

EXHIBIT C-3

RAYZOR RANCH MULTI-FAMILY GUIDELINES

The following provisions apply to all Multi-Family Tracts and Lots located within the Rayzor Ranch South Campus.

1. Grading and Drainage

- a. All grading must be done to alleviate ponding and must be coordinated with the master storm drainage plan and detention facilities. Depressions on paving or the landscape areas which will allow ponding of water are not permitted.
- b. Drainage swales must be shallow, gently contoured and sloped to minimize erosion. Concrete rip-rap, trapezoidal concrete channels and concrete pilot channel ditches are not permitted.
- c. All building structures must be equipped with gutters, downspouts and/or other drainage conveyances.

2. Parking

- a. Location of Parking – Parking is encouraged to be minimized between front façades and abutting streets but may occur here as long as buffers at streets, in addition to parking lot landscaping, are utilized.
- b. Parking areas must be paved with concrete, asphalt, concrete pavers or brick pavers and curbed and guttered with concrete, in accordance with the Plans. Access drives must be paved, curbed and guttered with concrete in accordance with the development standards promulgated by the City.
- c. Parking areas must be sufficient to accommodate all parking needs for employees, company vehicles, residents, invitees and visitors without the use of on-street parking. If parking needs increase on any Building Site, additional off-street parking must be provided by the Owner of such building site.. The number of parking spaces must be provided in accordance with Exhibit B-1.
- d. Parking areas must be provided in accordance with guidelines established by the City to the extent that City requirements are more strict than these Development Standards or address matters not addressed herein.
- e. No wheel guards or barriers shall be allowed in any surface parking area.
- f. Pedestrian Connectivity:
 1. Provide a logical layout for vehicular and pedestrian circulation to help minimize the conflicts between the two. When there are crossings or common path areas, provide well marked or differentiated pathways.
 2. Sidewalks shall be provided along all sides of the lot that abut a public right-of-way and where otherwise required to promote pedestrian connectivity within the site and to adjacent properties. At a minimum, walkways shall connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, building entry points.

3. Amenities

- a. Each multi-family development shall provide amenities. Examples of amenities are

as follows: pool, deck, pocket parks, dog park, site furnishings, playground equipment, outdoor recreational areas, outdoor viewing areas, trellis, shelters, outdoor cooking facilities, bicycle facilities, and art pieces

4. Service, Loading and Storage Areas

- a. Service areas for common use recreation and activity buildings shall be located at the rear or side yard of the building. Such areas must not be visible from roadways, parking areas and pedestrian walkways. No service or delivery vehicles may park or load/unload along public roadways, primary entrance drives or in visitor drop-off areas.
- b. Storage areas, incinerators, storage tanks, trucks based on the premises, roof objects (including fans, vents, cooling towers, skylights and all roof-mounted equipment which rises above the roof line), trash containers and maintenance facilities, shall either be housed in closed buildings or otherwise completely screened from view from public access ways and adjacent properties. Service, loading and storage areas shall be screened from view by walls, berms or a combination thereof, constructed a minimum 1 foot above all service equipment, such as trash containers, incinerators, storage tanks and cooling towers. Dumpsters and recycling containers shall be screened from public view on three sides with a solid fence or wall constructed of masonry, concrete, or composite wood with metal posts and frame, or other compatible building material. If gates are provided, they shall be heavy duty gates. Whenever possible, incorporate landscaping adjacent to screen walls.,
- c. No satellite dish shall be placed in an area visible from a public way or space and no dish shall be mounted to a balcony.
- d. Service, loading and storage areas shall not encroach on any landscape area.

5. Site & Building Lighting

- a. Lighting shall be provided for vehicular, pedestrian, signage and architectural and site features.
- b. Site lighting fixtures used along entrance driveways and in parking areas shall be no taller than 25 ft. high and the fixtures shall be of a consistent design within each project. This is not intended to require a consistent design within the whole of Rayzor Ranch.
- c. The pattern of light pooling from each fixture shall be carefully considered to provide smooth, even lighting of driveways and parking, while eliminating undesirable glare or light intrusion onto adjacent Building Sites.
- d. Parking areas shall have a minimum average of 1 foot candle initial illumination. Maximum illumination at property lines where the adjacent property allows single family or multi family uses shall not exceed 0.1 foot candles.
- e. Light sources shall be LED or metal halide,. Yellow/orange source lights are prohibited from use. LED lighting is strongly encouraged.
- f. Pedestrian walkways, courts, gardens and entrance areas shall be illuminated to enhance the pedestrian qualities of the Development. Low level fixtures should complement the architectural design and focus on quality landscape lighting that will enhance the development. The use of bollard lighting is encouraged.

- g. Identification graphics and signs shall be lighted internally or from ground mounted locations. If ground mounted, light fixtures should be screened from view in front of the sign.
- h. Illumination shall commence one half hour before sunset. Pedestrian walkways shall be illuminated during all hours of darkness and when poor weather conditions warrant. Parking lots must also maintain adequate lighting levels for security purposes from dusk to dawn.
- i. Up-lighting and accent lighting of the buildings is encouraged. LED light source is required for all such accent lighting.

6. Building Design Standards

- a. Use of Similar Architectural Styles or Theme – A similar architectural style or theme should be used throughout a single development phase. Building entrances and accent features are appropriate locations to express individual building character or identity.
- b. Building features, outdoor patios (covered or uncovered), and Architectural building feature elements (fountains, towers, awnings, trellis, outdoor gazebos for multi-family, or similar) may encroach upon the front setback (by as much as 10'), within restrictions. Encroachment may occur on one side (or two sides if approved by the City).
- c. All building façades shall include no less than three (3) of the elements listed below. Elements shall occur at intervals of no more than one hundred feet (100') horizontally or thirty feet (30') vertically. Vertical architectural design features, such as towers, are not required to comply with the 30' vertical requirement.
 - 1. Color change.
 - 2. Texture change.
 - 3. Material change.
 - 4. Medallions / accent pieces.
 - 5. Decorative light fixtures.
 - 6. A change in plane of no less than sixteen inches (16") in width, for 25% of the building façade element.
- d. Windows/Glazing should comprise a minimum of 20% of the wall façade area which is facing a public ROW. Other facades should have windows/glazing that comprises a minimum of 10% of the wall façade area.
- e. Roofs
 - 1. If pitched roof forms (gable, hip, shed) with overhanging eaves are used, they shall be between three inches (3") of vertical rise to twelve inches (12") of horizontal run, and twelve inches (12") of vertical rise to twelve inches (12") of horizontal run.
 - 2. Metal standing seam roofing is encouraged, but not required.
 - 3. Asphalt roofing shingles shall be dimensional (shadow line) type and at least a "40 year" shingle.
 - 4. Clay tile or concrete tile.
 - 5. Distinctively shaped roof forms, detailed parapets, parapet steps, or exaggerated cornice lines should be incorporated into rooflines along building façades greater than seventy-five feet (75') in length
 - 6. Flat roofs are permitted and must have parapets a minimum of 18" high or as required to screen any roof top equipment.
 - 7. All sloped roofing areas shall include gutters and downspouts except for small roof areas such as, but not limited to, roofs over bay windows,

awnings, and canopies.

f. Materials and Colors:

1. Each façade must contain a minimum of 40% brick or stone masonry (for the solid wall areas excluding glass, doors, & related trim).
 2. Use of Similar Building Materials – In order to achieve unity between buildings in an individual project, all buildings within that project shall be constructed of building materials from a similar color and material palette. This is not intended to require similar materials with adjacent properties within Rayzor Ranch.
 3. Exterior building materials for all facades shall be high quality materials. These include:
 - i. Brick
 - ii. Native/natural stone – quarried. Manufactured stone products are not allowed unless approved by the City under the Alternative Compliance option of this ordinance.
 - iii. Cast stone.
 - iv. Stucco
 - v. EIFS. When used, EIFS shall be a minimum of 8' above grade.
 - vi. Architectural precast or tilt wall concrete with texture finish when appropriate to the design.
 - vii. Decorative face integral color concrete masonry units, such as split-face, scored, ground face, burnished (as accent only)
 - viii. Prefinished metal panels and corrugated siding materials. All materials must have a Kynar finish, or similar, with a minimum 20 year warranty.
 - ix. Glass
 - x. Cement fiber siding, such as Hardi board. All siding must be individual board type and not sheet type. Soffits may utilize sheet materials.
 - xi. Wood composite and recycled materials such as Trex and Nichiha.
 - xii. The use of painted or stained wood, other than for doors, is discouraged
 4. Windows may be residential type vinyl, aluminum, or wood with insulated glass. Storefront glazing systems are also permitted where appropriate. Projected window surrounds are encouraged in all walls other than brick or stone.
- g. Entries. Public entrances to buildings shall be clearly defined and highly visible including features such as, canopies, porticos, awnings, peaked roof features, towers, or similar architectural forms and details.
- h. Accessory structures (including detached garages and storage units) shall compliment the main building architecture and use the same materials palette. Accessory structures visible from public access ways are subject to the same masonry and roofing requirements as the main buildings but are not subject to the other building design standards. Garage doors shall be metal or metal faced with wood.

7. Landscape

- a. Each owner must install landscaping in accordance with the plans submitted to and approved by the City of Denton within thirty (30) days following receipt of a temporary certificate of occupancy for a building on a building site or as soon as practicable allowing for the seasons of the year, but in no event later than 180 days following receipt of a temporary certificate of occupancy for a building. Landscape installation is required for a full certificate of occupancy to be issued by the city.

- b. Landscape treatment of each building site shall be in the form of shade and ornamental trees, shrubs, groundcovers and grasses.
- c. Landscaping shall be used to provide shade for parking and pedestrian areas, identify site and building entrances, frame positive views into and out of the site, to reinforce architectural scale and forms, and to screen and buffer service areas, air conditioning compressors, utility meters, boxes and transformers, and where otherwise required by these Guidelines..
- d. Each owner must install underground automatic lawn sprinkler systems in all landscaped areas of each building site. Drip irrigation systems are required for planting beds other than turf areas. In large landscaped areas planted with native grasses and wildflowers an owner may use a temporary and aboveground irrigation system as may be approved by the City of Denton and in such areas irrigation shall only be required for the first two growing seasons after installation.
- e. On property held for future development, the owner must install grass or ground cover in the area within fifteen (15) feet of any street (other than within a landscape zone) and must establish or re-establish vegetation generally to control erosion.

8. Parking Lot Landscaping

- a. Surface parking areas must be screened from public streets and the adjacent building sites by the use of trees, understory planting and berms to minimize views of the automobiles below their hood lines.

9. Signage and Graphics

- a. Each building site shall be allowed one (1) ground mounted identity sign at each Building Site entry point.
- b. Internal freestanding secondary signage, such as wayfinding and directory signs, are allowed.
- c. Building sites which front other perimeter public streets and have no access to that public street, may install one (1) ground mounted sign similar to the entry point sign on that frontage.
- d. General content of the signs(s) shall be limited to a project name, logo symbol, and street address numerals.
- e. All signs must be freestanding, ground mounted, monument type signs or mounted on the building site entry point wall.
- f. All signs must be approved and permitted by the City of Denton and in conformance with these standards.
- g. The location, size and construction of ground mounted identity signs will be in keeping with the character of the Development and shall not be located closer than three (3) feet from a driveway or parking area and have a gross surface area of more than forty (40) square feet and shall not exceed eight (8) feet in height.
- h. Secondary freestanding signage shall be limited to a gross surface area of twenty (20) square feet and shall not exceed six (6) feet in height.
- i. Flashing or moving character signs may not be installed. Illuminated signs must be

rear lighted or lighted from non-apparent light sources.

- j. The use of directional signage (stop, yield, no parking, etc..) shall not be limited. Size and style of such signage shall be appropriate to the location.
- k. Wall mounted building identity signs are not allowed. However this does not prohibit the use of other informational type small signage such as building identification, directory, and way finding signs.
- l. Building mounted blade signage is allowed. The materials and scale of the sign must be appropriate to the building it is mounted to, but shall not exceed 20' in height and a 5' projection from the building wall. The bottom of blade mounted signs must be no lower than 10' above grade and the top shall not extend above the eave line of sloped roofs or the parapet height on flat roofs.

10. Site Perimeter Walls and Fencing

- a. If walls and fencing are used to secure the perimeter of a building site in a multi-family zone, they must be a minimum of six (6) feet high and constructed of materials and finishes that match the buildings. "Wrought iron" style metal fencing is allowed provided it is interrupted with columns or walls such that no run of metal fencing exceeds 40'. Metal fencing is to be powder coated or otherwise pre-finished. Field painting is only allowed for touch up when required. Pre-manufactured steel or aluminum fencing is allowed.
- b. Wood fencing is allowed if limited to a maximum of 20% of the site perimeter or when used as a design feature in limited areas such as courtyards, pool areas, etc. Wood fencing shall be interrupted with columns or walls such that no run of wood fencing exceeds 40'.
- c. Composite wood fencing is allowed only for screening purposes
- d. Walls and columns must be constructed with appropriate structural footings and foundations to minimize movement and wall failure, and must be constructed with level wall/fence tops.
- e. Tilt-up concrete walls regardless of texture, finish and color are not permitted.

11. Site Entry Courts

- a. When used, guard houses (manned or unmanned) and entrance gates shall be a minimum of sixty (60) feet from the property line.
- b. Gate controls, card pads and intercom boxes shall be located in driveway islands adequate distances from the gate to allow "U-turning" back onto the public street.
- c. Gates should be designed to minimize queuing periods and entering vehicles stacking onto the public streets.

12. Air Conditioning Compressors and Utility Meters

- a. Air conditioning compressors shall be located in clusters or linear groups.
- b. They shall be set on level grades ideally on the end exterior walls of the buildings and screened from view of public streets, walkways and pedestrian areas.
- c. Low walls, fences or evergreen plantings are acceptable methods of screening

these elements.

- d. Utility meters shall be located in clusters or groups preferably in separate structures or on either end of the building's exterior walls. If located on the ends of the building, they shall be covered/screened from view with a compatible building material and allow convenient accessibility by the utility company.

13. Alternative Compliance

- a. Variations from the printed standards may be allowed if the design intent is preserved and approved by the City of Denton.



01 ELEVATION STUDY



02 ELEVATION STUDY

EXAMPLE ELEVATIONS-MULTI FAMILY

FOR INFORMATIONAL PURPOSES ONLY

06/03/2010