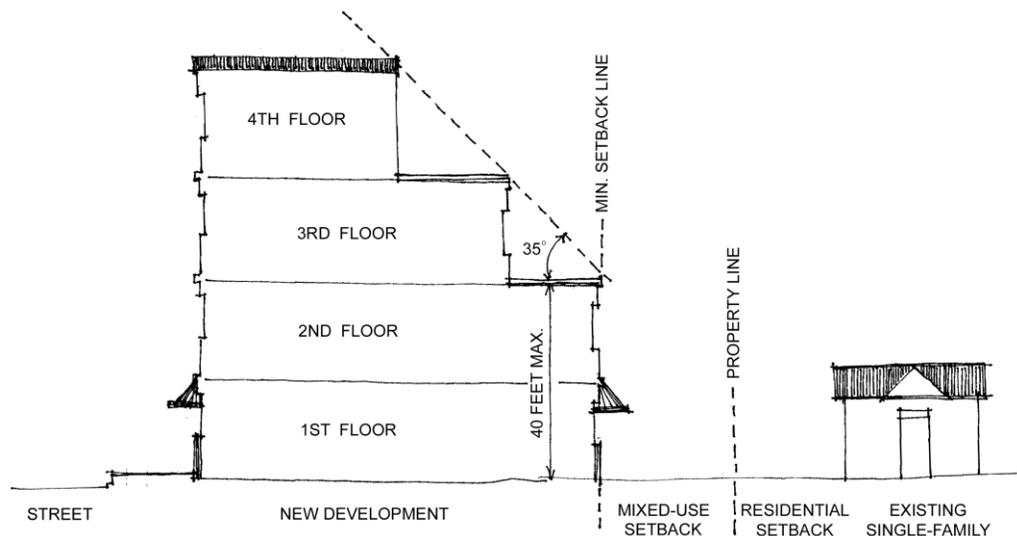


## EXHIBIT C-3 RAYZOR RANCH MULTI-FAMILY GUIDELINES

The following provisions apply to all Multi-Family Tracts and Lots located within the Rayzor Ranch South Campus and replaces Section 35.13.13.2 of the Denton Development Code, in its entirety. All other provisions of Subchapter 13 apply unless otherwise stated.

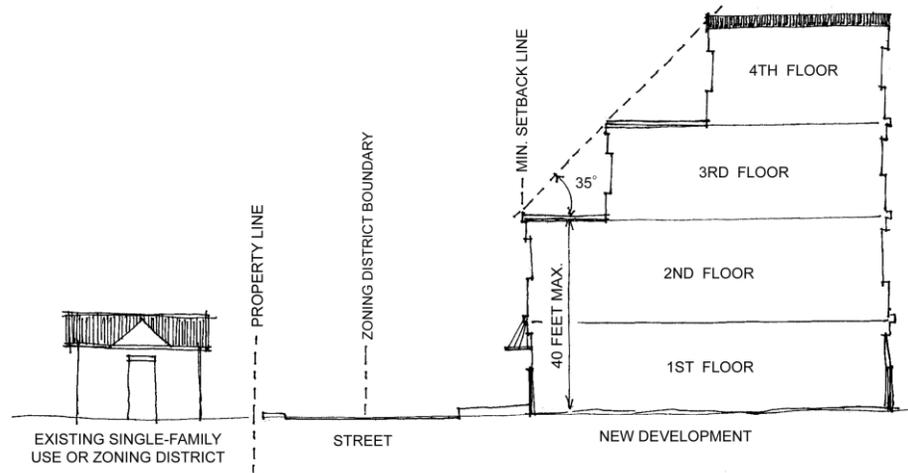
### A. Site Design & Orientation

1. Buildings shall be located within 20 feet of the property line for at least 50% of the total frontage along all streets within public right-of-way. Up to an additional 10 feet from the property line may be granted to reasonably accommodate enhanced sidewalks, street trees, landscaping, or other requirements that would otherwise be limited due to easements or other encumbrances.
2. Parking is not permitted between front facades of buildings and streets within public right-of-way.
3. All buildings abutting an existing single-family use or district outside of the Rayzor Ranch Overlay District shall comply with the Residential Proximity Slope. No part of any building may extend beyond the Residential Proximity Slope.
  - a. Residential Proximity Slope is represented by two planes projected upward and outward from a specific property or site, as defined by the text and diagrams below:
    - i. The first plane is a vertical plane extending through the boundary line of a specific property or site at the building setback line up to a height of 40 feet.
    - ii. The second plane extends upwards and towards the restricted building at a slope of 35 degrees from horizontal, from its intersection with the top of the first plane.
    - iii. The horizontal distances used to calculate the height restrictions imposed by the residential proximity slope may be determined by using the lot, block, and right-of-way dimensions.



A RESIDENTIAL PROXIMITY SLOPE IS REQUIRED IF THE NEW DEVELOPMENT SHARES A PROPERTY LINE WITH AN EXISTING SINGLE-FAMILY USE OR ZONING DISTRICT. A 35-DEGREE RESIDENTIAL PROXIMITY SLOPE ANGLE IS MEASURED FROM A POINT 40 FEET ABOVE GRADE AT THE MINIMUM SETBACK LINE.

**Figure 1**



A RESIDENTIAL PROXIMITY SLOPE IS REQUIRED IF THE NEW DEVELOPMENT SHARES A PROPERTY LINE WITH AN EXISTING SINGLE-FAMILY USE OR ZONING DISTRICT. A 35-DEGREE RESIDENTIAL PROXIMITY SLOPE ANGLE IS MEASURED FROM A POINT 40 FEET ABOVE GRADE AT THE MINIMUM SETBACK LINE.

**Figure 2**

4. Buildings shall front on public streets and/or a private street system and not parking lots.
5. Buildings shall be directly accessed from the street and the sidewalk with a minimum of one ground floor pedestrian entrance oriented toward the street.
  - a. Accessory structures such as carports, garages and storage units (but not including leasing offices, club houses or recreation centers) shall not be located along public right-of-way or private streets within the Rayzor Ranch District.
  - b. Garages may occupy no more than 40% of the total building frontage. This measurement does not apply to garages facing an alley or courtyard entrance. Any garage may not extend beyond the building front. Garages that are at least 30 feet behind the house front may exceed the 40% frontage minimum. Garages shall not be located along the portion of the building that fronts the public or private street.

## **B. Architectural Standards**

1. An identical exterior design may not be used for more than three buildings in a project. A variety of compatible exterior materials' use and type, building styles, massing, composition, and prominent architectural features, such as door and window openings, porches, rooflines, shall be used.
2. Building frontages greater than 100 feet in length shall have recesses, projections, windows, arcades or other distinctive features to interrupt the length of building façade. Elements including, but not limited to, balconies, setbacks, and recesses or projections greater than 16 inches may be used to articulate individual units or collections of units.
3. 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 feet), within

restrictions. Encroachment may occur on one side (or two sides if approved by the City).

4. 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 sidewalk.
5. Use of false door or window openings shall be defined by frames, sills, and lintels.
6. All building façades shall include no less than three of the elements listed below. Elements shall occur at intervals of no more than 100 feet horizontally or 40 feet vertically. Vertical architectural design features, such as towers, are not required to comply with the 40 feet vertical requirement.
  - a. Color change.
  - b. Texture change.
  - c. Material change.
  - d. Medallions / accent pieces.
  - e. Decorative light fixtures.
7. Roofs:
  - a. If pitched roof forms (gable, hip, shed) with overhanging eaves are used, they shall be between three inches of vertical rise to 12 inches of horizontal run, and 12 inches of vertical rise to 12 inches of horizontal run.
  - b. Metal standing seam roofing allowed.
  - c. Asphalt roofing shingles shall be dimensional (shadow line) type and at least a "40 year" shingle.
  - d. Clay tile or concrete tile.
  - e. Distinctively shaped roof forms, detailed parapets, parapet steps, or exaggerated cornice lines should be incorporated into rooflines along building façades greater than 75 feet in length.
  - f. Flat roofs are permitted and must have parapets as required to screen any roof top 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.
  - g. 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.
8. Materials and Colors:
  - a. For all facades that face a public or private street, windows and doors shall comprise at least 20% of the wall area. All other facades may be reduced to 10%, or may provide one window or door per sleeping area (as defined by the Building Code), whichever method provides for the greater coverage of windows and doors. Shutters, trims, or false windows, shall not count toward the minimum requirement.
  - b. A minimum of 40% of the total net exterior wall area of each building elevation, excluding gables, windows, doors and related trim, shall be brick or native/natural stone or masonry. The balance of the net exterior wall shall be comprised of at least two of the following materials, which shall not be counted

toward the minimum masonry requirement.

- i. Stucco
  - ii. EIFS. When used, EIFS shall be a minimum of 8 feet above grade.
  - iii. Architectural precast or tilt wall concrete with a textured finish.
  - iv. Prefinished metal panels and corrugated siding materials. All materials must have a Kynar finish with a 20 year warranty.
  - v. Wood or cement fiber siding such as Nichiha. All siding members must be individual boards.(Soffits may utilize sheet materials)
  - vi. Concrete Masonry Units, provided that the units are not painted, are integrally colored, have a highly textured finish, are classified as severe weather grade, and are not lightweight or featherweight concrete or cinder blocks.
  - vii. Cast or manufactured brick or stone products.
- c. No individual building material, with the exception of brick, native/natural stone, or masonry may comprise more than 30% of the net exterior wall area of each building elevation.
  - d. 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.
  - e. Windows may be residential type vinyl, aluminum, or wood with insulated glass. Storefront glazing systems are also permitted. Window surrounds (trim) are required in all walls other than brick or stone.
9. 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.

### **C. Accessory Structures**

1. Accessory structures (including parking structures, detached garages, and storage units) shall complement the main building architecture and use the same materials and color palette.
2. Accessory structures visible from a public or private street or a residential use or district 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.

### **D. Landscaping**

1. Street Trees shall be provided along all public and private streets consistent with the requirements in Subchapter 35.13.7.C of the Denton Development Code.
2. All parking lots and areas for vehicle maneuvering or loading must be screened from view from public and private streets by a 15-foot landscape screening buffer. The 15-foot buffer is the area located between the right-of-way and the parking lot. Utility easements are allowed to count towards part of the 15-foot wide right-of-way landscape screening buffer subject to required separation from utilities. The landscape screening buffer shall contain the following items.
  - a. One large tree for every 40 feet or three small accent trees for every 30 feet.
  - b. Landscape plantings containing at least one of the following:
    - i. Xeriscaping landscaping may be planted within the landscape area and

- shall require water irrigation for a period of three years for landscaping to be established. After three years, no irrigation is required.
- ii. A minimum three foot high, when mature, continuous row of evergreen shrubs. The shrubs may be grouped and not planted in a continuous row provided that the shrubs overlap to form a continuous buffer.
  - iii. A minimum three foot high continuous wall made of any combination of wrought iron, stone, brick, or masonry. If wrought iron is used, vines shall be grown on the wrought iron to help screen the parking lot.
  - iv. A grass or landscaped berm, three feet high above the parking pavement surface.
3. A minimum of 7% of the total parking area shall be landscaped.
  4. A minimum of 15% of the total parking area shall be covered by tree canopy.
  5. Landscape islands shall be evenly distributed throughout the parking areas. All landscape islands and endcaps shall be landscaped with sod or groundcover and include one large tree.
  6. A 15 foot landscape buffer is required along the entire property line abutting a single-family use or district. The buffer shall include a combination of six evergreen and deciduous trees and 25 shrubs per 100 linear feet.

#### **E. Lighting**

1. Lighting shall be provided for vehicular, pedestrian, signage and architectural and site features.
2. Site lighting fixtures used along entrance driveways and in parking areas shall be no taller than 25 feet 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.
3. 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 0.5 foot candles.
4. Light sources shall be LED or metal halide. Yellow/orange source lights are prohibited from use. LED lighting is strongly encouraged.
5. 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.
6. Illumination for all parking lots and pedestrian spaces shall commence one half hour before sunset and cease one half hour after sunrise.
7. Lights shall generally be shielded to prevent upward diffusion (full cut off). Up-lighting and accent lighting is only permitted for building elevations that in excess of 250 feet from a single family residential use or district. LED light source is required for all such accent lighting.

#### **F. Open Space & Amenities**

1. An area equal to at least 8% of the lot area, excepting required setbacks, shall be dedicated to open space for recreation for use by the tenants of the development. Mixed-use developments of greater than 35 units per acre shall be exempt from this

requirement.

2. Areas covered by shrubs, bark mulch and other ground covers which do not provide a suitable surface for human use may not be counted toward this requirement.
3. Private decks, patios, and similar areas are eligible for up to 5% of the 8% required open space.
4. Play areas for children should be provided for projects of greater than 50 units that are not designed as age limited or student housing.

#### **G. Service & Security Areas**

1. Service areas for common use recreation and activity buildings shall be located at the rear or side yard of the buildings. 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.
2. Service, loading and storage areas shall not encroach on any landscape area.
3. When used, guard houses (manned or unmanned) and entrance gates shall be a minimum of 60 feet from the property line.
4. Gate controls, card pads and intercom boxes shall be located in driveway islands adequate distances from the gate to allow "U-turning" without backing onto the public street.

#### **H. Parking & Circulation**

1. 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 with concrete in accordance with the development standards promulgated by the City.
2. 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 City of Denton code requirements.
3. Pedestrian Connectivity:
  - a. 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.
  - b. 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 point.

#### **I. Fencing**

1. 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 feet. Metal fencing is to be powder coated or otherwise pre-finished. Field painting is only allowed for touch up when required.

2. 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.
3. Tilt-up concrete walls regardless of texture, finish and color are not permitted.
4. Fencing shall be setback a minimum of five feet from the sidewalk or ten feet from the back of curb along a public or private street, whichever is greater.

#### **J. Screening (Dumpsters & Mechanical Equipment)**

1. 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 one 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.
2. 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.
3. Air conditioning compressors shall be located in clusters or linear groups and they shall be set on level grades ideally on the end exterior walls of the buildings and screened from view of public streets, pedestrian amenity areas by the use of walls, berms, evergreen planting, or a combination thereof. Height of shrubs, at planting, shall be no less than 30 inches above the grade at the equipment, and spaced no further than 36" apart.
4. 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 screened from view with a compatible building material and allow convenient accessibility by the utility company.

#### **K. Signage**

1. Each property shall be allowed one monument sign with a maximum height of six feet and maximum effective area of 60 square feet at each entry into the development. Related architectural features (such as clock towers, obelisks, etc) may be taller than six feet provided the signage mounted to such features is at a maximum height of six feet.
2. Building sites which front other perimeter public streets and have no access to that public street, may install one monument sign with a maximum height of six feet and maximum effective area of 60 square feet.
3. Monument signs are required to be setback a minimum of 20 feet from any public or private street and 10 feet from any rear or side property lines.
4. Directional signage is permitted and shall be limited to a gross surface area of 20

square feet and shall not exceed six feet in height.

5. Flashing or moving character signs may not be installed. Illuminated signs must be rear lighted or lighted from non-apparent light sources.
6. Each building elevations shall be allowed one wall sign limited to a maximum effective area no greater than 20% of the wall area to which the sign is attached.
7. 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 feet in height and a 5 foot projection from the building wall. The bottom of blade mounted signs must be no lower than 10 feet above grade and the top shall not extend above the eave line of sloped roofs or the parapet height on flat roofs.

**L. Grading and Drainage**

1. 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.
2. 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.