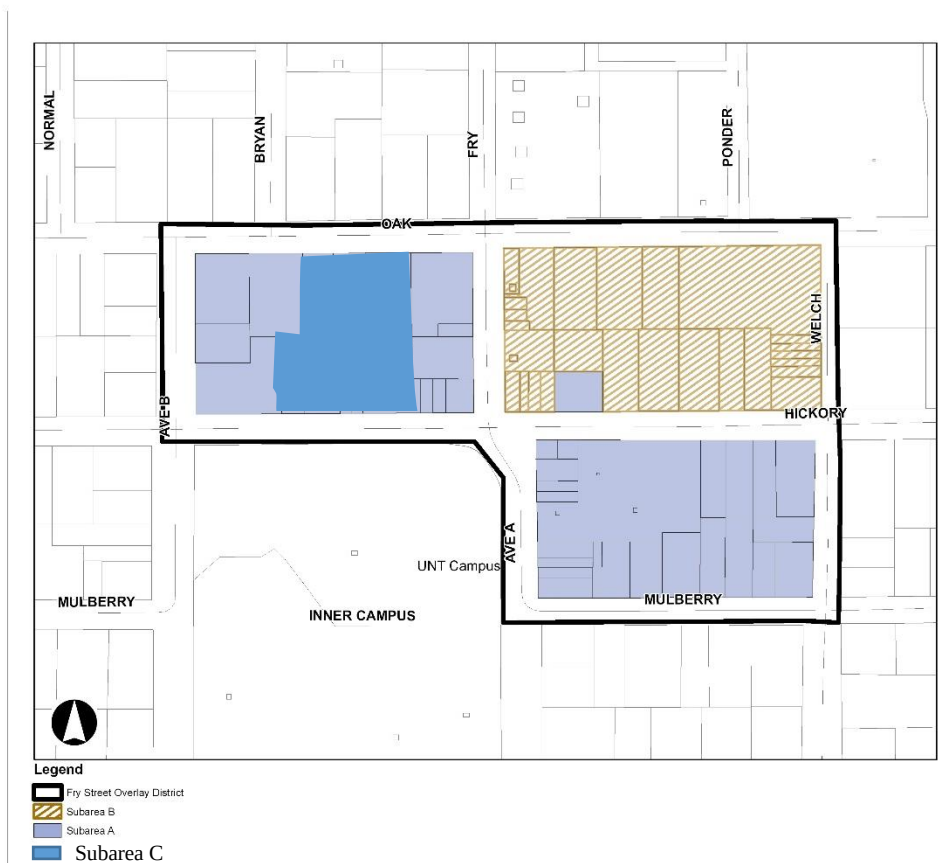


35.7.5 Fry Street Overlay District

35.7.5.1 Fry Street District Established

There is hereby established a special zoning overlay district to be known as the Fry Street District. The Fry Street District is defined as that area approximately 12.42 acres in size which is bounded by Welch Street to the east, Oak Street to the North, Ave B to the northwest, Ave A to the southwest, Mulberry Street to the south, and Hickory to the southwest. All buildings, structures, sites, and properties within the designated district shall be subject to the restrictions, limitations, and provisions of the Fry Street District regulations as provided for in section 35.7.5, and its subsections. The district is further divided into subareas A, B and C, as depicted in Exhibit 35.7.5.A. Each subarea is subject to distinct regulations, where noted herein.

Exhibit 35.7.5.A



35.7.5.2 Purpose and Intent

The purpose and intent of this overlay district is to promote the public peace, safety, cleanliness, and general welfare for community members and patrons of the Fry Street District, by providing for regulations on off-street and remote parking, the location of solid waste containers, and the regulation of signs, setbacks, and residential and commercial density.

35.7.5.3 Multi-Family Uses

Multi-family residential uses shall be allowed within any zoning district within the Fry Street District.

35.7.5.4 Solid Waste Containers

- A. Location. Solid waste containers in the Fry Street District shall be located off the street in centralized locations, to the rear of buildings served by each container, and shall be screened with devices made of masonry or wood.
- B. Consolidation. Each owner, occupant, tenant, or lessee of any business, commercial, or institutional property, or other property not served by residential solid waste collection service, shall contract with the City for shared or consolidated commercial solid waste collection and disposal services, unless otherwise required by ordinance.
- C. Subarea B shall provide adequate area to accommodate two (2) trash compactors to serve the Subarea, in a location specified by the approved site plan for the subarea.
- D. In Subdistrict C, solid waste containers must be located within the building and rolled out on collection days to facilitate garbage collection.

35.7.5.5 Subarea A Development Standards

The provisions of Subchapter 14 shall apply to the Subarea A, except as follows:

- A. Remote parking. Remote off-street parking to serve a building or use within the Fry Street District may be provided on a tract or parcel of land other than on which the building or use being served is located, provided that the required off-street parking space shall be within one thousand (1,000) feet of the building or use being served and shall provide convenient pedestrian access to the building or use being served.
- B. Non-residential, including restaurant, retail, private club, on-premises sale of beer and/or wine: One space for each four hundred (400) square feet of floor area or one (1) space for each six (6) seats under maximum seating arrangements, whichever is greater.
- C. Multi-family residential. Multi-family residential development in Subarea A shall be required to provide parking according to the following schedule:
 - 1. Efficiency units: One and one-fourth (1.25) space
 - 2. Units with 1 bedroom: One and one-half (1.50) space
 - 3. Units with 2 or more bedrooms: One space for each bedroom
 - 4. Fraternities, sororities, boarding and lodging houses. One (1) space for each bedroom

The provisions of Subchapter 5 shall apply to Subarea A, except as modified for each subarea below:

- A. Minimum lot area:
 - 1. Residential uses: Six thousand (6,000) square feet.
 - 2. Non-residential uses: No minimum lot area.
 - 3. Mixed uses, including residential: No minimum lot area.
- B. Minimum lot depth for residential uses: One hundred (100) feet.
- C. Minimum lot width for residential uses: Sixty (60) feet.
- D. Maximum building coverage:
 - 1. Residential uses: 50%
 - 2. Non-residential uses: 100%
 - 3. Mixed-uses that include residences: 80%
- E. Floor / Area Ratio:

1. Residential uses: 3 : 1
2. Non-Residential uses: 2 : 1
3. Mixed-uses that include residential: 3 : 1, provided that residential uses shall comprise the top story of any structure

F. Required Yards:

1. Residential uses:

Front: Minimum of 30 feet from centerline of street.
 Side: No required yard
 Rear: Minimum of 10 feet

2. Non-Residential uses:

Front: Minimum of 30 feet from centerline of street.
 Side: No required yard
 Rear: No required yard

3. Mixed-uses that include residential:

Front: Minimum of 30 feet from centerline of street.
 Side: No required yard
 Rear: Minimum of 10 feet for any floor that includes residences

G. Height Regulations.

No structure may exceed 3 stories. Overall building height, including HVAC equipment, roof systems, vent stacks, chimneys, etc., may not exceed 45 feet in height.

H. Residential densities.

The maximum number of apartment units that can be constructed on a site, while observing regulations including floor area ratio, building coverage, parking, height and setbacks, shall require a minimum land area in accordance with the following schedule:

- a. Efficiency: 1,000 square feet
- b. One-bedroom apartment: 1,200 square feet
- c. Each additional bedroom per apartment: 300 square feet

35.7.5.6 Subarea B Development Standards

The provisions of Subchapter 14 shall apply to Subarea B, except as follows:

- A. Remote parking. Remote off-street parking to serve a building or use within the Fry Street District may be provided on a tract or parcel of land other than on which the building or use being served is located, provided that the required off-street parking space shall be within one thousand (1,000) feet of the building or use being served and shall provide convenient pedestrian access to the building or use being served.
- B. Non-residential, including restaurant, retail, private club, on-premises sale of beer and/or wine: One space for each four hundred (400) square feet of floor area or one (1) space for each six (6) seats under maximum seating arrangements, whichever is greater.

C. Multi-family residential – Multi-family residential development in Subarea B shall be required to provide parking according to the following schedule:

1. Efficiency units: One and one-fourth (1.25) space
2. Units with 1 bedroom: One and one-half (1.50) space
3. Units with 2 or more bedrooms: One space for each bedroom
4. Fraternities, sororities, boarding and lodging houses. One (1) space for each bedroom

The provisions of Subchapter 5 shall apply to the Subdistrict B, except as modified for each subarea below:

A. Minimum lot area:

1. Residential uses: Six thousand (6,000) square feet.
2. Non-residential uses: No minimum lot area.
3. Mixed uses, including residential: No minimum lot area.

B. Minimum lot depth: for residential uses: One hundred (100) feet.

C. Minimum lot width for residential uses: Sixty (60) feet.

D. Maximum building coverage:

1. Residential uses: 50%
2. Non-residential uses: 100%
3. Mixed-uses that include residences: 80%

E. Floor / Area Ratio:

1. Residential uses: 3 : 1
2. Non-Residential uses: 2 : 1
3. Mixed-uses that include residential: 3 : 1, provided that residential uses shall comprise the top story of any structure

F. Required Yards:

1. Residential uses:
Front: Minimum of 30 feet from centerline of street.
Side: No required yard
Rear: Minimum of 10 feet
2. Non-Residential uses:
Front: Minimum of 30 feet from centerline of street.
Side: No required yard
Rear: No required yard
3. Mixed-uses that include residential:
Front: Minimum of 30 feet from centerline of street.
Side: No required yard
Rear: Minimum of 10 feet for any floor that includes residences

G. Height Regulations: No habitable structure may exceed 4 stories, with an overall building height of 55 feet, including HVAC equipment, roof systems, vent stacks, chimneys, etc.

H. Residential Density: The maximum residential density of Subarea B shall be 72.5 units per acre, where one (1) bedroom is equivalent to one-half (0.5) of a residential unit.

- I. Parking Structures: No parking structure may exceed 5 stories, or 60 feet in height. Mechanical equipment, including HVAC equipment, roof systems, vent stacks, and satellite dishes, may be mounted on the top story of parking structures, provided they are not visible from any adjacent public right-of-way.
- J. Construction shall substantially conform to the site plan shown at Exhibit 35.7.5.B.
- K. The following requirements apply to Subarea B, in addition to any other requirements provided by code or ordinance:
 - 1. Residential Units fronting Welch Street shall incorporate sloped roof pitches.
 - 2. Parking Structures will be provided with a façade designed to mimic the adjacent buildings within the subarea, so as to assist in integrating the structure into the balance of the subarea, and to assist in camouflaging the structure from the public right-of-way.
 - 3. Each principal façade or massing area shall incorporate at least two (2) of the features identified on the image board (Exhibit 35.7.5.E.), including but not limited to:
 - a. Store front design
 - b. Awnings
 - c. Stoops on the street level
 - d. Accent bay windows
 - e. Cornice details
 - f. Brick facades with flat roof lines
 - g. The incorporation of a bench and street tree in front of the building
 - h. Arch details
 - i. Shutters.

35.7.5.7 Subarea C Development Standards

The provisions of Subchapter 14 shall apply to Subarea C, except as follows:

- A. Remote parking. Remote off-street parking to serve a building or use within the Fry Street District may be provided on a tract or parcel of land other than on which the building or use being served is located, provided that the required off-street parking space shall be within one thousand (1,000) feet of the building or use being served and shall provide convenient pedestrian access to the building or use being served.
- B. Non-residential, including restaurant, retail, private club, on-premises sale of beer and/or wine: One space for each four hundred (400) square feet of floor area.
- C. Multi-family residential: Multi-family residential development in Subarea C shall be required to provide parking according to the following schedule:
 - 1. Efficiency units: One and one-fourth (1.25) space
 - 2. Units with 1 bedroom: One and one-half (1.50) space
 - 3. Units with 2 or more bedrooms: 0.76 spaces for each bedroom
 - 4. Fraternities, sororities, boarding and lodging houses. One (1) space for each bedroom

The provisions of Subchapter 5 shall apply to the Subdistrict C, except as modified below:

- A. Minimum lot area:
 - 1. Residential uses: Six thousand (6,000) square feet.
 - 2. Non-residential uses: No minimum lot area.

3. Mixed uses, including residential: No minimum lot area.
- B. Minimum lot depth for residential uses: One hundred (100) feet.
- C. Minimum lot width for residential uses: Sixty (60) feet.
- D. **Maximum density: 86 dwelling units per acre**, where one (1) bedroom is equivalent to one-half (0.5) of a residential unit.
- E. Maximum building coverage:
1. Residential uses: 70%
 2. Non-residential uses: 100%
 3. Mixed-uses that include residences: 81%
- F. Floor / Area Ratio:
1. Residential uses: 3 : 1
 2. Non-Residential uses: 2 : 1
 3. Mixed-uses that include residential: 3 : 1, provided that residential uses shall comprise the top story of any structure
- G. Required Yards:
1. Residential uses:

Front:	Minimum of 30 feet from centerline of street.
Side:	No required yard
Rear:	Minimum of 10 feet
 2. Non-Residential uses:

Front:	Minimum of 30 feet from centerline of street.
Side:	No required yard
Rear:	No required yard
 3. Mixed-uses that include residential:

Front:	Minimum of 30 feet from centerline of street.
Side:	No required yard
Rear:	Minimum of 5 feet for any floor that includes residences
- H. Height Regulations:
1. No habitable structure may exceed 5 stories, with an overall building height of 62.05 feet, including HVAC equipment, roof systems, vent stacks, chimneys, etc.
 2. No parking structure may exceed 6 stories, or 69.2 feet in height.
- I. Parking Structures: Mechanical equipment, including HVAC equipment, roof systems, vent stacks, and satellite dishes, may be mounted on the top story of parking structures, provided they are not visible from any adjacent public right-of-way.
- J. Construction shall substantially conform to the site plan shown at Exhibit 35.7.5.F.

- K. The following requirements apply to Subarea C, in addition to any other requirements provided by code or ordinance:
1. Parking Structures will be internal to the building or provided with a façade designed to mimic the adjacent buildings within the subarea, so as to assist in integrating the structure into the balance of the subarea, and to assist in camouflaging the structure from the public right-of-way.
 2. Buffers in Subarea C must comply with Exhibit 35.7.5.I.
 3. Each principal façade or massing area shall incorporate at least two (2) of the features identified on the image board (Exhibit 35.7.5.H.), including but not limited to:
 - a. Store front design
 - b. Awnings
 - c. Stoops on the street level
 - d. Accent bay windows
 - e. Cornice details
 - f. Brick facades with flat roof lines
 - g. The incorporation of a bench and street tree in front of the building
 - h. Arch details
 - i. Shutters.

35.7.5.8 Sign Regulations

The provisions of Chapter 33 of the Denton Code of Ordinances, as hereafter amended, superseded or replaced, shall apply, except as modified for each subarea below:

- A. Prohibited signs. Ground and monument signs are prohibited within Subarea A, but may be permitted in Subareas B and C, consistent with the limitations of 35.7.5.8.B.2 below.
- B. Allowed signs
1. Wall signs. Wall signs in the Fry Street District may be permitted, subject to the following additional restrictions and limitations:
 - a. Mounting and Orientation. All signs in Subarea A of the Fry Street District shall be wall mounted signs, mounted parallel with, and not perpendicular to, the face of the wall upon which the sign is secured. Wall signs in Subareas B and C may be mounted perpendicular to building faces, provided they do not encroach into public rights-of-way.
 - b. Residential – Subarea A only. Signs associated with residential uses in subarea A of the Fry Street District Signs shall be limited to the purpose of indicating the name of the residential development (apartment, condominium, etc.) or for informational or regulatory purposes.
 - c. Mixed-uses that include residential – Subarea A only. Signs associated with mixed uses in subarea A of the Fry Street District shall be allowed only on those stories of a building that include non-residential uses.
 2. Monument signs – Subareas B and C only. Monument signs, not exceeding 15 square feet of effective area, may be permitted at entrances to mixed use developments, as depicted in the site plan for Subarea B (Exhibit 35.7.5.B) and the site plan for Subarea C (Exhibit 35.7.5.F)
 3. Design – Subareas B and C. Signs in Subareas B and C shall be in a style and size consistent with the conceptual designs provided in Exhibit 35.7.5.C.

35.7.5.9. Landscaping Requirements for Subareas B and C only:

Landscaping. Subarea B shall provide landscaping as depicted in Exhibit 35.7.5.D and the landscaping for Subarea C shall comply with Exhibit 35.7.5.G.

35.7.5.10. Minor Amendments

Upon request of the applicant, the Director of Planning and Development, or his designee, may authorize minor amendments to the site or landscape plan so long as such minor amendments do not change the land use or substantially change the character, development standards, or design of the development as shown on the approved site or landscape plans. For purposes of this provision, a "substantial change" shall mean a change which will increase the number of proposed dwelling units or bedrooms, height, or number of stories; or decrease the amount of required off-street parking spaces.

The Director of Planning and Development, or his designee, shall make such authorization only in writing and such document shall be placed in the ordinance file governing the specific plan.

35.7.5.11. Conflict with Other Regulations

To the extent the provisions of this article conflict with any other ordinances of the City of Denton, the provisions of this article shall control. All provisions of other City of Denton ordinances not in conflict with this article shall remain in full force and effect.

Exhibit 35.7.5.B. Subarea B Site Plan

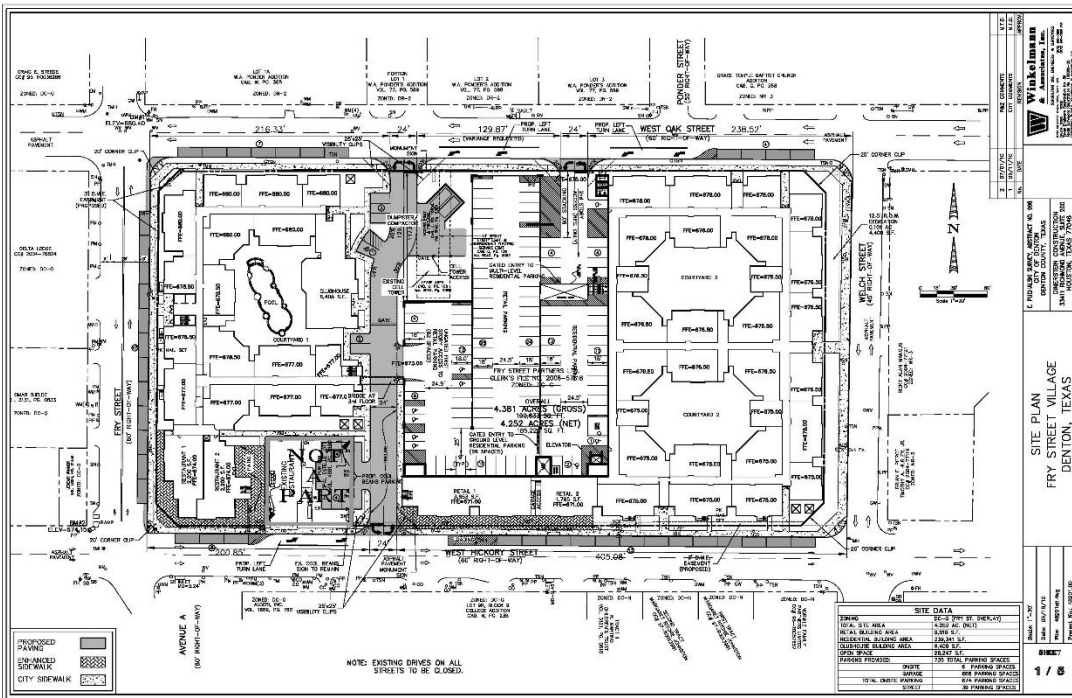


Exhibit 35.7.5.C. Subareas B and C Conceptual Sign Renderings

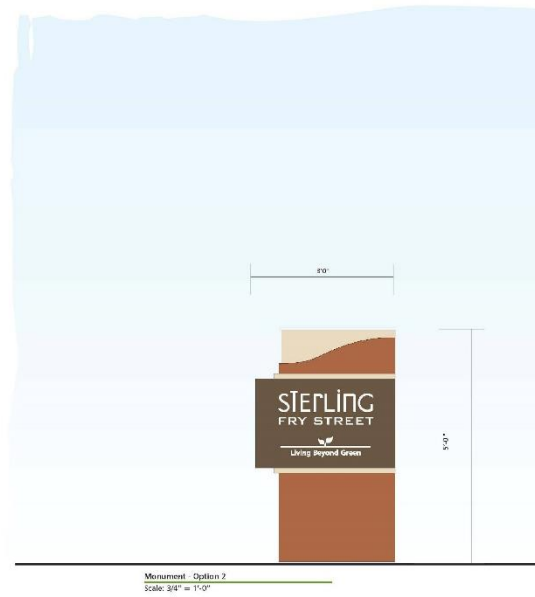
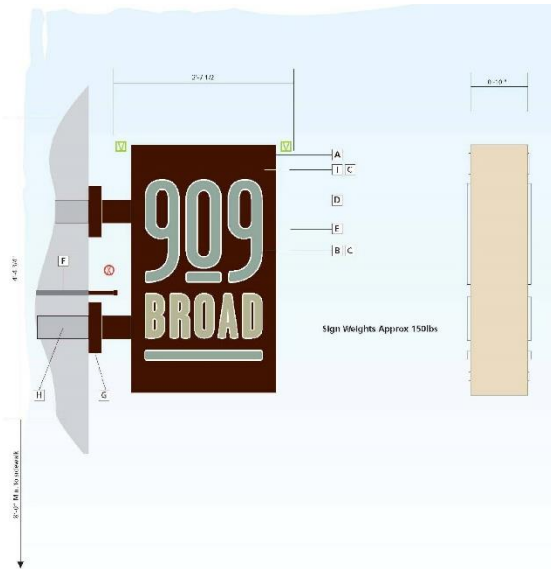
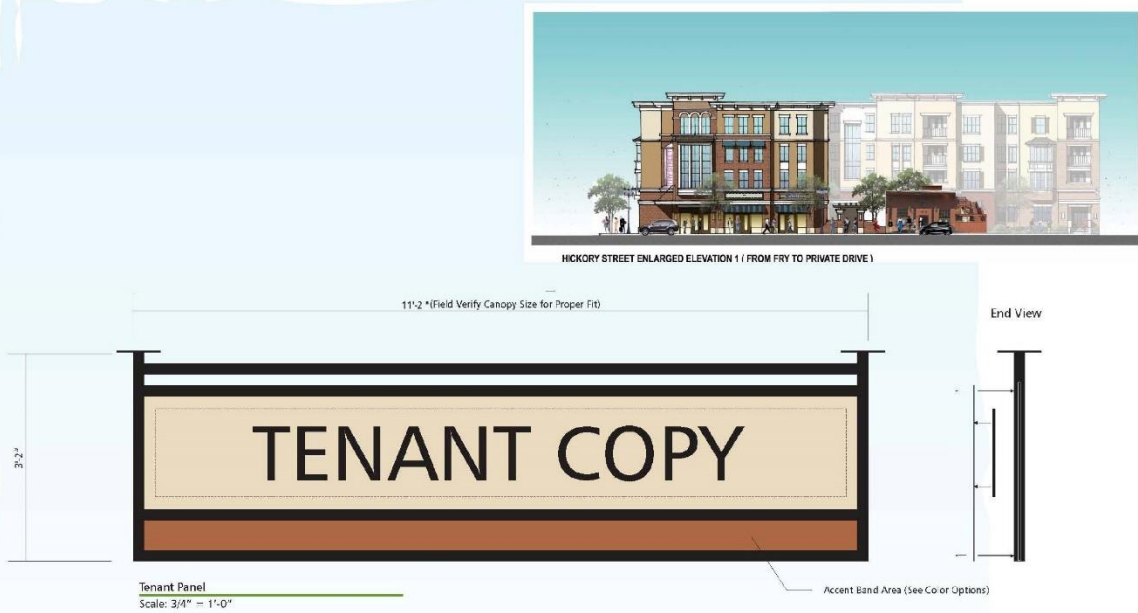


Exhibit 35.7.5.C. Subarea B Conceptual Sign Renderings – Continued



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Exhibit 35.7.5.E. Subarea B Architectural Image Board



IMAGE BOARD

Exhibit 35.7.5.F. Subarea C Site Plan – Data Table

UNIT							EDR	
UNIT TABULATION - 5 STORY							2015/47 10/13/15	
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	BED COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN	
B1	2br/2ba	859	9	18	11%	7,731	11%	
C1	3br/3ba	1,175	14	42	17%	16,450	17%	
D1	4br/4ba	1,422	43	172	52%	61,146	72%	
D2	4br/4ba	1,530	17	68	20%	26,010		
TOTALS			83	300	100%	111,337		
UNIT AVERAGE NET SF :							1,341	
*NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.								
PROJECT DATA								
UNIT AVERAGE NET SF :			1,341	S.F.				
ACREAGE:			1.75	ACRES				
DENSITY:			85.7	UNITS/ACRE(100/1.15)				
CLUB HOUSE AREA			1,490	S.F.				
PARKING:								
SURFACE PARKING			41	SPACES				
GARAGE PARKING			217	SPACES				
TOTAL PARKING SPACES			258	SPACES				
PARKING FOR RETAIL MIXED USE			31	SPACES				
PARKING FOR RESIDENTIAL			227	SPACES				
			0.7570	SPACES/BEOS				

LOT COVERAGE ANALYSIS
-LOT AREA: 7402 SF
-LOT COVERAGE: 4855 SF
PERCENTAGE: 66%

IMPERVIOUS COVERAGE ANALYSIS
-LOT AREA: 7402 SF
-IMPERVIOUS COVERAGE: 67112 SF
PERCENTAGE: 91%

FAR 1: 150091 / 76360 = 1.97
FAR 2: (150091 + 77670) / 76360 = 2.98

TOTAL APARTMENTS GROSS SF: 150091
TOTAL GARAGE GROSS SF: 77670

COMPARISON PROJECTS			
	FRY STREET PROJECT	EDR STUDENT HOUSING	
HEIGHT	5.5'	69.2' (BLDG PREVALENT @ 58')	
STORIES	4	5	
LOT COVERAGE	60%	65%	
IMPERVIOUS COVERAGE	80%	81%	
UNIT NUMBER	193	83(150 BASED ON BEDS)	
UNIT BEDS	615	300	
TOTAL AREA UNITS	237,996 SF	111,337 SF	
PARKINGS	620	258	
DENSITY UNITS/ACRE	44	85.7	

Exhibit 35.7.5.G. Subarea C Landscape Plan



[illegible]

A416

DENION, I/A
HPA# 15457

Exhibit 35.7.5.H Subarea C Conceptual Elevations

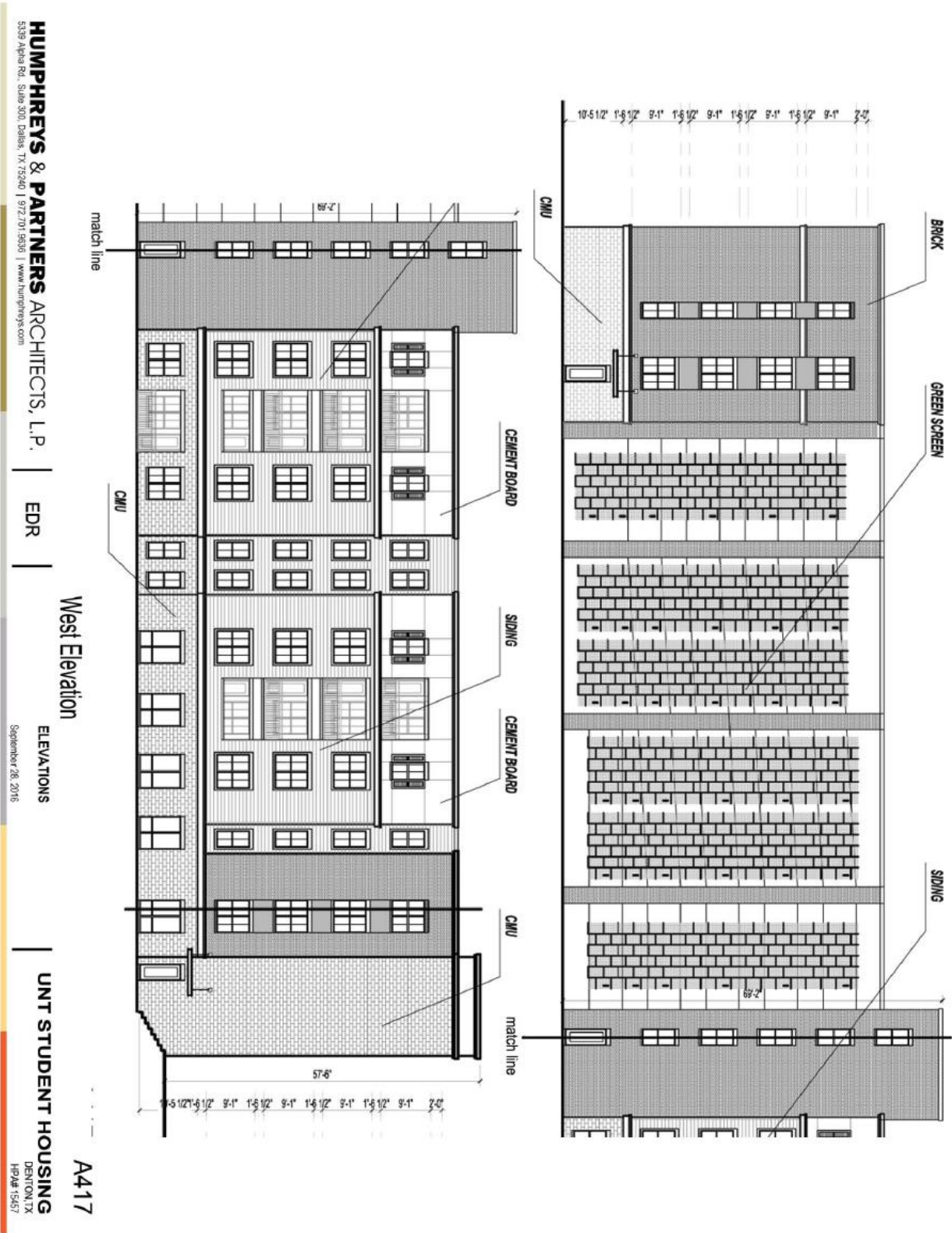
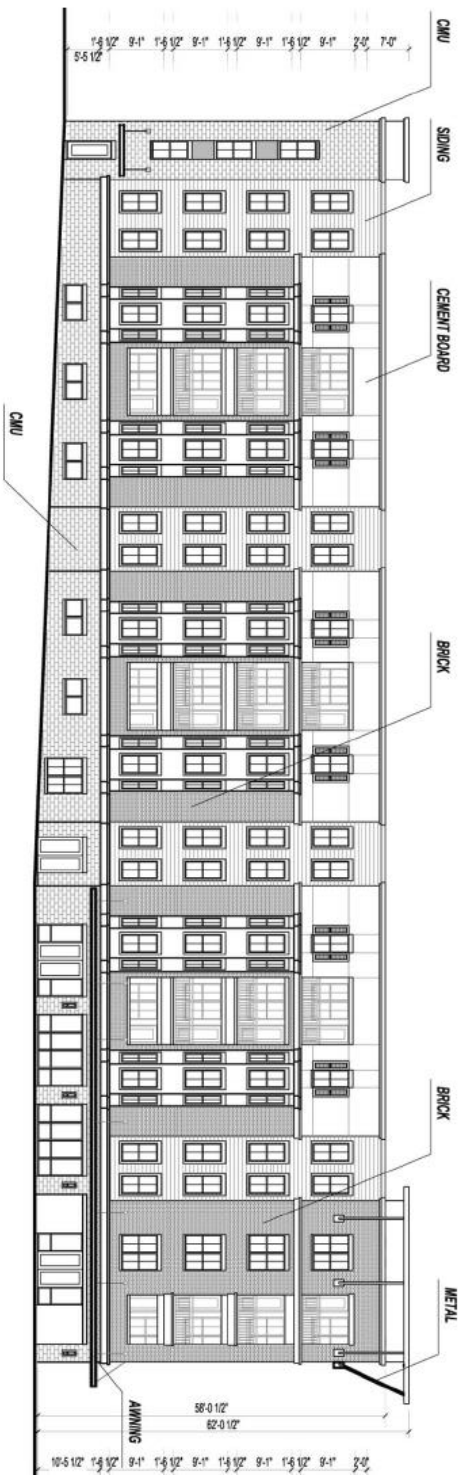
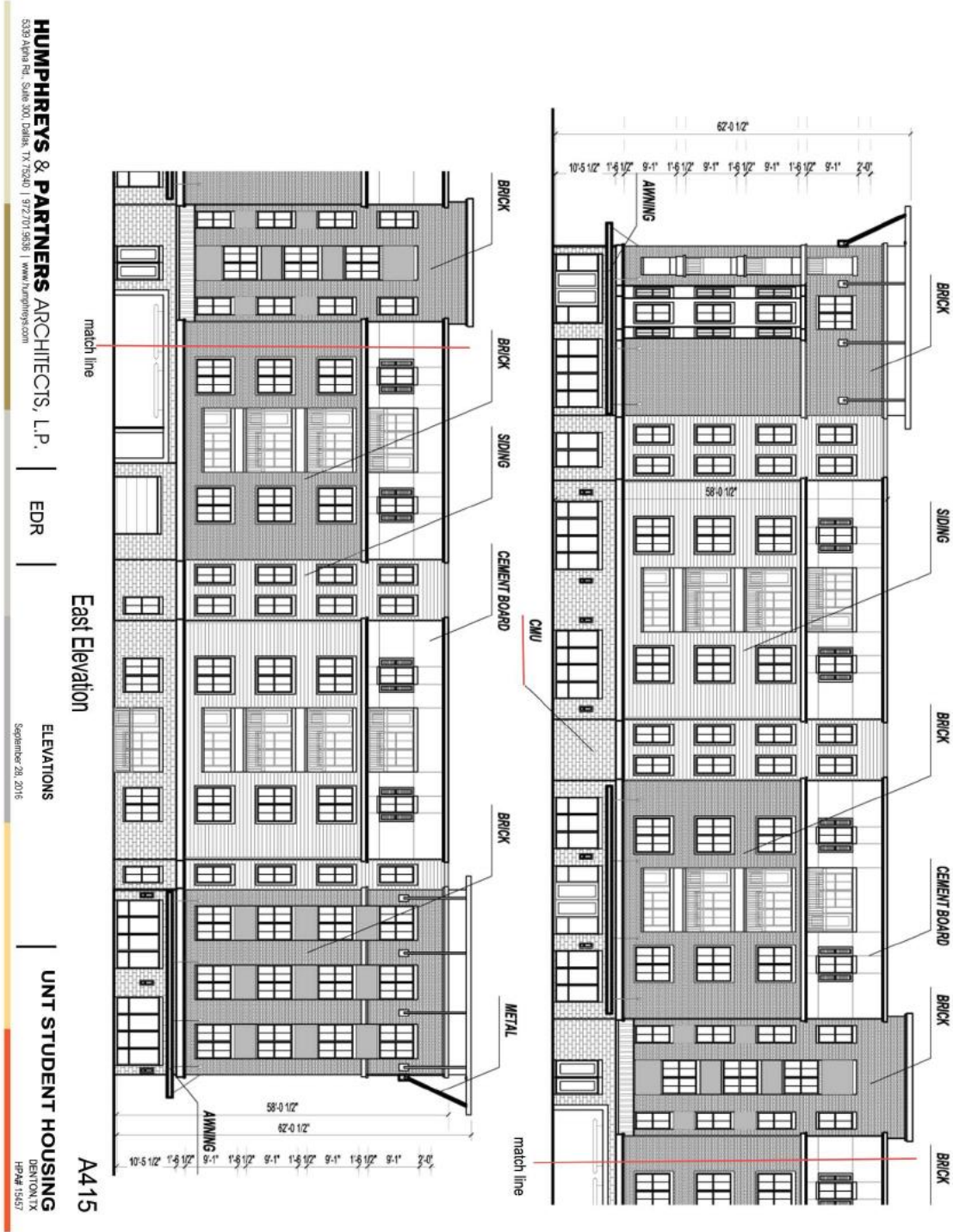


Exhibit 35.7.5.H Subarea C Conceptual Elevations



South Elevation

Exhibit 35.7.5.H Subarea C Conceptual Elevations



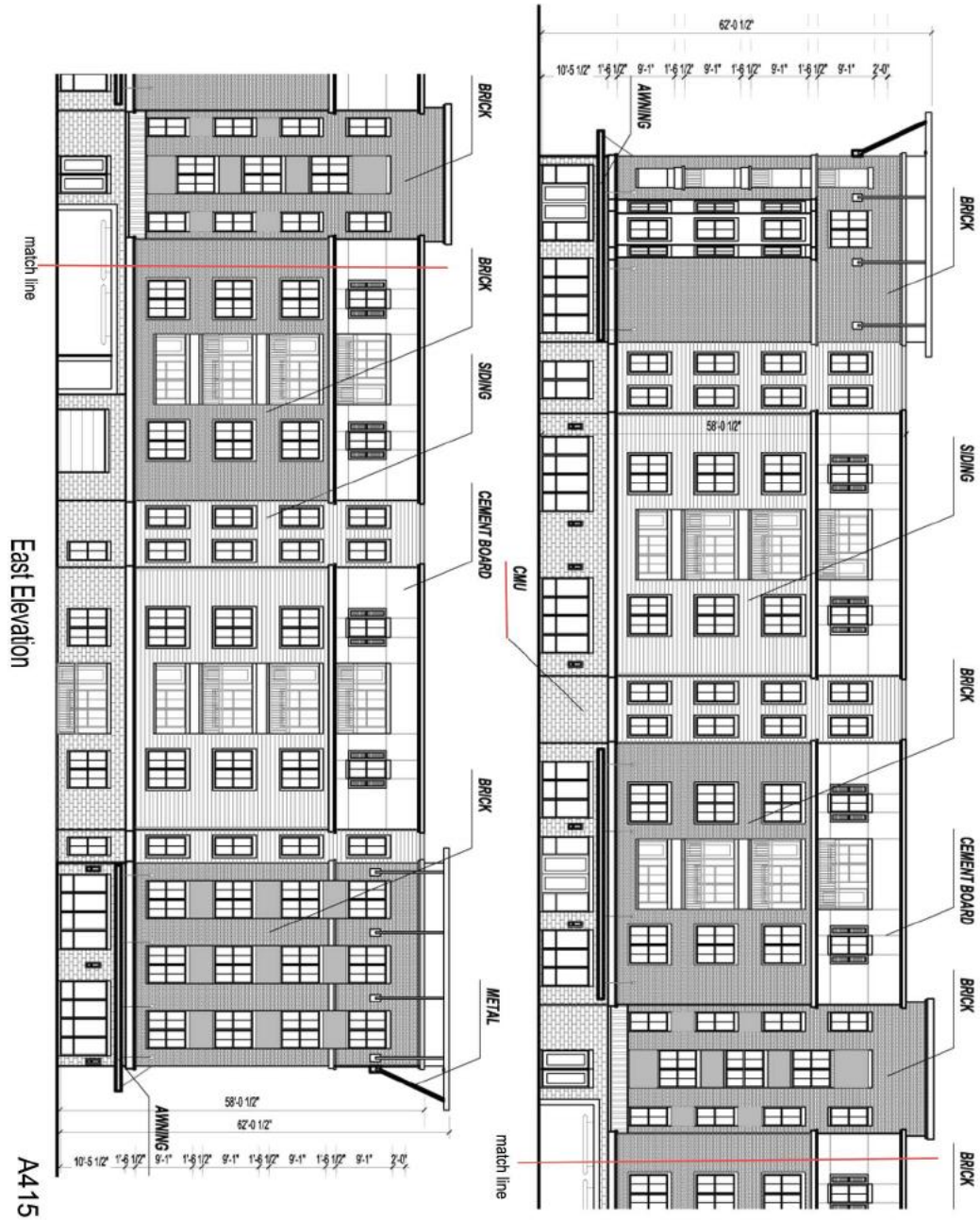
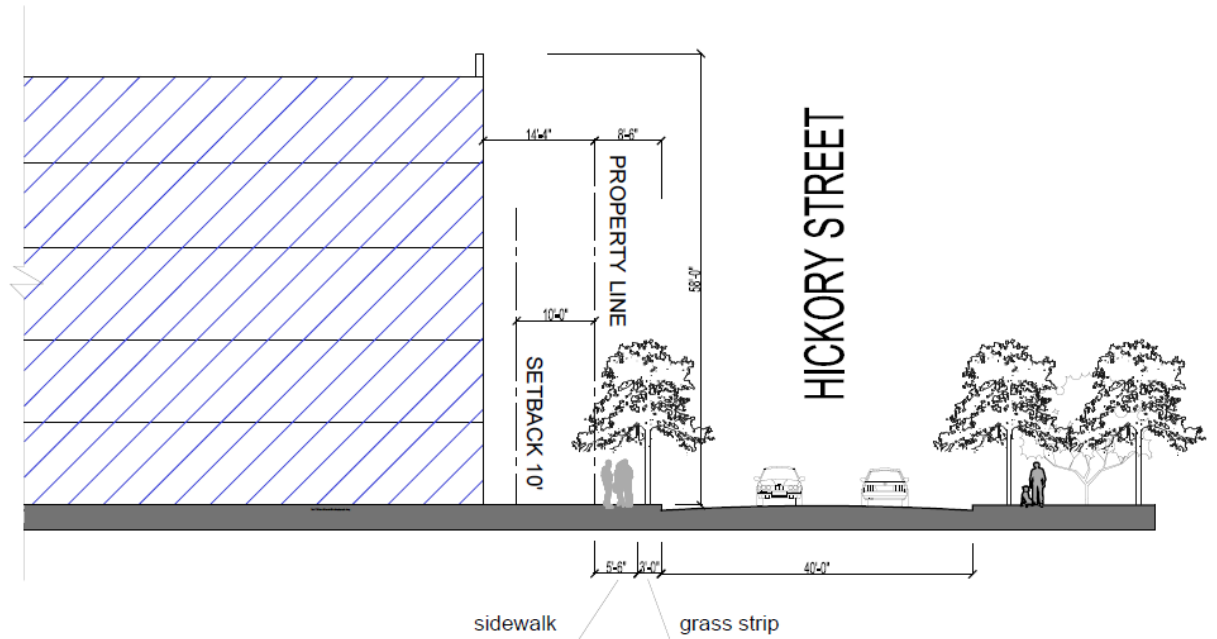
DENTON, TX
HPA# 15457

Exhibit 35.7.5.I Subarea C Bufferyard Cross Section



SCALE: 1/16" = 1'-0" (24"x36" SHEET)

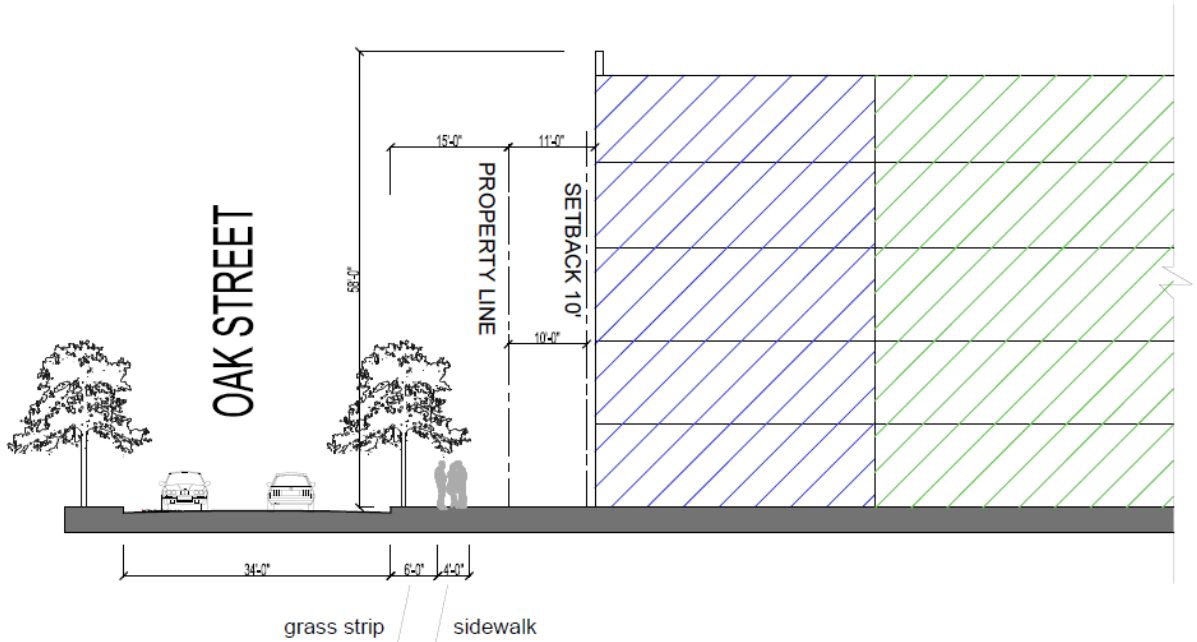
HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

EDR

SECTION B-B
September 28, 2016

UNT STUDENT HOUSING
DENTON, TX
HPA# 15457

Exhibit 35.7.5.I Subarea C Bufferyard Cross Section



SCALE: 1/16" = 1'-0" (24"x36" SHEET)

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
 5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

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SECTION A-A
 September 28, 2016

UNT STUDENT HOUSING
 DENTON, TX
 HPA# 15457