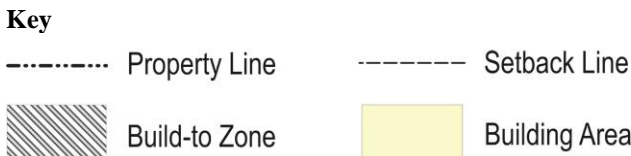
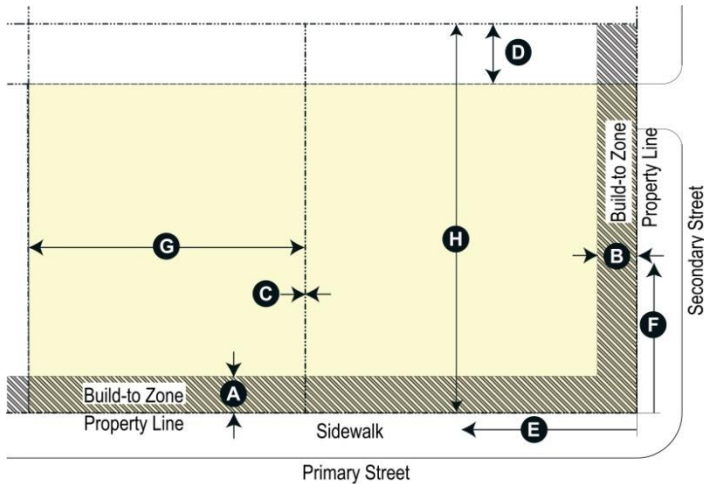


a. Historic TOD



Building Placement

Build-to Zone (BTZ) (See #7)

(Distance from property line to edge of the zone)

Front (Primary Street)	0 ft. – 5 ft.	A
Front (Secondary Street)	0 ft. – 5 ft.	B

Setback

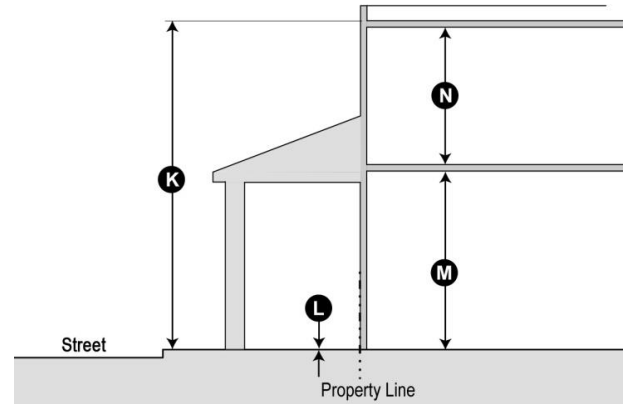
Side	0 ft. (see #1)	C
Rear		
Adjacent to SF residential	15 ft.	D
Adjacent to any other use	10 ft.	

Building Frontage

% of building built to primary street BTZ	80% (min.) (see #2)	E
% of building built to secondary street BTZ	40% (min.) (see #2)	F

Block and Lot Standards

Block face dimensions	600 ft. (maximum)	
Block perimeter	1,600 ft. (maximum)	
Lot Width	200 ft. (max.)	G
Lot Depth	200 ft. (max.)	H
Lot coverage	90% max.	



Height		
Building minimum	15 ft.	K
Building maximum	2 stories (see #3)	K
Accessory building max.	2 stories (see #3)	
Ground floor finish level	12 in. max. above sidewalk	L
First floor height	15 ft. min. (floor to floor)	M
Upper floor(s) height	10 ft. min.	N

Mixed Use Criteria (see #4)

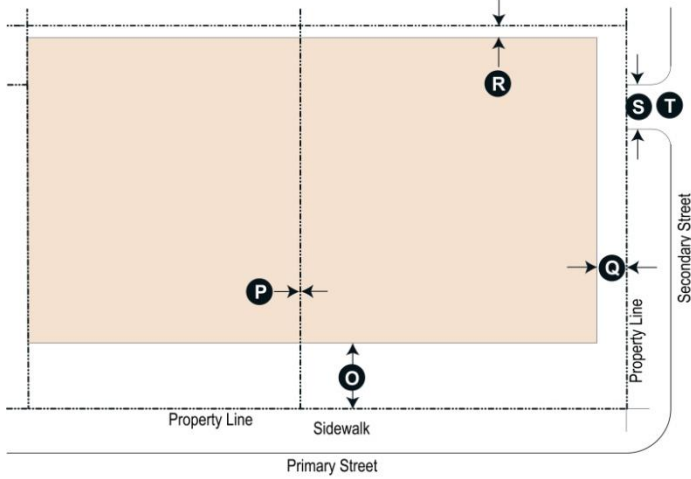
Land Use	Min. % of building area	Max. % of building area	Preferred
Commercial (retail, restaurant and office)*	30%	90%	55%
Residential	0%	35%	15%
Civic/Open Space (excl. religious)	5%	10%	10%
Other (incl. religious)	15%	25%	20%

Building Types

Shopfront	Civic building Transit Station
Hotel	

Notes

- #1 – Side setbacks shall be based on minimum fire separation required between buildings, if applicable
- #2 – Corner building street facades must be built to the BTZ for a minimum of 30 ft. from the corner along both streets.
- #3 – Attics and mezzanines less than 7 ft. (avg.) height shall not be counted as a story.
- #4 Development Review Committee may grant waivers for individual applications based on the entire character zone meeting mixed use criteria ranges. Building area is based on usable first floor building space.
- #5 – Mansard roofs are not permitted
- #6 – All buildings in the Historic TOD shall meet the Architectural Standards and Guidelines in Section 118-568.
- #7 – Any frontage along a public street (except alleys) not defined by a building at the BTZ shall be defined by a 4 ft. high Street Screen or appropriate plaza that is built within the BTZ.



Key
 - - - - - Property Line
 Parking Area

Parking

Location (distance from property line)

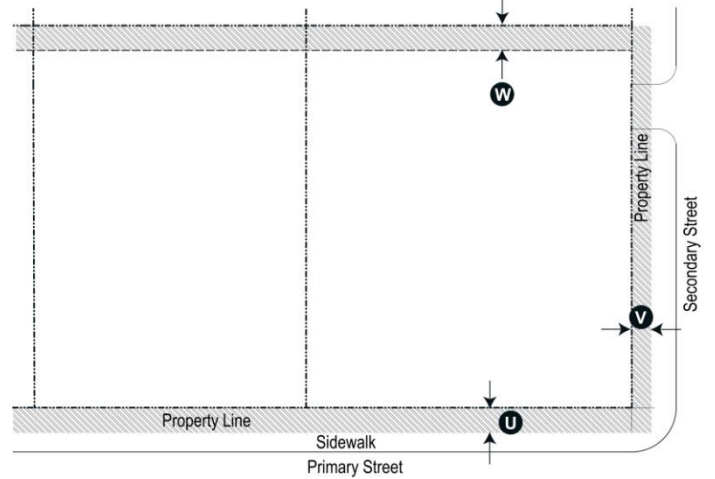
Front setback	10 ft.	O
Side setback	0 ft.	P
Secondary street setback	10 ft.	Q
Rear setback	5 ft.	R

Required parking spaces allow shared and onstreet parking

Non Residential –	1 per 250 sq.ft.
Upper floor Residential –	1.5 per dwelling unit.

Notes

- #8 – Parking driveway width 26ft. max. **S**
- #9 - On corner lots, driveway shall not be located on a primary street. **T**
- #10 – Shared driveways and cross access easements are encouraged between lots to minimize curb cuts.
- #11 – Parking may be provided off-site within 1,200 feet or as shared parking.
- #12 - Section 118-834 of the City of NRH Zoning Ordinance shall apply for design of off-street parking areas.



Key
 - - - - - Property Line
 Encroachment Area

Encroachments (see #13)

Location

Front	6 ft. max.	U
Secondary street	4 ft. max	V
Rear	3 ft. max.	W

Notes

- #13 – Canopies, awnings, signs, and balconies may encroach over the BTZ and setback areas as indicated in the shaded areas. Any supports provided within the encroachment area shall be non-structural. A minimum vertical clearance of 8 ft. shall be required as measured from the finished grade of the sidewalk below the encroachment.
- #14 - Ground and roof mounted mechanical equipment shall be screen from direct view of adjoining public rights-of-way. In addition to a parapet wall no higher than 42 in., the perimeter of any visible roof mounted mechanical equipment shall be circumscribed by an appropriate device that is at least as tall as the equipment itself.
- #15 – The area between the building and the edge of the BTZ at the public sidewalk shall be paved flush with the sidewalk.

The Smithfield area has an historic existing character that shall be preserved by rehabilitation of existing significant buildings. In addition, new and infill construction in the district shall reflect the character of the district during its historic period of significance.

a. Standards Specific to Historic TOD Zone:

In addition to Standards in Subsection B, the following Guidelines shall apply for all development within the Historic TOD Zone. All changes to existing facades or new buildings within this zone shall receive a “compliance” permit from the Planning and Zoning Commission after DRC review and recommendations on the extent to which the proposed changes or new construction meets the following guidelines.

Building Form & Massing:

- Buildings shall consist of rectangular building forms limited to one- or two-stories in height.
- Simple architectural ornamentation at the street level of buildings such as wood cornices or cast iron columns can both accent buildings, and provide visual interest for pedestrians and motorists. Do not incorporate high style architectural ornamentation that does not reflect the vernacular early 20th century design context of Smithfield.
- Recessed entries provide weather protection, protect passing pedestrians from opening doors, and add attractive detail to the storefront. Do not recess the entire storefront.



Images showing appropriate building form and massing within the Historic Core

Horizontal Rhythm:

- A building larger than the width seen traditionally in the district (greater than 40 ft.) should be divided into modules (20 ft. – 25 ft.) that are similar in scale to typical buildings.
- Large project sites should be developed with several buildings, rather than a single structure.
- The horizontal rhythm of the street wall shall be reinforced in new buildings by using a similar alignment of windowsills, building lines, floor lines, cornices, rooflines, and floor-to-floor spacing along a blockface.
- Using building design elements such as cornice lines, ground floor canopies and awnings, overhangs and windowsills helps to maintain a clear visual division in building design between the street level (ground floor retail uses) and upper floors.



Examples of buildings with a good horizontal rhythm along the street.

Doors and Windows:

- Windows and doors shall be vertically oriented.
- The primary entrance to buildings shall be clearly defined and oriented to the street, and not to parking areas or side or rear elevations.
- Clear glass should be used in upper story and storefront windows. No reflective, heavily tinted, patterned or sandblasted glass should be used in storefront or upper story windows. Patterned, colored or sandblasted glass can be appropriately used in transoms above storefront windows, however.



Buildings with appropriate door and window openings

Roof Form:

- Flat roof forms with parapets, or gable roofs either facing or perpendicular to the street with a 5/12 or similar pitch are appropriate to the character and image of historic Smithfield.
- Roof forms consistent with the character of Smithfield are recommended. Sloped roof shapes on one-story commercial buildings are not recommended unless they are hidden along all visible sides with a false parapet.
- A visual terminus, such as a simple cornice, at the tops of two-story buildings helps reinforce the character of Smithfield architecture.

Building Materials:

- At least 75 % of each façade visible from any public right-of-way or adjoining properties (except alleys) of new buildings shall use materials typical of common building materials of the historic period and location, including brick and stone indigenous to North Texas such as dark fieldstone. Masonry materials shall be installed in a craftsman like manner that are a minimum of one inch thick and imbedded in a cementitious reinforced substrate.

- Stone patterns, sizes and color of individual stones should be similar to those found in historic stone buildings in the area, or typical of structures of this type, age or vicinity.
- Masonry bonding patterns, sizes and color should be similar to those found in the historic commercial and institutional buildings nearby, or typical of structures of the type, age and vicinity.
- Traditional materials such as horizontal wood siding of dimensions similar to novelty, shiplap or tongue-and-groove, or Cementitious horizontal siding, in a smooth, paintable finish and of traditional dimensions may be used as accent materials not to exceed 25% of each facade. Other non-traditional building materials shall only be permitted as accent materials (no more than 25% of each façade visible from any public right-of-way or adjoining properties).

Awnings and Canopies:

- Canopies of wood or metal and awnings of wood, metal, or canvas may be used to protect pedestrians and create interest along the street.
- Fixed, rolled front awnings of corrugated metal, as found in many early 20th century North Texas commercial districts, are appropriate for the Smithfield district.
- Fixed canopies may extend the width of a commercial building, and may be supported at the outer edge by simple wood or metal posts, as long as the supports are non-structural and do not interfere with pedestrian passage along the front sidewalk.

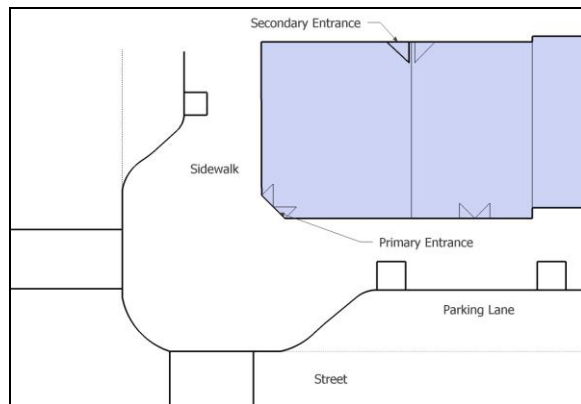


Buildings with canopies and awnings providing interest along the street and shade to pedestrians

b. Standards Specific to Commercial and Mixed Use Buildings:

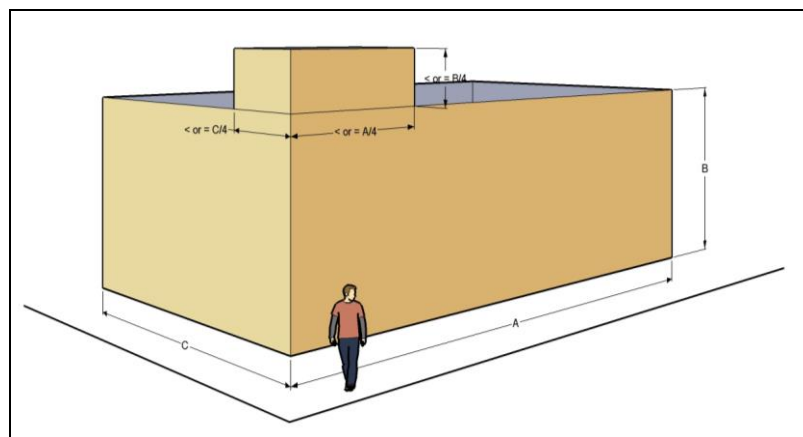
The following design standards and guidelines shall provide property owners, developers, city staff, and decision makers adequate design guidance for new and existing commercial buildings.

1. Location on the street:
 - (i) Buildings shall be oriented toward the major street with the primary entrance located on that street. All primary entrances shall be oriented to the public sidewalk for ease of pedestrian access.



Graphic showing location of primary and secondary entrances to buildings.

- (ii) At key intersections, buildings located on corner lots may utilize variations in building massing to emphasize street intersections as points of interest in the district. Maximum building heights shall be permitted to exceed by 25% for approximately 25% of the building frontage along each street façade.



Schematic showing how permitted variations in building massing are calculated.

2. Pedestrian-Friendly Building Massing and Scale :

- (i) A building’s massing shall serve to define entry points and help orient pedestrians.
- (ii) Buildings and/or facades shall emphasize and frame or terminate important vistas.
- (iii) Buildings in the TOD Core zone, to the extent practicable, shall maintain a 25 ft. – 35 ft. building facade widths or multiples thereof.
- (iv) Variations in the rhythms within individual building facades shall be achieved within any block of building facades with architectural elements such as bays, columns, doors, windows, etc.
- (v) Breaks in the predominant rhythm may also be used to reinforce changes in massing and important elements such as building entrances, terminated vistas, or corner sites.
- (vi) Porches, stoops, eaves, awnings, blade signs, arcades, colonnades and balconies should be used along commercial storefronts and they may protrude beyond the setback line provided that they do not inhibit pedestrian movement within the public right-of-way.



Variations in building rhythm using architectural features



Building massing used to emphasize entrances



Allowed encroachments into the setback line



Retail buildings with details that add interest along the streetscape

3. Feature Buildings

- (i) Buildings which are located on axis with a terminating street or at the intersection of streets shall be considered as Feature Buildings. Such buildings shall be designed with features which take advantage of that location, such as an accentuated entry and a unique building articulation which is off-set from the front wall planes and goes above the main building eave or parapet line.



Recommended treatment of terminated vistas



Not recommended treatment of terminated vistas

4. Architectural Elements and Storefronts:

- (i) Shopfront buildings shall be designed and built in tri-partite architecture so that they have a distinct base, middle, and top. Contemporary design is not discouraged as long as it is compatible with the character of the property, neighborhood or environment.



Figures showing desired architectural elements in Shopfront buildings

- (ii) Architectural elements shall be designed to the appropriate scale and proportions of the selected architectural style.
- (iii) An expression line or equivalent architectural element shall delineate the base of all buildings, and a cornice shall delineate the tops of facades that do not utilize a pitched roof. For retail storefronts, a transom, display window area and bulkhead at the base shall be utilized.
- (iv) Infill buildings shall maintain the alignment of horizontal elements along the block.
- (v) Building entrances may be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades, and others as appropriate. All building elements should be compatible with the architectural style, materials, colors, and details of the building as a whole. Entrances to upper level uses may be defined and integrated into the design of the overall building facade. Doors and windows that operate as sliders are prohibited along the following streets - Core Main Street, Avenue, Commercial Avenue, and TOD Boulevard.
- (vi) Roofs: Mansard roofs are prohibited and flat membrane-type roofs that are visible are prohibited.
- (vii) Doors and Windows: Generally, windows shall be oriented vertically, and bay windows shall have external bottom supports. Dormer windows shall also be vertically proportioned and slightly shorter than the windows below.
- (viii) Transparency required: For all new construction and renovation in the TOD Core zone, the street-level floor shall have transparent storefront windows covering no less than 65% of the façade area. Each upper floor of all building façades facing a street or plaza shall contain transparent windows covering at least 35% of the façade area. Glass curtain wall buildings are prohibited. For all new construction and renovation in the General Mixed Use, Arterial Mixed Use, and High Intensity Mixed Use zones, the required street facing façade transparency (each floor) shall be at least 30%.
- (ix) Ground floor commercial and mixed use building plate heights (floor to floor) shall be at least 15 ft. in height. Two story Live/work buildings may have 12 foot floor to floor height. Upper floor to floor heights shall be a minimum of 10 ft.
- (x) Storefronts: Retailers located at the street level shall primarily use storefronts to orient and advertise merchandise to customers. Retail buildings shall provide street-level pedestrian-oriented uses at the ground floor level. Storefronts on facades that span multiple tenants shall use architecturally compatible materials, colors, details, awnings, signage, and lighting fixtures.



Retail storefronts with transparent windows



Vertically oriented windows with emphasis on corners and entrances.

5. Building Materials:

- (i) At least 75 % of each façade (excluding doors and windows) visible from any public right-of-way or adjoining properties (except alleys) of new buildings shall be finished in one the following materials:
 - Masonry (brick, stone, cast stone, rock, marble, granite, glass block and/or tile)
Masonry materials shall be installed in a craftsman like manner that are a minimum of one inch thick and imbedded in a cementitious reinforced substrate.
 - (Architectural CMU with integral colors)
- (ii) No more than 25% each façade (excluding doors and windows) visible from any public right-of-way or adjoining properties (except alleys) of new buildings may use accent materials such as decorative wood (naturally resistant to decay), metal, synthetic materials, or reinforced Exterior Insulating Finishing System (EIFS)
- (iii) Stucco and Cementitious-horizontal siding in a smooth, paintable finish and of traditional dimensions with at least a 50-year warranty may only be used on the upper floors within the TOD Core and General Mixed Use Zones. This material is not permitted in the High Intensity Mixed Use and Arterial Mixed Use Zones
- (iv) Side facades and rear facades shall be of finished quality and of the same color and materials that blend with the front of the building. Rear facades may be painted tilt-wall or painted block matching the same color of the rest of the building if the rear façade faces an alley or is not viewable from a public street or right-of-way. Rear facades shall not be designed as blank walls and while they may not have the same level of detailing as the other facades, they shall be designed to incorporate vertical and horizontal changes in color, materials, and articulation that are in keeping with the other street facing facades.

c. Standards Specific to Residential and 2-story Live/Work Buildings:

1. Location on the street:

- (i) For corner buildings, at least one primary entrance shall address the primary street unless configured as a courtyard or forecourt building.
- (ii) Garages generally shall be located on alleys at the rear of residential buildings; pull-through garages are allowed if the garage door is set back behind the rear façade of the main structure. If front-loaded garages or carports are utilized on single-family residential lots, the garages and carports shall be no greater than 12 ft. wide, and set back at least 20 ft. measured from the face of the main structure closest to the garage/carport or rotated 90 degrees with windows on the wall facing the street. All garage doors shall be divided into single bays separated by at least an 18 in. column. Front-loaded garages on residential lots less than 60 ft. wide shall not be allowed. Town homes and courtyard apartments shall utilize rear-loaded garages.