

- 9.2 Unique Sign Applications.** An applicant has the option to establish unique sign standards including size, color, type, design, and location. Such applications shall be reviewed as “Unique Sign Plans” by the Development Services Director and are subject to approval of the UDC. In evaluating a Unique Sign Plan, the UDC shall consider the extent to which the application meets the following:
- 9.2.1 Promotes consistency among signs within a development thus creating visual harmony between signs, buildings, and other components of the property;
 - 9.2.2 Enhances the compatibility of signs with the architectural and site design features within a development;
 - 9.2.3 Encourages signage that is in character with planned and existing uses thus creating a unique sense of place; or
 - 9.2.4 Encourages multi-tenant commercial uses to develop a unique set of sign regulations in conjunction with development standards.

establishes the standards for different private open space types and Table 10.2 establishes the private open space requirement based on the proposed intensity of residential or lodging development.

Table 10.1 Private Open Space Types

<i>Private Open Space Type</i>	<i>Standards and criteria</i>
(i) Balconies	Balconies that are not flush shall be a minimum of 5 feet clear in depth and a minimum of 8 feet in width Balconies may be semi-recessed or recessed. Projecting metal or slab balconies are only permitted if they have some means of visible support.
(ii) Patios	Patios shall be a minimum of 150 sq.ft. Patios shall have a clear sense of enclosure and separation from the public realm.
(iii) Courtyard	Courtyards shall be surrounded on all sides by buildings with at least one pedestrian connection to an adjoining building or public sidewalk. The courtyard shall be a minimum of 200 square feet. Courtyard may be landscaped or a combination of landscape and hardscape. However, they shall contain amenities for residents such as seating, water features, etc.
(iv) Forecourt	A Forecourt shall be surrounded on at least two sides by buildings. A Forecourt shall be a minimum of 150 square feet.
(v) Playground	Playgrounds shall be a minimum of 400 sq.ft.
(vi) Community Garden	Maximum size shall be 1 acre Gardens shall be enclosed by a fence on all open sides. Fences should be installed straight and plumb, with vertical supports at a minimum of 8' on center. Chicken wire, if used, should be continuously supported along all edges. Fencing Materials: <u>Permitted</u> : pressure treated wood (must be painted or stained medium to dark color), chicken wire, wrought iron, painted galvanized steel <u>Not permitted</u> : chain link, bobbed wire, vinyl, unpainted/stained pressure treated wood, plywood

X. Open Space Design Standards

- 10.1 Applicability.** This chapter establishes the design standards of publicly accessible private open space and private open space Standards for Trinity Lakes. The detailed Open Space Design Standards for each type of publicly accessible private open space are included in this Section. These standards include general character, typical size, frontage requirements, and typical uses. The design standards are used to coordinate the style of design within Trinity Lakes.
- 10.2 Private Open Space Standards.** Given the mixed use nature of development within Trinity Lakes, all new residential and lodging uses within the development shall meet the private open space type requirements and standards established in this Section. Table 10.1

<i>Private Open Space Type</i>	<i>Standards and criteria</i>
(vii) Roof terraces	A Roof Terrace shall at least be 50% of the building footprint area. A Roof Terrace shall provide landscaping in the form of potted plants, seating, and other amenities for the users of the building. A Roof Terrace may also include a portion of the roof as a green roof which may or may not have public access.
(viii) Private Open Space Amenity (pool, play courts, picnic area, etc.)	Such private open space may be incorporated with roof terraces or courtyards based on the appropriateness of the design and accommodation of privacy.

Table 10.2 Private Open Space Standard

<i>Number of Residential Units proposed</i>	<i>Private Open Space Standard Proposed</i>
Over 50 units	Shall provide at least one public civic space such as a green, square, plaza or paseo
Hotel with more than 200 lodging rooms	Shall provide at least one public civic space such as a green, square, plaza or paseo

- 10.3 Publicly Accessible Private Open Space Type Standards.**
The design of publicly accessible private open spaces shall be regulated by the open space type standards herein which shall create a network of publicly accessible private open spaces that recognizes the natural qualities of the area while providing a range of both passive and active recreational opportunities. These opportunities may be accommodated in a variety of spaces ranging from larger parks to neighborhood-scaled greens to urban squares and plazas. The open space network will be serviced by an interconnected network of trails and paths for pedestrians and bicyclists alike. The following section shall apply to all publicly accessible private open space proposed within Trinity Lakes.
- 10.4 Pervious Ground and Permeable Materials**
Residential lots 50 feet or greater in width require a minimum of 35% pervious ground or permeable materials.

10.3.1 Green Type Standards



Greens shall be appropriate where open spaces are recommended on the Regulating Plan and will serve as important publicly accessible private open spaces for Trinity Lakes. Greens will be available for civic purposes, commercial activity, unstructured recreation and other passive uses. Greens shall primarily be naturally landscaped with many shaded places to sit. Appropriate paths, civic elements, fountains or open shelters may be included and shall be formally placed within the green. Greens are appropriate in the Campus Commercial, Transition, and Neighborhood Character Zones.

Typical Characteristics

General Character

Open space

Spatially defined by landscaping and building frontages

Lawns, trees and shrubs naturally disposed

Open shelters and paths formally disposed

Location and Size

Size may range from 0.5 – 5 acres.

Typical Uses

Unstructured and passive recreation

Casual seating

Commercial and civic uses

Residential address

10.3.2 Square Type Standards



Squares serve as an open space available for civic purposes, commercial activity, unstructured recreation and other passive uses. The square should have a more urban, formal character and be defined by the surrounding building frontages and adjacent tree-lined streets. All buildings adjacent to the square shall front onto the square. Adjacent streets shall be lined with appropriately scaled trees that help to define the square. The landscape shall consist of lawns, trees, and shrubs planted in formal patterns and furnished with paths and benches. Shaded areas for seating should be provided. A civic element or small structure such as an open shelter, pergola, or fountain may be provided within the square. Squares are appropriate in the Boulevard Mixed Use, Village Mixed Use, Highway Mixed Use, Transition, and Campus Commercial Character Zones. .

Typical Characteristics

General Character

Formal open space

Spatially defined by buildings and tree-lined streets.

Open shelters, paths, lawns, and trees formally arranged

Walkways and plantings at all edges

Located at important intersection

Location and Size

Size shall range from 0.5 to 2 acres.

Typical Uses

Unstructured and passive recreation

Casual seating

Commercial and civic uses

10.3.3 Plaza Type Standards



Plazas add to the vibrancy of streets within the more urban zones and create formal open spaces available for civic purposes and commercial activity. Building frontages shall define these spaces. The landscape should consist primarily of hardscape. If trees are included, they should be formally arranged and of appropriate scale. Casual seating, along with tables and chairs, should be provided. Plazas typically should be located at the intersection of important streets. Plazas are appropriate in the Boulevard Mixed Use, Village Mixed Use, Highway Mixed Use, Campus Commercial and Transition Character Zones. .

Typical Characteristics
General Character
Formal open space
Primarily hardscape surfaces
Trees and shrubs optional
Spatially defined by building frontages
Location and Size
Size shall range from 0.25 acre to 1 acre.
Shall front on at least one (1) street.
Typical Uses
Commercial and civic uses
Casual seating
Tables and chairs for outdoor dining
Retail and food kiosks

10.3.4 Paseo Type Standards



A **Paseo or Pedestrian Passage** is an intimate street level passage way for pedestrians through blocks at designated locations on the Regulating Plan. These paths provide direct pedestrian access to key destinations and create unique spaces for frontages to engage and enter off of. A pedestrian passage may be used to visually reduce the impact of a large development block. Building edges may accommodate active uses such as shops and restaurants. Pedestrian passages should consist of a hardscape pathway activated by frequent entries and exterior stairways. The edges may simply be landscaped with minimal planting and potted plants. Arcades may line Paseos to provide shade and a more attractive edge. Paseos may allow access to emergency and maintenance vehicles. Paseos may be appropriate in all character zones.

Typical Characteristics
General Character
Hardscape pathway
Pedestrian friendly frontages
Small-scale commercial uses
Frequent entries
Location and Size
The minimum width shall be 15'.
The maximum width shall be 50'.
Typical Uses
Small scale commercial uses
Residential uses
Casual seating

10.3.5 Park Type Standards



The required/recommended park, as designated on the Regulating Plan, will create an important open space that connects the neighborhood with the Trinity River's natural assets and allows for passive recreation. Parks shall primarily be naturally landscaped with many places to sit on benches or low walls. Passive recreation activities in parks may include grassy lawns for unstructured and informal active recreational activities. Appropriate civic elements, fountains or open shelters may be included.

Typical Characteristics

General Character

Large, open space

Spatially defined by landscaping and building frontages

Paths, trails, open shelters, lawns, trees and shrubs naturally disposed

May be lineal, following the trajectories of natural corridors

Standards

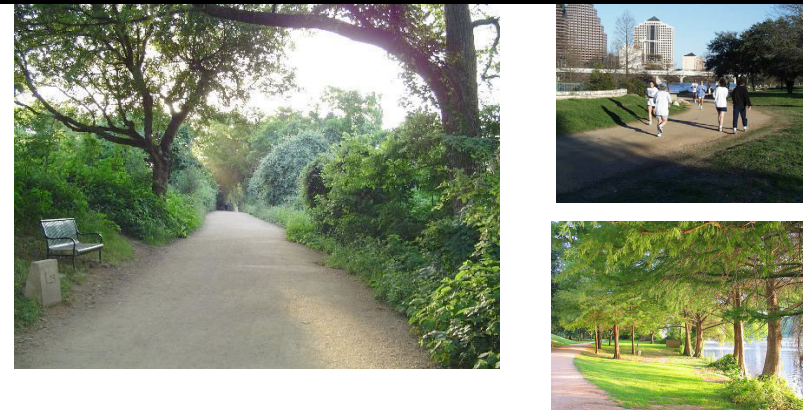
Minimum of 0.25 acres

Typical Uses

Unstructured and passive recreation

Casual seating/picnicking

10.3.6 Multi-Use Trail Type Standards



Multi-use trails provide an important place for active recreation and create a connection to regional paths and biking trails. Multi-use trails will run continuously from the development and connect to the trails along the Trinity River. The multi-use trail will help activate connections between the open spaces and the uses throughout the development. The multi-use trail may have a different character as it passes through the park and as it is adjacent to the different character zones. Within the park, the trail shall be naturally disposed with low impact paving materials so there is minimal impact to the existing flood plain and landscape. Along streets, the trail shall have a more formal disposition with a paved trail and regular landscaping.

Typical Characteristics

General Character

Park Multi-Use Trail:

Naturally disposed landscape

Low impact paving

Trees lining trail for shade

Appropriately lit for safety

Low-impact paving or Hardscape Path

Formally disposed pedestrian furniture, landscaping and lighting

Trees lining trail for shade

Standards

Min. Width: 12 feet

Typical Uses

Active and passive recreation