

### 35.7.15. - Rayzor Ranch Overlay District.

#### 35.7.15.3 Land Divisions.

The Rayzor Ranch overlay district shall be divided into two (2) major divisions, separated generally by US 380 (University Drive): the Rayzor Ranch Marketplace; and the Rayzor Ranch South Campus.

- A. The Rayzor Ranch Marketplace shall be divided into three (3) subareas as depicted in Exhibit B and detailed below.
  1. **RR-3**— The Rayzor Ranch Marketplace RR-3 Area, depicted as RR-3 on Exhibit B, is intended as a retail area with uses allowed in the RCC-D zoning district classification and use designation, as further modified by this overlay zoning district, and designed to promote the overall character and purpose of this overlay district. The RR-3 section of the Rayzor Ranch Marketplace (RR-3) is referred to as the RR-3 Area in the Architectural Standards, Landscape Standards, and Signage Standards in Exhibits B, C, D, and E, and vice versa.
  2. **RR-2**— The Rayzor Ranch Marketplace RR-2 Area, depicted as RR-2 on Exhibit B, is intended to as a retail area with uses allowed in the RCC-D zoning district classification and use designation, as further modified by this overlay zoning district, and designed to promote the overall character and purpose of this overlay district. The RR-2 section of the Rayzor Ranch Marketplace is referred to as the RR-2 Area in the Architectural Standards, Landscape Standards, and Signage Standards in Exhibits B, C, D, and E, and vice versa.
  3. **Residential (NRMU-12 & NR-3)**— The Rayzor Ranch Marketplace Residential Area, depicted as NRMU-12 and NR-3 on Exhibit B, is intended for residential development. Development standards for this area are provided in Exhibit C-4.

#### 35.7.15.4 Development Standards.

- B. **Definitions.** The following definitions shall apply to the Rayzor Ranch Overlay District:
  1. **Amenity Center:** A facility used by and for the benefit of the members of an HOA, Common Ownership Entity, or Multifamily complex. Amenity Centers may include indoor and outdoor components and facilities including, but not limited to; pools, gym/fitness center, game rooms, offices, meeting rooms, and lounges.
  2. **Big House:** A type of residential development where ten (10) or fewer dwelling units are located in a single building which is intended to resemble a single large house. The dwelling units can be vertically or horizontally integrated. Dwelling units developed as a Big House use will count towards the total number of multi-family dwelling units and not toward the total number of single-family dwelling units allowed in Rayzor Ranch listed in Section 35.7.15.7.A.1.
  3. **Continuing Care Retirement Center:** A facility that integrates multiple senior living options into one (1) facility including skilled nursing, assisted living, dementia care, as well as independent living. This use is not considered a multi-family dwelling unit. (Ordinance No. 2007-110).
  4. **Convention Center:** A facility used in connection with a convention or meeting center, or similar facility, including auditoriums, exhibition halls, facilities for food preparation and service, parking facilities, administrative offices and ancillary development such as a hotel.
  5. **Garden-Style Home:** A single-family dwelling on a separate lot with building setbacks only on three (3) sides commonly developed in a cluster formation. This development type is also known as zero lot line homes or patio homes.
  6. **Helipad:** A landing pad for occasional use by rotary wing aircraft. Regularly scheduled stops and fueling or servicing facilities are not permitted as part of this use.
  7. **Open Space:** Open space includes all surface areas of the project that are not covered with enclosed buildings, or parking and drive areas. Pedestrian plazas and sidewalks (covered or uncovered) count as Open Space. In addition, areas of Rayzor Ranch, such as easements or rights-of-way, that may be owned or controlled by a governmental agency, but that are being maintained privately, will count towards the open space and landscape area requirements. Open Space in the Marketplace shall be defined by Ordinance 2009-169.

8. **Plaza or Public Area Space:** An area identified on an approved Site Plan which is designated for public or civic use. This area can be part of a private development or included within a Park.
9. **Rayzor Ranch:** The comprehensive development which includes all phases defined within the Rayzor Ranch Overlay District. (Ordinance 2008-284).
10. **Storm Water Control and/or Detention Areas:** Facilities dedicated to the collection, or transportation of storm water runoff.
11. **Storm Water Control:** Storm water controls (sometimes referred to as best management practices or BMPs) are constructed storm water management facilities designed to treat storm water runoff and/or mitigate the effects of increased storm water runoff peak rate, volume and velocity due to urbanization.
12. **Storm Water Quality Areas:** Facilities for the collection and treatment of storm water runoff.
13. **Townhouse-style:** A dwelling structure not to exceed three (3) stories in height, containing a minimum of three (3) and no more than eight (8) dwelling units within a building, which is constructed in a series or group of attached units on one (1) lot, up to eight (8) units, meeting fire protection requirements and the following additional requirements. Seventy-five (75) percent of the dwellings built in compliance with the Townhouse Style development regulations are considered attached single-family dwelling units for the purpose of calculating the total number of units allowed in the Rayzor Ranch South Campus and will count towards the total number of single-family attached dwelling units and not toward the total number of multi-family dwelling units allowed in Rayzor Ranch listed in Section 35.7.15.7.A.1. Conversely, twenty-five (25) percent of each phase of the Townhouse-style dwellings constructed shall count against multifamily.
  - a. Each unit features at least two (2) points of direct exterior access to the structure;
  - b. Each unit is separated from the other dwellings in the structure by fire rated common walls;
  - c. No units are vertically above or below another uses or unit within the structure;
  - d. Each unit features an individual meter for each utility; and
  - e. Each unit features access to a public street or alley.

**35.7.15.5 Marketplace—Subarea 1 Development Standards (SF-1) as defined in Ordinance 2008-284.**

A. In Subarea 1 of the Rayzor Ranch Marketplace, the City rules and regulations applicable to the development of property located within the NR-3 and NRMU-12 zoning districts are applicable to the respective areas shown on Exhibit B, except as otherwise provided by this Overlay District and further restricted or excepted as follows:

1. **Permitted Uses.** The following uses must be located within the NR-3 and NRMU-12 portions Subarea 1 as shown on Exhibit B and as further defined in Exhibit C-4.
  - a. NR-3: Single-family dwellings
  - b. NRMU-12: Single-family dwellings, attached single-family dwellings (townhomes), and big houses
  - c. Amenity Center
  - d. Accessory garages and storage for residents
2. **Design Standards.**
  - a. Exhibit C-4 to this ordinance sets forth the site design, landscaping, and architectural standards for both the NR-3 and NRMU-12 portions of Subarea 1 of the Rayzor Ranch Marketplace.

**EXHIBIT  
C-4  
RAYZOR RANCH MARKETPLACE  
SINGLE-FAMILY GUIDELINES**

The following provisions apply to all Single-Family Tracts and Lots located within the Rayzor Ranch Marketplace lots zoned NR-3 and NRMU-12 and replaces Section 35.13.13.1 and 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. Refer to Appendix 1 for area(s) within the NRMU-12 zoned area to include detached single family.
2. Subarea 1 of the Rayzor Ranch Marketplace shall be designed and subdivided as depicted in Appendix 2 and described herein.
3. No two building elevations shall be repeated with less than 200 feet of separation.
4. Parking is not permitted between front facades of buildings and streets within public right-of-way greater than 20 feet.
5. All buildings abutting an existing single-family use or district outside of the Rayzor Ranch Overlay District shall be constructed to a maximum height of 40'
6. Buildings shall not front parking lots.
7. Buildings shall be directly accessed from the street and the sidewalk with a minimum of one ground floor pedestrian entrance oriented toward or perpendicular to a street or private drive.
  - a. Garage doors for attached 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.
8. For alleys in the NRMU-12 zone, rear yard setbacks (alley way) shall be 4 feet if at least two parking spaces are provided in a garage. This provision replaces rear yard requirements for NRMU-12 as described in Section 35.5.2.3 of the Denton Development Code.
9. For the NRMU-12 zone, end units of attached single-family dwelling buildings shall have a minimum side yard setback of 5 feet at right of way. Setbacks between units of attached single-family dwellings shall be zero feet. Front yard setbacks may vary from 0 feet to 5 feet minimum but no more than 50% of each block of attached single-family building shall have a 0 foot setback. This provision replaces the side and front yard requirements for NRMU-12 as described in Section 35.5.2.3 of the Denton Development Code.
  - a. Sidewalks within the right-of-way shall be located against the curb.
  - b. Distance from edge of street pavement to building front shall be minimum 10 feet.
10. For the NR-3 zone and all detached single-family dwellings, building setbacks shall be as defined for the NR-3 District in Section 35.5.2.3 of the Denton Development Code.

**B. Architectural Standards**

1. Building frontages 100 feet in length or greater 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.

2. Use of false door or window openings shall be defined by frames, sills, and lintels.
3. All building façades shall and include no less than two of the elements listed below. Elements shall occur at intervals of not more than 100 feet horizontally.
  - a. Color change
  - b. Texture change
  - c. Material change
  - d. Medallions/accent pieces
  - e. Decorative light fixtures
4. 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, concrete tile, and slate allowed.
    1. Photovoltaic shingles mimicking clay, concrete, or slate are allowed.
  - 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 shall have parapets as required to screen any roof top equipment. Parapets shall include an accent feature and shall not be greater than 15 feet in length without variation in height or accent feature.
  - g. Photovoltaic panels shall be allowed with individual approval by the Home Owner's/Common Ownership Entity.
5. 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 80% of the total net exterior wall area (total wall area less windows, doors, and related trim area) of each building elevation, excluding gables, shall be brick, native/natural stone, masonry, stucco, or cement fiber siding (up to 80% maximum of the net exterior wall area).
  - c. The 20% 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. EIFS. When used, EIFS shall be a minimum of 8 feet above grade.
  - ii. Architectural precast or tilt wall concrete with a textured finish.
  - iii. Prefinished metal panels and corrugated siding materials. Such materials shall be factory prefinished with a minimum 20 year warranty.
  - iv. Wood, all siding members must be individual boards (soffits may utilize sheet materials).
  - v. 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.
  - vi. Cast or manufactured brick or stone products.
- d. 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. Storefront glazing systems shall be allowed in the amenity center.
- e. Color palette shall be of earth tones, gray tones, and neutral colors with other accent colors permitted up to a maximum of 10% of each façade.

#### **C. Accessory Structures**

- 1. Accessory structures (including 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 excepting to replace 35.13.7.C.3.a.i.1 and 35.13.7.C.3.a.i.2 with:
  - a. One (1) tree per lot, evenly spaced, for developments with lots 60 linear feet or less of street frontage.
  - b. Two (2) trees per lot, evenly spaced, for developments with lots greater than 60 linear feet of street frontage.
- 2. Amenity Center Standards
  - a. All parking lots and areas for vehicle maneuvering or loading adjacent to Bonnie Brea Street 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.
    - i. One large tree for every 40 feet or three small accent trees for every 30 feet.
    - ii. Landscape plantings containing at least one of the following:

- a). 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.
  - b). 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.
  - c). 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.
  - d). A grass or landscaped berm, three feet high above the parking pavement surface.
- b. A minimum of 7% of the total parking area in lots of 20 spaces or more shall be landscaped.
  - c. A minimum of 15% of the total parking area in lots of 20 spaces or more shall be covered by tree canopy.
  - d. 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.
- 3. Buffer requirements set forth in Subchapter 13.13.8 shall only apply to residential districts adjacent to and outside of the Rayzor Ranch Overlay District.
  - 4. Required landscape areas shall be included in each individual detached single-family lot and the landscape areas for attached single-family lots will be included in common areas.

#### **E. Lighting**

- 1. Lighting shall be provided for vehicular, pedestrian, signage and architectural and site features.
- 2. Site lighting fixtures used along public and private streets 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 0.5 foot candle initial illumination. Maximum illumination at property lines where the adjacent property allows single family or multi-family uses shall not exceed 0.1 foot candles.
- 4. Parking and Roadway/Street light sources shall be LED or metal halide. Yellow/orange source lights are prohibited from use. LED lighting is strongly encouraged.
- 5. Parking and Roadway/Street lights shall generally be shielded to prevent upward diffusion (full cut off).

#### **F. Parking & Circulation**

- 1. Parking areas must be paved with concrete, asphalt, concrete pavers, brick pavers, or durable pervious materials, and shall be 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. The maximum allowable number of spaces specified in Subsection 35.14.4.F does not apply to the residential subarea of the Rayzor Ranch Marketplace.

**G. Fencing**

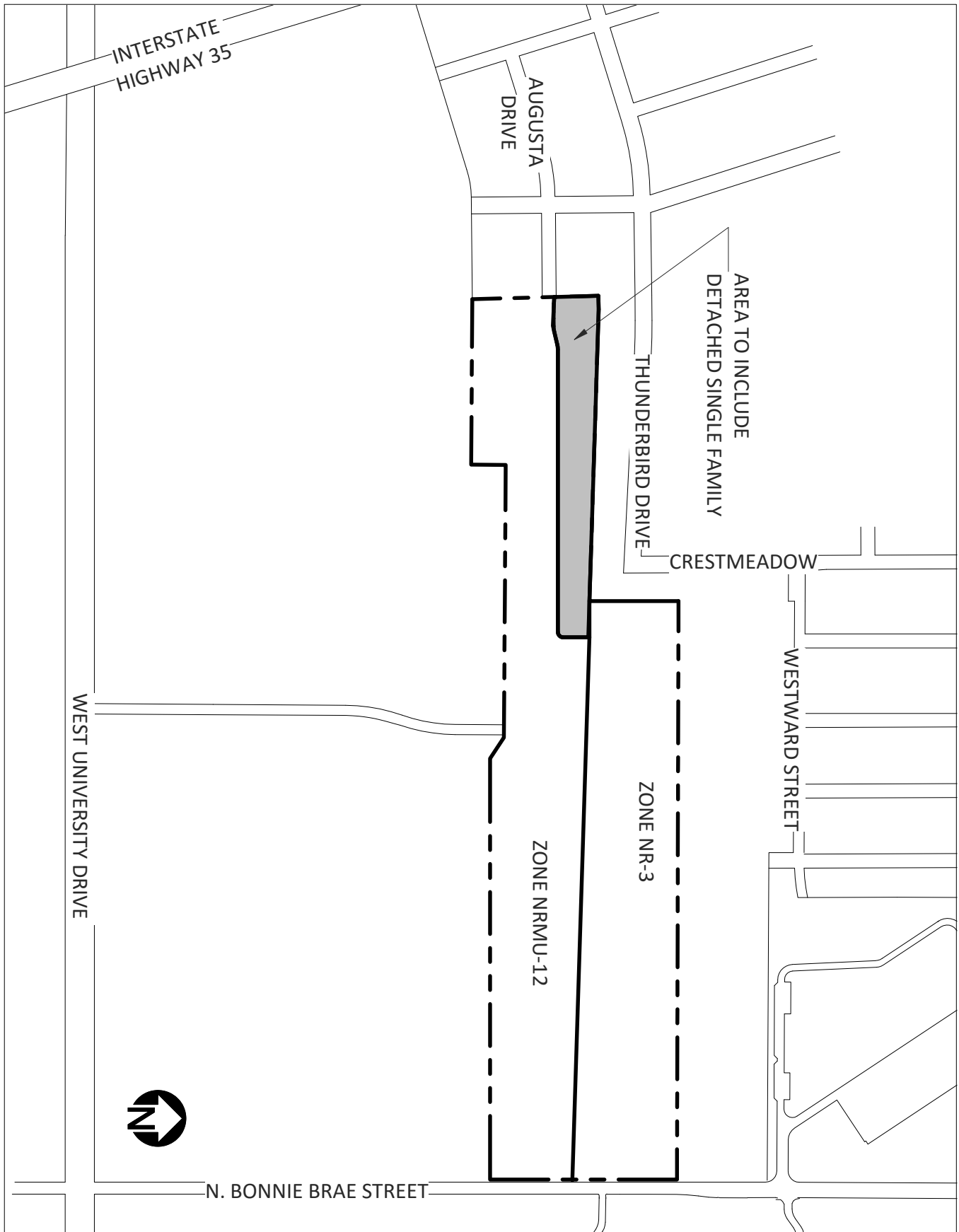
1. If walls or fencing are used to secure the perimeter of a development site in a single-family zone, they must be a minimum of six (6) feet high and constructed of stone, brick, masonry, wrought iron, or wood.
2. Walls, fences, and columns must be constructed with appropriate structural footings and foundations to minimize movement and wall failure, and must be constructed with level wall/fence tops.

**H. Signage**

1. Each entry point shall be allowed one monument sign as shown on the conceptual site plan in Appendix 2, 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. 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.

# APPENDIX 01

## APPLICABLE ZONING DESIGNATIONS





# APPENDIX 02

GENERAL USES

