

SECTION 6.7: DOWNTOWN DISTRICT (DT)

6.7.A Description.

The Downtown District is intended to encourage the redevelopment of the original township, which includes the historic courthouse, offices, retail business and residences. The varying land uses included in the Downtown District are compatible with existing uses to preserve the integrity of the area Downtown District and deter urban deterioration. This district also facilitates the maintenance of the area and provides for the vibrant interaction between retail, service, residential, government and public use.

6.7.B Permitted Uses.

- (1) Bakery and confectionery shop;
- (2) Banks or other financial institutions;
- (3) Bed and breakfast;
- (4) Bicycle sales and rental;
- (5) Book and card/gift stores;
- (6) Church, temple or mosque;
- (7) Civic or community center;
- (8) Clinic;
- (9) Commercial Parking Garage/Lot;
- (10) Condominium (four or less units);
- (11) Convenience/grocery store (without pumps);
- (12) Day Spa;
- (13) Florist;
- (14) Fraternal organization, lodge or civic club;
- (15) Home occupation;
- (16) Hotels and motels;
- (17) Library;

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- (18) Micro brewery/winery (retail sales) - without drive-in service;
- (19) Municipal facilities/state facilities/federal facilities;
- (20) Museums and galleries;
- (21) Office - professional and general administration;
- (22) Personal service shop (beauty/barber shop);
- (23) Restaurant or cafeteria - without drive-in service;
- (24) Retail shops;
- (25) Single family dwelling;
- (26) Studio for photographer, musician, artist;
- (27) Theater - indoor;
- (28) Townhouse (four or less units);
- (29) Travel agencies;
- (30) Two-four family dwelling.

6.2.C Conditional Uses (Special Use Permit required).

- (1) Restaurant (drive-in type);
- (2) Micro brewery/winery (distribution);
- (3) Tobacco shop

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6.7.D Height, Area, Yard and Lot Coverage Requirements.

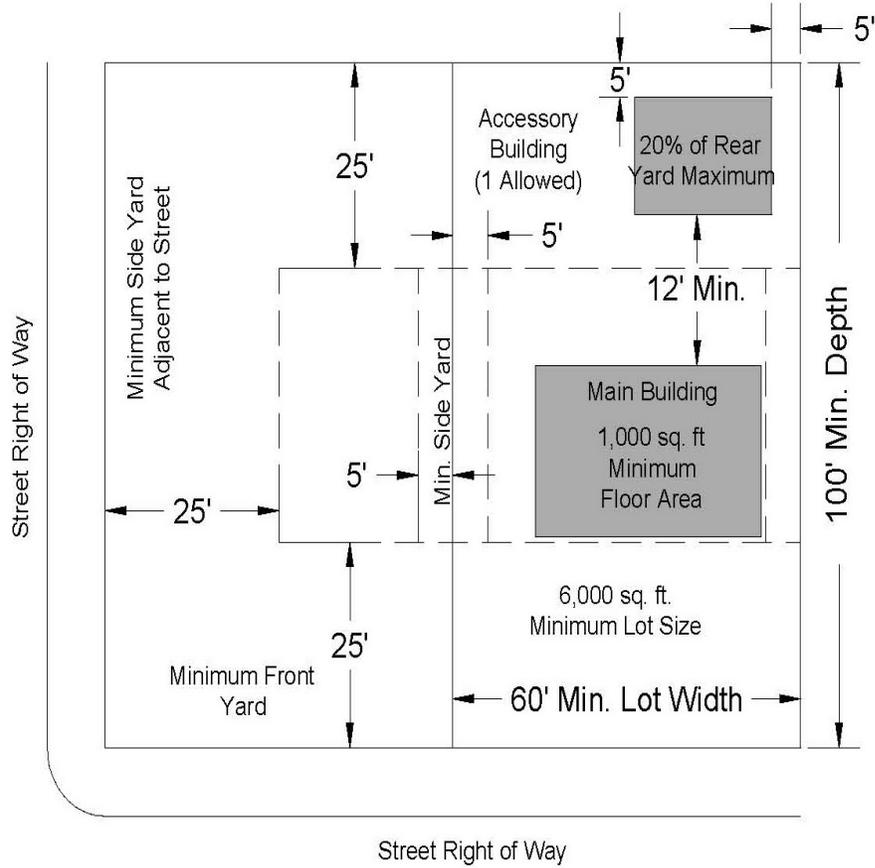
(A) *Single family dwelling.*

- (1) Maximum density: one dwelling unit per lot.
- (2) Minimum lot area: 6,000 ft².
- (3) Minimum lot width and lot frontage: 60 feet.
- (4) Minimum lot depth: 100 feet.
- (5) Minimum depth of front setback: 25 feet.
- (6) Minimum dept of rear setback: 25 feet.
- (7) Minimum width of side setback:
 - (a) Internal lot: five feet.
 - (b) Corner lot: 25 feet from intersecting side street.
- (8) Building size:
 - (a) Maximum coverage as a percentage of lot area: 40%.
 - (b) Minimum area of main building: 1,000 ft².
- (9) Accessory buildings:
 - (a) Maximum accessory building coverage of rear yard: 20%.
 - (b) Maximum number of accessory buildings: one.
 - (c) Minimum depth of side setback: five feet.
 - (d) Minimum depth of rear setback: five feet.
 - (e) Minimum depth from the edge of the main building: 12 feet.
- (10) Maximum height of structures: 35 feet.
- (11) Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.

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6.7.D Height, Area, Yard and Lot Coverage Requirements

Single-Family Dwelling



6.7.E Parking Regulations.

A Single-Family, DT District lot shall provide a minimum of two vehicle parking spaces, with a driveway connecting the parking spaces with a street or alley, and meet all the pertinent requirements contained in Section 11 the Parking Regulations of this ordinance.

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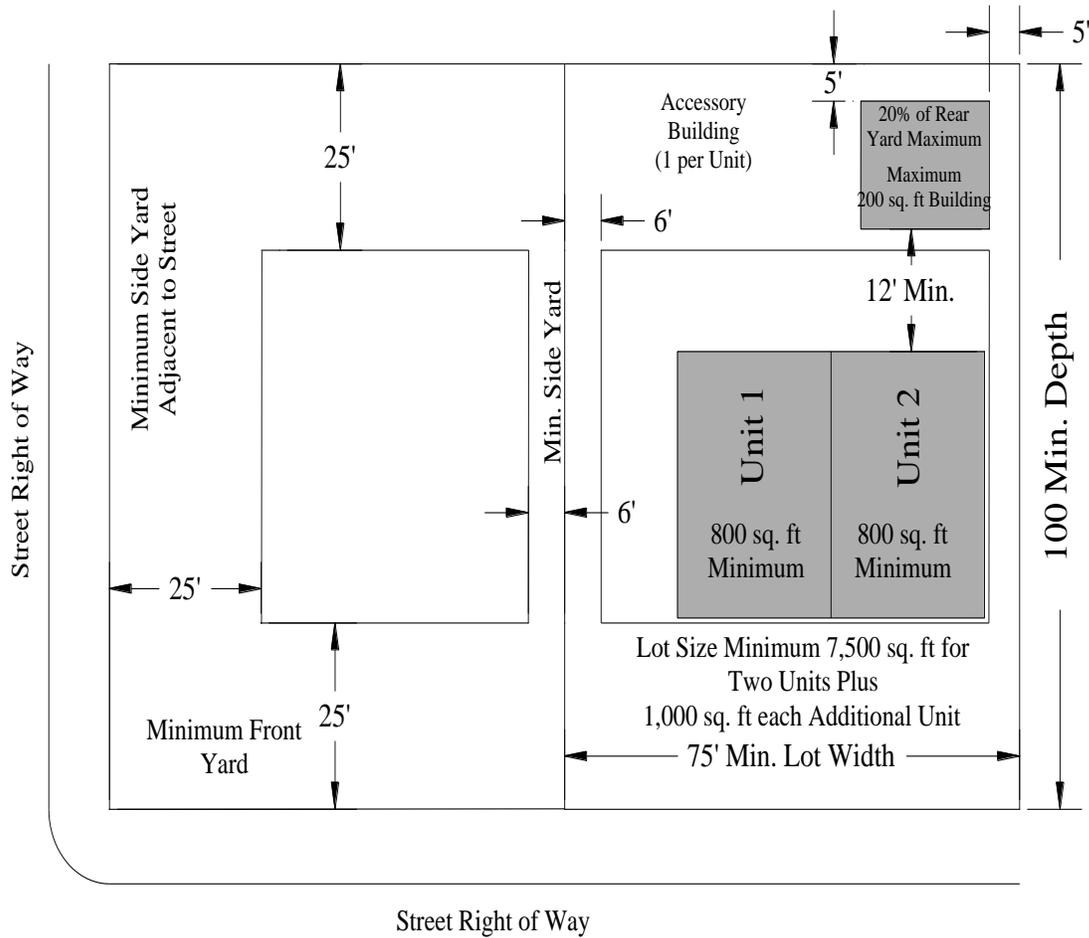
(B) *Two-four family dwelling.*

- (1) Maximum density: four family unit per lot
- (2) Minimum lot area: 7,500 ft² for two dwelling units, plus 1,000 ft² for each additional dwelling unit.
- (3) Minimum lot width and lot frontage: 75 feet.
- (4) Minimum lot depth: 100 feet.
- (5) Minimum depth of front setback: 25 feet.
- (6) Minimum depth of rear setback: 25 feet.
- (7) Minimum width of side setback:
 - (a) Internal lot: six feet.
 - (b) Corner lot: 25 feet from intersecting side street.
- (8) Building size:
 - (a) Maximum coverage as a percentage of lot area: 40%.
 - (b) Minimum area of each dwelling unit: 800 ft².
- (9) Accessory buildings:
 - (a) Maximum accessory building coverage of rear yard: 20%.
 - (b) Maximum area of each accessory building: 200 ft².
 - (c) Maximum number of accessory buildings: one per unit.
 - (d) Minimum depth of side setback: five feet.
 - (e) Minimum depth of rear setback: five feet.
 - (f) Minimum depth from the edge of the main building: 12 feet.
- (10) Maximum height of structures: 35 feet.
- (11) Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples, and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.

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6.7.D Height, Area, Yard and Lot Coverage Requirements

Two-Four Family Dwellings



6.7.E Parking Regulations.

A Two-Four-Family, DT District lot shall provide a minimum of two vehicle parking spaces per dwelling unit and meet all the pertinent requirements contained in Section 11 the Parking Regulations of this ordinance.

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(C) *Townhouse/Condominium.*

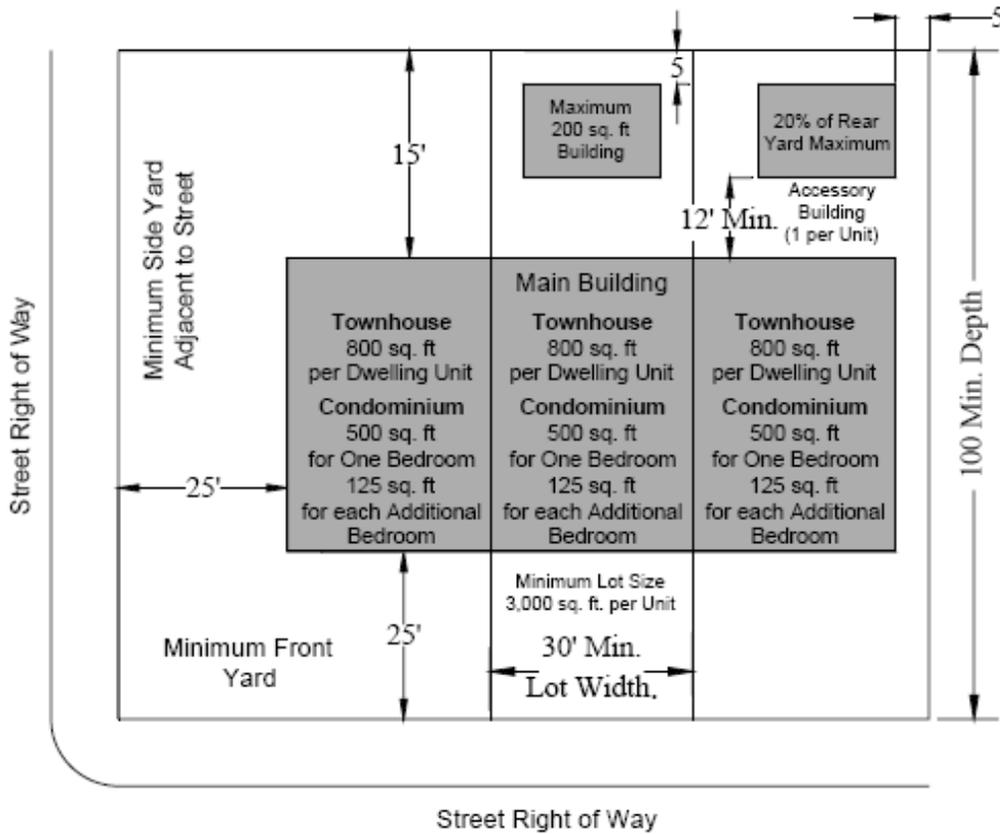
- (1) Maximum density: four family unit per lot
- (2) Minimum lot area: 3,000 ft² per unit.
- (3) Minimum average lot width and lot frontage: 30 feet.
- (4) Minimum lot depth: 100 feet.
- (5) Minimum depth of front setback: 25 feet.
- (6) Minimum width of rear setback: 15 feet.
- (7) Minimum width of side setback:
 - (a) Internal lot: five feet.
 - (b) Corner lot: 25 feet from intersecting side street.
- (8) Building size:
 - (a) Maximum main building coverage as a percentage of lot area: 40%
 - (b) Minimum area of each Townhouse dwelling unit: 800 ft².
 - (c) Minimum area of each Condominium of each dwelling unit: 500 ft² for one bedroom or less, plus 125 ft² of floor area for each additional bedroom.
- (9) Accessory buildings:
 - (a) Maximum accessory building coverage of rear yard: 20%.
 - (b) Maximum area of each accessory building: 200 ft².
 - (c) Maximum number of accessory buildings: one per unit.
 - (d) Minimum depth of side setback: five feet.
 - (e) Minimum depth of rear setback: five feet.
 - (f) Minimum depth from the edge of the main building: 12 feet.
- (10) Maximum height of structures: 35 feet.

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- (11) Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.

6.7.D Height, Area, Yard and Lot Coverage Requirements

Townhouse/Condominium



6.7.E Parking Regulations.

A Townhouse/Condominium, DT District lot shall provide a minimum of two vehicle parking spaces per dwelling unit and meet all the pertinent requirements contained in Section 11 the Parking Regulations of this ordinance.

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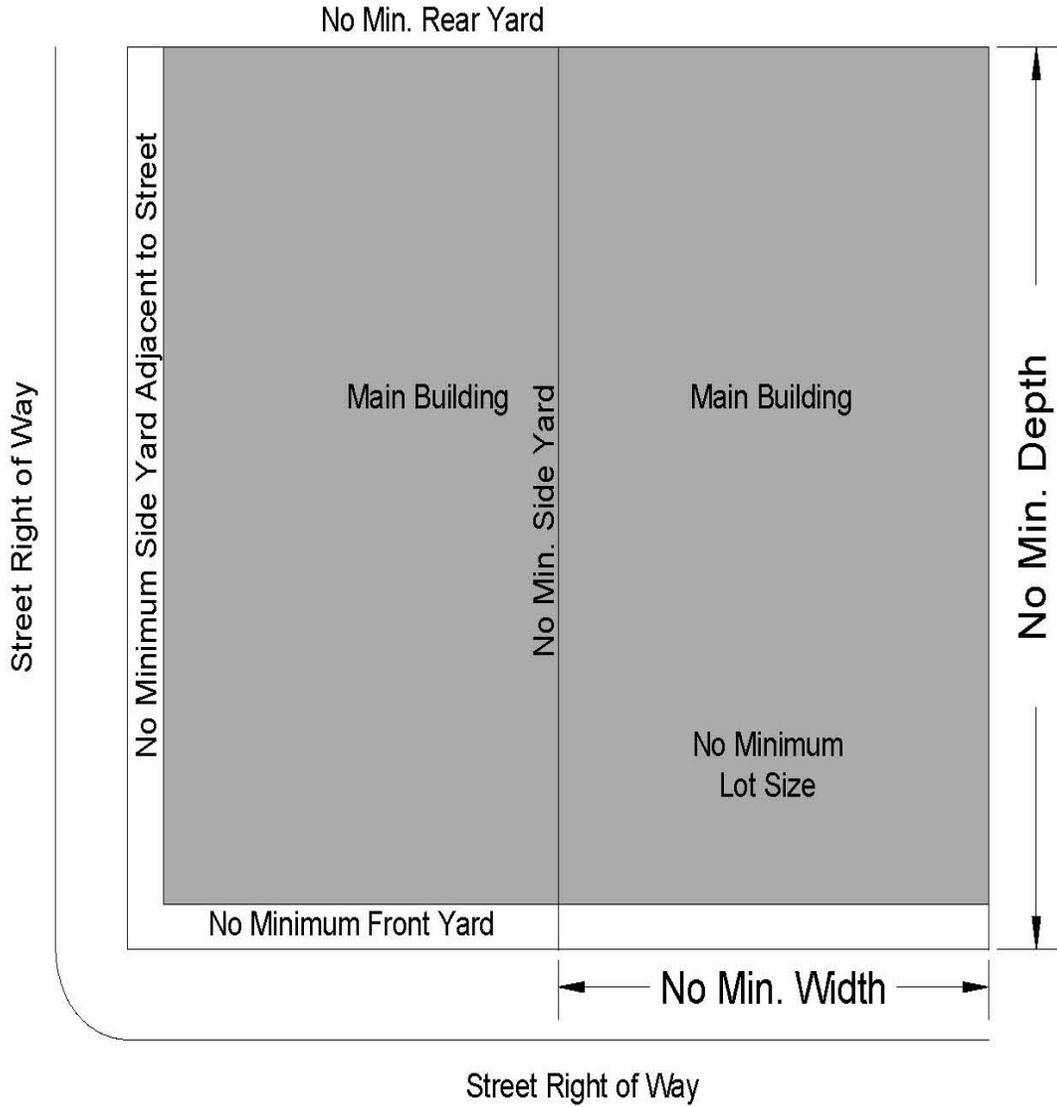
(D) *All other uses.*

- (1) Maximum density: There is no maximum density requirement.
- (2) Minimum lot area: There is no minimum area requirement.
- (3) Minimum lot width: There is no minimum width requirement.
- (4) Minimum lot depth: There is no minimum depth requirement.
- (5) Minimum depth of front setback: There is no front setback requirement.
- (6) Minimum depth of rear setback: There is no minimum rear setback requirement unless the lot abuts upon a Residential District, then a minimum ten feet is required.
- (7) Minimum width of side setback:
 - (a) Internal lot: There is no minimum side setback requirement unless the lot abuts upon a Residential District, then a minimum five feet is required.
 - (b) Corner lot: There is no setback requirement.
- (8) Building Size: there are no minimum size regulations.
- (9) Maximum height of structures: No building shall exceed 75 feet.
- (10) Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.

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6.7.D Height, Area, Yard and Lot Coverage Requirements

All Other Uses



Note: No rear or side yard except when the lot abuts upon a Residential District, then the minimum setback for rear yard is ten feet and side yard is five feet.

6.7.F Type of Construction.

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(1) The exterior façade of all structures visible from a public street shall be of an architectural exterior finish similar to the surrounding structures within the District, exclusive of door and window openings.

(2) Exterior siding and trim coloring shall be compatible to the surrounding structures in the District.

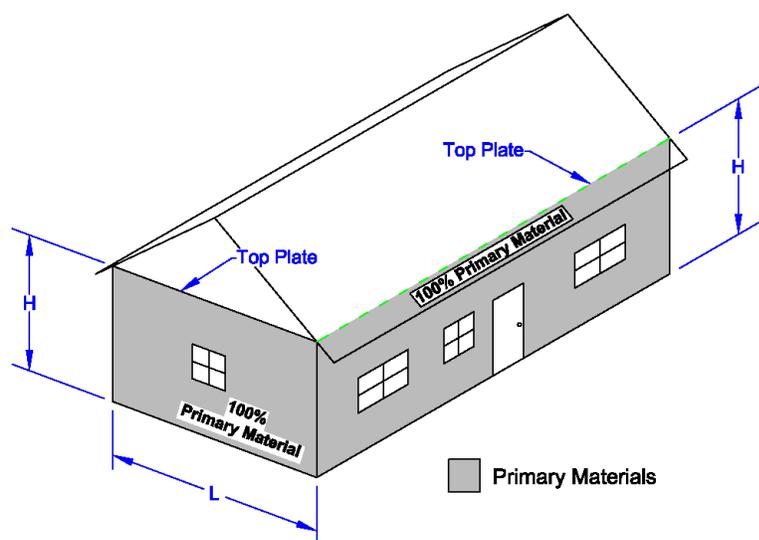
(3) Exterior metal facades are prohibited in the DT “Downtown District”.

(4) The exterior walls of all new dwellings to the top plate, shall be constructed exclusively of Primary Materials, excluding doors, windows, and porches. See Section 10.E (1): “Exterior Building Material Standard – Primary Materials”.

(5) Existing dwellings expanding the total square footage of the building fifty percent (50%) or less, or modifying the exterior walls, may use the same exterior construction material as the existing primary building. If the material is not available, similar material may be used if approved by the Community Development Director.

(6) Existing dwellings expanding the total square footage of the building by more than fifty percent (50%), or proposing to use a material consistent with the primary structure for any expansion must use Primary Materials, Section 10.E (1): “Exterior Building Material Standard – Primary Materials”, for the expansion area.

6.7.F Exterior Building Material Standards



NEW CONSTRUCTION

Total Exterior Wall shall equal,
100% of Primary Materials.
(Windows & Doors are excluded)

EXISTING STRUCTURES

1. Expanding or modifying the footage of the building 50% or less, may use the same exterior material as the existing primary building. If not available, approval is need from the Community Development Director.
2. Expanding or modifying the footage of the building 50% or more, must use 100% Primary Materials of the exterior wall.
3. Windows and Doors are excluded.

6.7.G Miscellaneous Provisions.

Wherever a commercial use adjoins a residential district and is not separated by a street, a six-foot or taller solid sight-barring fence or landscape barrier will be constructed and maintained along the boundary or property line as permanent screening. All outside lighting features will be placed and reflected so as to not create annoyances, nuisances or hazards.

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6.7.H Parking Regulations.

See Section 11 Parking Regulations.

6.7.I Sign Regulation.

See Section 12 for Sign Regulations.

6.7.J Exceptions to Use, Height and Area Regulations.

See Section 10.

6.7.K Garbage Regulations.

- (1) Downtown District will provide a serviceable area specifically for refuse collection designed for refuse dumpster. Each designated dumpster area will be nine feet wide and eight feet deep (72 square feet), with a cement slab base. If the location of the cement slab is adjacent to a residential district, the slab must be at least five feet from the property line. The refuse area will be enclosed on three sides by a privacy fence. Approach areas will meet the requirements of Subsection 6.7.L.
- (2) Containers, polycarts, receptacles and any other unacceptable waste or recyclables, shall be removed from the curb or other designated collection point by the customer no later than 7:00 a.m. on the day following their scheduled collection day. Each designated area shall be four feet wide and four feet deep (16 square feet), impervious slab. The refuse area will be completely screened by a privacy fence or landscaping.

6.7.L Loading and Unloading Regulations.

- (1) All loading, unloading and maneuvering of vehicles connected with the activity on the premises, must be paved with a sealed surface pavement and maintained in such a manner that no dust will be produced.
- (2) All loading, unloading and maneuvering of vehicles connected with the activity on City streets, must be loaded and unloaded between the hours of 12:00 a.m. (midnight) to 11:00 a.m. The activity must not impede public traffic on City streets.

6.7.M Sidewalk.

Property with new construction and/or residential use changing to a commercial use, shall construct a sidewalk along the City right(s) of way in accordance with Subdivision Ordinance design Standards.