An aerial photograph of a historic city street. In the foreground, several multi-story buildings line the street. From left to right, the buildings feature signs for 'JONES PHOTOGRAPH STUDIO', 'FURNITURE AND CARPETS', and 'WILSON HARDWARE CO.'. A sign for 'MEAT MARKET' is visible on the far left. The buildings have varied architectural styles, including arched windows and decorative cornices. In the background, a large, prominent building with a dome, likely a government or institutional building, sits atop a hill. The overall scene depicts a well-developed urban area from a past era.

**THE DENTON SQUARE DISTRICT
DESIGN STANDARDS [DRAFT]**

UNDERSTANDING THE DISTRICT

HISTORY OF THE DENTON SQUARE

[Insert History]

DRAFT

UNDERSTANDING THE DISTRICT

GENERAL DEVELOPMENT INTENT AND PRINCIPLES

Intent

The Denton Square District strives to preserve and build upon its image as the historic, vibrant, small-town heart of a growing city by focusing on exceptional design of new development and redevelopment projects. The Denton Square Design Standards (DSDS) were developed to improve and protect the appearance, value, and function of properties around the Square. The standards and guidelines allow for creativity and variety within a framework of basic design parameters that reinforce the best attributes of the Square. The following principles serve as a basis for the standards and guidelines contained in this document. Projects are evaluated with respect to the principles, in addition to the pertinent standards and guidelines.

General Design Principles

1. Support new and existing businesses in the Denton Square District

The DSDS should primarily support the success of existing and new businesses.

2. Encourage adaptive reuse and support the preservation of historically significant buildings

The DSD includes historically significant buildings. The DSDS are intended to work in conjunction with the City's Historic Preservation Ordinance in the Denton Development Code to encourage preservation and adaptive reuse of historically significant buildings.

3. Encourage creativity, architectural diversity, and timeless design

The design review process is intended to support flexible, yet context-sensitive designs, discouraging uniformity while encouraging timeless designs that fit the character of the existing built environment.

4. Promote pedestrian-oriented building design

The DSDS should promote walkable, pedestrian-oriented building design, consistent with the character of the Denton Square.

5. Encourage the integration of art into public and private development

Art should be integrated into architecture, streetscapes, and public spaces. Art enhances the built environment and contributes to the area's success in attracting new residents and businesses.



The RC Scripture building of today (right) is a vast improvement over the boarded-up building of the past (left); its historic features have been maintained or restored through high-quality, thoughtful rehabilitation.

UNDERSTANDING THE DISTRICT

ADMINISTRATION

Intent

The DSDS apply to projects located within the Denton Square District (DSD) (see map on page 9). The intent of the standards and guidelines is to encourage the highest level of design quality and provide the flexibility necessary to respond to existing site conditions. The DSDS are intended to be clear, concise, and user-friendly. The development review process is meant to be predictable, flexible, and to facilitate the timely approval of conforming projects.

The DSDS represent supplemental requirements to base zoning as outlined in this document. Whenever there appears to be a conflict between the DSDS and the other sections of the Denton Development Code (DDC), the requirements specifically set forth in this document shall prevail.

Whenever a conflict between the *[Body of Appeal]* and the Historic Landmark Commission regulations occur, the stricter of the two shall apply, or a joint session of the two bodies may be called.

Definition of “Standards” and “Guidelines”

Standards are objective, measurable regulations, sometimes illustrated through diagrams and sketches, with which all projects must comply. Unless noted as a guideline, all provisions in this document are standards. If a project of exceptional design is clearly consistent with the General Design Principles but does not conform to a certain standard, the *[Body of Appeal]* may approve a Certificate of Appropriateness (COA) that cites the project’s compliance with those principles. For projects not conforming to height and setback regulations listed in the DDC, a variance approved by the Zoning Board of Adjustment is required, in addition to the COA.

Design guidelines are more subjective statements through which the City proposes additional design strategies. The guidelines should be suitable for most projects, and developers should endeavor to ensure that guidelines are followed to the extent possible. City staff and the *[Body of Appeal]* will work with developers to explore design approaches that maximize conformance with design guidelines. The *[Body of Appeal]* shall not deny a COA solely because a project fails to comply with design guidelines.

[Body of Appeal]

The *[Body of Appeal]* is composed of *[Number]* regular members and one alternate member, all of whom are appointed by the Mayor and the City Council. Members are charged with the administration of DSDS. *[Body of Appeal]* appointees should be qualified electors of the City of Denton. Furthermore, *[establish selection criteria for membership in appeals body]*. The Director of Development Services or designee serves as staff advisor to the Body of Appeal.¹



¹Multiple recommendations have been made to staff on the nature of the appeals board, including: Historic Landmark Commission; a board of downtown property owners; or the Downtown Task Force. Staff recommends a body combined of 3 members of HLC, 4 property owners within the district, a design professional, and an additional citizen)

UNDERSTANDING THE DISTRICT

DEVELOPMENT REVIEW PROCESS

Project Subject to Review

All development projects within the DSD, including additions, new construction, redevelopment (rehabilitation, renovation, or restoration), demolition, construction of a parking lot, and new signage are subject to review by the Planning and Development Department staff and/or the [Body of Appeal] for compliance with the DSDS. Changes to the interior of buildings do not require staff or [Body of Appeal] approval.

The [Body of Appeal] may approve the application as submitted, approve the application with conditions, or deny the application. When conditions are attached to a project approval, the conditions will require modifications to the proposed design that are necessary to ensure the project's compliance with the design standards.



Hundreds of thousands of visitors annually are attracted by Denton's historic Square, traveling from all over to dine, shop, and stroll.

Administrative Review vs. [Body of Appeal] Review

Projects that are consistent with all applicable General Design Principles and conform to all standards may be approved administratively by Development Services staff. Staff may refer an administrative case to the [Body of Appeal]. The [Body of Appeal] shall review projects that require interpretation or discretionary judgment with respect to the project's compliance with standards and guidelines.

Potentially Eligible for administrative approval:

- Ordinary maintenance to existing buildings²
- Minor exterior alterations²
- Temporary construction facilities
- Historic buildings restored in accordance with the Secretary of the Interior's Standards for Rehabilitation

[Body of Appeal] will review the following:

- New construction
- Major alterations (including demolition) of buildings
- Items that staff refer to [Body of Appeal]
- Cases that vary from standards

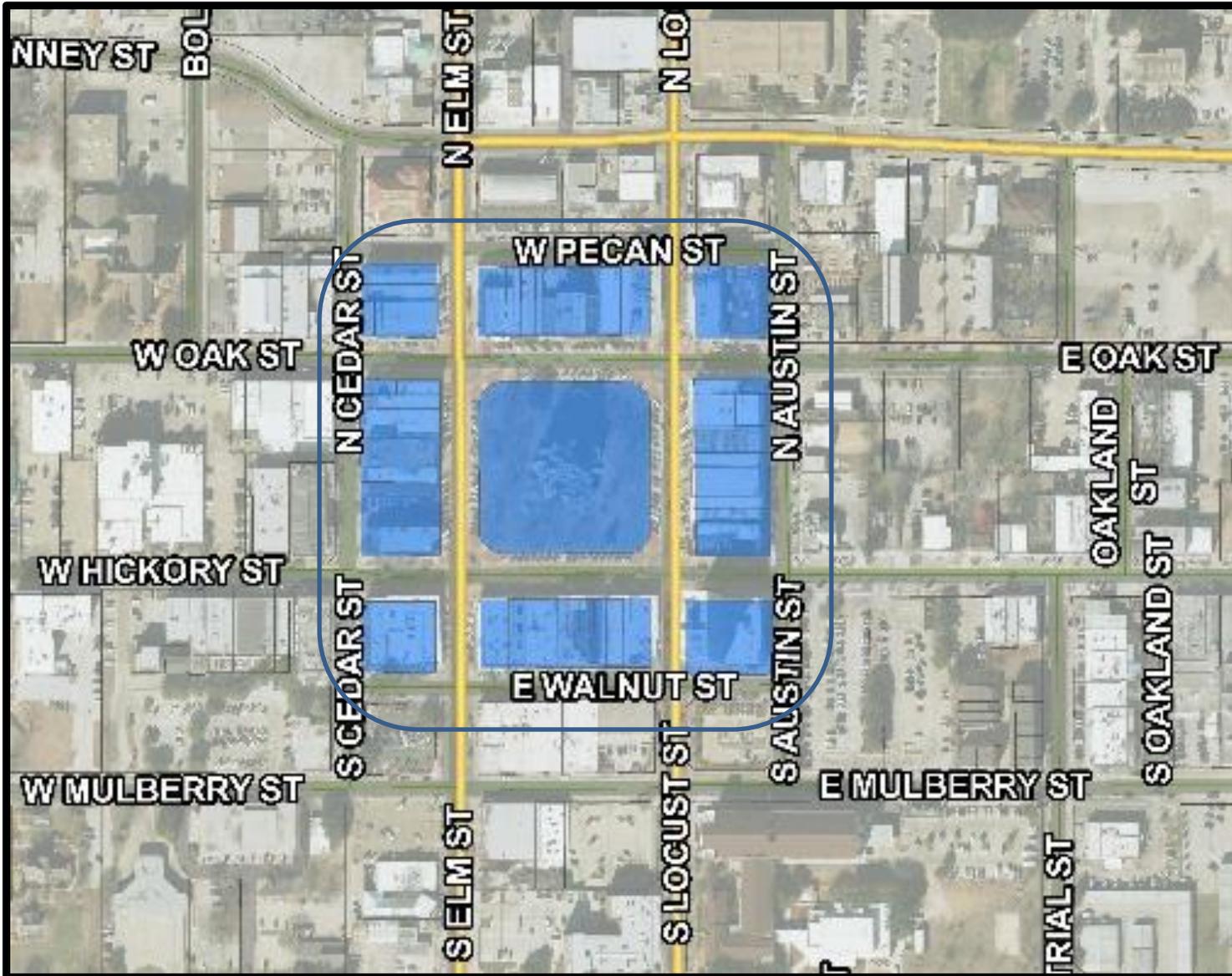
Certificate of Appropriateness (COA)

The Development Services staff or the [Body of Appeal] will issue a COA for approved projects. The COA is valid for one year from the date of approval.

² Refer to SEC. 35.3.15.4(B) of DDC for definition of these terms

THE DENTON SQUARE DISTRICT (DSD) BOUNDARY

The Denton Square District



UNDERSTANDING THE DISTRICT

DEVELOPMENT REVIEW PROCESS

Required Information from Applicant

The full list of required documents is included in the COA Checklist available from the City's Development Services Department. The Checklist and applications are located online at:

www.cityofdenton.com/

For questions, comments, or to set an appointment call 940-349-8541.

Review of Phased Projects

The [Body of Appeal] may approve a COA for all phases, provided that the applicant submits drawings that depict the initial phase, as well as all future phases. There must be correlation between the initial presentation and all subsequent presentations of the project.

Variations to Zoning Ordinance

The [Body of Appeal] is authorized to approve waivers to the DSDS, provided a project complies with applicable design standard intents. However, any waiver of basic property development standards related to building heights or setbacks requires a variance approved by the Zoning Board of Adjustment. Variances shall receive a recommendation from the [Body of Appeal].



Unique projects are exceptions. The [Body of Appeal] will determine the appropriateness of a project that does not perfectly conform to the DSDS.