

**5.2 Use Criteria:** All uses listed as P/C in Table 5.1 shall also meet the following standards in Table 5.2

Table 5.2 – Use Criteria		
<i>Use</i>	<i>Zone</i>	<i>Location &amp; Design Criteria</i>
<b>Non-Residential Uses</b>		
Vehicle Sales and Service	Highway Mixed Use, Boulevard Mixed Use, and Campus Commercial	<ul style="list-style-type: none"> <li>Gas pumps, canopies, and/or service bays shall not be located along any Type 'A' Street frontage.</li> <li>No more than 50% of a lot's frontage along the Boulevard shall be occupied by gas pumps, canopies, and/or service bays.</li> <li>Any buildings associated with the use shall also have a pedestrian entrance at a Type 'A' Street and/or the Boulevard.</li> <li>No outdoor storage of vehicles or other products sold shall be permitted along Type 'A' Streets and the Boulevard. All auto-related sales display shall be inside storefronts or along Type 'B' Streets.</li> </ul>
Parking area	Village Mixed Use, and Transition	<ul style="list-style-type: none"> <li>Surface parking shall not be located at a street intersection for minimum of 30' along each street.</li> <li>Street screening required along 'A' Streets</li> <li>Driveway access for parking lots shall be from 'B' Streets or alleys. Access from 'A' Streets or Trinity Boulevard shall be limited and only permitted when 'B' Street or alley access does not exist.</li> </ul>
Any permitted use with a drive through facility	Highway Mixed Use, Boulevard Mixed Use, Campus Commercial, and Transition	<ul style="list-style-type: none"> <li>All drive through access (driveways) shall be from Trinity Boulevard only if the lot has no access to any Type 'B' Street.</li> <li>Drive through lanes and/or canopies shall not have frontage along on or be located along any Type 'A' Street.</li> <li>Drive through areas screened by a 4' high Street Screen along the Boulevard</li> <li>Drive through facilities shall meet the design standards in Section VIII of this code.</li> </ul>
Utilities	Boulevard Mixed Use, Highway Mixed Use, and Campus Commercial	<ul style="list-style-type: none"> <li>Ground floors along Type 'A' Streets shall be built to Commercial Ready Standards</li> <li>Service bays, loading, and unloading shall be along Type 'B' Street or driveway frontages only.</li> <li>Utility equipment, antennas, and other accessory equipment shall not be installed with frontage on Type 'A' Streets.</li> </ul>
Telecommunication Antennas including cell, accessory and mounted (Excluded from this category are freestanding and commercial antennas and equipment buildings)	Boulevard Mixed Use, Village Mixed Use, Highway Mixed Use, and Campus Commercial	<ul style="list-style-type: none"> <li>Antennas shall be permitted on rooftops.</li> <li>Antennas shall be screened entirely with a screen of same color as the principal building.</li> <li>Antennas shall not be visible from adjacent Type 'A' Street.</li> </ul>
<b>Residential Uses</b>		
Multi-family residential	Boulevard Mixed Use, Highway Mixed Use, and Campus Commercial	<ul style="list-style-type: none"> <li>No residential uses shall be permitted on the ground floors of building with direct frontage along either Trinity Boulevard or IH 820 Frontage Road. Residential uses are permitted on the ground floors of building with all other street and interior driveway frontages.</li> </ul>

Table 5.2 – Use Criteria

<i>Use</i>	<i>Zone</i>	<i>Location &amp; Design Criteria</i>
Manor Home	Neighborhood	<ul style="list-style-type: none"> <li>• No more than 4 units permitted.</li> <li>• Building must appear to be one large house with one front door, although additional side and/or rear doors are permitted.</li> <li>• Parking must be from a rear driveway or alley and garages must not face directly onto a public street</li> </ul>
<b>Other Uses</b>		
Electrical equipment, appliance, and components assembly and manufacturing  Light Industrial Services and assembly uses  Heavy Industrial Manufacturing  Wholesale Trade establishment	Campus Commercial	<ul style="list-style-type: none"> <li>• No outdoor storage permitted</li> <li>• Ground floors along Type 'A' Streets shall be built to Commercial Ready Standards</li> <li>• Service bays, loading, and unloading shall be along Type 'B' Street or driveway frontages only.</li> </ul>
Community Garden	All Zones	<ul style="list-style-type: none"> <li>• Shall be no larger than 1.0 acre.</li> <li>• Gardens shall be enclosed by a fence on all open sides; where it is not enclosed by a building.</li> <li>• 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.</li> <li>• Fencing Materials:                             <ul style="list-style-type: none"> <li>○ <u>Permitted</u>: pressure treated wood (must be painted or stained medium to dark color), chicken wire, wrought iron, painted galvanized steel</li> <li>○ <u>Not permitted</u>: chain link, barbed wire, vinyl, un-painted/stained pressure treated wood, plywood</li> </ul> </li> <li>• Specific to the Village Mixed Use Character Zone – shall be permitted as an interim use of property (3-yr increments)</li> </ul>
Rain water harvesting equipment	All Zones	<ul style="list-style-type: none"> <li>• Rain water harvesting equipment may not be installed along Type 'A' Streets.</li> <li>• On all other frontages, they shall be screened with a Street Screen at least as high as the equipment being screened.</li> </ul>
Utility equipment (includes electrical transformers, gas meters, etc)	All Zones	<ul style="list-style-type: none"> <li>• A mutually acceptable site location of utility equipment will be determined during the design and platting process through a discussion with the appropriate utility provider.</li> </ul>