stone.** Native stone and stone veneers are encouraged to be used where practical as the common and unifying architectural material for the SCD.
8. **Metal Roofs.** Metal roofs are permitted provided that they are standing metal seam, batten seam or metal shingles.

Article 2 - Outdoor Sales and Storage

- A. **Exterior sidewalk displays and cart storage.** Areas for customer loading or merchandise display and cart storage is allowed, but such areas shall be clearly delineated and shall not be located in front of any customer entrances, exit door(s), or within fifteen feet (15') on either side of the door(s).
- B. **Permanent outdoor display, sales and storage.** Merchandise may be stored or displayed for sale to customers on the front or side of the buildings in accordance with the following criteria:
 1. The total square footage of all permanent outdoor storage, display, and sales areas shall be limited to 20% of the footprint of the building, but in no event shall exceed 20,000 square feet, except for home improvement use, which may not exceed 45,000 square feet of outdoor storage and the 20% footprint restriction does not apply.
 2. Permanent outdoor storage, display and sales shall be contiguous to the building and shall not be permitted within seventy-five feet (75') of a single-family detached residence located outside of Rayzor Ranch.
 3. The permanent storage, display and sales area shall be enclosed by a minimum eight foot (8') wall of columns minimum two feet (2') wide, of like appearance to the building with wrought iron or decorative tubular steel fencing. No merchandise other than trees shall be visible above the wall or fence.
 4. Seasonal outdoor display will be allowed. Size will be limited to 11,000 square feet maximum. Dates for outdoor display will be year round. Merchandise may not exceed ten feet (10') in height except for trees.
- C. **Rear Storage.** Bulk merchandise may be stored behind any building. The sides and back of the storage area shall be screened with a chain link fence covered with windscreen, except for any side or back that is separated from any residential property by an eight-foot masonry wall and landscaped buffer yard, in which case additional screening is not required. Windscreen shall be maintained in good repair and free of tears. The rear storage area shall not be accessible to customers. Merchandise shall be stacked no higher than twenty-five feet (25') or level with the top of the adjacent sidewall of the building, whichever is lower, and may not be stacked above the height of the chain link fence.

- D. **Pickup and Delivery.** Outdoor storage, pickup, delivery, loading and unloading of merchandise, equipment or other items may not occur within one hundred feet (100') of single-family detached residential property located outside of Rayzor Ranch. Loading areas and docks must be located to the side or rear of the building unless the loading area is completely screened from the street, and loading docks shall be located more than one hundred feet (100') from single-family detached residence located outside of Rayzor Ranch. Pavement may be located within one hundred feet (100') of residential property.

Article 3 - Streetscape/Public Spaces

- A. SCD shall provide one square foot of plaza or public space area (Plaza Area), which may include sidewalks, for each ten (10) square feet of gross ground floor area.
- B. Plaza Areas shall be defined as any area within SCD that contains any three of the following seven items:
1. An area that provides pedestrian seating at a rate of one seat for each 250 square feet. Seating shall be a minimum of fifteen inches (15") in height and thirty inches (30") in width. Seating elements include manufactured benches, ledge benches, natural elements, seat walls or other raised element designated for seating. When providing more than one sitting space on an element, each space shall be calculated at a minimum of eighteen inches (18") of width.
 2. An area that integrates shade within the open space area through the inclusion of shade trees, trellises, awnings or structural elements such as colonnades and canopies.
 3. An area that provides trees in proportion to the space at a minimum of one tree per 800 square feet.
 4. An area containing a water feature, fireplace, amphitheater or public art.
 5. An area containing outdoor dining.
 6. A freestanding stone fireplace, obelisk or other design feature.
 7. A hardscape area that integrates landscape planting within the hardscape through pots, above grade planters, in grade planters, or tree grates (Refer to photographs in Appendix 3).
- C. Planting areas in the sidewalk are encouraged. Pots or above grade planters are allowed, minimum container size of 5 gallons. (Refer to photographs in Appendix 3.)
- D. Single tenant buildings having a gross floor area in excess of 40,000 square feet shall have a minimum of 100 square foot seating area including benches or other permanent seating along the front sidewalk area. This area shall be included as part of the Plaza calculation and should meet Plaza requirements.
- E. Bicycle racks shall be included at various locations in the TC.

Article 4 - Mechanical Roof Equipment Screening

All roof mounted mechanical equipment shall be fully screened from view from public on the site or public pedestrian spaces. Acceptable methods for screening roof mounted equipment shall include parapet elements, louvers, or ridges of sloped roof forms. The color and finish of the screening shall comply with the color pallet approved as Appendix 1 and be complimentary to the building architecture.

Article 5 - Accessory Use

All accessory uses shall be architecturally compatible with the main structure by sharing color, materials, architectural design, roof pitch elements or some other architectural feature.

Article 6 - Drive-Through Requirements

- A. Drive-through uses shall provide sufficient stacking area to ensure that public rights-of-way are not obstructed. Fast food restaurants with drive-through facilities shall provide a minimum stacking distance of one hundred and sixty feet (160') unless the building owner or tenant can substantiate that a lesser requirement is appropriate based on a national standard or case studies of other facilities operated by that owner or tenant. Bank drive-through facilities shall provide a minimum stacking distance of one hundred feet (100').
- B. Drive-through canopies must be built as an integral architectural element of the structure. The supporting structure shall include at least one (1) of the following architectural features:
 - 1. Native Texas stone or limestone on the supporting structure columns or building facade.
 - 2. A sloped metal roof.

The materials are to be the same as those used in the primary structure. Drive-through structures and facilities physically separated from the primary structure must be architecturally compatible with the primary structure.

- C. Drive-through uses must be located to the rear or side of the structure, and buffered on the rear and side lot lines as required in the Denton Development Code Section 7.9.7.C. A portion of the buffer between sites can be provided on adjacent lots.

Article 7 - Light and Glare Performance Requirements

A comprehensive lighting plan shall be utilized for public safety in parking areas, illumination of building areas and pedestrian scale lighting along walkways and foot paths. Decorative lighting may be used at intersections and gathering places. All lighting within the Rayzor Ranch development shall meet the following standards:

- A.

Areas designated for parking use shall provide a minimum average of one foot candle of illumination.

B. Areas designated for pedestrian use shall provide a minimum average of one-half foot candle of illumination.

C. Light may not measure more than one-half foot candle of illumination at property lines external to Rayzor Ranch or at internal property lines where adjacent to residential.

APPENDIX 1

Example Material Applications



Colors are for illustrative purposes. Colors will closely match final color selections.



Material Colors:

The below listed materials represent the Architectural color palette for Rayzor Ranch. The intent is not to limit the manufacturers; therefore they are subject to change. Colors will remain within the specified color palette.

Neutral:

Benjamin Moore 1100

Benjamin Moore 1067

Benjamin Moore HC-172

Benjamin Moore HC-169

Benjamin Moore OC-5

Benjamin Moore HC-105

Benjamin Moore AC-28

ICI A1825

ICI A1838

ICI A1866

Sherwin Williams SW6136

Pittsburgh Paints 510-2

Gray Tone:

Benjamin Moore 1603

Benjamin Moore AC-27

ICI A2013

ICI A2007

ICI A2015

ICI A2014

Tnemec 03MT

Tnemec 03MT

Earth Tone:

Benjamin Moore 1267

Benjamin Moore 1239

Benjamin Moore 1225

Benjamin Moore HC-100

Benjamin Moore 1040

Benjamin Moore HC-68

Benjamin Moore HC-71

ICI A1827

Sherwin Williams SW6062

Sherwin Williams SW6335

Sherwin Williams SW6041

Sherwin Williams SW6158

Sherwin Williams SW0009

Sherwin Williams SW6117

Sherwin Williams SW2831

Pittsburgh Paints 417-5

Pittsburgh Paints 325-6

Pittsburgh Paints 315-5

APPENDIX 1

EXAMPLE MATERIAL APPLICATIONS

ADDITIONAL COLORS AND MATERIALS FOR TOWN CENTER ONLY

Until amended by City Council, the TC and SCD will use the Material Applications set forth above. Additional materials and/or colors may be added at a later date.

APPENDIX 2

EXAMPLE CANOPY AND SHADING APPLICATIONS



SHADE CANOPY



TRELLIS



TRELLIS



SUNSHADE



OVERHANG



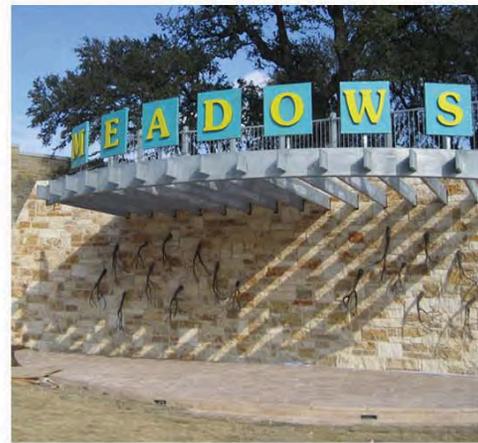
PORTICO



LOGGIA



CANOPY



SUNSHADE

APPENDIX 3
EXAMPLE AMENITIES



FIREPLACE SEATING



LIGHTING



TREE POTS



BENCHES



PLANTERS



PLANTERS



BENCHES



SEATING

APPENDIX 4

EXAMPLE ARCHITECTURAL IMAGERY

