

Subchapter 13 v. Exhibit C-3 Comparison Table.

	DDC – Subchapter 13	RROD - Exhibit C-3
Site Design & Orientation	Buildings shall be located within 20 feet of the street for at least 50% of the property's frontage along public right-of-way.	Same, however an additional 10 feet of setback may be granted for enhanced sidewalks or due to easements or other encumbrances.
	Parking is not permitted between the building and the street.	Same.
	All buildings adjacent to single-family shall comply with the Residential Proximity Slope.	Same.
	Building shall front on public streets and not parking lots.	Same.
	Buildings shall be directly accessed from the street and the sidewalk with a minimum of one ground floor entrance oriented towards the street.	Same.
	Accessory structures shall not be located along public right-of-way or private streets.	Same.
	A project greater than three acres shall contain a public or private street system.	Omitted.
Architectural Standards	The same exterior design may not be used for more than three building types in a project.	Same.
	Façade articulation is required to give the appearance of smaller structures. Elements including balconies, setbacks, and projections may be used. Unarticulated and windowless walls along street-facing facades are not permitted. Building frontages greater than 100 feet in length shall have recesses, projections, windows, arcades or other distinctive features to interrupt the length of the building façade.	Building frontages greater than 100 feet in length shall have recesses, projections, windows, arcades, and other distinctive features to interrupt the length of building façade. Elements including balconies, setbacks, and recesses or projections greater than 16 inches may be used to articulate individual units or collections of units.
	N/A	All buildings shall incorporate at least three elements: color changes, texture changes, material changes, medallions/accent pieces, decorative lighting features.
	Non-habitable, unenclosed architectural projections, such as porches, stairs, stoops, and awnings shall not extend more than 7.5 feet into a required front yard setback.	Building features, outdoor patios, and architectural building feature elements may encroach upon the front setback (by as much as 10'), within restrictions.
	Stairwells shall not be the dominant architectural feature on any façade facing a public or private street.	Un-enclosed stairwells shall not be located on the exterior of any buildings. Stoops are permitted for the entrance to ground level units directly accessible from the street.

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Architectural Standards (Cont'd.)	Adjacent buildings shall have different elevations.	Omitted.
	Along public right-of-way, windows and doors shall comprise at least 25% of the wall area. All other facades may be reduced to 10%.	Same.
	Entrances shall be clearly visible from the street and denoted through distinctive architectural elements such as ornamental glazing or paving, over doors, porches, trellises, or planter boxes.	Public entrances to buildings shall be clearly defined and highly visible including features such as canopies, porticoes, awnings, peaked roof features, towers, or similar architectural forms and details.
	N/A	Garages may not occupy more than 40% of the total building frontage and shall not extend beyond the front building line. Garages shall not be located along the portion of the building that fronts a public or private street.
Building Materials	Windows shall be provided with trim and shall not be flush with exterior wall treatment.	Windows may be residential type vinyl, aluminum, or wood with insulated glass. Window surrounds (trim) are required in all walls other than brick or stone.
	Metal Roofs are permitted provided they are of architectural quality.	Metal standing seam roofing is allowed.
	N/A	Pitched roofs shall be have a 3/12 rise. Asphalt shingles shall be dimensional type and at least a “40 year” shingle.
	N/A	Clay or concrete tile is permitted.
	N/A	Distinctively shaped roof forms, detailed parapets, parapet steps, or exaggerated cornice lines should be incorporated into rooflines along facades greater than 75 feet in length.
	Any buildings constructed with flat roofs must contain a distinctive finish consisting of a cornice, banding or other architectural termination.	Flat roofs are permitted and must have parapets to screen rooftop equipment. Walls adjoining flat roofs must contain a distinctive finish at the top of the wall such as a cornice, banding, large coping, or other architectural termination.
	N/A	All sloped roofs shall include gutters and downspouts except for roofs over bay windows, awnings, and canopies.
	Same.	Same.
	A minimum of 40% of the net exterior wall area of each building elevation shall be brick, stone, or masonry.	
	The balance of the net exterior shall be wood, clapboard siding, wood beaded siding, stucco, masonry, HDO board or other high quality material customary for the building and neighborhood style.	The balance of the net exterior shall be comprised of at least two of the following materials: stucco, EIFS, tiltwall, prefinished metal panels, wood or cement siding, concrete masonry units, cast or manufactured brick/stone products.

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Building Materials (cont'd.)	N/A	No individual building material, with the exception of brick, stone, or masonry, may comprise more than 30% of the net exterior wall area of each building elevation.
	N/A	All buildings within the 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.
Accessory Structures	Accessory structures visible from public right-of-way, private street systems, or adjacent residential properties shall include at least three items: façade modulation of at least six inches every 30 feet; multiple building materials; multiple surface textures; separation in roof pitch.	Accessory structures shall complement the main building architecture and use the same materials and color palette. Accessory structures visible from public right-of-way are subject to the same masonry and roofing requirement as the primary structure, but not other building design standards.
	N/A	Accessory structures such as carports, garages, and storage units (but not leasing offices, clubhouses, or recreation centers) shall be located along public right-of-way or private streets within Rayzor Ranch.
Landscaping	One street tree shall be provided for every 45 feet of linear street frontage.	Same.
	All parking lots and vehicle maneuvering areas shall be screened by a 15 feet landscape buffer that includes one large tree every 40 feet and at least one of the following: three foot high evergreens shrubs, three foot continuous wall of wrought iron, stone, or decorate concrete panels, or xeriscaping.	Same.
	A minimum of 7% of the total parking area shall be landscaped.	Same.
	A minimum of 15% of the parking are shall be covered by tree canopy.	Same.
	The tree species shall be an appropriate shade tree and shall be selected from the Tree List in the Site Design Criteria Manual.	Omitted.
	The landscaped islands and endcaps shall be planted with trees, shrubs, or ground cover.	Same.
	Landscaped areas shall be evenly distributed through the parking area and parking perimeter.	Same.

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Landscaping (cont'd.)	<p>Parking lots shall provide interior planting islands between parking spaces at an average of every 10 spaces. A large tree shall be planted within the island.</p> <p>Buffers are required per 35.13.8.B of the DDC.</p>	<p>Omitted, except the required to plant a tree in the landscape island.</p> <p>A Type C buffer is required adjacent to a single-family use or district.</p>
Lighting	<p>Light may not measure more than 0.5 foot-candle at the property line.</p> <p>Lights shall be shielded to prevent upward diffusion.</p> <p>Areas for pedestrians shall provide a minimum of one foot-candle of illumination.</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p>	<p>Same.</p> <p>Lights shall generally be shielded to prevent upward diffusion (full cut off). Up-lighting and accent light is only permitted for building elevation in excess of 250 feet from a single-family use or district. LED light is required for all such accent lighting.</p> <p>Lighting shall be provided for vehicular, pedestrian, signage and architectural and site features.</p> <p>Site lighting features along entrance driveways and parking areas shall be no taller than 25 ft. and shall be a consistent design within each project. This is not intended to require a consistent design within the whole of Rayzor Ranch.</p> <p>Light sources shall be LED or metal halide. Yellow/orange source lights are prohibited from use. LED lighting is strongly encouraged.</p> <p>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.</p> <p>Illumination for all parking lots and pedestrian spaces shall commence one half hour before sunset and cease on half hour after sunrise.</p>
Open Spaces & Amenities	<p>An area equal to 8% of the total lot area shall be dedicated to open space for recreation by the tenants.</p> <p>Areas covered by shrubs, bark mulch, and other ground covers which do not provide a suitable surface for human use may not be counted towards open space.</p> <p>Private decks, patios, and similar areas are eligible for up to 5% of the 8% required open space.</p> <p>Play areas for children should be provided for projects greater than 50 units that are not designed as age limited or student housing.</p>	<p>Same.</p> <p>Same.</p> <p>Same.</p> <p>Same.</p>

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Service & Security Areas	N/A	Service areas for common use recreation and activity buildings shall be located to the side or rear yard. Such areas must not be visible from public roadways. No service or delivery vehicles may park or load/unload on public roadways, primary entrance drives, or in visitor drop-off areas.
	N/A	Service, loading, and storage areas shall not encroach on any landscape area.
	N/A	When used, guard houses and entrance gates shall be a minimum of 60 feet from the property line.
	N/A	Gate controls, card pads, and intercom boxes shall be located in driveway islands adequate distances from the gate to allow "U-turning" without backing into the public street.
Parking & Circulation	Same, per the Transportation Criteria Manual.	Parking areas must be paved with concrete, asphalt, concrete pavers or brick pavers and curbed and guttered with concrete. Access drives must be paved, curbed, and guttered in concrete in accordance with the City's development standards.
	On-street parking is only credited per the regulations in Subchapter 35.14.5 of the DDC.	Parking must be sufficient to accommodate all needs without on-street parking.
	Parking shall comply with Subchapter 14 of the DDC.	Same, except no maximum on number of parking spaces.
	All development shall provide access that complies with Access Management principles of location, spacing, and sharing of curb cuts. All developments shall provide adequate stacking for all entrances. Sidewalks are required per the Transportation Criteria Manual. All developments shall provide pedestrian access by linking to any adjacent sidewalk, multi-use path, or public transportation stop. Parking lots with 100 spaces or more shall provide adequate pedestrian circulation within the site. Pedestrian walkways shall be directly linked to entrances and internal circulation of the building(s).	Provide a logical layout for vehicular and pedestrian circulation to minimize conflicts between the two. When there are crossing or common path areas, provide well marked or differentiated pathways. 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 transit stops, street crossing, and building entry points.
Fencing	Perimeter fences may be constructed of wood, wrought iron, masonry, brick, vinyl, PVC, or composite material. Natural vegetative hedgerow is also permitted.	Walls must be constructed of materials and finished that match the buildings. Where wrought iron is used, it shall be interrupted with columns or walls so that no run of metal fencing exceeds 40 feet.

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Fencing (cont'd.)	Fences along rear and side property lines shall not exceed eight feet in height. Fences in front yards shall not exceed 3.5 feet in height.	Fences shall be a minimum of six feet in height.
	N/A	Tilt-up concrete walls regardless of texture, finish, and color are not permitted.
	Fences shall not be located within any right-of-way, easement, designated fire lane, or within any required parking spaces. Fences shall not obstruct safe vehicular or pedestrian passage; ingresses or egresses; nor shall they obscure sight lines or visibility triangles. Perimeter fences shall be setback at least ten feet from the back of curb or five feet from the sidewalk, whichever is greater.	Same.
		Same.
Screening (Dumpsters & Mechanical Equipment)	Refuse containers, mechanical equipment, outside storage, and inoperable or junk vehicles must be opaquely screened from all right-of-way and residential uses or districts.	
	N/A	Storage areas, incinerators, storage tanks, trucks based on the premise, roof objects, trash containers and maintenance facilities, shall either be housed in closed buildings or otherwise completely screened from view of public right-of-way and adjacent properties.
	N/A, mechanical equipment must be screened from view of public right-of-way.	No satellite dish shall be placed in an area visible from public right-of-way or space or and no dish shall be mounted to a balcony.
	N/A	Air conditioning compressors shall be located in clusters or linear groups and they shall be set on level grades ideally on the end walls and screened from view.
Signage	N/A	Utility meters shall be clustered in groups preferably in separate structures or on either end of the building and shall be screened from view.
	Property is allowed one ground sign for each frontage. Along arterials or collectors streets, one additional ground sign may be provided per each 500 feet of frontage or fraction thereof.	Each property shall be allowed one monument sign at each entrance to the development. Frontages with no entrance may have one ground mounted sign similar to the entry point sign on that frontage.
	Wayfinding and directional signage are exempt from the sign regulations.	Wayfinding and directional signage is permitted but limited to no more than 20 square feet and shall not exceed six feet in height.

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Signage (cont'd.)	Same.	Flashing or moving character signs are prohibited.
	No limit to number, size, or height of attached signage.	Attached signage is limited to 20 feet in height and shall not exceed 40% of the net exterior of the wall to which the sign is attached.