

- (4) Exterior Insulation Finish System (i.e. EIFS one-coat soft systems).
  - (5) Non-architectural type asphalt shingles (i.e. three-tab asphalt shingles).
- b. Exterior Building Material Required for Use on Exposed to View Facades
- (1) Ceramic tile.
  - (2) Stucco (three-coat hard systems with hard or synthetic finish coat).
  - (3) Architectural type metal wall and roof panels (standing-seam panels, flush panels, etc. with concealed fasteners).
  - (4) Wood and/or Composite type siding and trim (i.e. beveled lapped siding, Hardiplank siding/trim and wood trim).
  - (5) Wood, Vinyl and Metal Soffit Panels (i.e. finished wood trim, perforated Hardiplank panels, vinyl or metal interlocking panels, aluminum vents, etc.).
  - (6) Decorative type concrete masonry units (i.e. split-faced, ground face, ribbed, brick, etc.).
  - (7) Exposed High Pitch roofing (architectural-type asphalt shingles, slate shingles, clay tile shingles, wood shingles, composite/cementitious simulated slate shingles, and metal shingles, etc.).
  - (8) Non-Exposed Low Pitch Roofing Systems (i.e. Built-up roofing, modified bitumen, EPDM, sprayed foam, etc.).

**Section 10.102b**

**Urban Design Overlay District Two – Bluebonnet Boulevard**

**A. Purpose**

To provide guidelines for development activity within the Bluebonnet Boulevard Urban Design Overlay District (District) as shown in Appendix G along Bluebonnet Boulevard from Claycut Bayou to Airline Highway. This District is to strengthen the physical and economic character of the neighborhood by mitigating or avoiding incompatibility of buildings or services.

**B. Waivers, Variances, and Exceptions**

- 1. The Designated Line as set forth in this Ordinance may be altered only with the affirmative vote of two-thirds (2/3) of the members of the Metropolitan Council.

**C. Permitted Uses**

- 1. On the publicly owned lots marked on Appendix G, the use shall be limited to green space or access to a publicly dedicated right of way.

**D. Utilities**

## 1. Lighting

- a. Lighting mounted on buildings or fences shall be no more than seven (7) feet above the ground.
- b. Pole lighting is allowed in parking areas. Pole lighting is limited to eighteen (18) feet in height and may not be located in the Bufferyard.
- c. Any external pole mounted lighting must be oriented inward, toward the development or structures, to minimize intrusion into surrounding property. All external lighting must be shielded, bulb recessed and directional.

## E. Signage

### 1. Prohibited Signs

- a. Except as provided below, and subject to the general requirements of the Unified Development Code only Monument Signs and Wall Signs are allowed in the Urban Design Overlay District, provided however, in no event shall the dimensions of the sign exceed the size limitations based on the zoning classification of a lot set forth generally in the Unified Development Code and provided, further, however that Pylon Signs shall be allowed along Jefferson Highway if otherwise permitted under the Unified Development Code.
- b. No off-premises signs are allowed.

### 2. Illumination

- a. An allowed Monument Sign may not flash, blink or fluctuate; and may not be animated.

## F. Parking

### 1. Off-Street Parking

- a. All parking lots must have a concrete curb and gutter configuration. "Pin-on" parking bumper and/or parking blocks may be installed, but must be permanently affixed.

## G. Landscape and Trees

### 1. Applicability of Landscape Requirements

- a. A building constructed or re-constructed within Urban Design Overlay District 2, shall, in addition to complying with the Unified Development Code requirements imposed based on the zoning classification of the lot upon which the building is constructed or reconstructed, shall comply with the following additional landscaping requirements.
- b. In the event the UDC requires additional affirmative landscaping obligations, the more burdensome provision shall apply.

### 2. Landscape Standards

a. **Street Planting Area**

- (1) A Street Planting Area is required within the ten (10) foot front yard on Bluebonnet Boulevard and Jefferson Highway. The minimum requirements for the street planting area include one (1) Class "A" tree or three (3) Class "B" trees for every fifty (50) linear feet of public street frontage, or fraction thereof, measured at the property line. Seventy-five (75) percent of the required trees must be evergreens and maybe located anywhere within the street planting area will also be planted with shrubs and ground cover plantings to the extent that forty (40) percent of the street planting area is planted with vegetation other than turf grass. Corner lots with frontage on more than one street must provide a street planting requirement along the entire street frontage.

b. **Buffer Yard Screening**

- (1) The Bufferyard shall include a fence with a minimum height of eight (8) feet.
- (2) All air-conditioning compressors will be roof mounted or screened and refuse collection must be kept in a dumpster, enclosed by a six (6) foot opaque, wood or masonry fence. Dumpsters may not be located in Bufferyards.

**Section 10.102c Urban Design Overlay District Three – Government Street**

A. Purpose

The purpose of the Government Street Urban Design Overlay District (District) is to strengthen the physical and economic character of the corridor by promoting and encouraging consistency in the quality of design within the area shown on the official zoning map, generally described as including lots fronting on Government Street from the east side of 11<sup>th</sup> Street to Jefferson Highway and lots fronting on Jefferson Highway from Government Street to Claycut Road/Goodwood Avenue.

B. Applicability

The provisions of this section shall apply to all development meeting the criteria established in Section 10.102.A, Enforcement and Review, as well as any expansion, reconstruction, or exterior renovation which requires the issuance of a building permit and involves 40 percent or more of an existing building or structure. An exterior renovation, expansion or reconstruction shall be calculated based upon the gross square footage under the roof.

C. Building Placement

1. Primary Frontage

Buildings shall be located on the primary street frontage, as determined by the Planning Director, according to one of the standards identified below.

- a. A minimum of 50 percent of the primary street frontage for each development shall have buildings within ten feet of the front property line with the principal entrance located on that frontage. When site constraints preclude strict compliance with this requirement, the building line shall be no more than one foot behind the line created by that constraint.