

Appendix R

CENTRAL BUSINESS DISTRICT

LAST UPDATED: 06-16-15

CASE NUMBER: TA150602

ORDINANCE NO. 9875-2015

APPENDIX R: CENTRAL BUSINESS DISTRICT

ORDINANCE NO. 7698
CASE NO. TA071001

AN ORDINANCE AMENDING APPENDIX R, "CENTRAL BUSINESS DISTRICTS" OF THE UNIFIED DEVELOPMENT CODE ESTABLISHED BY ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990, TO PROVIDE EDITORIAL CONTINUITY AND ADDING SECTIONS FOR DEFINITIONS, HISTORICAL CONTEXT, AND ARCHITECTURAL GUIDELINES; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; CONTAINING A SAVINGS CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL.

WHEREAS, said amendment was presented to the City Council Development Committee of the City of Grand Prairie, Texas for consideration on August 14, 2007 ; and

WHEREAS, after consideration of said amendment, the City Council Development Committee of the City of Grand Prairie, Texas directed City staff to forward said amendment to the Planning and Zoning Commission of Grand Prairie, Texas for consideration of a recommendation to the City Council; and

WHEREAS, Notice was given of a public hearing on said amendment to be held by the Planning and Zoning Commission of Grand Prairie, Texas, in the City Hall Plaza Building at 7:00 o'clock P.M. on October 29, 2007, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, after consideration of said amendment, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 9 to 0 to recommend to the City Council of Grand Prairie, Texas, that said amendment should be approved since its provisions are in the public interest and will promote the health, safety and welfare of the community; and

WHEREAS, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 o'clock P.M. on November 6, 2007, to consider the advisability of amending the Zoning Ordinance as recommended by the Planning and Zoning Commission, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality.

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NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:

II.

THAT Appendix R, "Central Business Districts" of the Unified Development Code, attached and incorporated herein by reference, be amended to provide editorial continuity and adding sections for definitions, historical context, and architectural guidelines, by amending Appendix R.

III.

THAT if any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such provisions and such holding shall not affect the validity of the remaining portions thereof.

IV.

THAT all of the regulations provided in this ordinance are hereby declared to be governmental and for the health, safety and welfare of the general public. Any member of the City Council or any City official or employee charged with the enforcement of this ordinance, acting for the City of Grand Prairie, Texas, in the discharge of his duties, shall not thereby render himself personally liable; and he is hereby relieved of all personal liability for any damage that might occur to persons or property as a result of any act required or permitted in the discharge of his said duties.

V.

Any person, firm, association of persons, company, corporation, or their agents, servants, or employees violating or failing to comply with any of the provisions of this article shall be fined in an amount not to exceed two thousand dollars (\$2,000.00), and each day any violation of noncompliance continues shall constitute a separate and distinct offense. The penalty provided herein shall be cumulative or other remedies provided by state law, and the power of injunction as provided in V.T.C.A. Local Government Code Section 54.016 and as may be amended, may be exercised in enforcing this article whether or not there has been a complaint filed.

APPENDIX R: CENTRAL BUSINESS DISTRICT

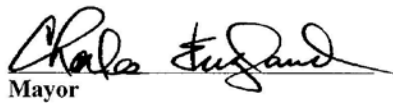
Ordinance No. 7698, Pg. 3

VII.

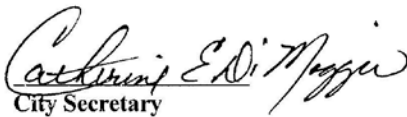
THAT this ordinance shall be in full force and effect from and after its passage, approval and publication.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 6TH DAY OF NOVEMBER 2007.

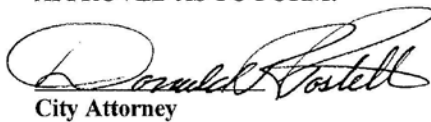
APPROVED:


Mayor

ATTEST:


City Secretary

APPROVED AS TO FORM:


City Attorney

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APPENDIX R

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APPENDIX R: CENTRAL BUSINESS DISTRICT

SECTION 1 - PURPOSE

- 1.1 The Central Area Overlay Districts are established to enhance and facilitate improvements and redevelopment in the Central Business District Corridor of Main Street and Jefferson Street. The overlay districts are intended to encourage facilities that complement existing and recommended land uses, and to provide compatibility among land uses by application of development standards including site planning, landscaping, signage, and urban design which reflect the genesis of the Main Street-Jefferson Street-Union Pacific corridor.

SECTION 2 - DEFINITIONS

2.1 Definitions

CBD One (CBD 1)– Strategically located between SH 161 and SH 360 and bisected by U.S. 180 (Main Street), Jefferson Street and the Union Pacific rail line, Area One is also bisected by the Dallas/ Tarrant County line and extremely impacted by transportation infrastructure (Exhibit A). CBD One projects future land uses of primarily manufacturing, distribution, and warehousing.

CBD Two (CBD 2) – Historically the cultural core of Grand Prairie, CBD Two includes the governmental campus of the City, large churches and commercial/retail land uses. Extending from SH 161 to Beltline Road, CBD Two is projected as a Mixed-Use area including residential units above retail and commercial uses. (Exhibit B)

CBD Three (CBD 3) – Extending from Beltline Road to Bagdad Street, CBD Three contains primarily automotive-related businesses which comprise a strong secondary economic base for the Texas 180-Jefferson Street corridor. Land uses exclude heavy industrial automotive activities. (Exhibit C)

CBD Four (CBD 4) - Heavy industrial automotive uses are the principle land use in CBD Four. This area is a southwest regional center for auto salvage activities of major insurance companies. It also includes the City's designated area for Sexually Oriented Businesses. (Exhibit D)

Awning – A roof-like covering of canvas or similar material, often adjustable, over a window, door, etc., to provide protection against the sun, rain, and wind.

Base Zoning – The zoning district classification for a property as indicated on the official zoning map of the City of Grand Prairie.

Canopy – A covered area which extends from the wall of a building, protecting an entrance or loading dock.

Column – In structures, a relatively long, slender structural compression member such as a post, pillar, or strut; usually vertical, supporting a load which acts in the direction of its longitudinal axis.

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Cornice – A molded or projecting architectural feature used for decorative purposes.

Design Standards – Architectural guidelines for setbacks, construction materials, exterior design and color, landscaping, fencing, and associated characteristics of the built environment.

Façade – The front of a building, given special architectural treatment.

Fenestration – The arrangement and design of windows and other openings and fenestrations in a building.

Gable – Vertical triangular portions of the ends of buildings having double-sloping roofs.

Historical Structures – A structure which is at least 50 years old with its defining characteristics still intact. Character defining aspects include the exterior materials, exterior features, interior features, configuration, structural and mechanical systems. To qualify for Historic Designation, a home must meet at least three of the following 10 criteria: 1) Distinctive in character, interest or value; 2) Important example of a particular architectural type; 3) Identified as the work of an important architect or master builder; 4) Represent a significant architectural innovation; 5) Important relationship to other distinctive structures, sites or areas; 6) Possess significant archeological value; 7) Site of a significant historical event; 8) Is identified with significant person(s); 9) Represents a resource that contributes to the character or image of a defined neighborhood or community area; 10) Is designated as a Recorded Texas Historic Landmark or is listed on the National Register of Historic Places.

Non-conforming Use – A use which no longer conforms to existing standards or ordinances.

Parapet – A low wall at the edge of a terrace, roof, battlement, balcony used to articulate the roofline or screen roof mounted mechanical equipment. Roof parapet walls shall have a minimum height of three (3) feet from the top of the roof deck.

Pier - Square or rectangular upright, masonry, supporting elements, or similar elements of wood when classically treated.

Pilaster - An encased pier or pillar, often with capital and base.

Portico – A covered porch supported by columns often at the entrance of a building.

Rail - Any open work construction or structural frame used as a barrier or protection.

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Roof – Outside, overhead enclosures of buildings or other structures, including its structural framing form, the eaves, gables, dormers, and roofing materials.

Rustication – Stonework or other forms of masonry, where the face is roughly hacked or picked; the separate blocks are marked by deep chamfers.

Seeded Concrete – Concrete with a salt mixture applied to the surface before it is set, creating a pitted textured surface.

Soft Screen (Green Screen) Metal expanded fabric to provide a framework for climbing vegetation, used to screen parking, mechanical units, etc.

Stamped Concrete – Concrete stamped with a rubber form before it is set, creating various textures.

String Course – A horizontal band of masonry, generally narrower than other courses, extending across the façade of a structure and in some instances encircling such decorative features as pillars or engaged columns; may be flush or projecting and flat-surfaced, molded, or richly carved.

Uplit – Surface lit from a surface below, creating a light pattern up on the surface.

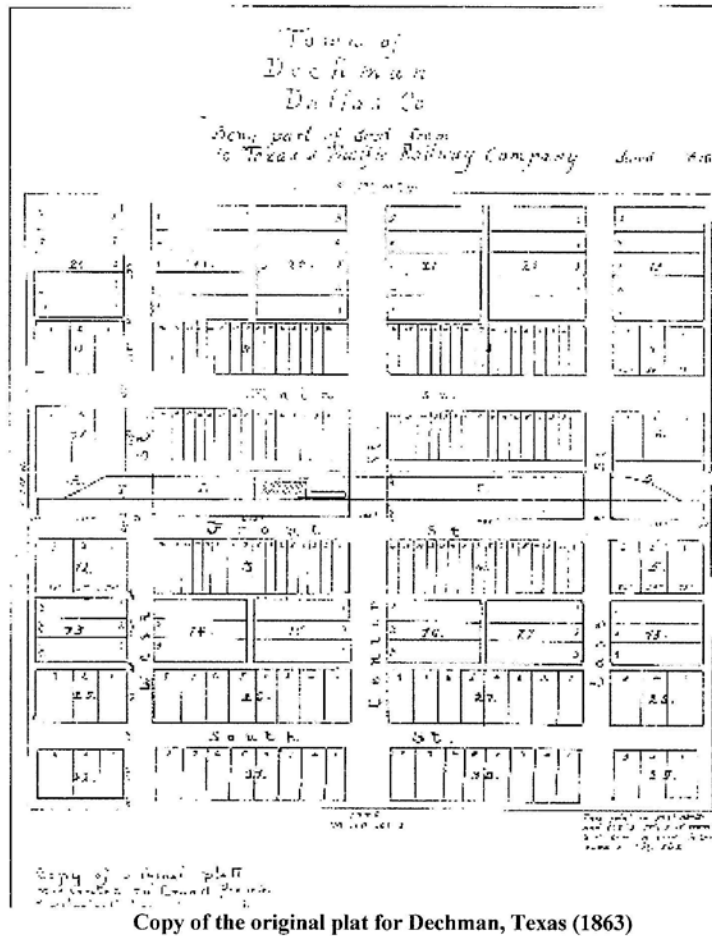
SECTION 3 – HISTORICAL CONTEXT

The Main Street-Jefferson Street-Union Pacific Railroad corridor follows the general route of an early stagecoach route between Dallas and Fort Worth and includes the original towns of Dalworth, Burbank Gardens, Idlewild, and Dechman, TX. Right-of-way for the railroad lines was acquired in the late 1800's. In 1876, Alexander McRae Dechman traded half of his prairie property to the T&P Railroad to make sure the railroad would be placed in the town (it was named after him in 1863). He also filed a plat for the town that year.

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City of Grand Prairie

Central Business Districts



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City of Grand Prairie

Central Business Districts



The original dirt stagecoach and wagon road was paved into the premier transcontinental highway through the south from Washington D.C. to San Diego in 1916. It was named "Bankhead Highway" after Alabama Senator John Hollis Bankhead who sponsored the 1916 Federal Aid Roads Act. The road was renamed U.S. 80 in 1926 when the federal numbering system came into being. It is now designated a state highway, Texas 180. The railroad and surface transportation corridors have shaped Grand Prairie's development from its origins to today. The vitality of the City is dependent upon its transportation infrastructure.



The majority of Grand Prairie's historic structures lie within or adjacent to the Central Business Districts, although they have not been designated as historic districts. The following buildings have been identified as significant landmarks in the City of Grand Prairie. This does not include homes in the Moore-North Street Neighborhood northeast of Center Street.

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City of Grand Prairie

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Copeland Home (1904)
125 SW Dallas Street



Anderson-Hart Bldg.
1501 Houston Street



Trimble-Martin Home (1897)
301 SW 4th Street



Keith-Baker Home (1907)
211 NE Second Street



Layton-Irvin Home (1910)
209 North Street



Preston-Misener Home (1908-1911)
433 SE Dallas Street



Graham-Paxton Home (1918)
509 College Street



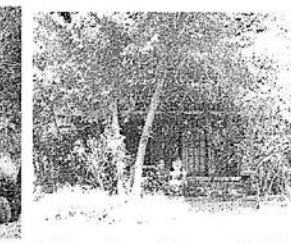
Liggett-Underwood Home (1930-31)
401 College Street



Young-Savage Home (1914)
1902 Fort Worth Street



Spikes-Wolf Home (1912)
1826 Fort Worth Street.....



Spikes-Owen Home (1916)
401 NW 16th Street.....



Millar's Drug Store (1927)
106 W. Main Street

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City of Grand Prairie

Central Business Districts



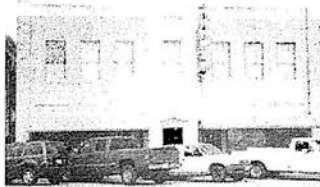
Barbara's Cake & Cookie Boutique (1946)
421 W. Main Street



First Presbyterian Church (1907)
(site) 310 SW 3rd Street



Graff Chevrolet (1952)
1405 E. Main Street



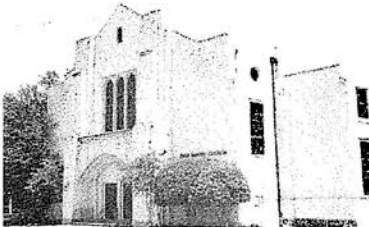
Masonic Lodge (1946)
110 ½ N. Center Street



GPISD (Site)
202 College Street



Swadley/Thate Home
216 North Street



First Baptist Church (site)
122 NE 2nd Street



First Methodist Church
Center & Church St (site)



Uptown Theatre (1950)
120 E. Main Street



Lennox House (1951)
110 NW 2nd Street

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City of Grand Prairie

Central Business Districts

Encouraging development that is compatible with the historical context of the Central Business Districts and that complements existing and recommended land uses is a 21st Century challenge. Common themes and land uses throughout the Central Business Districts are rail and automotive transportation and public services.

SECTION 4 – DEMOGRAPHICS

The Central Business Districts encompass both the oldest sections of the City of Grand Prairie and the sections which have undergone the most radical demographic changes since the City's incorporation in 1909.

Census Tract	Homes built before 1960	Owner occupied	Median home value	Per Capita Income	Born in USA
154.04	536 (39%)	41.2%	\$52,500	\$13,884	74.7
155	524 (39.8%)	39.8%	\$52,500	\$14,428	79.5%
156	1,030 (64.2%)	62.4%	\$48,600	\$12,195	68.7%
157	434 (62.1%)	61.3%	\$47,600	\$11,647	68.8%
158	485 (67.9%)	71.1%	\$46,000	\$13,169	76.1%
159	609 (75.9%)	35.5%	\$43,400	\$12,636	76.7%
160.01	1029 (72.7%)	64.3%	\$47,200	\$13,844	82.9%
160.02	303 (31.9%)	46.6%	\$62,500	\$12,469	77.2%
CITY WIDE	7,018 (15.2%)	61.2%	\$82,550	\$19,617	82.5%

The most distinguishing characteristic of the Central Business Districts is the age of the housing stock. The majority of these units were built to house aircraft workers during World War II who worked at the North American plant on Grand Prairie's eastern city limit. The small frame structures with either one garage or no garage at all are now seriously past their design life expectancy. Of the total 7,018 homes in the City built before 1960, 4,341 or 62% of them are located in the Central Business Districts.

The second distinguishing characteristic of the Central Business Districts is the cultural shift from over 90% white in the 1960 Census to 53.7% Hispanic in the year 2000. This shift represents a change in cultural priorities, religious mores, standards, retail markets and skill sets. As shown in the chart above, Central Business District census tracts fall below the City-wide average with respect to home value, and per capita income.

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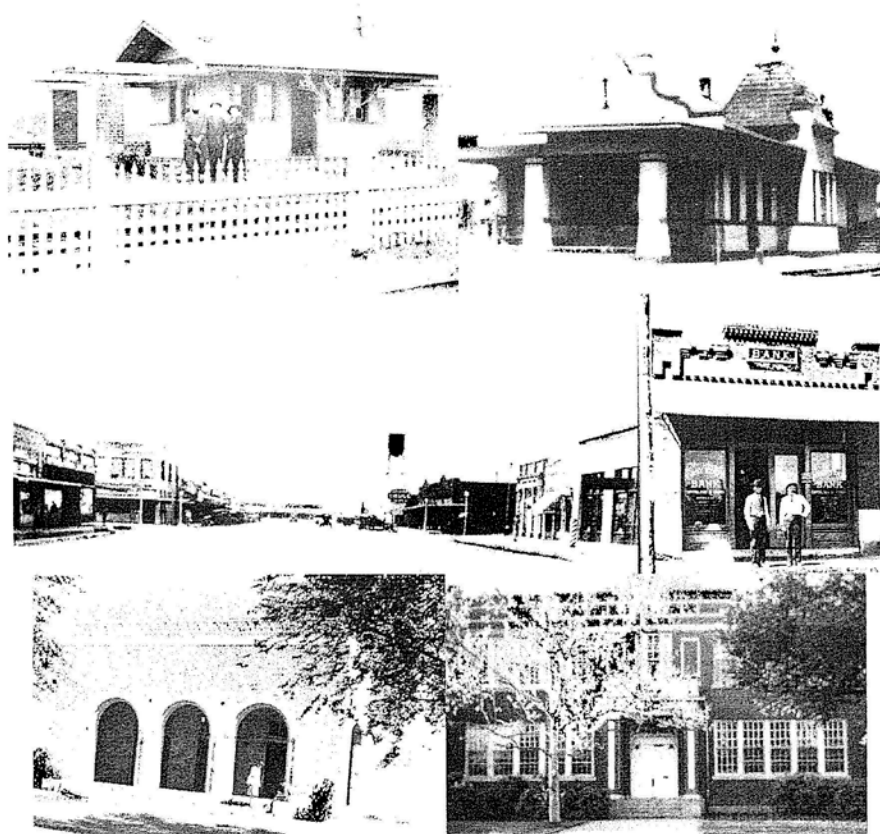
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Addressing the disparities of the Central Business District, against the City profile as a whole, requires major City involvement, as demonstrated by the decision to locate City Municipal offices in this corridor.

SECTION 5 – DESIGN STANDARDS

Architectural features from period photos include a mix of parapets, ground awnings, articulated modules, decorative columns, arches, overhangs, and porticos reflecting an eclectic variety of architectural styles. The Central Business Corridors remain dominated by transportation activities including the Union-Pacific Railroad, regional automotive repair and salvage and truck distribution centers. The recommended design standards in this appendix apply to all zoning districts, residential and non-residential alike.

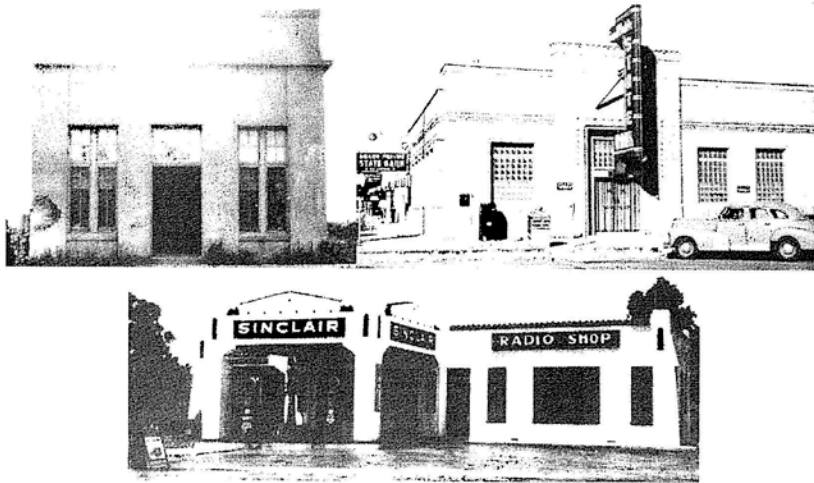


Examples of historical architectural elements in the Central Business Districts

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To provide continuity with the historical context of the Central Business Districts, it is recommended that design elements in new development or refurbished structures enhance the cultural history of the corridor. In addition, the following architectural treatments are recommended.

Colors:

- A. Base colors of Texas materials including but not limited to warm earth tones such as tan, ochre, beige, and terra cotta.
- B. Vibrant accents of high quality materials may be used in limited quantities at appropriate locations.

Materials:

- A. Primary building materials will be masonry. Terra cotta, natural stones, clay fired units or other approved masonry materials are encouraged for architectural details and accents whenever appropriate.
- B. Roof tiles should be of high quality tile, with variations in shapes and finishes.

Design:

- A. A minimum of three of the following elements must be incorporated in the design of new or refurbished buildings in the Central Business District:

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Overhangs, Cornices, String courses, Peaked roof forms, Arches, Lintels, Pilasters, Rustication, Canopies, Awnings or Porticos, Architectural details, Outdoor patios

B. Additional architectural suggestions for mixed use buildings include:

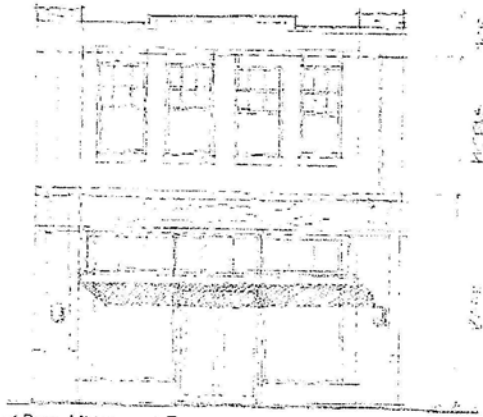
1. Commercial uses should be located along street frontages and have a minimum building depth of 50 feet.
2. On street corners, the commercial space should turn (wrap around) the corner of the building for a minimum width of 50 feet.
3. For buildings with double (back-to-back) street frontages, commercial uses should be located along both street frontages.
4. For mixed use buildings, no one single use within a climate controlled mixed use building envelope should encompass less than 30% the total area of the building. The ratio of mixed use floor areas (such as residential to commercial area per building) should be established during the site plan review.

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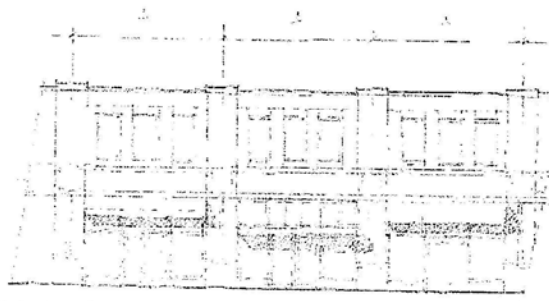
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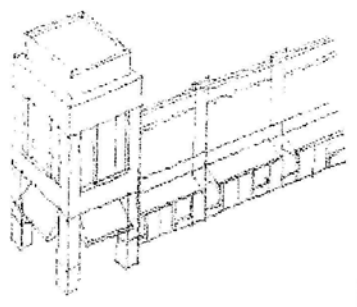
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Expression of Base, Middle, and Top



Facade broken down into articulated modules

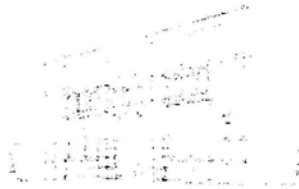


Strong corner condition

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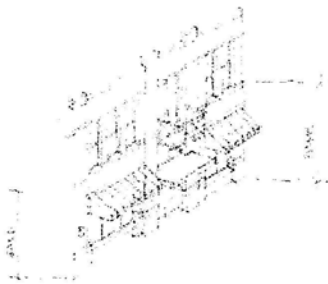
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Single-story retail articulated in form and detail



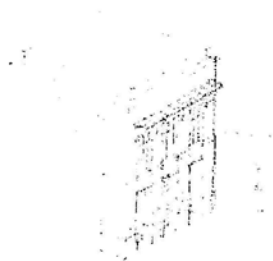
Parapet



Ground floor entry accentuated by awnings and overhangs



Parapet



Ground floor entry accentuated by architecture of "mass"

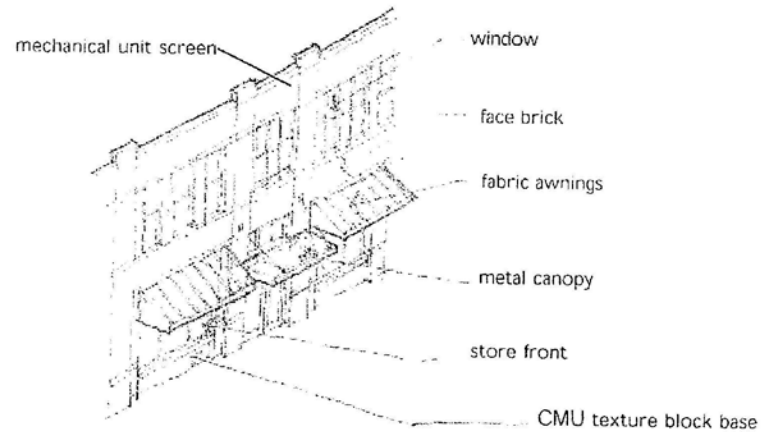


Roof lines express character and massing

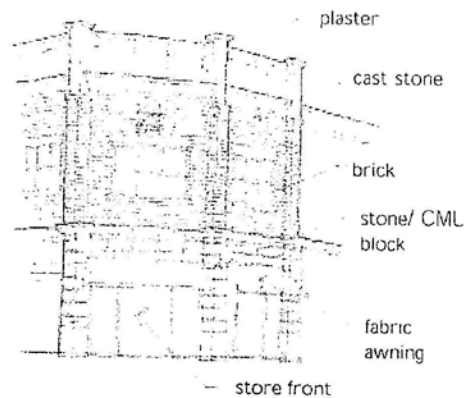
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Building mass broken down
by architectural details

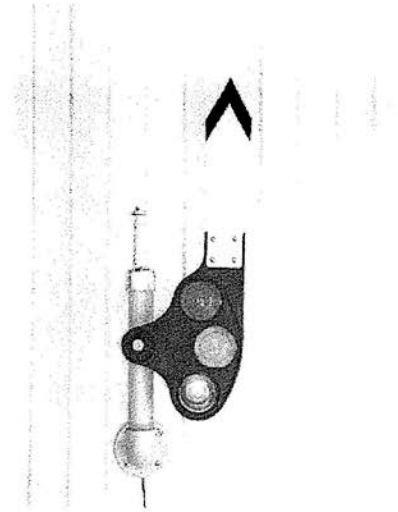


In addition to the above architectural designs, the use of other design elements is encouraged in CBD streetscapes. Entry monuments, decorative paving, tree grates, bicycle racks, bollards, trash receptacles, small ornamental street trees, public art, thematic signage, monument signs, soft screens, outdoor patios, decorative fencing, and drought tolerant plantings can all be used to enhance and integrate the CBD District. Examples of these elements are shown on the following pages. For example, railroad semaphores are distinctive when used as street signs or decorative ornamentation. (See next page)

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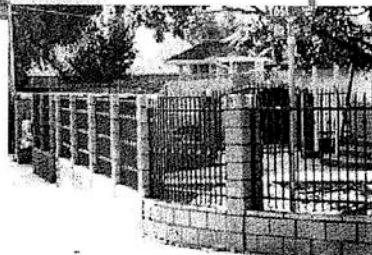
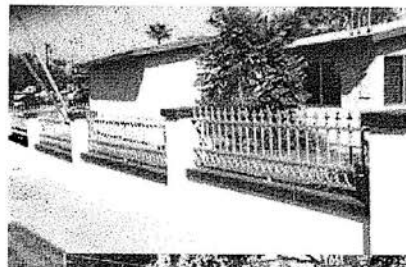
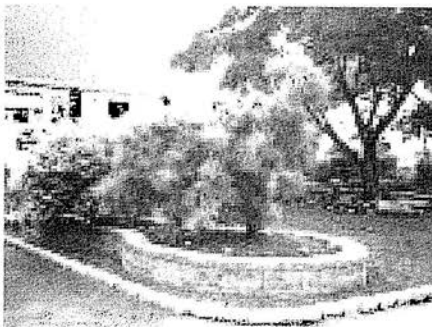


Wall hanging semaphore.



Free standing semaphore.

Ornamental fencing enhances commercial and residential districts as well as providing security and defining lot lines. Masonry edging can be combined with plantings to create a unique sense of place. (see below)



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SECTION SIX – LAND USE

Four distinct land uses make up the Central Business Districts. From the western City Limits to SH 161, large warehousing and truck distribution uses predominate. This is CBD One (1), which is also bisected by the Dallas County-Tarrant County line. CBD Two (2) is comprised of Government and retail uses and is located between SH 161 and Beltline Road. CBD Three (3) is primarily automotive related Light Industrial uses extending from Beltline Road to Bagdad Road. CBD Four (4) extends from Bagdad Road to the eastern City limits and is zoned for Light Industrial and Heavy Industrial land uses. The Central Business Districts are subject to all requirements of the Unified Development Code for the base zoning district in which they are located unless other requirements are specifically established by this Appendix in which case the stricter requirement shall take precedence.

Where a conflict exists between the land use requirements specified by the base zoning district and the requirements specified in the CBD District, a Planned Development zoning application shall be submitted by the property owner for review and approval at a public hearing by the Planning and Zoning Commission and City Council. This same application process shall also be applicable to certain land use designations that require a Specific Use Permit under the base zoning district, but are not permitted under the CBD District. In reviewing such application submittals, the Planning and Zoning Commission and City Council shall consider, but not be limited to, any or all of the following criteria to mitigate potential adverse impacts caused by the proposed land use.

- A. Additional landscaping and masonry screening is being provided significantly above the minimum required landscaping and screening specified by the UDC.
- B. Additional building articulation, improved exterior material selections and additional architectural ornamentation is being provided for the building design.
- C. Existing dilapidated structures and paved parking areas are being demolished and replaced or renovated with improved structures and paving that meet or exceed current UDC requirements.
- D. Existing dilapidated building, monument and pole signage are being demolished and replaced with new signage that meets current UDC requirements.
- E. Necessary fire protection and emergency response measures are being constructed with the property improvements to enhance public safety.
- F. Driveway approaches and internal circulation drives are being relocated and/or improved to facilitate improved traffic flow within the property and adjoining thoroughfares.
- G. Other improvements may be required to the property as deemed appropriate by the Planning and Zoning Commission and City Council to mitigate potential adverse impacts.

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6.1 Central Business District One (CBD 1): The following regulations must be met within Central Business District One.

6.1.1 The following uses are not authorized in CBD 1:

Sexually oriented businesses	Flea Market
Outside sales	Auto salvage/reclamation
Auto auction	Used tire sales
Outdoor vehicle repair	Self-service car wash
Hazardous chemical manufacture	Petroleum refining
Batching plant (temp. or permanent)	Hazardous industrial use
Palm reader	Open/outside storage
Pawn shop	

6.1.2 Uses requiring a Specific Use Permit shall be those specified in Article 4 of the Unified Development Code.

6.1.3 Non-conforming uses:

- A. A non-conforming use may be continued on a site indefinitely until the non-conforming use ceases for a minimum of six months or if more than 50% of the building's value is diminished by the damage. In the event of casualty, in which no more than 50% of the value of the structure is damaged or destroyed, the structure(s) may be rebuilt. Non-conforming buildings with more than 50% of the building's value is diminished by the damage must be rebuilt to current standards.
- B. At such time as the property is occupied by a conforming use, any grandfathered rights to the previous non-conforming use would be terminated.
- C. The following automotive related uses shall be considered the same use and interchangeable: general automotive repair, auto glass tinting, auto muffler shop, auto repair as an associated use to retail sales, commercial car wash (detail shop), quick lube/oil change, and state vehicle inspection.

6.1.3 Repair, remodel, or expansion of a non-conforming use:

A non-conforming use shall be allowed to expand and remodel to the extent their current site allows. Any new construction must conform with all adopted building codes and zoning standards in effect at the time the application for a Building Permit is made for the repair, remodel or expansion.

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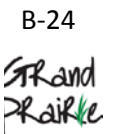
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6.1.4 Recommendations: The following elements are recommended in CBD 1.

Distribution and warehouse facilities by definition are massive in scale and require approval of a Site Plan prior to clearing and grubbing. Parking and loading docks should be located behind the building with only the front façade facing Main and Jefferson streets. The use of monument and entry signage is encouraged. CBD One is located within the SH-161 Overlay District and all new construction must comply with the design requirements of that district.

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6.2 Central Business District Two (CBD 2): The following regulations must be met within Central Business District Two.

Historically the cultural core of Grand Prairie, CBD 2 includes the governmental campus of the City, large churches and commercial/retail land uses. Extending from SH 161 to Beltline Road, CBD Two is projected as a Mixed-Use area including residential units above retail and commercial uses (Exhibit B). CBD 2 includes a future passenger rail terminal as designated by the NCTCOG Regional Transportation Council at the northeast corner of SH 161 and Main Street.

6.2.1 The following uses are not authorized in CBD 2.

Sexually oriented businesses	Flea Market
Outside sales	Auto salvage/reclamation
Auto auction	Used tire sales
Outdoor vehicle repair	Self-service car wash
Hazardous chemical manufacture	Petroleum refining
Batching plant (temp or permanent) storage	Hazardous industrial use Open/outside
Vehicle sales (any type)	Heavy Industrial uses
Bingo parlor	Vehicle wash/repair (any type)
Amusement services (any type)	Tattoo parlor
	Pawn shop

6.2.2 Mixed Uses:

CBD 2 allows both commercial and residential uses. Where a residential use occurs above a commercial use, the façade should differentiate between the two uses with architectural features, different window design, contrasting exterior surfaces, harmonizing colors or other subtle distinctions. The minimum area for a residential unit over a commercial/retail/office use is 650 square feet.

6.2.3 Outdoor Dining Areas

1. Purpose

The purpose of this article is to enable downtown restaurants to provide outdoor seating to their patrons on the public sidewalk while providing unfettered through access to pedestrians.

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2. Applicability

The provisions of this Article shall apply to all restaurant developments that:

- a. are located within Central Business District No. 2;
- b. direct abut Main Street between NW 6th Street and Belt Line Road; and
- c. are not setback from the public right-of-way.

3. General Provisions

No person may own, set up or operate an outdoor dining area without first obtaining a permit. The Building Official is authorized to issue a permit for an outdoor dining area that extends no more than forty-two (42) inches beyond the property boundary adjacent to a public sidewalk. An outdoor dining area that extends more than forty-two (42) inches beyond the property boundary adjacent to a public sidewalk; includes placement of a fence, rope or similar structure, as is necessary for the serving of alcoholic beverages, or a canopy or similar structure on the sidewalk; or which is placed at a location other than immediately adjacent to the appurtenant building shall not be allowed without the owner or operator first obtaining a permit in the form of an encroachment agreement approved by City Council.

4. Minimum Standards for Outdoor Dining Area

Permit holders for outdoor dining areas and their employees shall meet the following:

- a. The permit holder shall set up the outdoor dining area, including, but not limited to, the furniture, canopies, fencing and/or other accessories used for the outdoor dining area, only in the area designated by the city in the encroachment agreement or on the permit, specifically excluding roadways. The outdoor dining area shall not impede, endanger or interfere with pedestrian or vehicular traffic.
- b. Furniture, canopies, fencing and/or other accessories used for the outdoor dining area shall be located so that a minimum clearance of 44 inches of unobstructed clearance within the pedestrian way, or the minimum required by the International Building Code, as amended, or the Americans with Disabilities Act, whichever is more restrictive, shall be provided at all times.
- c. The permit holder shall provide proper containers or some other means for the collection of waste and trash within the outdoor dining area permitted. The permit holder shall keep the immediate area around the outdoor dining area and the outdoor dining area clean of garbage, trash, paper, cups, cans or litter associated with the operation of the outdoor dining area. All waste and trash shall be properly disposed of by the permit holder.

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- d. The permit holder shall comply with all city health and other applicable regulatory agency requirements, including, but not limited to, the requirements for food service. The permit holder shall display in a conspicuous location all such required permits and/or licenses and shall provide copies of those permits and/or licenses to the city prior to issuance of a permit for an outdoor dining area by the city. The permit holder shall continuously maintain the required approvals, permits and/or licenses and provide evidence to the city of the continuous maintenance of them.
- e. The permit holder shall be responsible for the maintenance, upkeep and security of the furniture and accessories of the outdoor dining area and the city shall not be responsible for the same.
- f. The permit holder shall not have on the premises any bell, siren, horn, loudspeaker or any similar device to attract the attention of possible customers nor shall the permit holder use any such device to attract attention.
- g. Employees of the permit holder for the outdoor dining area shall not consume alcoholic beverages while working in the outdoor dining area.
- h. For outdoor dining area where alcoholic beverages are served, the permit holder shall comply with all state and local regulations for the sale, possession and/or consumption of alcoholic beverages and shall provide the city with a copy of any and all required permits or licenses for the sale, possession and/or consumption of alcoholic beverages and the diagram and/or plans showing the location of the outdoor dining area which were submitted for the permit or license. In addition, the area where alcoholic beverages are sold, possessed and/or consumed must be effectively partitioned by rope, temporary fence, or other device designed and intended to separate the outdoor dining area from passersby.
- i. The permit holder shall comply with the prohibitions on disturbing, annoying and unnecessary noises set forth in Article 13: Noise Restrictions of the Grand Prairie Municipal Code.
- j. Design of the furniture and accessories for an outdoor dining area must be approved by the Economic Development Director prior to a permit being issued for their use in the Central Business District. The applicant must provide a photograph, drawing or sketch of the design of the furniture and accessories to be used for the outdoor dining area as part of the application for a permit.
- k. Tables, chairs, ropes, fences and any other structure or item placed on the sidewalk must be removed from the sidewalk at the end of the business day, at business closure, or in the event of inclement weather, unless arrangements for assembly and storage of such items on a part of the sidewalk are approved in an encroachment agreement.

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1. Cooking, food preparation or self-service food shall not be allowed in such outdoor dining areas.

6.2.4 Projection Signs:

Projection signs may be erected in Central Business District Two. The horizontal portion of any projecting sign shall not be more than six (6) feet in length measured from the building face and shall not be closer than two (2) feet from the back of the curb line. The height of the projection sign shall not exceed four (4) feet. Such signs shall be an integral part of the architectural design of the building. Vertical clearance shall be as shown below:

<u>Vertical Clearance</u>	<u>Maximum Projection</u>
7 feet or less	3 inches
7 or 8 feet	12 inches
8 feet or more	4 feet

6.2.5 Architectural Guidelines:

New development sites within CBD 2 shall not be permitted unless integrated with other buildings within the area to maintain the functional and visual appearance of the dominant architectural style.

Buildings within CBD 2 shall be oriented toward the streets and pedestrian traffic in order to create a cohesive, pedestrian-oriented development plan. Building fronts and sidewalks may also be maintained for outdoor uses such as café's, restaurant seating, street side seating, etc. Parking areas may be located in the front, at the side, or rear of buildings to improve the overall appearance from the street.

6.2.6 Pedestrian Circulation Requirements:

Each lot within CBD 2 may provide on-site pedestrian facilities or public plazas or spaces that encourage pedestrian traffic on and to adjacent properties.

6.2.7 Parking Requirements:

The design and layout of parking within CBD 2 shall conform to the following standards to the maximum extent possible.

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- a. Parking areas shall be screened or landscaped and shall be designed to maintain and facilitate continuity of the street façade.
- b. Unloading/drop-off areas shall be provided.
- c. Changes in pavement or grade should be used to indicate pedestrian crossings.
- d. Shared parking within the district will be considered on a case-by-case basis to reduce the overall amount of parking required. A reduction for shared parking shall be based on the following factors and shall in no case exceed a reduction of over 40 percent of the otherwise required parking:
 1. The uses clearly have mutually exclusive hours of operation;
 2. A secondary use drawing patrons from a primary use and not from the public at large (e.g., a shop selling sundries within a hotel);
 3. The reductions in parking and the hours of operation are made part of the certificate of occupancy record for that use.

6.2.8 Paving Design:

In pedestrian areas, colored or textured concrete, modular paving units or other durable, visually interesting paving materials may be used. Pedestrian paving design shall be consistent between separate developments with CBD 2 to ensure design continuity.

6.2.9 Street Furnishings and Lighting:

Private new developments and expansions to existing developments within CBD 2 shall coordinate the selection and installation of street furniture and lighting with the standards selected by the City for the public areas adjacent to streets in order to maintain design continuity.

6.2.10 Uses requiring a Specific Use Permit shall be those specified in Article 4 of the Unified Development Code.

6.2.11 Non-conforming uses:

A non-conforming uses may be continued on a site indefinitely until the non-conforming use ceases for a minimum of six months or if more than 50% of the building's value is diminished by the damage. In the event of a casualty, in which no more than 50% of the value of the structure is damaged or destroyed, the structure(s) may be rebuilt. Non-conforming buildings with more than 50% of the building's value is diminished by the damage must be rebuilt to current standards.

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6.2.12 Recommendations: The following elements are recommended in CBD 2.

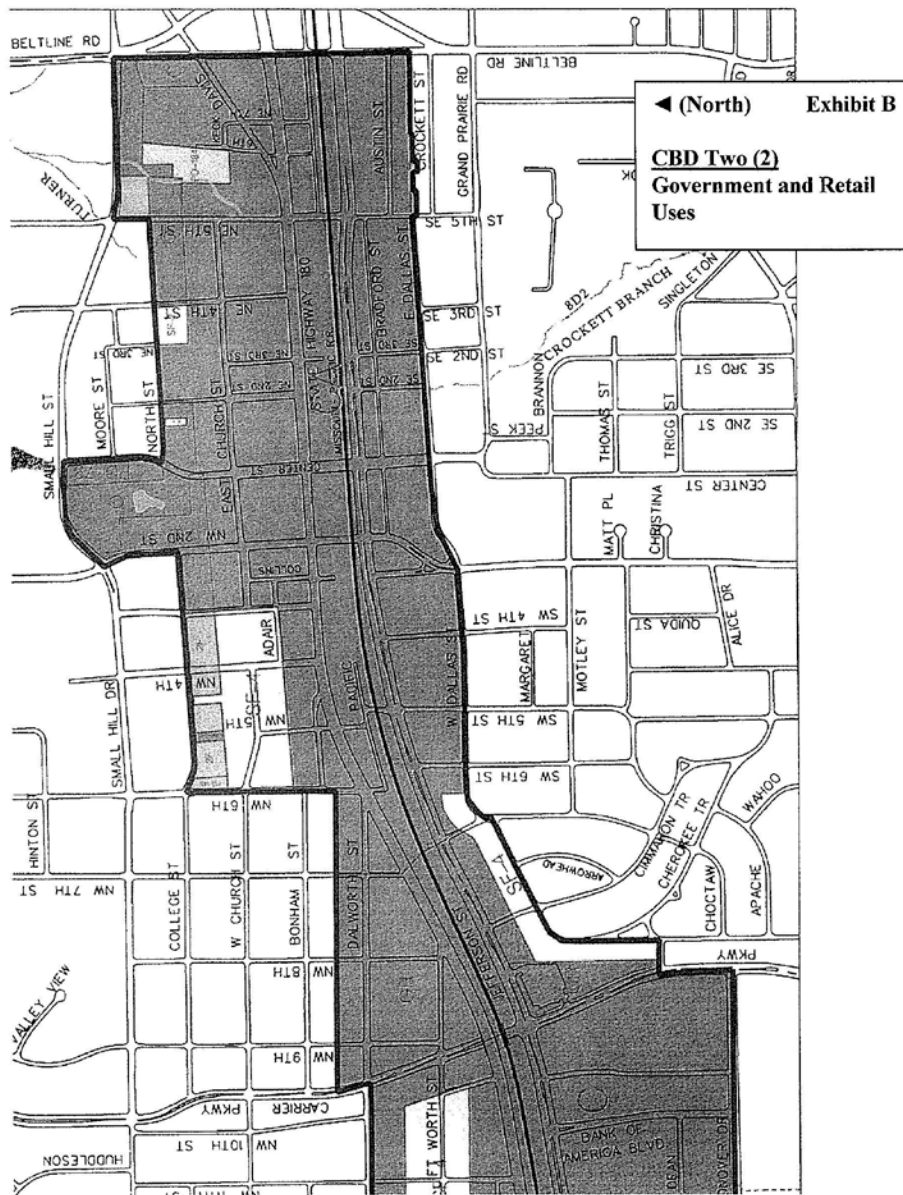
New development/renovations in CBD 2 may incorporate design elements dating from the 1800's and early 1900's. Retail uses are preferred along Main Street with parking behind buildings. Roof lines featuring parapets, articulated cornice line, articulated ground floor levels, and strong corner treatments are a few of the design options. Exterior finishes should be utilized the classic base colors of the Texas environment; warm earth tones such as tan, ochre, beige and terra cotta.

A high quality durable base material, such as terra cotta, natural stone, cast stone, clay fired tile, or other approved masonry material is suggested for building facades abutting the sidewalk along Main Street. The base should be a minimum of 18 inches in height and appropriately proportioned and detailed for the façade of the building.

Signs on commercial buildings should fit within existing features of the building's façade and not detract from or hide significant architectural details of the building. Architecture associated with the construction between the 1880's and 1950's is appropriate for CBD Two along Main Street and Jefferson Street.

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6.3 Central Business District Three (CBD 3): The following regulations must be met within Central Business District Three.

Extending from Beltline Road to Bagdad Street, CBD 3 contains primarily the automotive related businesses that comprise a strong secondary economic base for the Texas 180 – Jefferson Street corridor. Land uses include Light Industrial uses, with the exceptions shown in 6.3.1.

6.3.1 The following uses are not authorized in CBD 3:

Heavy industrial automotive activities	Sexually oriented businesses
Hay, Grain and/or Feed Sales	Animal Special Services, no vet
Electrical Plant	Water/W'water Treatment Plant
Drug/Alcoholic Rehab. Center	Bait and/or Tackle Shop Hazardous
Gases/Chemicals (Bulk)	Meat Products (Mfg.)
Meat Packing/Slaughterhouse	Poultry Slaughtering/Processing
Livestock (Wholesale)	Rental of Horses
Hazardous Gases/Chemicals (Mfg)	Petroleum/Petroleum Refining
Petroleum Sales (Wholesale)	Stone/Clay/Glass Mfg. Leather
Tanning/Finishing	Iron/Steel Foundry
Metal Smelting/Forging	Outdoor Vehicle Repair
Pawn shop	

6.3.2 Uses requiring a Specific Use Permit shall be those uses specified in Article 4 of the Unified Development Code.

6.3.3 Non-conforming uses:

A non-conforming use may be continued on a site indefinitely until the non-conforming use ceases for a minimum of six months or if more than 50% of the building's value is diminished by the damage. In the event of casualty, in which no more than 50% of the value of the structure is damaged or destroyed, the structure(s) may be rebuilt. Non-conforming buildings with more than 50% of the building's value is diminished by the damage must be rebuilt to current standards.

6.3.4 Recommendations: The following elements are recommended in CBD 3.

The following architectural requirements are recommended for new development/renovations.

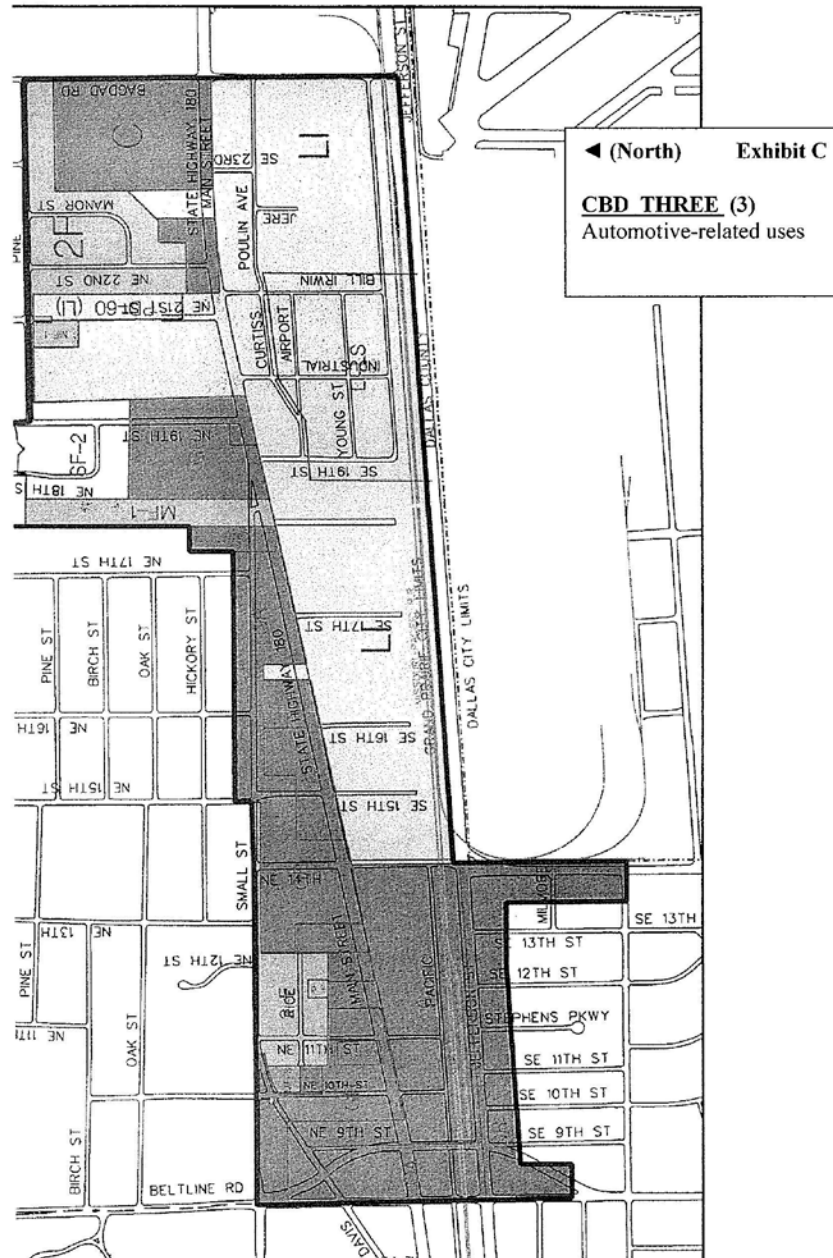
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1. Commercial uses shall be located along street frontages and have a minimum building depth of 50 feet.
2. On street corners, the commercial space shall wrap around the corner of the building for a minimum width of 50 feet.
3. For mixed-use buildings, no one single use within a climate controlled mixed-use building envelope shall encompass less than 30% of the total area of the building.
4. Architectural composition of street facades for mixed-use buildings may be designed in module segments of a consistent proportion. Street facade treatments shall occur within 25 to 50 foot modules.

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6.4 – CBD 4: Central Business District Four (CBD 4): The following regulations must be met within Central Business District Four.

Heavy industrial automotive uses are the principle land use in Area Four. This area is a southwest regional center for auto salvage activities of major insurance companies. It contains large areas of floodplain and abandoned salvage yards. The area requires extensive mitigation of automotive salvage operations. It also includes the City's designated area for Sexually Oriented Businesses (Exhibit D).

6.4.1 The following uses are not authorized in CBD 4:

Hay, Grain and/or Feed Sales	Animal Specialty Services (Non-vet)
Electrical Plant	Water/Wastewater Treatment Plant
Drug/Alcoholic Rehabilitation Ctr	Bait and/or Tackle Shop
Hazardous Gases/Chemicals (Blk)	Meat Products (Manufacturing)
Meat Packing/Slaughterhouse	Poultry Slaughtering/Processing
Livestock (Wholesale)	Outdoor Vehicle Repair
Haz. Gases/Chemicals (Mfg)	Petroleum/Petroleum (Refining)
Petroleum Sales (Wholesale)	Mfg. of Asphalt/Plastic
Oil/Gas/Mineral Extraction	Leather Tanning/Finishing,
Stone/Clay/Glass Mfg.	Iron/Steel Foundry
Metal Smelting/Forging	Rental of Horses
Pawn shop	

6.4.2 Design standards of the CBD 4 must comply with the provisions of the Unified Development Code for all new development and for replacement of structures where more than 50% of the value of the structure is destroyed.

6.4.3 Uses requiring a Specific Use Permit shall be those-specified in Article 4 of the Unified Development Code.

6.4.4 Non-conforming uses:

A non-conforming use may be continued on a site indefinitely until the non-conforming use ceases for a minimum of six months or if more than 50% of the building's value is diminished by the damage. In the event of casualty, in which no more than 50% of the value of the structure is damaged or destroyed, the structure(s) may be rebuilt. Non-conforming

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buildings with more than 50% of the building's value is diminished by the damage must be rebuilt to current standards.

6.4.5 Recommendations: The following elements are recommended in CBD 4.

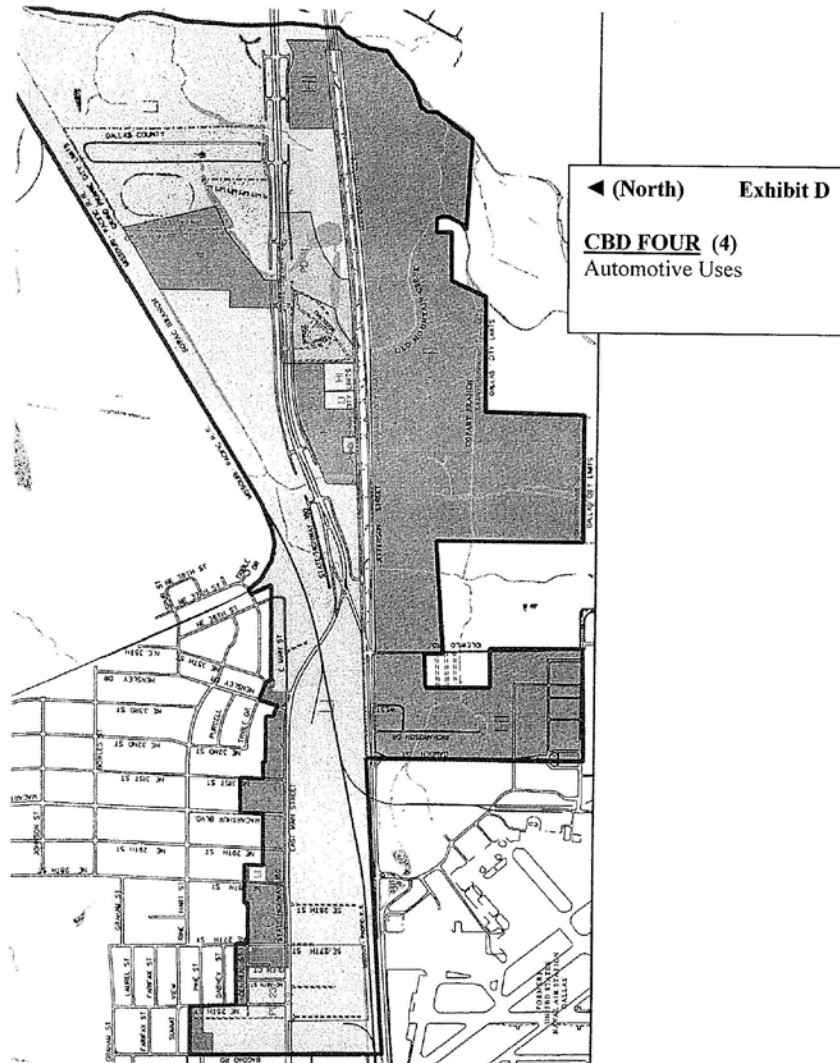
The following architectural requirements are recommended for new development/renovations.

1. Commercial uses shall be located along street frontages and have a minimum building depth of 50 feet.
2. On street corners, the commercial space shall wrap around the corner of the building for a minimum width of 50 feet.
3. For mixed-use buildings, no one single use within a climate controlled

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mixed-use building envelope shall encompass less than 30% of the total area of the building.

4. The architectural composition of street facades for mixed-use buildings may be designed in module segments of a consistent proportion. Street facade treatments shall occur within 25- to 50-foot modules.



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