

ORDINANCE NO. _____

An ordinance changing the zoning classification on the following property:

BEING all of Blocks 11/4796, 10/4630, 1/4629, 9/4616, 2/4607, 8/4615, 4/4609, 7/4614, 5/4610, 3/4608, and 4613 and all of Lots 1 through 13 in Block 12/4797 generally bounded by Atlantic Street to the north, Plymouth Road to the east and south, Hampton Road to the west; and containing approximately 67.55 acres,

from an R-7.5(A) Single Family District and an MF-2(A) Multifamily District to Conservation District No. 20 (the Stevens Park Conservation District); approving the conceptual plan for this conservation district; providing a purpose statement; providing regulations and procedures for this conservation district; providing a district map; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council of the City of Dallas find that the property described in Section 1 of this ordinance is an area of cultural and architectural importance and significance to the citizens of the city; and

WHEREAS, the city plan commission and the city council, in accordance with the provisions of the Charter of the City of Dallas, the state law, and the applicable ordinances of the city, have given the required notices and have held the required public hearings regarding the rezoning of the property hereinafter described; and

WHEREAS, the city council finds that it is in the public interest to establish this conservation district; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. Creation of the conservation district. That the zoning classification is changed from an R-7.5(A) Single Family District and an MF-2(A) Multifamily District to Conservation District No. 20 on the property described in Exhibit A, attached to and made a part of this ordinance.

SECTION 2. Approval of the conceptual plan. That the conceptual plan for the Stevens Park Conservation District, attached to and made a part of this ordinance as Exhibit C, is approved.

SECTION 3. Purpose. That this conservation district is established to conserve the Stevens Park neighborhood and to protect and enhance its significant architectural and cultural attributes. The conservation district regulations ensure that new construction, renovation, and remodeling are done in a manner that is compatible with the architectural and cultural attributes of the conservation district. The conservation district regulations also address the landscaping within the district. The conservation district regulations are attached to and made a part of this ordinance as Exhibit B.

SECTION 4. Compliance required. That the building official shall not issue a building permit or a certificate of occupancy for a use on the Property until there has been full compliance with this ordinance, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the City of Dallas.

SECTION 5. Penalty clause. That a person who violates a provision of this ordinance is guilty of a separate offense for each day or portion of a day during which the violation is committed, continued, or permitted, and each offense is punishable by a fine not to exceed \$2,000.

SECTION 6. Saving clause. That the zoning ordinances of the City of Dallas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 7. Severability clause. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 8. Effective date. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas and it is accordingly so ordained.

APPROVED AS TO FORM:

THOMAS P. PERKINS, JR., City Attorney

By _____
Assistant City Attorney

Passed _____

EXHIBIT B
STEVENS PARK CONSERVATION DISTRICT REGULATIONS

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(a) Interpretations and definitions.

- (1) Unless otherwise stated, all references to articles, divisions, or sections in this ordinance are to articles, divisions, or sections in Chapter 51A of the Dallas City Code, as amended.
- (2) Unless otherwise stated, the definitions in Chapter 51A of the Dallas City Code, as amended, apply to this ordinance. In this ordinance:

(A) ACCESSORY STRUCTURES means a structure located on the same lot as the main building that is subordinate in floor area, location, and purpose to the main building and is used for a permitted purpose, including garages, pergolas, arbors, work shops, storage buildings, habitable structures, and carports.

- (B) ART DECO means Art Deco architectural style as shown in Exhibit C.
- (C) COLONIAL REVIVAL means American Colonial Revival architectural style as shown in Exhibit C.
- (D) CIRCULAR DRIVEWAY means a non-permeable or permeable surface located in a front yard or cornerside yard, used to access off-street parking or for off-street parking, that has two curb cuts onto the same street or perpendicular streets.
- (E) COMPATIBLE means harmonious with or able to exist without conflict.
- (F) CORNER LOT means a lot that has frontage on two intersecting streets.
- (G) CORNERSIDE LOT LINE means the side lot line of a corner lot that abuts a side street.
- (H) CORNERSIDE YARD means a side yard that abuts a street.

- (I) DISTRICT means the Stevens Park Conservation District.
- (J) EXISTING means a main structure that existed on August 24, 2011.
- (K) FENCE means a structure or hedgerow that provides a physical barrier, including a fence gate.
- (L) FRENCH ECLECTIC means French Eclectic architectural style as shown in Exhibit C.
- (M) FRONT FACADE means the main structure elevation facing the front yard.
- (N) GEORGIAN means Georgian architectural style as shown in Exhibit C.
- (O) HEIGHT means the vertical distance measured from grade to the highest peak of the structure, or top of the flat structure.
- (P) LARGE CANOPY TREE means a tree that normally:
 - (i) reaches a height of 30 feet or more upon maturity; and
 - (ii) bears crown foliage no lower than six feet above ground upon maturity.
- (Q) LOT COVERAGE means the total square footage of ground surface covered by a roofed structure, including an accessory building more than 200 square feet in area, breezeway, covered deck, covered patio, covered porch, garage, or main structure, measured to the outside faces of the exterior walls or to the omitted wall lines, whichever produces the larger area, but excluding the following:
 - (i) Window box 12 inches or less deep.
 - (ii) Bay window 12 inches or less deep.
 - (iii) Building eaves 36 inches or less deep.
 - (iv) Private balconies (not accessible to the public).
- (R) MAIN STRUCTURE means the building on a lot intended for occupancy as the main use.
- (S) MID-CENTURY MODERN means Mid-Century Modern architectural style as shown in Exhibit C.

- (T) MINIMAL TRADITIONAL means Minimal Traditional architectural style as shown in Exhibit C.
- (U) MONTEREY COLONIAL means Monterey Colonial architectural style as shown in Exhibit C.
- (V) NEW MAIN STRUCTURE means a main structure built after August 24, 2011 that does not incorporate the front facade and at least 50 percent of the side facades of an existing main structure.
- (W) REAR YARD means:
 - (i) for lots that are not corner lots, that portion of the lot between two side lot lines that does not abut a street and that extends across the width of the lot between the rear setback line and the rear lot line.
 - (ii) for corner lots, that portion of the lot between the interior side lot line and the cornerside lot line that extends across the width of the lot, between a rear set back line and the rear lot line.
- (X) REMODEL means alterations, improvements, or repairs that change the appearance of the structure or replace materials of the structure with other materials. In the case of a main structure, remodel means alterations, improvements, or repairs that change the appearance of the main structure or replace materials of the main structure with other materials to an extent less than what would constitute a new main structure.

(Y) RETAINING WALL means a wall that is greater than two feet in height and is used to prevent the erosion of land.

- (Z) SIDE FACADE means the main structure elevation facing a side yard.
- (AA) SPANISH ECLECTIC means Spanish Eclectic architectural style as shown in Exhibit C.
- (BB) TEXAS REGIONAL means Texas Regional architectural style as shown in Exhibit C.
- (CC) TUDOR means Tudor architectural style as shown in Exhibit C.
- (DD) WRAP-AROUND means that portion of a side facade of a main structure 25 feet behind the corner of the front facade, excluding the front porch.
- (EE) YARD, LOT, AND SPACE REGULATIONS means regulations related to front, side, and rear yard setbacks, density, height, lot coverage, lot size, lot width, and number of stories.

- (3) This district is considered to be a residential zoning district.
- (b) Conceptual plan. The Stevens Parks Conservation District Conceptual Plan is attached to and made a part of this ordinance as Exhibit C. If there is a conflict between Exhibit B (the district regulations) and Exhibit C (the conceptual plan), Exhibit B controls.
- (c) Creation of subareas. This district is divided into three subareas, Subareas A, B, and C. Property descriptions of Subareas A, B, and C are attached to and made a part of this ordinance as Exhibit A. A map showing the subarea boundaries is attached to and made a part of this ordinance as Exhibit D.
- (d) Nonconforming structures.
 - (1) Except as provided in this section, Section 51A-4.704(c) of the Dallas City Code, “Nonconforming Structures,” applies.
 - (2) Except as provided in this section, if the degree of nonconformity is voluntarily reduced, all rights to the previous degree of nonconformity are lost.
 - (3) If a nonconforming driveway is destroyed by the intentional act of the owner or the owner’s agent, the driveway may be rebuilt if it is not enlarged.

- (4) In Subarea B, if a nonconforming accessory structure or retaining wall is destroyed by the intentional act of the owner or the owner’s agent and if it is not being enlarged, the accessory structure or retaining wall may be rebuilt in the same location, with a similar style, materials, and roof slope as the structure being demolished.
- (5) In Subarea B, before an accessory structure or retaining wall is demolished with intent to rebuild, a permit for the new accessory structure or retaining wall must be obtained.

- (e) Development standards for Subarea A.
 - (1) In general.
 - (A) Except as provided in this Exhibit B, the development standards for the R-7.5(A) Single Family District apply.
 - (B) The yard, lot, and space regulations in this Exhibit B must be read together with the yard, lot, and space regulations in Division 51A-4.400 of the Dallas City Code. If there is a conflict between this Exhibit B and Division 51A-4.400 of the Dallas City Code, this Exhibit B controls.

- (2) Accessory structures.
- (A) Location. Accessory structures, including detached garages, pergolas, arbors, and carports, must be located to the side or rear of the main structure and must be at least two feet behind the front facade of the main structure, excluding the front porch.
 - (B) Style and materials. The color, style, design, and materials of accessory structures that are visible from the street must be compatible with the color, style, design, and materials of the main structure.
 - (C) Roof slope. If an accessory structure is visible from the street, the slope of the roof must either match the roof slope of the main structure or be compatible with the main structure.
- (3) Driveways.
- (A) Driveways in front of the main structure may not exceed 12 feet in width.
 - (B) Parking is not allowed between the main structure and the street except on circular driveways and driveways.
- (4) Fences. Chain link fences are not allowed in the front yard or in front of a main structure.
- (5) Height.
- (A) Maximum structure height for structures with sloped roofs is 32 feet to the peak.
 - (B) Maximum structure height for structures with a flat roof is 24 feet.
- (6) Landscaping.
- (A) In general.
 - (i) Except as provided in this subsection, Article X, “Landscape and Tree Preservation Regulations,” for single family uses apply.
 - (ii) The landscape and tree preservation regulations in this Exhibit B must be read together with the landscape and tree preservation regulations in Article X of the Dallas City Code. If there is a conflict between this Exhibit B and Article X of the Dallas City Code, this Exhibit B controls.

(iii) Artificial or synthetic grasses or artificial ground cover is not allowed in front of the main structure.

(B) Tree mitigation.

(i) This paragraph applies only to new construction and only in the parkway and the front and side yards.

(ii) A tree removal application must be approved by the building official before removal of or serious injury to a protected tree.

(iii) If a tree removal application is approved, replacement trees must be planted in accordance with the following requirements:

(aa) The total caliper of replacement trees must meet or exceed half the caliper of the protected trees that were removed or seriously injured.

(bb) Replacement trees must have a minimum caliper of three inches.

(cc) At least one of the replacement trees must be a large canopy tree.

(iv) If the building official approves a tree removal application because the protected tree is diseased, unworthy of preservation, or has a short life expectancy, no replacement tree is required.

(v) The board of adjustment may grant a special exception to the tree replacement requirement in Provision (e)(6)(B)(iii) using the standard in Section 51A-10.110.

(7) Lot coverage.

(A) Maximum lot coverage for a lot with a new main structure is 30 percent, except that lot coverage is 35 percent if the front porch of the new main structure has a minimum depth of six feet and is at least 25 percent of the width of the front facade. The purpose of this provision is to provide an incentive for large porches on new main structures.

(B) Maximum lot coverage for a lot with an existing structure is 40 percent. The purpose of this provision is to provide an incentive for the retention of existing main structures.

(8) Paint and colors. Florescent colors are not allowed.

- (9) Retaining walls. Retaining walls must be constructed of materials that are compatible with the materials and color of the main structure.
- (10) Setbacks.
- (A) In general. Except for fences and retaining walls, setbacks must be open and unobstructed by any structure.
- (B) Front yard.
- (i) For existing main structures, the minimum front yard setback is 25 feet.
- (ii) For new main structures, the minimum front yard setback is the average of the blockface.
- (iii) The purpose of provisions (e)(11)(B)(i) and (ii) is to provide an incentive for the retention of existing main structures.
- (C) Side yard.
- (i) For main structures, the minimum side yard setback is five feet on one side, 10 feet on the other side.
- (ii) Side and rear additions to an existing main structure that do not increase the structure's height may maintain the existing side yard setback.
- (D) Rear yard. For main structures, the minimum rear yard setback is 10 feet.
- (11) Signs. Signs must comply with the provisions for non-business zoning districts in Article VII.
- (12) Uses. The following main uses are the only main uses permitted:
- Church.
 - Handicapped group dwelling units. *[SUP required if the spacing component of Section 51A-4.209(b)(3.1) is not met.]*
 - Local utilities. *[SUP may be required. See Section 51A-4.212(4)(B).]*
 - Single family.

(f) Development standards for Subarea B.

(1) In general.

- (A) Except as provided in this Exhibit B, the development standards for the R-7.5(A) Single Family District apply.
- (B) The yard, lot, and space regulations in this Exhibit B must be read together with the yard, lot, and space regulations in Division 51A-4.400 of the Dallas City Code. If there is a conflict between this Exhibit B and Division 51A-4.400 of the Dallas City Code, this Exhibit B controls.

(2) Accessory structures.

(A) Location.

- (i) Accessory structures must be located at least two feet behind the front facade of the main structure, excluding the front porch.

- (ii) Accessory structures may be attached to the main structure by an unenclosed covered walkway or breezeway. Unenclosed covered walkways or breezeways must be located at least two feet behind the front facade of the main structure, excluding the front porch.

(B) Materials.

- (i) Except as provided in Section (d)(4) and this paragraph, accessory structures must have similar materials, including roofing materials, roof pitch, foundation fascia, and fenestration as the main structure. For purposes of this provision, similar does not mean identical materials, pattern, quality, shape, or other characteristics. For example, cementitious siding materials such as Hardi plank or Hardi board may be used instead of wood.
- (ii) Except as provided in Section (d)(4), the property owner has the burden of proving that the proposed materials, roof pitch, foundation fascia, and fenestration are similar to the main structure.
- (iii) The requirements in this Paragraph (B) do not apply to accessory structures with a floor area of 200 square feet or less.

(3) Driveways.

- (A) Driveways in front of the main structure may not exceed 14 feet in width.

(B) Driveway materials must be concrete, brick, stone, stone pavers, or a combination of these materials. Gravel driveways are prohibited.

(C) Parking is not allowed between the main structure and the street except on circular driveways and driveways.

(4) Fences. Chain link fences are not allowed in the front yard or in front of a main structure.

(5) Lot coverage.

(A) Maximum lot coverage for a lot with a new main structure is 40 percent, except that lot coverage is 45 percent if the front porch of the new main structure has a minimum depth of six feet and is at least 25 percent of the width of the front facade. The purpose of this provision is to provide an incentive for large porches on new main structures.

(B) Maximum lot coverage for a lot with an existing structure is 45 percent. The purpose of this provision is to provide an incentive for the retention of existing main structures.

(6) Paint and colors. Florescent colors are not allowed.

(7) Retaining walls. Except as provided in Section (d)(4), retaining walls located in front of the main structure must be constructed of natural stone, brick, reinforced concrete materials that resemble stone or brick, or a combination of these materials.

(8) Setbacks.

(A) In general. Except for fences, retaining walls, and as provided in this subsection, setbacks must be open and unobstructed by any structure.

(B) Front yard. Minimum front yard setback is 25 feet.

(C) Side yard. Minimum side yard setback is five feet.

(D) Rear yard. Minimum rear yard setback is 10 feet.

(E) Accessory structures.

(1) For accessory structures more than 30 feet in height, measured at the highest point of the structure, minimum setbacks must comply with the setback regulations for main structures.

(2) For accessory structures 30 feet in height or less, measured at the highest point of the structure, no minimum setbacks are required.

(9) Signs. Signs must comply with the provisions for non-business zoning districts in Article VII.

(10) Uses. The following main uses are the only main uses permitted:

- Church.
- Handicapped group dwelling units. *[SUP required if the spacing component of Section 51A-4.209(b)(3.1) is not met.]*
- Local utilities. *[SUP may be required. See Section 51A-4.212(4)(B).]*
- Single family.

(g) Development standards for Subarea C.

(1) In general. Except as provided in this section, the development standards for the R-7.5(A) Single Family District apply.

(2) Uses. The following main uses are the only main uses permitted:

- Local utilities. *[SUP may be required. See Section 51A-4.212(4)(B).]*
- Park.

(h) Architectural standards for Subareas A and B.

(1) Remodels and additions.

- (A) If a main structure is remodeled, the remodeling of the front facade and wrap-around must comply with the standards for its architectural style.
- (B) If an addition is added to a main structure on the front facade and wrap-around, it must comply with the standards for its architectural style.

(2) New main structures. The front facade and wrap-around of a new main structure may only be built in the Art Deco, Colonial Revival, French Eclectic, Georgian, Mid-Century Modern, Minimal Traditional, Monterey Colonial, Spanish Eclectic, Texas Regional, or Tudor architectural style in compliance with the architectural standards.

(3) Art Deco.

(A) Applicability.

- (i) Existing main structures that are Art Deco are identified in Exhibit C.
- (ii) New main structures that are built in the Art Deco architectural style must comply with the standards in this subsection.
- (iii) Art Deco structures that are remodeled or that are added on to must comply with the applicable architectural standards.

(B) Architectural features. The following architectural features must be maintained or duplicated. New main structures built in the Art Deco architectural style must incorporate the following architectural feature:

- (i) Asymmetrical front facade.

(C) Front porches.

- (i) No front porch is required.
- (ii) If a front porch is constructed, it must be a small portico.

(D) Materials. Structures must be clad in stucco, concrete block, or brick laid with smooth mortar joints to appear monolithic.

(E) Roof form. Structures must have a flat or low-pitched roof hidden behind a ledge or parapet.

(F) Windows. Structures must have single windows with distinctive-shaped accent windows such as round, hexagonal, or glass block.

(4) Colonial Revival.

(A) Applicability.

- (i) Existing main structures that are Colonial Revival are identified in Exhibit C.
- (ii) New main structures that are built in the Colonial Revival architectural style must comply with the standards in this subsection.

- (iii) Colonial Revival structures that are remodeled or that are added on to must comply with the applicable architectural standards.
 - (B) Architectural features. The following architectural features must be maintained or duplicated. New main structures built in the Colonial Revival architectural style must incorporate the following architectural features:
 - (i) Symmetrical front facade.
 - (ii) One and one-half or two-story box with optional one-story, flat roof appendages.
 - (C) Materials. Structures must be clad in brick, stone, clapboard, siding, or a combination of these materials.
 - (D) Front porches. A new main structure must have an accentuated front door with an entry porch, a decorative crown and pilasters, or a full-width porch.
 - (E) Roof form. Side-gabled roof with a slope between 25 and 45 degrees.
 - (F) Windows.
 - (i) Windows must be symmetrically balanced, located on both sides of a centered door.
 - (ii) Windows must have double-hung sashes, typically with six-over-six divided-pane windows.
- (5) French Eclectic.
- (A) Applicability.
 - (i) Existing main structures that are French Eclectic are identified in Exhibit C.
 - (ii) New main structures that are built in the French Eclectic architectural style must comply with the standards in this subsection.
 - (iii) French Eclectic structures that are remodeled or that are added on to must comply with the applicable architectural standards.

(B) Architectural features. The following architectural features must be maintained or duplicated. New main structures built in the French Eclectic architectural style must incorporate the following architectural features:

(i) Symmetrical or asymmetrical front facade.

(ii) One and one-half or two-story block with optional one-story appendages. A third story block is permitted within a mansard roof.

(iii) Entry turret feature.

(iv) Predominant massive chimney on front roofline.

(C) Materials. Structures must be clad in brick, stone, stucco, or a combination of these materials.

(D) Porch.

(i) No front porch is required.

(ii) Courtyards are permitted in the front and side yard.

(E) Roof form. Structures may have tall, steeply-pitched hipped or mansard roofs with flared eaves at the roof-wall junction.

(F) Windows. Structures must have casement windows or double-hung sashes with true divided panes.

(6) Georgian.

(A) Applicability.

(i) Existing main structures that are Georgian are identified in Exhibit C.

(ii) New main structures that are built in the Georgian architectural style must comply with the standards in this subsection.

(iii) Georgian structures that are remodeled or that are added on to must comply with the applicable architectural standards.

(B) Architectural features. The following architectural features must be maintained or duplicated. New main structures built in the Georgian architectural style must incorporate the following architectural features:

- (i) Two story with simple side gable.
 - (ii) Symmetrical front facade with centered entry door.
 - (C) Materials. Structures must be clad in brick with optional decorative stone quoins at corners.
 - (D) Roof form. Structures may have a side-gabled roof with a slope between 25 and 45 degrees.
 - (E) Windows. Structures must have double-hung sashes with true divided panes, typically nine-over-nine.
- (7) Mid-Century Modern.
- (A) Applicability.
 - (i) Existing main structures that are Mid-Century Modern are identified in Exhibit C.
 - (ii) New main structures that are built in the Mid-Century Modern architectural style must comply with the standards in this subsection.
 - (iii) Mid-Century Modern structures that are remodeled or that are added on to must comply with the applicable architectural standards.
 - (B) Architectural features. The following architectural features must be maintained or duplicated. New main structures built in the Georgian architectural style must incorporate the following architectural features:
 - (i) One story or split level with hipped or side-gabled roof.
 - (ii) Asymmetrical front facade.
 - (C) Materials. Structures must be clad in brick, stone, wood siding, or a combination of these materials.
 - (D) Porches. Structures may have a front entry feature with narrow porch supports that could be either steel posts or decorative wrought iron.
 - (E) Roofs. Structures may have low-pitched side-gabled or hipped roofs with broad overhangs.

- (F) Windows. Structures must have ribbon, grouped, plate glass, awning windows, or a combination of these window types.
- (8) Minimal Traditional.
 - (A) Applicability.
 - (i) Existing main structures that are Minimal Traditional are identified in Exhibit C.
 - (ii) New main structures that are built in the Minimal Traditional architectural style must comply with the following standards.
 - (iii) Minimal Traditional structures that are remodeled or that are added on to must comply with the applicable architectural standards.
 - (B) Architectural features. The following architectural features must be maintained or duplicated. New main structures built in the Minimal Traditional architectural style must incorporate the following architectural features:
 - (i) One story or one and one-half story with front-facing or side-gabled roof.
 - (ii) Symmetrical or asymmetrical front facade.
 - (C) Materials. Structures must be clad in brick, stone, wood siding, or a combination of these materials.
 - (D) Porches. Structures may have a front entry feature with narrow porch supports that could be either steel posts or decorative wrought iron.
 - (E) Roofs. Structures may have low-pitched gabled roofs with shallow or no overhangs.
 - (F) Windows. Structures must have double-hung sashes with true divided panes, typically one-over-one or six-over-six.
- (9) Monterey Colonial.
 - (A) Applicability.
 - (i) Existing main structures that are Monterey Colonial are identified in Exhibit C.

- (ii) New main structures that are built in the Monterey Colonial architectural style must comply with the standards in this subsection.
 - (iii) Monterey Colonial structures that are remodeled or that are added on to must comply with the applicable architectural standards.
 - (B) Architectural features. The following architectural features must be maintained or duplicated. New main structures built in the Monterey Colonial architectural style must incorporate the following architectural features:
 - (i) Two stories with front-facing or side-gabled roof.
 - (ii) Asymmetrical front facade with a cantilevered second-story balcony covered by the principal roof.
 - (C) Materials. Structures must be clad in brick, stucco, wood siding, or a combination of these materials, with the second story typically a different material than the first story.
 - (D) Porches. Porches are not required.
 - (E) Roofs. Structures may have low-pitched gabled roofs with composition shingle, wood, or tile materials.
 - (F) Windows. Structures must have casement windows or double-hung sashes with true divided panes.
- (10) Spanish Eclectic
- (A) Applicability.
 - (i) Existing main structures that are Spanish Eclectic are identified in Exhibit C.
 - (ii) New main structures that are built in the Spanish Eclectic architectural style must comply with the standards in this subsection.
 - (iii) Spanish Eclectic structures that are remodeled or that are added on to must comply with the applicable architectural standards.
 - (B) Architectural features. The following architectural features must be maintained or duplicated. New main structures built in the Spanish

Eclectic architectural style must incorporate the following architectural features:

- (i) Two stories with projecting gable-wing or L-shaped design with front-projecting wing.
 - (ii) Floor plan layout according to solar orientation and predominant breezes.
 - (iii) Asymmetrical facade.
- (C) Materials. Structures must be clad in brick, stone, stucco, or a combination of these materials.
- (D) Porches. A front entry porch may have a small pent roof with second floor sleeping porches or one-story side porches.
- (E) Roofs. Structures may have low-pitched gabled or hip standing seam or wood shingle roofs.
- (F) Windows. Structures must have double-hung sashes with true divided panes, typically six-over-six.
- (11) Texas Regional.
- (A) Applicability.
 - (i) Existing main structures that are Texas Regional are identified in Exhibit C.
 - (ii) New main structures that are built in the Texas Regional architectural style must comply with the standards in this subsection.
 - (iii) Texas Regional structures that are remodeled or that are added on to must comply with the applicable architectural standards.
 - (B) Architectural features. The following architectural features must be maintained or duplicated. New main structures built in the Texas Regional architectural style must incorporate the following architectural features:
 - (i) Two stories with projecting gable-wing or L-shaped design with front-projecting wing.

- (ii) Floor plan layout according to solar orientation and predominant breezes.
 - (iii) Asymmetrical facade.
 - (C) Materials. Structures must be clad in brick, stone, stucco, or a combination of these materials.
 - (D) Porches. A front entry porch may have a small pent roof with second floor sleeping porches or one-story side porches.
 - (E) Roofs. Structures may have low-pitched gabled or hip standing seam or wood shingle roofs.
 - (F) Windows. Structures must have double-hung sashes with true divided panes, typically six-over-six.
- (12) Tudor.
- (A) Applicability.
 - (i) Existing main structures that are Tudor are identified in Exhibit C.
 - (ii) New main structures that are built in the Tudor architectural style must comply with the standards in this subsection.
 - (iii) Tudor structures that are remodeled or that are added on to must comply with the applicable architectural standards.
 - (B) Architectural features.
 - (i) Subarea A and C. The following architectural features must be maintained or duplicated. New main structures built in the Tudor architectural style must incorporate the following architectural features:
 - (aa) Symmetrical or asymmetrical front facade.
 - (bb) At least one front-facing gable.
 - (cc) A massive Tudor style chimney with optional stone accents.
 - (ii) Subarea B. The following architectural features must be maintained or duplicated. New main structures built in the Tudor

architectural style must incorporate the following architectural features:

(aa) Symmetrical or asymmetrical front facade.

(bb) At least one front-facing gable.

(C) Materials. Structures must be clad in brick, stone, and stucco with wood half timbering or a combination of these materials.

(D) Porches. Structures may have a front entry feature with either a covered or uncovered front door and an arcaded side porch with arched openings.

(E) Roof. Structures must have a roof that is cross-gabled and steeply pitched with a roof slope of at least 45 degrees but no more than 70 degrees.

(F) Windows. Structures must have some tall, narrow windows, commonly in multiple groups with true divided multi-pane glazing or art glass.

(i) Architectural standards for Subarea C. No architectural standards apply.

(j) Procedures.

(1) Review form applications.

(A) For Subareas A and C and except as provided in this subsection, a review form application must be submitted to the Director for any work covered by the standards in this ordinance.

(B) A review form is not required for painting.

Staff does not support this provision

(C) For Subarea B, a work review form application must be submitted to the Director only for work requiring a building permit. A review form applicant may be submitted to the Director for work not requiring a building permit.

(2) Work requiring a building permit.

(A) Upon receipt of a review form application for work requiring a building permit, the building official shall refer it to the Director to determine whether the work meets the standards of this ordinance. The Director shall make this determination within 30 days after submission of a complete application.

(B) If the Director determines that the work complies with the standards of this ordinance, the Director shall approve the application and send it back to the

building official, who shall issue the building permit if all requirements of the construction codes and other applicable ordinances have been met.

- (C) If the Director determines that the work does not comply with the standards of this ordinance, the Director shall state in writing the specific requirements to be met before issuance of a building permit and send it back to the building official, who shall deny the building permit. The Director shall give written notice to the applicant stating the reasons for the denial. Notice is given by depositing the notice properly addressed and postage paid in the United States mail. The notice to the applicant must be sent to the address given on the application.

(3) Work not requiring a building permit.

- (A) Upon receipt of a review form application for work not requiring a building permit, the building official shall refer it to the Director to determine whether the work meets the standards of this ordinance. The Director shall make this determination within 10 days after submission of a complete application.
- (B) If the Director determines that the work complies with the standards of this ordinance, the Director shall approve the application and give written notice to the applicant.
- (C) If the Director determines that the work does not comply with the standards of this ordinance, the Director shall state in writing the specific requirements to be met before an approval can be granted. The Director shall give written notice to the applicant stating the reasons for denial. Notice is given by depositing the notice properly addressed and postage paid in the United States mail. The notice to the applicant must be sent to the address given on the application.

(4) Appeals.

- (A) An applicant may appeal any decision made by the Director to the board of adjustment by filing a written appeal with the Director within 10 days after notice is given to the applicant of the Director's decision.
- (B) The Director shall send written notice of the appeal to the applicant, the neighborhood association, and all owners of real property located within 200 feet, including streets and alleys, of the boundary of the area for which the application was made. The notice must be given not less than 10 days before the day set for the hearing. Notice is given by depositing the notice properly addressed and postage paid in the United States mail to the property owners as evidenced by the last approved city tax roll.

- (C) The board of adjustment shall hold a public hearing on all appeals.
- (D) In considering the appeal, the sole issue before the board of adjustment shall be whether the Director erred in the decision, and the board shall consider the same standards that were required to be considered by the Director.
- (E) Appeals to the board of adjustment are the final administrative remedy.