

Exhibit B

Overlay Planned Development Standards

SECTION 1: Purpose.

The regulations set forth in these development standards are for the Overlay Planned Development (PD) District as defined in Denton Development Code Subsection 2.7.3C.1. The PD encompasses a total of 68.17-acres described in Exhibit A (“Property”), Zoning Legal Description. The subject site is generally located east of North Interstate 35, north of Loop 288, and southwest of Highway 77 (North Elm Street). The base zoning district for the PD shall be General Office (GO) District, with the use and development standard modifications as provided for herein this ordinance.

SECTION 2: Use Regulations.

The permitted uses for “Property” shall be in accordance with GO Zoning District, per the City of Denton Development Code (DDC) Table 5.2.-A, as amended.

The Use-Specific Standards for Outdoor Storage, Accessory below, shall replace those in DDC Subsection 5.4.4D:

In addition to complying with all EPA regulations, the International Fire Code, and all other applicable ordinances, statutes, rules and regulations, outdoor storage:

1. Shall be limited to materials sold or used on the premises as part of the principal use of the property.
2. Materials other than trailer parking shall not be stored in areas intended for vehicular or pedestrian circulation.
3. Materials other than trailer parking shall be located within designated truck courts only and shall be limited to a maximum of 30% of the truck court area.
4. Where not already screened by buildings, shall be opaquely screened from all adjacent properties with a minimum eight (8) foot tall masonry wall.
5. Outside Storage is not allowed between buildings and any public right-of-way.
6. Designated Outdoor Storage, Accessory, areas must be depicted on the Zoning Compliance Plan as required in DDC Subsection 2.5.1, as amended. No Outdoor Storage, Accessory will be allowed outside of the designated areas. Alterations to a designated Outdoor Storage, Accessory area that affects more than 30 percent of the square feet of that designated area shall require review and approval of a revised Zoning Compliance Plan.

SECTION 3: Development Standards.

Except as modified herein, development within this PD shall comply with the Development Standards applicable to the GO Zoning District as provided for in the Denton Development Code, as amended.

Landscaping and Screening

1. A minimum 30-foot-wide landscape buffer is required along Loop 288 and North Elm Street (Highway 77). The landscape buffer shall begin at the right-of-way and can overlap the 20-foot public utility easement running parallel to the right-of-way. Right-

- of-way screening as required in DDC Subsection 7.7.5F.4.b.i, as amended, shall be provided in the 30-foot-wide landscape buffer.
2. A minimum 35-foot-wide landscape buffer is required along the I-35 Frontage Road. The landscape buffer shall begin at the right-of-way and can overlap the 20-foot public utility easement running parallel to the right-of-way. Between the front-most row of parking and the street, the following right-of-way screening shall be provided:
 - a. For areas adjacent to more than two rows of parking between the building and the right-of-way, parking shall be screened with the following:
 - i. A minimum three-foot high continuous masonry wall
 - ii. Three small accent trees clustered every 30 linear feet. Trees shall be evergreen.
 - b. For areas adjacent to two rows of parking or no parking, right-of-way screening shall be provided as required in DDC Subsection 7.7.5F.4.b.i, as amended.
 3. Street trees along Loop 288 and North Elm Street (Highway 77) as required by DDC Subsection 7.7.7D.1 shall be planted within 100 feet of the right-of-way. Street trees shall be in addition to internal landscape islands, endcaps, or medians as required by DDC Subsection 7.7.5F.4.b.ii.
 4. Street trees along the I-35 Frontage Road as required by DDC Subsection 7.7.7D.1 shall be planted within between the front-most row of parking and the street.
 5. In addition to any compatibility buffers required by DDC Subsection 7.7.6, a 10-foot-wide buffer is required along the easternmost property line of the Planned Development District. The buffer must include a minimum of 30 points from Table 7.G.
 6. Automobile parking and maneuvering areas shall provide internal landscape islands, endcaps, and/or medians as required in DDC Subsection 7.7.5F.4.b.ii. Loading areas, truck courts, and trailer parking are exempt from internal landscape islands, endcaps, or medians as required in DDC Subsection 7.7.5F.4.b.ii. Any loading, truck court, or trailer parking areas restriped for automobile parking shall be exempt from internal landscape islands, endcaps, or medians.

Parking

1. DDC Subsection 7.9.4B is amended for Manufacturing and Processing Use Types and Storage and Warehousing Use Types to limit the maximum parking to one space per 500 square feet gross floor area.
2. Table 7.9-I Minimum Required Off-Street Parking is amended as follows: Manufacturing and Processing Use Types and Storage and Warehousing Use Types require a minimum of one space per 2000 square feet gross floor area.
3. Along I-35 frontage road, development shall be limited to no more than four rows of parking between the front building façade and the adjacent street frontage.
4. For each proposed use, the Director is authorized to reduce or increase the required off-street parking based on a parking demand study per 7.9.4.E of the DDC.

Site and Building Design

1. The design and orientation of the building(s) shall minimize the exposure of loading and trash collection areas from adjacent rights-of-way and properties.
 - a. No dock doors shall directly face the public right of way.

- b. Loading areas, truck courts, trailer parking, and trash collection areas are prohibited in the front yard(s) adjacent to each right-of-way.
 - c. All loading areas visible from the public right of way must be screened from the right-of-way by screening walls, building projections, wing walls, retaining walls, or similar structures. Screening structures must be architecturally compatible (as defined in the DDC Subchapter 9) with the associated building, a minimum of 8 feet tall, and extend the entire length of the loading area.
2. Front facades oriented toward the street shall be enhanced with 30% minimum window glazing, beginning at the primary entrance and extending 100 feet in either direction.
3. Buildings shall have no more than 100 continuous feet without a horizontal and vertical break of at least 3 feet. Such breaks may include recesses, projections, change in materials, change in building plane, change in building height, change in color, building reveals, or architectural features to provide visual interest and relief.

SECTION 4: Definitions.

Except as modified herein, development within this PD shall comply with Rules of Construction and Definitions as outlined in Subchapter 9 of the Denton Development Code, as amended.

Definitions

Truck Court: area next to a structure's docks which include both the loading areas and truck maneuvering zones. Trailer parking areas are excluded from the definition of a truck court.