City of Belton
Design Standards

April 2014
Amended June 2016

STATEMENT OF INTENT

These guidelines and standards address the physical relationship between the various land uses in the City of Belton and its natural environment. To make a more aesthetically-pleasing and livable community, their implementation will create transitions between nonresidential and residential development on adjacent properties. By defining a materials palette for buildings, streetscapes and trails, Belton's corridor character will be protected and enhanced.

These regulations define a framework and are only indicative. They shall be interpreted with flexibility. The City shall view such standards and guidelines as tools, since exceptional situations, requiring unique interpretations, can be expected. When applying such standards and guidelines, the City shall carefully weigh the specific circumstances of each site, and strive for development solutions that best promote the spirit, intent, and purposes of these guidelines and the future identity and character of the City of Belton.

BELTON CITY COUNCIL 2013
Jim Covington, Mayor
Marion Grayson, Mayor Pro Tem
David K. Leigh, Council Member
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John Agan, Council Member
Jerri Gauntt, Council Member
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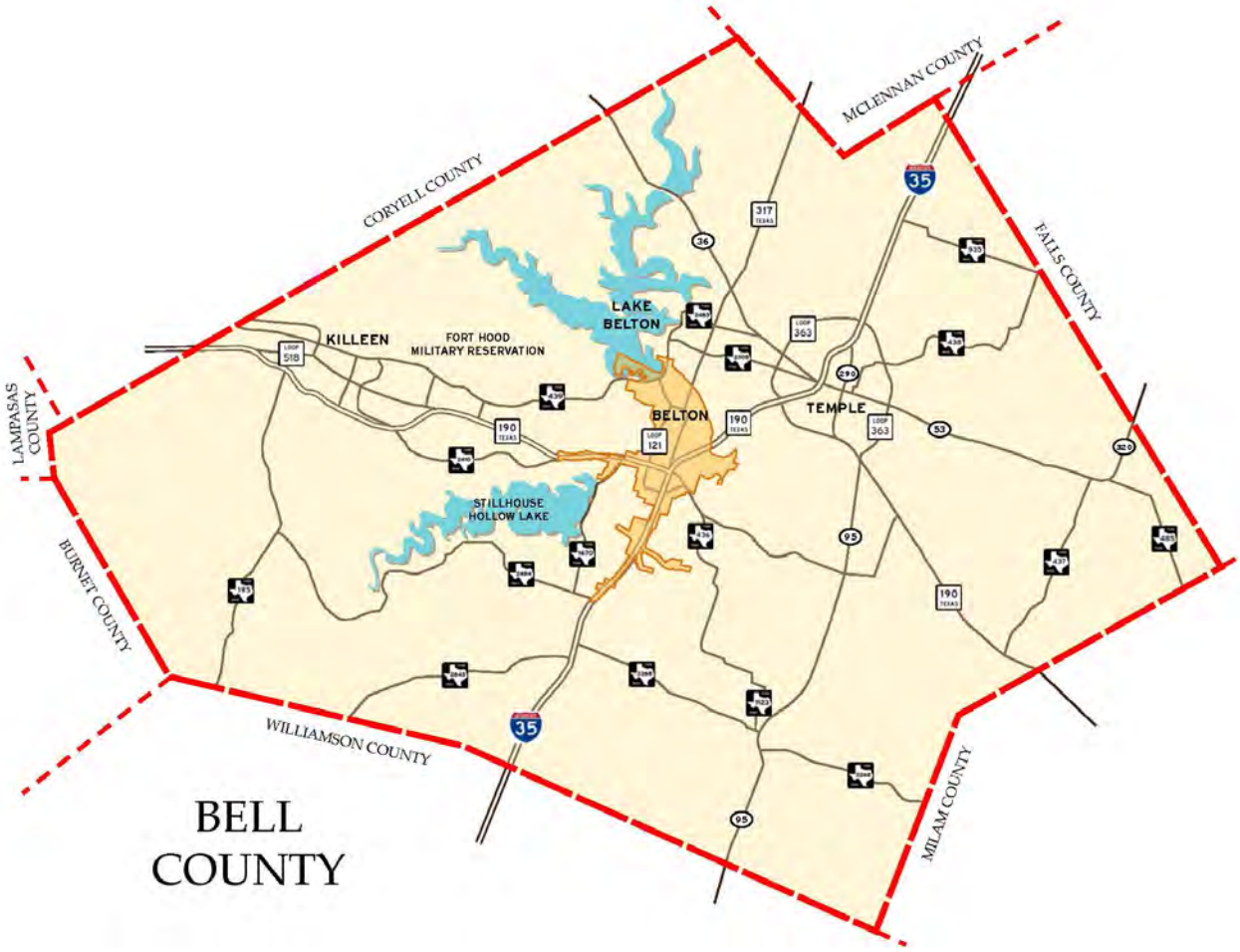
The material contained in the Design Guidelines was developed & assembled by HNTB in 2009, amended & updated in 2013 by studio|16:19 through coordination with the City of Belton and represents their best effort to illustrate clearly the subject of this report.



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PURPOSE

- To provide appropriate standards that will ensure a quality environment in Belton and promote pedestrian-friendly design.
- To clearly identify what development standards are expected as proposals are submitted for consideration by Staff, Planning & Zoning and Council, based upon community standards.
- To maintain and enhance Belton's unique character and identity and use it as a marketing tool to attract residents, tourists and businesses that will, in turn, promote economic growth.
- To protect and enhance residential neighborhoods, commercial districts, and other areas by directing quality development that is compatible with existing character, scale and function.
- To promote development that is cohesive with existing and proposed public streets, open spaces and neighborhoods.
- To encourage revitalization and new construction that provides a compatible mix of residential and nonresidential uses instead of separating developments.

INTENT

These standards address the physical relationship between the various land uses in the City of Belton and its natural environment. To make an aesthetically-pleasing and livable community, their implementation will create transitions between nonresidential and residential development on adjacent properties. By defining a materials palette for buildings, streetscapes and trails, Belton's character will be protected and enhanced.

These Design Standards apply to new development and exterior modifications that exceed $20,000 in cost. Interior modifications are not subject to these Design Standards.

BASIS FOR DESIGN STANDARDS

The following development standards shall be used by the applicant in preparing a General Development Plan (GDP), plat or site plan and by the City in reviewing the same. In the exercise of its powers of review, the City may approve, deny, conditionally approve, or request modifications to a plan, plat or site plan that is deemed to be inconsistent with these standards.

The requirements as approved shall carry forward and be incorporated into all plans and specifications submitted for building permit application and construction.

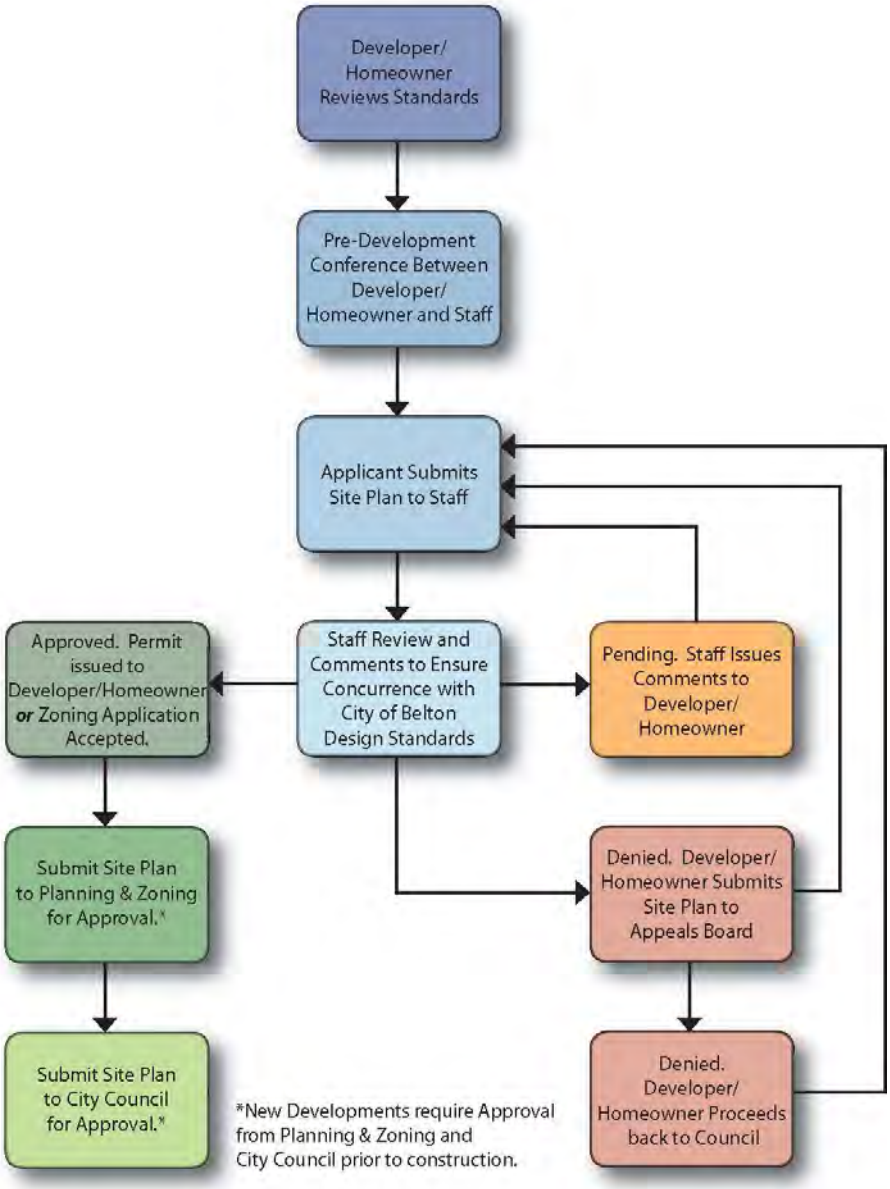
The Design Standards shall be applied under the authority of Section 32, PD-Planned Development District, of the Zoning Ordinance and in conformance with the Standards shall constitute acceptance of the specific plans approved.

These standards define a framework and are only indicative. They shall be interpreted with flexibility. The City shall view such standards as tools, since exceptional situations, requiring unique interpretations, are to be expected. When applying such standards, the City shall carefully weigh the specific circumstances of each site, and strive for development solutions that best promote the spirit, intent, and purposes of these standards.

The development standards shall be used as the City's minimum requirements for evaluating the identified areas within the City of Belton. Such standards are not intended to restrict creativity, and an applicant may

request a modification or exception from any development standard. Modifications to the design standards shall be approved by the City with strong justification provided by the Applicant.

DESIGN STANDARDS APPROVALS PROCESS



PROCESS

Application of these design standards is required for all development in the City of Belton. This includes all new construction and site improvements to existing properties. To provide a basic understanding of how the standards apply to different types of construction, parts of the City have been identified as development "types". Determining these typical areas provides a means of association for future construction by quantifying existing character, scale and function. These "type" area maps are outlined and illustrated in the following pages:

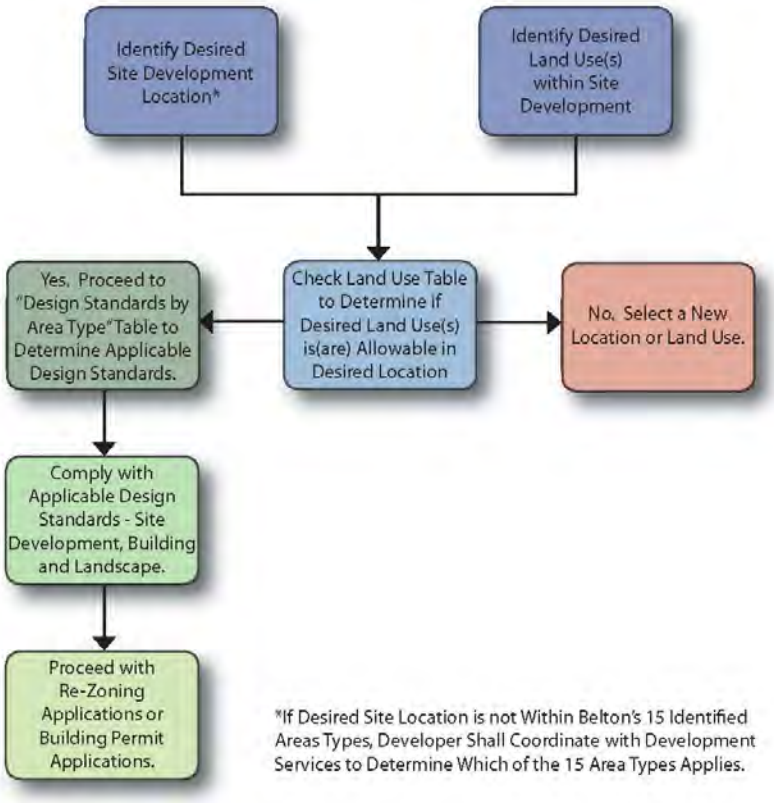
SECTION I

CITY OF BELTON DESIGN STANDARD TYPE AREAS

I. CITY OF BELTON DESIGN STANDARD TYPE AREAS

To be used in tandem with the "Type Area" maps, the included Land Use Table and Design Standard Application by "Type Area" Table identify applicable standards for each "Type Area" to enhance the City of Belton. If the standards outlined in the land use table do not allow construction standards planned for a development, an applicant must submit variance requests to the Planning Director for approval.

PROCESS DIAGRAM



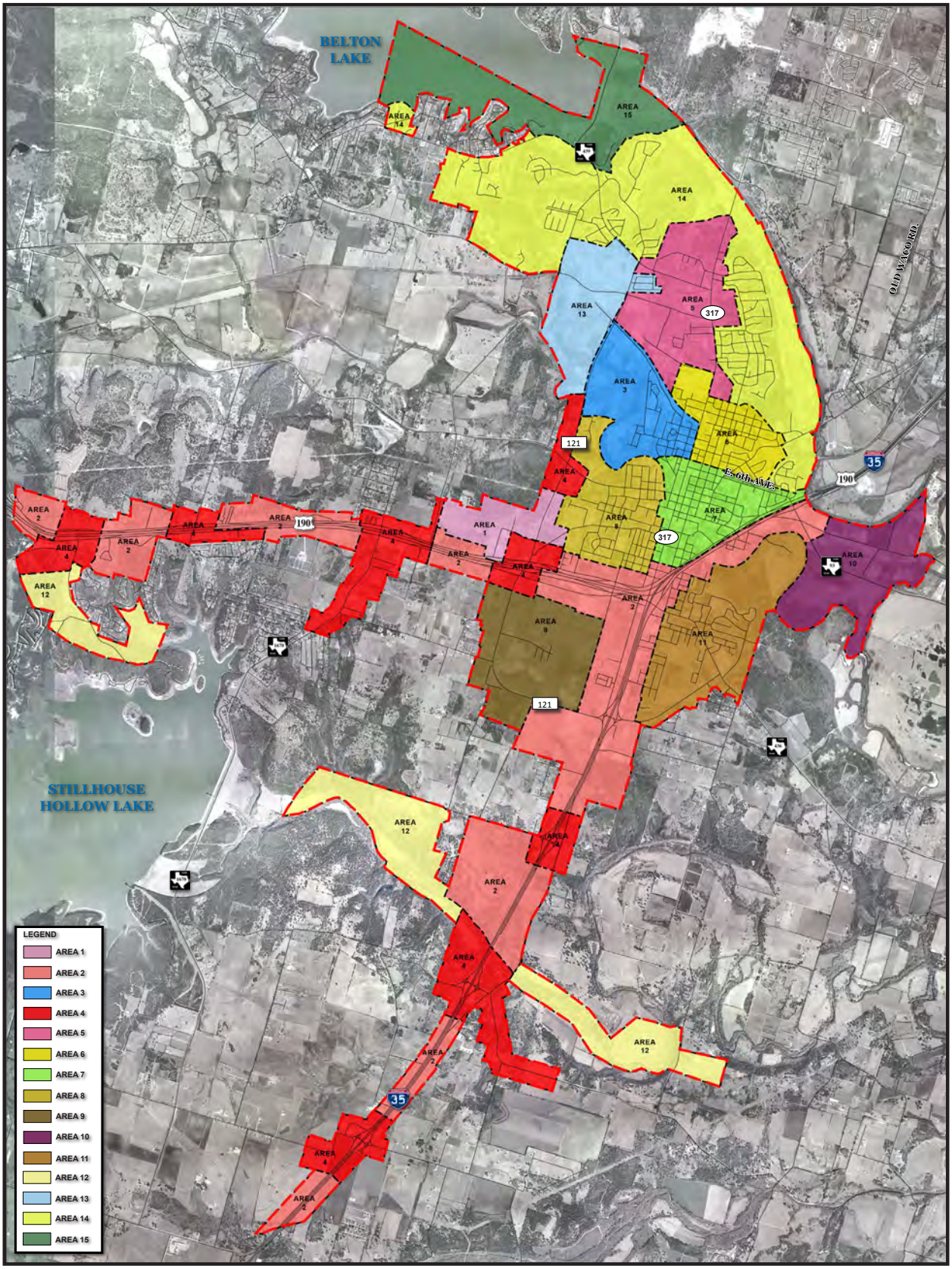
BELTON'S DESIGN STANDARD TYPE AREAS

In the ***Comprehensive Plan Update***, adopted August 2006, fifteen areas were identified, ranging from existing residential areas experiencing transition to future growth corridors along major thoroughfares and areas presently vacant and undeveloped. These identified areas are based on the likely character of future development and were established to guide functional and efficient land use relationships within a specific area.

The ***Comprehensive Plan Update*** includes Design Guidelines that suggest features and areas of concern which should be addressed and introduce issues which would be raised during the planning phases, prior to actual development. Suggested courses of action are also proposed to help the City establish a direct correlation between the Guidelines, the Zoning Ordinance, the Subdivision Ordinance and Design Manual.

To further the intention of the Design Guidelines (directly related to future zoning districts and regulatory actions to give the City a strong tool to assist in the implementation of established goals and objectives), City of Belton Design Standards have been created for application in all fifteen areas. These areas are identified in the following graphics.

TYPE AREA LOCATION MAP



TYPE AREA 1

General Location:
Central Belton near the intersection of Loop 121 & US 190 including the incorporation of the Belton Economic Development Corporation (BEDC) Business Park.

Type Area 1A:
Area 1A is a subset of Area 1 that is limited to the Belton Business Park. The Belton Business Park was developed by the Belton Economic Development Corporation (BEDC) which was formed by a vote of the citizens in 1990, upon an initiative developed by the Belton City Council.

When building and landscape plans are submitted for review for a property located within the Belton Business Park, both BEDC and City staff will complete review with reference to the City's Design Standards and Business Park Covenants, Conditions, and Restrictions (CCRs). Staff from both will coordinate review of the building and landscape plans and develop recommendations for the Architectural Review Committee (ARC). BEDC and City staff will present recommendations regarding masonry construction; tree removal and mitigation; and landscape installation to the ARC who will make a decision for each development within the Belton Business Park, with the objective of achieving the intent of the Design Standards.

The BEDC mission is to enhance the economy of Belton by helping primary industry expand or locate into the community, thereby creating new job opportunities for Belton residents. The BEDC has met success toward this goal by assisting local industry in their expansion plans, developing the Belton Business Park and by constructing speculative industrial buildings for sale or lease to locating companies.

Applicable design standards for Type Area 1A are dictated by the Covenants, Conditions and Restrictions (CCRs) of the BEDC and Council adopted Design Standards. Future expansions and/or developments assumed by BEDC will be governed by CCRs and Design Standards.

Desired Growth & Development:
Existing and projected growth for this Type Area primarily is to be business park, office, mixed uses, and the avoidance of strip type developments.

TYPE AREA 2

General Location:
Various blocks of land along the IH 35 & US 190 corridor that encompasses the space between the primary intersections and cross roads of these two corridors.

Desired Growth & Development:
Existing and projected growth for this Type Area is primarily commercial highway frontage uses. Opportunities are mixed uses, hotels, restaurants, new car dealerships, multi-story office, and other similar commercial uses.

TYPE AREA 3

General Location:
Central NW Belton generally encompassed by the following boundaries: Crusader Way to the North; Nolan Creek to the South; HWY 317/ Main Street to the East; and Loop 121 to the West including the incorporation of the University of Mary Hardin Baylor Campus.

Desired Growth & Development:
Existing and projected growth for this Type Area is primarily UMHB Campus and has potential to be developed as an Urban Infill creating pedestrian environments with tree lined streetscapes, minimal building setbacks with new projects developing contextually with their surroundings.

TYPE AREA 4

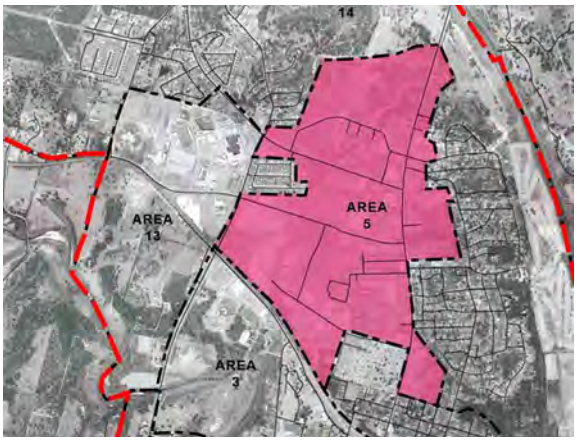
General Location:
Various blocks of land at the primary intersections and cross roads of the IH 35 & US 190 corridors.

Desired Growth & Development:
Existing and projected growth for this Type Area creates nodes which are seen as commercial, retail, and neighborhood service uses with a higher standard as they are gateways to other areas.

TYPE AREA 5

General Location:
North Central Belton generally encompassed by the following boundaries: Barge Ranch Road to the North; Crusader Way to the South; Along HWY 317/ Main Street to the East; and Loop 121 to the West.

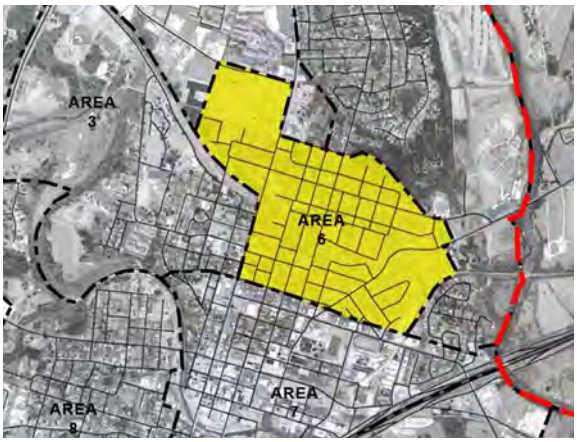
Desired Growth & Development:
Existing and projected growth for this Type Area is primarily retail, commercial, and mixed uses with higher development standard applied.



TYPE AREA 6

General Location:
Central Belton generally encompassed by the following boundaries: 15th Avenue to the North; 6th Avenue to the South; along Waco Road to the East; and along HWY 317/ Main Street to the West.

Desired Growth & Development:
The existing and projected growth for this Type Area is primarily mixed uses, residential area with redevelopment to occur in a manner that takes account of surrounding uses.



TYPE AREA 7

General Location:
The expanded Central Belton Downtown Development Area generally encompassed by the following boundaries: 6th Avenue to the North; Avenue H to the South; IH 35 to the East; and along HWY 317/ Main Street to the West.

Desired Growth & Development:
Existing and projected growth for this Type Area is primarily commercial, mixed use developments and urban residential infill, focusing on compatible uses. With flexibility & recognition of compatibility, this type area could redevelop to a unified urban core of the City.

TYPE AREA 8

General Location:
Central South West Belton generally encompassed by the following boundaries: Nolan Creek to the North; Avenue J to the South; HWY 317/ Main Street to East; and Loop 121 to the West.

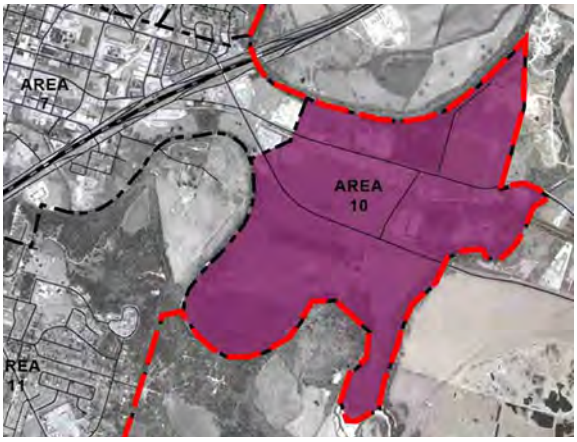
Desired Growth & Development:
This Type Area is primarily the Southwest residential core of the City. Proposed primarily as a single family residential Type Area with various multi-family housing located within. Future redevelopment to occur in a manner that takes into account surrounding uses.

TYPE AREA 9

General Location:
South West Belton generally encompassed by the following boundaries: Old US 190 to the North; City limits to the South; South Connell Street to the East; and Loop 121 to the West.

Desired Growth & Development:
This Type Area is primarily a mixture of uses on larger parcels of land. Existing developments include Bell County Justice Center and the Liberty Valley residential development. The Type Area is to continue to develop as a mixture of uses with the understanding of context and Loop 121 corridor.

TYPE AREA 10



General Location:
East Belton generally encompassed by the following boundaries: the Leon River to the North; Nolan Creek to the South; City limits to the East; and Nolan Creek to the West.

Desired Growth & Development:
This Type Area is currently and is projected to be primarily industrial and manufacturing businesses, including the former Rockwool Site and Belton-Temple Sewer Plant.

TYPE AREA 11

General Location:
South East Belton generally encompassed by the following boundaries: the Nolan Creek to the North; City limits to the South; City limits to the East; and South Wall Street to the West.

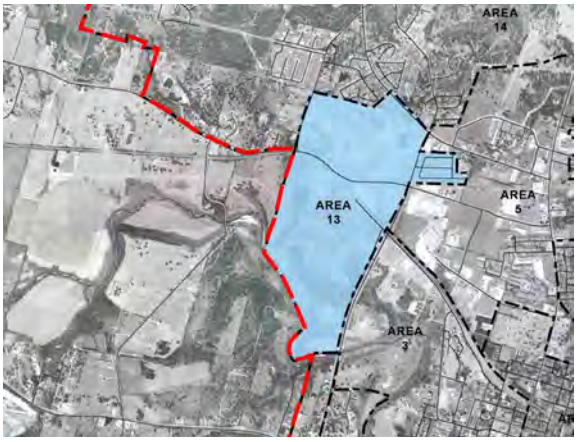
Desired Growth & Development:
This Type Area is currently and is projected to be primarily the Southeast residential core of the City. This is primarily a single family residential Type Area, but also has opportunities of retail & commercial areas along Holland Road.

TYPE AREA 12

General Location:
South Belton generally encompassed by the following boundaries: the parcels of land located within the City limits along Simmons Road and the Lampasas River.

Desired Growth & Development:
This Type Area is projected to be primarily rural, large lot homes with site-specific sanitary disposal systems.

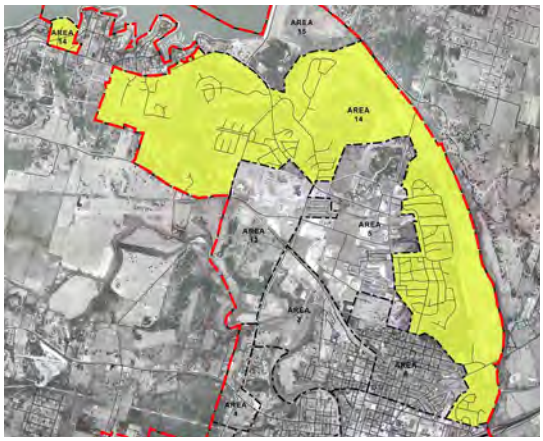
TYPE AREA 13



General Location:
North West Belton generally encompassed by the following boundaries: Lake Road/ FM439 to the North; City limits to the South; Loop 121 to the East; and City limits to the West.

Desired Growth & Development:
This Type Area is currently and is projected to be primarily educational facilities Including BISD property and services. This Type Area also has potential for a high density mixture of uses, including multi-family.

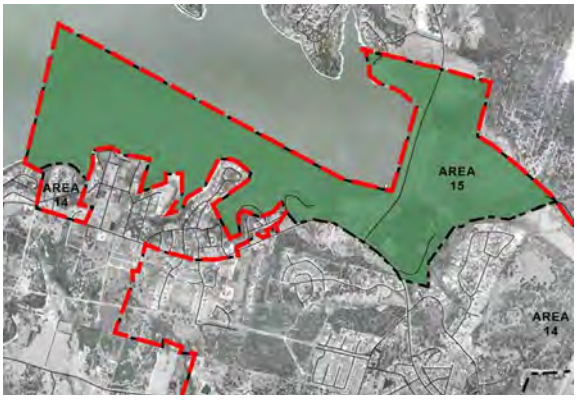
TYPE AREA 14



General Location:
North Belton generally encompassed by the following boundaries: the City limits to the North; Type Area #5 & Type Area #13 to the South; the City limits to the East; and City limits to the West.

Desired Growth & Development:
This Type Area is currently and is projected to be primarily single lot residential developments with City sanitary sewer. This includes the former Leon Valley Golf Course, River Fair, Red Rock, and Smith Dawson Ranch areas.

TYPE AREA 15



General Location:
North Belton generally encompassed by the following boundaries: the City limits to the North; the City limits to the South; Miller Springs Park to the East; and City limits to the West.

Desired Growth & Development:
This Type Area is primarily Belton Lake/ Dam and Corps of Engineers parkland as much of it occurs along the Lake Belton area.

LAND USE TABLE

ALLOWED USES

AUTHORITY - The provisions of this Chapter are adopted pursuant to Texas Local Government Code Chapter 211, the City Charter and the Comprehensive Plan.

TYPES OF USE - The following paragraphs serve as a key to the summary Table and indicate how each specific use is treated.

A. Uses Permitted By Right
A "P" indicates that a use is allowed by right. Such uses are subject to all other applicable regulations of these Design Standards.

B. Specific Use Permit Required
An "S" indicates that a use is allowed only if a Specific Use Permit is approved by the City Council. Specific uses are subject to all other applicable regulations of these Standards.

C. Uses Not Allowed
A cell with the symbol "X" indicates that a use is not allowed.

D. Uses Not Listed
The Planning Director shall use the criteria in the Zoning Ordinance to determine how an unlisted use should be treated.

LAND USE TABLE

In accordance with the City of Belton Zoning Ordinance, the following Table presents the uses that are allowed in each "Type Area". Once the appropriate "Type Area" is determined, the following Table will identify whether a proposed use or development is Permitted By Right; will require a Specific Use Permit; or is Not Allowed with in the determined "Type Area". If a specific use is not identified within the Table below, City Staff will make a determination based upon other similar uses identified with in the desired "Type Area".

Table 1: Permitted Uses by Design Standard "Type Area"

Allowed Use	"Type Area"														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Key: P = Permitted By Right, S = Specific Use Permit Required, X = Not Allowed															
Accessory building or use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Accessory warehousing of goods and materials	X	X	X	P	P	X	X	X	S	P	P	X	X	X	X
Acid, acetylene and/or other gasses manufacturing	X	X	X	X	S	X	X	X	X	P	S	X	X	X	X
Airport	X	X	X	S	X	X	X	X	X	S	X	X	X	X	X
Animal feed lot, stockyards, or slaughter of animals including tanning of hides	X	X	X	X	X	X	X	X	X	S	X	X	X	X	X
Antique shop	P	P	P	P	P	P	P	P	P	S	P	X	P	X	P
Apparel and other products assembled from finished textiles factory	P	P	X	P	P	X	P	X	P	P	P	X	X	X	S
Arsenal	X	X	X	X	X	X	X	X	X	S	X	X	X	X	X
Art gallery or museum	P	P	P	P	P	P	P	P	P	S	P	X	P	S	P
Artisan Workshop & Gallery (See Amendment-Ordinance 2002-27)	P	P	S	P	P	P	P	S	P	P	P	X	P	P	P
Artist studio including Photography, Music, Drama, or Speech	P	P	P	P	P	P	P	P	P	P	P	X	P	S	P
Auction with outside display	X	X	X	X	X	X	X	X	S	S	S	X	X	X	X
Audio Visual stores and other appliances	P	P	S	P	P	P	P	S	P	P	P	X	P	X	P
Auto Detailing	P	S	X	P	P	X	S	S	P	P	P	X	X	X	X
Auto leasing and renting	X	P	S	P	P	X	X	S	S	P	P	X	X	X	S
Auto parking lot or garage (commercial)	S	P	S	P	P	X	X	S	P	X	P	X	X	X	X
Auto parts sales	S	P	X	P	P	X	P	P	P	P	P	X	X	X	X
Auto parts sales with outside display	X	P	X	P	S	X	X	X	S	P	S	X	X	X	X
Auto repair	X	S	X	P	P	X	P	S	P	P	P	X	X	X	X
Auto sales	S	P	X	P	P	X	X	S	S	S	P	X	X	X	X
Auto upholstery shop	X	X	X	P	P	X	X	S	S	P	P	X	X	X	X
Automatic teller machines	S	P	P	P	P	P	P	S	P	P	P	X	S	S	S
Automobile repair (major) garages, parts sales and body repair, auto painting, window tinting	X	S	X	P	P	X	S	X	S	P	S	X	X	X	X
Bail Bonds	S	S	X	S	X	X	X	X	S	S	S	X	X	X	X
Bakery or confection shop, retail	P	P	P	P	P	P	P	P	P	P	P	X	P	S	P
Bakery (wholsesale or commercial)	P	P	X	P	P	X	X	P	S	P	P	X	X	X	X
Bank, savings and loan, credit union or other financial institution	P	P	P	P	P	P	P	P	P	P	P	X	P	S	P
Barber or beauty shop (See Amendment - Ordinance 97-27)	P	P	P	P	P	P	P	P	P	P	P	X	P	S	P
Bed and Breakfast facility	P	P	P	P	X	P	P	S	S	S	S	X	P	S	P

LAND USE TABLE

In accordance with the City of Belton Zoning Ordinance, the following Table presents the uses that are allowed in each "Type Area". Once the appropriate "Type Area" is determined, the following Table will identify whether a proposed use or development is Permitted By Right; will require a Specific Use Permit; or is Not Allowed with in the determined "Type Area". If a specific use is not identified within the Table below, City Staff will make a determination based upon other similar uses identified with in the desired "Type Area".

Table 1: Permitted Uses by Design Standard "Type Area"

Allowed Use	"Type Area"														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Key: P = Permitted By Right, S = Specific Use Permit Required, X = Not Allowed															
Beer and wine sales only with 50% or less revenue from alcohol	P	P	X	P	P	P	P	P	P	P	P	X	P	P	P
Beer and wine sales only with more than 50% and less than 75% revenue from alcohol	S	S	X	S	S	S	S	S	S	S	S	X	S	X	S
Beer and wine sales only with less than 75% revenue from alcohol	P	P	X	P	P	P	P	P	P	P	P	X	P	P	P
Beer and wine sales only with more than 75% revenue from alcohol	S	S	X	S	S	S	S	S	S	S	S	X	S	X	S
Boarding or Rooming House	P	P	P	P	X	P	P	S	S	S	S	X	P	S	P
Boat sales, RV sales	S	P	X	P	X	X	X	X	P	P	S	X	X	X	S
Boat storage	X	S	X	S	S	X	X	X	S	P	S	X	X	X	S
Book bindery	P	P	X	P	P	X	X	X	P	P	P	X	X	X	X
Bookstore or Card Shop	P	P	P	P	P	P	P	P	P	P	P	X	P	X	P
Bottling works	P	X	X	S	P	X	X	X	P	P	P	X	X	X	X
Bowling alley	S	S	X	X	P	X	S	S	S	S	P	X	S	X	X
Brick kiln or tile plant	X	X	X	S	S	X	X	X	X	P	X	X	X	X	X
Broadcasting facilities, radio, television, microwave tower, or commercial antenna	S	S	S	S	S	X	X	S	S	S	S	X	S	X	S
Bus station or terminal	S	S	S	P	P	X	X	S	P	P	P	X	S	X	X
Camera and similar support sales	P	P	P	X	X	P	P	S	P	P	P	X	P	S	P
Candy manufacturing	P	P	X	P	P	X	S	X	P	P	P	X	X	X	X
Candy or cake shop	P	P	P	X	P	P	P	P	P	P	P	X	P	S	P
Caretaker/Guards Residence (See Amendment-Ordinance 98-22)	S	S	S	P	P	X	X	S	S	S	P	X	S	X	S
Carnival (by resolution of City Council for specific time period)	X	S	S	X	X	X	X	S	S	S	S	X	X	X	X
Carpentry, cabinet, painting, plumbing, welding or tinsmithing shops	X	X	X	P	P	X	X	S	S	P	P	X	X	X	S
Carting, express, hauling or storage yard (trucking company)	X	X	X	P	S	X	X	X	P	P	P	X	X	X	X
Cement, lime, gypsum or plaster of paris manufacture	X	X	X	P	S	X	X	X	X	P	X	X	X	X	X
Cemetery	S	S	S	S	S	X	X	X	S	S	S	X	S	S	S
Child care center or daycare center	P	P	P	P	P	P	P	P	P	P	P	X	P	S	P
Church	S	S	S	S	S	S	S	S	S	S	S	X	S	S	S
Civic center	S	P	S	P	X	X	S	S	S	S	S	X	S	S	S
Clinic, medical or dental office or other licensed health care services (no overnight patients)	P	P	P	P	P	P	P	P	P	P	P	X	P	S	P

LAND USE TABLE

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Key: P = Permitted By Right, S = Specific Use Permit Required, X = Not Allowed															
Clothing and apparel store	P	P	P	P	P	P	P	P	P	P	P	X	P	X	P
Coal, coke or wood yard	X	X	X	P	S	X	X	X	X	S	X	X	X	X	X
Commercial amusement (indoor or outdoor)	P	P	P	P	P	X	X	P	P	P	S	X	S	X	S
Commercial antenna	X	S	S	S	S	S	S	S	S	S	S	X	S	S	S
Community or exposition center, public or private	S	P	P	S	X	S	S	S	P	P	P	X	S	X	S
Concrete or asphalt batching plant	X	X	X	P	S	X	X	X	X	P	S	X	X	X	X
Consumer repair services	P	P	P	P	P	X	P	P	P	P	P	X	P	S	S
Contractor's yard	X	X	X	P	P	X	X	X	S	P	S	X	X	X	X
Convenience food store	P	P	S	P	P	P	P	P	P	P	P	X	P	X	P
Convenience store with gasoline sales	P	P	S	P	P	P	P	P	P	P	P	X	P	X	P
Cosmetic manufacturer	P	P	X	P	P	X	S	P	S	P	P	X	X	X	X
Dance studio	P	P	X	P	P	P	P	P	P	P	P	X	P	X	P
Discount, variety or department store	P	P	P	P	P	P	P	P	P	P	P	X	P	X	P
Distillation of bones and glue manufacture	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Donut shop	P	P	P	P	P	P	P	P	P	P	P	X	P	S	P
Draperies and furniture upholstering	P	P	P	P	P	P	P	P	P	P	P	X	P	S	P
Drapery, Needlework, or Weaving Shop	P	P	P	P	P	P	P	P	P	P	P	X	P	S	P
Drive-in theater	S	S	S	S	S	X	S	S	S	S	S	X	X	X	X
Drug store or pharmacy	P	P	S	P	P	P	P	P	P	P	P	X	P	X	P
Drugs and pharmaceutical products manufacturing	P	P	X	P	P	X	P	P	S	P	P	X	X	X	X
Dry cleaning, Small Shops (Establishments or pickup stations dealing directly with consumers. Central dry cleaning plants servicing more than one retail outlet are not permitted)	P	P	P	P	P	P	P	P	P	P	P	X	P	P	P
Dry cleaning, Commercial (Operations which exceed 6,000 square feet of floor area or 1,500 square feet for the actual dry cleaning operation)	X	P	X	P	P	X	P	X	P	P	P	P	X	X	X
Duplex or two-family dwellings	P	X	P	X	X	P	P	P	P	X	P	S	P	P	P
Electric substation or generating plant, transmission lines and public utility facilities	S	S	S	S	S	S	S	S	S	S	S	S	S	X	S
Electrical transmission tower and/or substation	S	S	S	S	S	X	S	S	S	P	S	S	S	S	S
Engraving	P	P	P	P	P	P	P	P	P	P	P	X	P	X	P
Equipment sales (new or used) and rental	X	P	X	P	P	X	X	X	S	P	P	X	S	X	S
Exhibition hall	S	P	S	S	S	S	X	S	S	P	S	X	S	X	S
Experimental and testing laboratories	P	P	P	P	P	X	X	X	S	P	S	X	S	X	S

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Explosives manufacturer	X	X	X	X	S	X	X	X	X	S	X	X	X	X	X
Fabric store	P	P	P	P	P	P	P	P	P	P	P	X	P	X	P
Facilities for the manufacturing, fabrication, processing or assembly of products provided that such facilities are completely enclosed and provided that no effects from noise, smoke, glare, vibration, fumes, or other envirnomental factors are measurable at the property line.	P	P	X	P	P	X	S	S	P	P	P	X	S	X	X
Fairgrounds	S	S	X	S	X	X	S	S	S	S	S	X	S	X	X
Farm Implement Manufacturing	P	P	X	P	P	X	X	X	X	P	X	X	X	X	X
Fat rendering and fertilizer manufacture	X	X	X	X	X	X	X	X	X	P	X	X	X	X	X
Feed and grain store	P	P	X	P	S	X	S	S	P	P	P	X	S	X	P
Flea market	X	X	X	X	X	X	X	X	S	S	S	X	X	X	X
Florist	P	P	P	P	P	P	P	P	P	P	P	X	P	S	P
Food or grocery store	P	P	S	P	P	P	P	P	P	P	P	X	P	P	P
Food sales (primarily serving customers inside vehicles)	P	P	X	P	P	S	S	S	P	P	S	X	S	X	S
Fraternal or sorority organizations, college or civic club	P	P	P	X	X	P	P	S	P	S	P	X	S	S	S
Frozen food locker	X	X	X	X	P	X	X	X	P	P	P	X	X	X	X
Funeral services, mortuary, mausoleum or grave monument sales (with outside storage)	X	S	X	S	S	X	X	X	X	S	X	X	X	X	X
Funeral services, mortuary, mausoleum or grave monument sales (without outside storage)	X	S	X	S	P	X	S	S	S	S	S	X	S	X	S
Fur goods manufacture, but not including tanning or dyeing	P	X	X	P	P	X	X	X	S	P	X	X	X	X	X
Furniture and appliance store	P	P	P	P	P	P	P	P	P	P	P	X	P	X	X
Furniture manufacture and refinishing shop	P	P	X	P	P	X	P	P	P	P	P	X	S	X	X
Garden center (with outside storage)	P	P	X	P	P	X	S	S	P	P	P	X	S	X	P
Garden shop and plant sales (indoor sales only)	P	P	P	P	P	P	P	P	P	P	P	X	P	P	P
Gasoline or service station	P	P	X	P	P	X	P	P	P	P	P	X	P	P	P
Generally recognized retail businesses which supply commodities on the premises, such as groceries, meats, dairy products, baked goods, clothing and notions, or hardware and similar uses	P	P	P	P	P	P	P	P	P	P	P	X	P	P	P

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Glass products from previously manufactured glass	P	P	X	P	P	X	P	S	S	P	P	X	S	X	S
Gravel, stone, soil, or mineral mining	X	X	X	S	X	X	X	X	X	S	X	X	X	X	X
Gravel, stone, or soil storage	X	X	X	S	X	X	X	X	X	S	X	X	X	X	X
Gun club or shooting range	S	S	X	S	X	X	X	X	S	S	X	X	X	X	X
Handicraft or hobby store	P	P	P	P	P	P	P	P	P	P	P	X	P	X	P
Health studio, gym or exercise class area	P	P	P	P	P	P	P	P	P	P	P	X	P	P	P
Heating and air conditioning	P	P	X	P	P	X	S	P	P	P	S	X	S	X	S
Heliport or helistop	S	S	X	S	X	X	X	X	S	S	S	X	X	X	X
Home Decoration Store	P	P	P	P	P	P	P	P	P	P	P	X	P	P	P
Home improvement center	P	P	X	P	P	X	S	S	P	P	P	X	S	X	P
Hospital	P	P	X	P	X	X	S	S	P	S	S	X	S	S	S
Hotels, motels, and bed and breakfast facilities	P	P	P	P	P	P	P	P	P	P	P	X	S	S	P
Household appliance products assembly and manufacture from prefabricated parts	X	X	X	S	P	X	X	X	S	P	S	X	X	X	X
Housing prefabrication	X	X	X	S	P	X	X	X	S	P	S	X	X	X	X
Indoor sports, recreation and amusment/entertainment	S	S	S	S	S	S	S	S	S	S	S	X	S	S	S
Industrial and manufacturing plants including the processing or assembling of parts for production or finished equipment where the process of manufacturing or treatment of materials is such that no dust, odor, gas, smoke, or noise is emitted and not more than twenty percent (20%) of the lot or tract is used for the open storage of products, materials, or equipment	P	P	X	P	P	X	X	X	X	P	S	X	X	X	X
Industrialized housing, modular and mobile home manufacturing or housing prefabrication parts manufacturer	P	X	X	P	P	X	X	X	S	P	S	X	X	X	X
Institutions of religious or philanthropic nature	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Instrument testing	P	P	X	P	P	X	S	S	P	P	P	X	S	S	S
Interior decorating sales and repair service	P	P	P	P	P	P	P	S	P	P	P	X	P	S	P
Kennels (outside) with a veterinarian clinic	X	S	X	S	S	X	S	X	S	S	S	X	X	X	S
Key shop or locksmith	P	P	P	P	P	P	P	P	P	P	P	X	P	S	P
Kiosk	P	P	P	P	P	P	P	P	P	P	P	X	P	P	P

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Laboratory: scientific, research, testing, medical or optical so long as all operations are conducted indoor and no residual watse products are generated	P	P	P	P	P	P	S	S	P	P	P	X	S	X	S
Laundry or car wash facilities	P	P	S	P	P	X	S	S	S	P	P	X	S	S	S
Letter, mimeograph and printing shop - retail only	P	P	X	P	P	P	P	P	P	P	P	X	P	P	P
Library	P	P	P	P	P	P	P	P	P	P	P	X	P	P	P
Limited warehousing and wholesale distribution	P	S	X	P	P	X	X	X	S	P	S	X	X	X	X
Lodge (fraternal) organization	P	P	P	P	P	P	P	S	P	P	P	X	P	P	P
Lubrication service (quick lubes, fast lubes, etc.)	P	P	P	P	P	S	P	P	P	P	P	X	P	P	P
Lumber mill (for processing raw materials)	X	X	X	P	S	X	X	X	X	S	S	X	X	X	X
Lumber yard	X	P	X	P	P	X	X	X	X	P	S	X	X	X	X
Magnesium manufacturing or processing	X	X	X	X	X	X	X	X	X	S	X	X	X	X	X
Maintenance or janitorial service	X	X	X	P	P	X	S	S	S	P	P	X	X	X	S
Manufacture of electric and electronic components, insturments and devices, such as televisions, radio, and phonograph equipment	P	P	X	P	P	X	S	S	S	P	S	X	X	X	S
Manufactured or mobile home sales	X	X	X	X	P	X	X	X	S	P	S	X	X	X	X
Meat packing plant	X	X	X	X	S	X	X	X	S	P	S	X	X	X	X
Medical and surgical appliances	X	P	X	P	P	S	P	P	P	P	P	X	X	X	S
Medical office	P	P	P	P	P	P	P	P	P	P	P	X	P	P	P
Military service clubs, lodges, etc.	P	P	X	P	P	S	S	S	S	S	S	X	S	X	S
Milk depot, dairy, or ice cream plant	P	P	X	P	P	X	X	S	S	P	S	X	X	X	S
Mini-warehouse or self storage	X	X	X	S	S	X	X	X	S	P	S	X	X	X	X
Motor freight terminal	X	X	X	S	S	X	X	X	S	S	S	X	X	X	X
Motorcycle sales	P	P	X	P	P	X	P	S	P	S	P	X	S	X	P
Moving and storage company	X	X	X	S	S	X	X	X	S	S	S	X	X	X	X
Multi-family, including apartments	P	P	P	P	P	P	P	P	P	X	P	X	P	P	P
Municipally owned buildings/structures, facilities or uses	P	P	P	P	P	P	P	P	P	P	P	X	P	P	P
Musical instruments assembly and manufacture	P	P	X	P	P	S	P	S	S	P	P	X	X	X	S
Newsstand	P	P	P	P	P	P	P	P	P	P	P	X	P	P	P
Nursery or plant sales including greenhouse operations	P	P	P	P	P	P	P	P	P	P	P	X	P	S	P

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Nursing home or residence for the aged	P	P	X	P	P	S	S	P	P	P	S	X	S	S	S
Office buildings for professional occupations	P	P	P	P	P	P	P	P	P	P	P	X	P	S	P
Office showroom	P	P	X	P	P	P	P	P	P	P	P	X	P	X	P
Office supplies	P	P	P	P	P	P	P	P	P	P	P	X	P	X	P
Office, professional, general, or administrative (corporate headquarters)	P	P	P	P	P	P	P	P	P	P	P	X	P	S	P
Office, professional, general, administrative, corporate office complex or center	P	P	P	P	P	P	P	P	P	P	P	X	P	P	P
Office warehouse	P	X	X	P	P	X	X	S	S	P	S	P	X	X	S
Open or unscreened junk or salvage yard	X	X	X	X	X	X	X	X	X	S	X	X	X	X	X
Open or outside storage uses	P	S	X	P	S	X	X	S	S	S	S	X	S	X	X
Other mining activities	X	X	X	X	X	X	X	X	X	S	X	X	X	X	X
Paint, wallpaper and hardware store	P	P	X	P	P	P	P	P	P	P	P	X	P	P	P
Paper or pump manufacture	X	X	X	S	S	X	X	X	X	X	X	X	X	X	X
Parking lot	P	P	S	P	S	S	S	S	S	P	S	X	S	X	X
Pawn shop	X	X	X	X	X	X	X	X	S	X	S	X	X	X	X
Personal service shops/establishments	P	P	S	P	P	P	P	P	P	P	P	X	P	S	P
Pet shop	P	P	P	P	P	P	P	P	P	P	P	X	P	S	P
Petroleum or gas well or drilling	S	S	S	S	S	S	S	S	S	S	S	X	S	S	S
Petroleum or its products, refining or bulk tank storage	S	S	X	S	S	X	S	X	X	S	S	X	S	X	X
Planing mill	X	X	X	S	S	X	X	X	X	S	S	X	X	X	X
Plastic products manufacture, but not including the processing of raw materials	P	P	X	P	P	X	S	S	S	P	S	X	X	X	S
Plumbing or electrical supply (retail sales)	P	P	X	P	P	X	P	S	S	P	P	X	S	X	P
Portable building sales	X	X	X	P	P	X	X	X	S	P	S	X	S	X	X
Postal facilities (public or private)	P	P	P	P	P	P	P	P	P	P	P	X	P	P	P
Printing and newspaper printing shops	P	P	X	P	P	X	P	S	S	P	P	X	P	X	P
Printing or reprographic shop greater than 4,000 square feet	S	P	S	S	P	S	P	S	S	S	S	X	X	X	S
Private recreation facility	S	S	X	S	S	S	S	S	S	S	S	X	S	S	S
Private utility	X	X	X	X	P	X	S	S	S	S	S	X	S	S	S
Public or private schools	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Race track, horse or dog	S	S	X	S	S	X	X	X	S	S	S	X	X	X	X
Radio broadcasting without tower	P	P	P	P	P	P	P	P	P	P	P	X	S	X	S
Railroad or passenger bus station	S	S	S	S	P	S	S	S	S	S	P	X	S	X	S
Railroad team track or spur	P	P	X	P	P	X	X	S	S	P	S	X	X	X	S
RV Sales	S	P	X	S	S	X	X	S	S	S	S	X	X	X	X

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Refinery or chemical plant	X	X	X	X	P	X	X	X	X	X	X	X	X	X	X
Research and development activities	P	P	P	P	P	X	P	P	S	S	P	X	P	X	P
Residential uses	P	S	P	P	S	P	P	P	P	P	S	P	P	P	P
Restaurant, cafes, or cafeteria	P	P	P	P	P	P	P	P	P	P	P	P	P	S	P
Restaurant or cafeteria, including drive-in service	P	P	S	P	P	S	P	P	P	P	P	X	P	S	P
Retail concrete sales (ready made for retail sales by non-wholesale or noncommercial manufacturers)	S	S	X	S	S	X	X	S	S	S	S	X	S	X	X
Rodeo, rodeo grounds, or other sports arena	S	S	X	S	S	X	X	S	S	P	S	X	X	X	X
School, public, parochial or public and related facilities	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Seasonal fruit and vegetable sales or mobile concession trailers	S	S	S	S	S	S	S	S	S	S	S	X	S	S	S
Service or retail, incidental to the main use	P	P	P	P	P	P	P	P	P	P	P	X	P	X	P
Sexually oriented uses (adult bookstores, adult motion pictures, and nude modeling or photography studios)	X	X	X	X	X	X	X	X	X	S	X	X	X	X	X
Shoe manufacturing or repair	P	P	S	P	P	P	P	P	P	P	P	X	S	S	P
Shopping center and related retail uses	P	P	P	P	P	S	P	P	P	P	P	X	P	X	P
Single family detached dwelling	P	X	P	X	X	P	P	P	P	P	P	P	P	P	P
Smelting of tin, copper, zinc or iron ones, and other metals	X	X	X	X	X	X	X	X	X	P	X	X	X	X	X
Sporting goods store	P	P	P	P	P	P	P	P	P	P	P	X	P	S	P
Stable (commercial)	S	S	X	S	S	X	X	S	S	S	S	X	X	X	X
State, County or Federal facilities	P	P	P	P	P	P	P	P	P	P	P	X	P	P	P
Studio for photography, museum and artist	P	P	P	P	P	P	P	P	P	P	P	X	P	P	P
Studio, broadcasting and recording (without tower)	P	P	P	P	P	P	P	P	P	P	P	X	P	S	P
Swimming pool or spa sales	S	P	X	P	P	X	P	S	P	P	P	X	S	X	S
Tattoo parlor (CH only-See Amendment - Ordinance 96-11)	S	S	X	S	S	X	X	X	X	S	X	X	X	X	X
Telegraph office	P	P	P	P	P	P	P	P	P	P	P	X	P	P	P
Telephone exchange	P	P	P	P	P	P	P	P	P	P	P	X	P	P	P
Telephone or utility business office	P	P	X	P	P	P	P	P	P	P	P	X	P	P	P
Television studio	P	P	X	P	P	S	S	S	P	P	S	X	X	X	X
Theater (indoor)	P	P	P	P	P	P	P	P	P	P	P	X	P	X	P
Theaters, auditoriums and other similar entertainment facilities	P	P	S	P	P	S	P	P	P	P	P	X	S	X	P

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Key: P = Permitted By Right, S = Specific Use Permit Required, X = Not Allowed															
Tire dealership	P	P	X	P	P	X	P	X	P	P	P	X	S	X	X
Tire retreading or capping	X	X	X	P	P	X	X	X	S	P	S	X	X	X	X
Tool and light equipment rental	X	S	X	P	S	X	S	X	X	P	S	X	X	X	S
Tractor sales (new or used)	X	P	X	P	P	X	X	X	P	S	P	X	X	X	X
Trailer and truck rental	X	X	S	P	P	X	X	X	S	P	P	X	X	X	X
Transportation and utility structures and facilities	P	X	X	P	P	X	X	X	X	P	P	X	X	X	X
Truck and heavy load vehicle repair	X	X	X	X	P	X	X	X	X	S	X	X	X	X	X
University or college and related facilities (classrooms, meeting rooms, dormitories, auditoriums, etc.)	S	S	P	S	S	S	S	S	S	S	S	X	S	S	S
Upholstery shop	P	P	X	P	P	X	S	P	P	P	P	X	P	X	X
Utility distribution and transmission lines	S	S	S	P	S	S	S	S	S	S	S	X	S	S	S
Veterinarian clinic or office	P	P	X	P	P	X	P	P	P	P	P	X	P	X	P
Warehousing and distribution	P	P	X	P	P	X	X	X	X	P	P	X	X	X	X
Wholesale building materials sales or lumberyard	X	P	X	P	P	X	X	X	S	P	P	X	X	X	X
Wholesale clubs or department store	P	P	X	P	P	X	P	P	P	P	P	X	P	X	P
Wrecking yards, salvage yards, reclamation of products, and junkyards nut only the condition that the premises upon which such acitivities are conducted are behind the front building and are wholly enclosed within a building or by a solid fence not less than eight feet (8') in height.	X	X	X	S	X	X	X	X	X	X	X	X	X	X	X
Zoo (public)	S	S	X	X	X	X	X	X	S	S	S	X	S	X	S

SECTION II

DEFINITIONS

II. DEFINITIONS

Abate, abatement
To end a nuisance, emergency, or nonconformance.

Abutting
Having a common border with or being separated from such common border only by an alley, easement or right-of-way, except where common borders are separated by railways, interstate highways, or designated arterial roadways.

Access
A means of vehicular entry to or exit from property.

Accessory building/structure (nonresidential)
Includes, but is not limited to, storage facilities, detached garages, carports, parking structures or enclosures, and other similar buildings or structures, and is subordinate to and services a principal nonresidential building on the same or abutting lot. Said accessory building or structure shall meet the requirements of the zoning district in which it is located.

Accessory building/structure (residential)
Includes, but is not limited to, swimming pools, decks, storage sheds, barbeque structures, detached garages, carports, playscapes, tree houses and other similar buildings or structures and is subordinate to and services a principal residential building on the same lot. Said accessory building or structure shall meet the requirements of the zoning district in which it is located.

Address
The number or other designation assigned to a housing unit, business establishment, or other structure for purposes of mail delivery, emergency services, and so forth.

Adjoining properties
Property that touches or is directly across a street from the subject property.

Amenity center
A private facility associated with a specific development that provides social gathering areas, recreational facilities, or other types of common space for the exclusive benefit of residents of the development.

Architect
An individual who holds a valid Texas architectural registration certificate granted by the Texas Board of Architectural Examiners.

Arterial
Arterial streets are designed to carry high volumes of through traffic. Access is usually limited to intersections and major driveways. Arterial streets serve as a link between major activity centers within the urban area. In Belton, “Minor Arterials” are 70’ wide and “Major Arterials” are 85’ wide.

Bay
A regularly repeated unit on a building elevation defined by columns, pilasters, or other vertical elements, or defined by a given number of windows or openings; a row of parking spaces.

Belton Heritage Tree
A tree of a specific size or species that is specifically designated as a Heritage Tree by the Planning Director or a tree of historic or unique significance that is specifically designated as a Heritage Tree by the City Council.

Belton Heritage Tree Registry
A registry containing a list of the Belton Heritage tree of a species within the city limits.

Berm
An earthen mound designed to screen views, provide topographic variety and promote visual interest. A berm shall have a minimum height of 36 inches with a maximum side slope of four horizontal feet to one vertical foot.

Blank Wall
An exterior building wall with no openings and generally constructed of a single material, uniform texture, and on a single plane.

Block
Land that is entirely surrounded by public highway, street, roads, reserved right-of-way, railroad right-of-way, or parks, and the like, or a combination thereof.

Bond
Any form of security including a cash deposit, surety bond, collateral, property or instrument of credit in an amount and form satisfactory to the City Council.

Boulevard
A major road with a planted median in the center of two lanes, with greenbelts on both outside edges.

Buffer
An area of land, natural vegetation, or a structure used or created for the purpose of insulating or separating a structure or land use from other uses or structures in such manner as to reduce or mitigate adverse impacts of one on the other.

Building
A structure built, maintained, or intended for use for the shelter or enclosure of persons, animals, or property of any kind.

Building area
The total area enclosed by a line formed by the outside surface of all walls at the foundation line.

Building coverage
The area of a lot covered by buildings (principal and accessory) or roofed areas, as measured along the outside wall at ground level, and including all projections other than open porches, fire escapes, canopy areas and the first two feet of a roof overhang.

Building line (setback line)
The line or lines within a lot created by the intersection of the vertical planes of a building and the ground. The required building setback line is measured from the property line.

Building lot
A platted tract of land that, at the time of filing for a building permit, is intended by its owner or developer to be used, developed, or built upon as a unit, under single ownership or control. A building lot shall front upon a dedicated street.

Building permit
A permit issued by the city for the construction, erection or alteration of a structure or building.

Building, front of
That exterior wall of a building that faces an adjacent street right-of-way.

Building, principal
A building in which is conducted the principal use of the lot on which it is situated.

Building Scale
The relationship between the mass of a building and its surroundings, including the width of street, open space, and mass of surrounding buildings.

Caliper
The diameter of a tree to be planted in the ground. The caliper is measured six inches above the root ball for trees that are up to and including four-inch caliper size. For trees that are larger than four-inch caliper, measurement shall be 12 inches above the root ball.

Canopy
The upper vegetative cover of a tree or tree grouping.

Circulation
Systems, structures, and physical improvements for the movement of people and goods by such means as streets, highways, sidewalks, and other paved improvements.

Code enforcement
Duties designated to the zoning administrator to cause property owners and others responsible for buildings and related land uses to bring their properties up to standards required by building codes, housing codes and other regulations.

Collector
The primary function of a collector street is to intercept traffic from intersecting local streets and expedite the movement of this traffic in the most direct route to an arterial street or other collector street.

Column
A vertical pillar or shaft, usually structural.

Common Open Space
A parcel, or parcels, of land, an area of water, or a combination of land and water including floodplain and wetland areas within a development site designed and intended for the use and enjoyment of residents of the development and, where designated, the community at large. The area of parking facilities serving the activities in the common open space may be included in the required area computations. Common open space shall not include:

The land area of lots allocated for single family dwellings and duplex dwellings, front yards, side yards, and rear yards, whether or not the dwellings are sold or rented.

The land area of lots allocated for apartment and townhouse dwellings, including front yards, side yards, rear yards, interior yards, and off-street parking facilities whether or not the dwellings are sold or rented.

The land area of lots allocated for total commercial use, including front yards, side yards, rear yards, and parking facilities whether or not the commercial facilities are sold or rented.

The land area of lots allocated for semi-public uses, community clubs and community facilities, including open space for playgrounds and athletic fields which are a part of the principal use and may not be open to the general public of the village center; and front yards, side yards, rear yards, and other open space around the buildings; and parking facilities whether or not the schools and churches are sold or rented.

Street rights-of-way, planter strips along streets, driveways, off-street parking, and service areas.

Community Green
Open space in the form of a park area or old-fashioned town square that is designed to be a major focus for the village center, usually centralized and surrounded by commercial or high density uses.

Context
The character of the buildings, streetscape, and neighborhood which surround a given building or site.

Contiguous
Immediately adjacent to (at one or more points) and not separated by a railroad or right-of-way.

Conversion
A change of use from single-family residential to a nonresidential use.

Cornice
The top part of an entablature, usually molded and projecting.

Covenant, protective
Contract made between private parties as to the manner in which land may be used with a view towards protecting and preserving the physical and economic integrity of an area. Covenants are not enforced by the city.

Creek
A stream of surface water sufficient to produce a defined channel or bed. Center lines of creeks shall not be used as a legal boundary.

Critical root zone (CRZ)
A region measured outward from the trunk of a tree representing the essential area of the roots that must be preserved for the tree's livelihood. The CRZ is measured as one foot of radial distance outward from the trunk for every inch of the tree's diameter, but may not be less than a radius of eight feet.

Crown
All portions of a tree, excluding the trunk and roots.

Curbside Zone
Area between the face of a building and the curb that is typically filled with pedestrian amenities such as paved areas for pedestrian traffic and site furnishings.

Curtain Wall
A light, non-structural outer wall of a building in the form of a metal grid with infill panels of glass and other materials.

Day, business or work
A work day in which the city offices are open for business, exclusive of weekends and holidays, as established by the City Council.

Deciduous
A plant or tree with foliage that sheds annually.

Decorative groundcover
Assorted aggregate materials that are intended to create decorative, pervious or semi-pervious areas within the landscape. Typical materials used as decorative groundcover are: Decomposed granite, crushed granite gravel, river rock, pea gravel, tumbled glass and bark mulch. Decorative groundcover shall be shown graphically by a delineated boundary of the area to be covered and an associated call-out that includes the name of the material, depth of material and square footage of area to be covered.

Decorative paving
Modular paving or custom finishes and textures for cast-in-place concrete. Modular paving includes, but is not limited to, brick, tiles, stone and concrete pavers. Decorative paving for concrete includes textured finishes, integrated color, exposed aggregate, scoring patterns and stamped patterns.

Decorative wall
A wall of masonry (brick, stone, stucco, concrete, CMU/split faced block) construction with a masonry cap having an exterior finish that complements and/or matches the primary architecture of a proposed or existing development.

Dedication
The transfer of property interests from private to public ownership for a public purpose. The transfer may be of fee-simple interest or of a less than fee interest, including an easement.

Deed restrictions
An agreement that binds and restricts the land in the hands of present owners and subsequent purchasers. Deed restrictions are enforced by the land owners involved and required for final plat submittal.

Density
The number of dwelling units permitted per acre of land.

Design Review
A process where design characteristics of a project are reviewed for consistency with goals of the comprehensive plan and this chapter for permitted land use. In the context of this ordinance, design review therefore also includes review of site and building design for general issues such as layout of uses, connectivity of permitted land uses, site focus points, and creation of a sense of place. It also includes review of specific plats for similar issues and more localized and specific issues such as relationship of the plat to adjacent plats, consistency of plat layout and design to permitted land use themes, specific placement and design of key uses or buildings, and requirements for general building design and characteristics within the plat. Design review also includes specific site and building design detail, its façade and roof treatment, building style, orientation to sun and compatibility with plat conditions, etc. Design review requirements by nature of this definition will be implemented over the standard city review process, including a site and building specific design review at the building permit stage. All design review processes shall be implemented concurrently with normal timing requirements.

Design, street
The location of streets, alignment of streets, grades, and widths of streets, alignment of easements, grades and widths of easements, alignment and right-of-way for drainage and sanitary sewers, and the designation of minimum lot area, width and length.

Designated arterial roadway
Refer to the City of Belton Thoroughfare Plan for the designation of current arterial roadways.

Developed lot
A lot that has a fully constructed building or other site improvements, such as parking, whether occupied or not.

Development
The division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any buildings; any use or change in use of any buildings or land; any extension of any use of land or any clearing, grading, excavation or other movement of land, for which permission may be required pursuant to this chapter. The term “development” includes reconstruction, alteration of the size, or material change in the external appearance of a structure; changes in intensity of land use; alteration of shores or banks of ponds, lakes, creeks or streams; and excavation for the construction, the moving, alteration, or repair, except ordinary repairs, of any building or other structure, including an accessory structure, exceeding 100 square feet in area.

Diameter
A form of measurement of an existing tree trunk. Diameter is measured at 4½ feet above the ground level. Trees that split into multi-trunks below 4½ feet shall use the sum of the largest trunk and one-half of the diameter of each additional trunk measured 4.5 feet above the natural grade level to determine the diameter.

District
A zoning district which is a part of the City of Belton, Texas, wherein the regulations of this chapter are uniform.

Disturb or disturbing the critical root zone
Conducting any hazardous activities within the critical root zone.

Downtown Development Area
The Downtown Development Area is defined geographically by the following boundaries: 6th Avenue to the North; Avenue H to the South; IH 35 to the East; and along HWY 317/ Main Street to the West.

Dripline
The periphery of the area underneath a tree that would be encompassed by perpendicular lines dropped from the outermost edges of the canopy of the tree. The term “dripline” also includes “canopy” or “crown”.

Drive, connecting
An authorized extension of an internal drive that links the internal drive with a similar such internal drive extension from an abutting building lot at the common lot line.

Drive, external
An authorized extension of an internal drive that links the internal drive with a public street, an alley, or an approved private street.

Drive, internal
Authorized means of vehicular access to parking and loading spaces located within a given building lot.

Driveway
An authorized private roadway of an impervious nature providing access for vehicles to a parking space, garage, dwelling, or other structure.

Driveway Apron
Transition element from public street to private property, shall be constructed of concrete.

Drought-tolerant turf grasses
Turf grass varieties and mixes that have been developed to minimize, once established, the requirements for irrigation, mowing, weeding and fertilizer in central Texas landscapes. Drought-tolerant turf grasses include species such as Buffalo and Bermuda. St. Augustine is not considered a drought-tolerant turf grass.

Easement
A grant by a property owner to the use of land by the public, a corporation, or persons for specific purposes such as the construction of utilities, drainage ways and roadways.

Eating establishment
An establishment engaged in the preparation and retail sale of food and beverages for on-premises consumption. Typical uses include restaurants, fast food restaurants, diners, cafeterias, bars and taverns, and dinner-houses.

EIFS
Exterior insulation finishing system. EIFS is a lightweight synthetic wall cladding that includes foam plastic insulation and thin synthetic coatings.

Elevation
An exterior façade of a structure, or its head-on view, or representation drawn with no vanishing point, and used primarily for construction.

Enclosed building
A building surrounded on all sides by walls and with a roof.

Environmental Constraints
Features, natural resources, or land characteristics that are sensitive to improvements and may require conservation measure or the application of creative development techniques to prevent degradation of the environment, or may require limited development, or in certain instances may preclude development.

Erected
Includes the terms “constructed,” “moved,” “located,” or “relocated.”

Evergreen
Plant material with foliage that remains green year-round.

Expansion
The addition of square footage to an existing building that is less than the total square footage of the existing building and associated structures.

Façade
A building face or wall.

Fence
A construction, not considered a structure, which is designed for screening or enclosing.

Fenestration
Window and other openings on a building façade.

Floodplain
That area defined as having a one percent chance of flooding in any given year and shall include all areas shown in the 100-year floodplain as designated on the Flood Insurance Study (FIS), as prepared by the U.S. Federal Emergency Management Agency or its equivalent agency.

Forestry manager
(See Planning Director)

Front Yard Setback
The required distance between a building and the fronting street Right-Of-Way line.

Gable
The triangular wall section at the ends of a pitched or gambrel roof.

Garage
A structure or part thereof, designed, used or intended to be used for the parking and storage of motor vehicles.

Garage, rear access
A garage that only has access to an alley and not to a street right-of-way.

Garage, side entry
A garage with a door that faces an interior side lot line.

Garage, tuck under
A garage that is fully incorporated into a residential structure at ground level and is located below the living levels.

Gateway
A principal point of entrance into a district or neighborhood.

Gateway Building
A building located at a gateway and which dramatically marks this entrance or transition through massing, extended height, use of arches or colonnades, or other distinguishing features.

General plan
The city general plan, as amended.

Glazing
The portions of windows or doors containing glass.

Grading
The mechanical or physical act of disturbing, moving, removing, transferring, or redistributing soil or earthen surfaces.

Greenbelt
A series of connected open spaces that may follow natural features such as ravines, creeks, or streams.

Gross floor area
The total area in square feet of all floors of a building, measured from the exterior walls.

Gross site area
An encompassed area defined by lot lines that are described by plat or deed.

Groundcover
Plants, other than turf grasses, that have a growth habit ranging from six inches to 18 inches in height at maturity.

Hazardous activities
The activities described in Section VI, Tree Protection, Preservation, and Mitigation.

Height, building (or other structure)
Building height refers to the vertical distance from the highest point on a structure to the average ground level of the grade where the walls or other structural elements intersect the ground.

Historic district
Any district designated according to the procedures.

Hollywood driveway
A driveway in which the tracks for the car are separated by strips of green lawn.

Human Scale
The relationship between the dimensions of a building, structure, street, open space, or streetscape element and the average dimensions of the human body.

Impervious surface
Any hard-surfaced, man made area that does not readily absorb or retain water, including but not limited to building roofs, parking and driveway areas, graveled areas, sidewalks and paved recreation areas.

Improved soils
Soil mixture that is intended to sustain plant growth within planted beds, usually a mixture of one-third organic compost, one-third sandy loam, and one-third native soil.

Improvements
See “Development.”

Irrigation system
A permanent, automatic, underground water system that is designed to transport and distribute water to landscape plant material.

Landscape
The improvement and enhancement of an area of land with any combination and placement of plant material (trees, shrubs, vines, groundcover, turf, or flowers), natural elements (berms, rocks, stones, boulders, or water) and/or structural features (not limited to walkways, walls, fences, pools, fountains, outdoor art work, or benches).

Landscape Architect
A person who is licensed and registered to engage in the practice of landscape architecture in the state.

Landscape Professional (Certified)
A designer that has training in horticulture and landscape planting. Unlike landscape architecture, landscape design is not a licensed profession that is regulated by the State of Texas.

Landscaping, interior parking
The landscaping provided for the purpose of buffering and providing visual breaks within parking areas.

Landscaping, perimeter parking
The landscaping provided for the purpose of buffering and screening of parking areas having frontage along public rights-of-ways and/or private drives.

Lane
A private street or easement located through the interior of blocks and providing vehicular and service access to the side or rear of properties (also referred to as “alley”).

Light source
A single, artificial source of luminescence that emits measurable radiant energy in or near the visible spectrum.

Limits of construction
A line delineating the area within a project site that is to be disturbed or otherwise affected by activities related to construction of such project.

Linkage
A line of communication or access, such as a pathway, arcade, bridge, lane, etc., linking two areas or neighborhoods which are either distinct or separated by a physical feature (e.g., a railroad line, major arterial) or a natural feature (e.g., a river, stream).

Lintel
A horizontal beam over an opening in a masonry wall, either structural or decorative.

Loading dock
A sorting, loading or staging platform area and any loading space associated with the platform used by vehicles for the purpose of loading and unloading merchandise or materials. Also includes truck wells and dock lifts.

Loading space
An off-street space designed on an approved site plan for the parking of a vehicle that exceeds 35 feet in length, while loading or unloading merchandise or materials at locations other than primary public entrances.

Main Street (Commercial Area)
A street containing a mix of uses.

Masonry
Wall building material, such as brick or stone, which is laid up in small units. Refer to Section IV, Building Design Standards.

Massing
The three-dimensional bulk of a structure: height, width, and depth.

Maximum extent feasible
The point at which all possible measures have been undertaken by the applicant, at which point further measures would involve physical or economic hardships that would render a development project infeasible or would be unreasonable in the judgment of a review or decision-making body.

Mirrored glass
Glass with a reflectivity of 20 percent or greater.

Mixed-use
The combining of complementary residential and commercial uses in the same building, on the same site, or on the same block.

Modified Grid Street Pattern
An interconnected system of streets which is primarily a rectilinear grid in pattern, however, modified in street layout and block shape as to avoid a monotonous repetition of the basic street/block grid pattern. Blocks are normally a length of 200 to 500 feet.

Motor vehicle
A device in, upon, or by which any person or property is, or may be, transported or drawn upon a public highway, except devices used exclusively upon stationary rails or tracks.

Mulch
Nonliving organic material typically used in landscapes to retard erosion, retain moisture, reduce weed growth, and to maintain even temperatures around plant roots.

Native plant
Any species that is indigenous to the central Texas region.

Neo-traditional Neighborhood
A pedestrian-oriented neighborhood, with variable lot widths and sizes, a mix of dwelling unit types, on-street parking, and non-residential uses generally located along a main street commercial area or fronting on a community green. The size of the neighborhood is approximately a five minute walk from the core.

Noise; noise pollution
Continuous or episodic excessive noise in the human environment that is damaging or otherwise annoying.

Nonconforming building
Any building, or part thereof, lawfully existing or occupied at the effective date of the ordinance from which this chapter is derived which does not comply, after the passage of this chapter, with the height, yard, parking, loading, coverage area, or screening regulations of the district in which it is located.

Nonconforming lot
Any lot lawfully existing at the effective date of the ordinance from which this chapter is derived that does not conform, after the passage of this chapter, to the width, depth, and area regulations of the zoning district in which it is located.

Non-motorized Vehicle
Modes of transportation such as bicycles and skateboards that do not have motors such as cars and motorcycles.

Opaque Fence
A privacy fence that is solid, not transparent, and provides a visual barrier to items that are being screened.

Open space
Land within or related to a development, not individually owned or dedicated for public use that is designed and intended for the common use or enjoyment of the residents of the development.

Ordinary maintenance and repair
Any work, the sole purpose and effect of which is to correct deterioration, decay, or damage, including repair or damage caused by fire or other disaster and which does not result in a change in the existing appearance and materials of a property. Examples of this work include, but are not limited to the following:

(1) Caulking or reglazing windows;
(2) Minor repairs to windows, doors, siding, gutters, etc.;
(3) Replacement of existing mechanical equipment;
(4) Repairing or repaving of flat concrete work in side and rear yards;
(5) Repairing or repaving of existing front yard paving, concrete work and walkways, if material the same or similar in appearance is used;
(6) Roofing work, if no change in appearance occurs;
(7) Foundation work, if no change in appearance occurs; and
(8) Chimney work, if no change in appearance occurs.

Ornamental grasses
A large or small shrub.

Outdoor storage
Any area used for the purposes of trash collection: outdoor loading and unloading spaces; docks or outdoor shipping and receiving areas; outdoor storage of bulk materials and/or parts; or areas regularly used for outdoor repair storage and/or storage of vehicles.

Owner
The person having the right of legal title or beneficial interest in or a contractual right to purchase a parcel of land. For the purpose of providing notices required by this chapter, the owner is the person who last paid taxes on any parcel as identified by county property tax records.

Paging system, outdoor
Any outdoor speaker system for the provision of music, advertising, notification or any order box or other speaker device associated with a drive-through facility.

Parcel
Any legally described area of land.

Park, linear/linkage
Usually developed around a natural resource such as a creek, river, or lakeshore. Some potential benefits of a linear park/linkage are:

(1) Preserve valuable open space and natural habitat;
(2) Provide a natural environment for walking, jogging, and bicycling trails;
(3) Provide a transportation corridor linking neighborhoods to parks, schools, and shopping areas; and
(4) Provide a variety of passive recreational opportunities all free or relatively free from automobile interference.

Linear parks/linkages can also serve as a natural buffer between land uses, serve as utility (underground) easements and can usually be acquired at a relatively inexpensive price due to the potential of flooding.

Parking bay
A single row of parking between the end islands.

Parking, commercial
Parking of motor vehicles on a temporary basis within a privately owned off-street parking facility, other than accessory to a principal use. Typical uses include commercial parking lots or parking garages.

Parking, general
Parking of motor vehicles on a temporary basis within a privately owned off-street parking facility that serves a principal use, but is not contiguous to or adjacent to the principal use and due to its location is not considered an accessory to a principal use.

Parking space
An area located in other than a public right-of-way, reserved exclusively for the parking of motorized vehicles.

Partial tree survey
A drawing showing all protected trees within the limits of construction, easements, rights-of-way, and a 20-foot strip abutting rights-of-way.

Paved areas
An area surfaced with asphalt, concrete, brick or similar all weather surface, not including gravel.

Pedestrian way
A right-of-way dedicated to public use, which cuts across a block to facilitate pedestrian access to adjacent streets and properties.

Permanent building
A building attached to a permanent slab on grade or a pier and beam foundation.

Permanent foundation
An exterior wall and necessary support columns or piers designed to support any building for the usable life of that structure. The exterior wall of a permanent foundation shall conform to the foundation requirements of the building code.

Person
The term “person” includes the terms individual, partnership, firm, corporation, association, governmental body and all other legal entities, or the agent of any of the aforesaid.

Pervious
The ability of a substance to allow water to permeate.

Planning Director
The Planning Director who is appointed by the City Manager and who has the duty of administering this chapter.

Planter Strip
A planting area located within the public right-of-way, typically located between the curb and the sidewalk, and planted with ground cover and trees.

Planting groundcover
A groundcover consisting of live plant material that is low growing and spreading that is generally maintained at a height of six inches to 18 inches and is intended to completely cover the area with no bare earth visible between plants when established.

Primary entrance and building façade
The face of a building that serves as a primary entrance intended for use by customers of a business within the building. This building face shall not include service areas, trash collection, loading dock, or other similar functions. The primary face of a building shall receive the highest level of architectural treatment on the building. A building may have more than one primary façade.

Private drive
Any street or road that is not publicly owned, dedicated or intended to be dedicated, and maintained and used for access by the occupants of the development, their guests, and the general public.

Property line
A line bounding a parcel which divides one parcel from another or from a street or any other public or private space (same as “lot line”).

Proportion
The relationship or ratio between two dimensions, e.g., width of street to height of building wall, or width to height of window.

Protected tree
A tree eight inches in diameter or greater, except as otherwise provided in Section VI. The following species of trees are not included in the definition of protected tree: Celtis occidentalis (Hackberry), Melia azedaragh (China-Berry), Sapium sebiferum (Chinese Tallow), Maclura pomifera (Osabe-orange) and Juniperus ashei (Texas Common Cedar).

Protected tree removal permit
Written authorization granted by the Planning Director, under the provisions of Section VI, for the removal or transplanting of a protected tree.

Public Sidewalk
A paved path provided for pedestrian use and usually located at the side of a road within a right-of-way. In residential areas, it is separated from the street by a planter strip.

Public view
A view to a subject property from a public street or an adjacent property, or from portions of a subject property that are utilized by the general public.

Public Viewshed
That which is reasonably visible, under average conditions, to the average observer located on any public land or right-of-way, or on any common open space or semi-public open space which is normally accessible to the general public.

Redevelopment or redeveloping
Construction activities that result in a significant modification to a previously developed site. Any one of the following activities will be considered redevelopment:

(1) Replacing a previously demolished building with a newly constructed building;
(2) Demolishing a parking lot and replacing it with a newly constructed parking lot; or

(3) The removal and replacement of water and wastewater utilities to serve a more intense development.

Reflectivity, 20 percent
The degree of transparency of glass, as measured by the manufacturer's specifications.

Removal
As it applies to a protected tree, the uprooting, severing the main trunk or any activity which causes or may reasonably be expected to cause a tree to die. Activities are included, such as, but not limited to, damage inflicted upon the root system by machinery, storage of materials, or soil compaction; substantially changing the natural grade above the root system or around the trunk; excessive pruning; or paving with concrete, asphalt, or impervious materials within the dripline in a manner which may reasonably be expected to destroy the tree.

Residential Density
The number of dwelling units in relation to the total land area proposed to be used for residential purposes, not including wetlands. This can also apply to the specific lot on which a building(s) is sited. It can be measured in dwelling units per acre (DU/A) or in Floor Area Ratios (FAR).

Rhythm
The effect obtained through repetition of architectural elements such as building footprints, height, roof lines, or side yard setbacks; of streetscape elements, such as decorative lamp posts; or of natural elements, such as street trees.

Rhythm of Solids to Voids
The relationship between the solid portions of a building façade and the voids formed by doors, windows, other openings and recesses. May also refer to the relationship between building mass (solids) and side yard setbacks (voids) along a street.

Right-of-way
A strip of land acquired by reservation, dedication, prescription, or condemnation and intended to be occupied by a street, trail, water line, sanitary sewer, and/or other public utilities or facilities.

Roof Type
Roof types referred to are mansard, hip, flat, gambrel, gable, shed.

Root collar
An encircling structure of swollen tissue or a marked color change (from the tree bark) located at the highest part of the root system joining the trunk of a tree at or slightly below the soil line.

Screening
A method of visually obscuring nearby structures or land uses (i.e., parking, vehicle use areas, outdoor storage) from another land use by using one or a combination of fencing, walls, dense vegetation, and berming.

Service area
The area on site used by a business to service the building with deliveries or other necessary services associated with the maintenance and operation of the building and may include, but is not limited to, a loading space, loading dock, or outdoor storage, trash dumpster and mechanical equipment.

Setback, front
A setback extending the full width of a lot between the street lot line and the front building line.

Setback, rear
A setback extending the full width of the lot in the area between the rear lot line and the rear building line.

Setback, side
A setback extending the full length of the lot in the area between a side lot line and a side building line.

Setback, street side
A setback extending the full width of a lot between the street lot line and a side building line.

Shade structure
Gazebos, arbors, pergolas or similar structures intended as decorative features to provide respite from the sun and partial protection from the elements while still out of doors. Shade structures may include vines that are native or adapted to the central Texas region.

Shared parking
A parking facility such as a parking lot or parking garage that is used jointly by one or more uses, in accordance with an executed shared parking agreement.

Shrub, large
A woody, ornamental landscape plant whose natural form is generally maintained at a height and spread of more than three feet and is a species that is native or adapted to the central Texas region.

Shrub, medium
Any species of plant material, typically multi-stemmed, that reaches a height of six feet to ten feet upon maturity.

Shrub, small
A woody, ornamental landscape plant whose natural form is generally maintained at a height and spread of three feet or less and is a species that is native or adapted to the central Texas region.

Sidewalk
A concrete paved surface placed near the side of a street or road. All new development requires a sidewalk, widths vary per Thoroughfare Plan.

Sign
Any device or surface on which letters, illustrations, designs, figures, or symbols are painted, printed, stamped, raised, projected or in any manner outlined or attached and used for advertising purposes.

Site
A parcel of land for which a permit is issued pursuant to this chapter.

Site clearing
Clearing land is the process of digging and removing brush and trees, having overgrown vegetation trimmed and pruned, grinding down tree stumps, and cleaning out the debris. The land is then leveled for constructing buildings, developing farmlands, or providing water drainage solutions. A site clearing permit is required for any unimproved property. Refer to Appendix H of this document for the required Site Clearing Permit Application.

Site furniture
Permanently installed commercial grade site features such as benches, tables, trash receptacles, bike racks with a minimum of five spaces, umbrellas, and similar features.

Site plan, small project
A site plan with a limited development scope that does not require a traffic impact analysis, a floodplain analysis, and construction of subdivision improvements, and consists of at least one of the following development activities:

(1) The construction on a vacant legal lot or redevelopment of a previously developed legal lot with an area of .5 acres or less;
(2) The expansion or addition of not more than 20 percent of the existing building square footage of a previously developed legal lot;
(3) The conversion of a single-family or two-family residence to a commercial use;
(4) The expansion or addition of a parking lot; or
(5) The construction of a temporary building, a wireless telecommunication facility, or an area identification sign.
(6) The use of an existing commercial/ office building.

Site plan, standard
A site plan with a complex development scope that requires any of the following:

(1) A traffic impact analysis;
(2) A floodplain analysis;
(3) Construction of subdivision improvements;
(4) Construction on a lot that is larger than .5 acres that is either vacant or being redeveloped; or
(5) An expansion or addition of more than 20 percent of the existing building square footage of a previously developed site.

Stop work order
An order issued by the Planning Director to the owner to cease and desist with work being performed on a site.

Stormwater runoff
Surplus surface water generated by rainfall that does not seep into the earth but flows overland to flowing or stagnant bodies of water, measured in depth of inches.

Street
A public thoroughfare (street, drive, road, avenue, boulevard) that has been or is intended to be dedicated for public use, or a private right-of-way which provides principal vehicular and pedestrian access to adjacent properties.

Street centerline
A line midway between street right-of-way lines.

Street dedication
The designation by plat, certified survey map, or written deed of a certain area to be used for public street purposes. A dedication transfers title to the dedicated area from the private landowner to the public domain.

Street right-of-way line
The dividing line between a privately owned lot or parcel of land and the outside boundary of a public or private street.

Street tree landscaping
The placement of large canopy trees in a linear or staggered layout that visually creates a corridor along or within a public right-of-way or private drive.

Street yard, front
For the purpose of this chapter, the area of a lot which lies between the property line adjacent to the street or right-of-way and the wall line of the building containing the front door or primary entryway to the building, as such building wall line extends from the outward corners of the building, parallel to the street.

Subdivision improvement construction plans
Engineering plans required by the city for the construction and installation of public improvements necessary to provide required services for proper development, including but not limited to, plans for grading, drainage facilities, water and sewer, open space, parks or other recreational space, streets and illumination of streets.

Street, alley
A public traffic way, other than a street, 20 feet or less in width affording secondary means of access to abutting property. An alley serves as the primary means of access to a rear garage.

Street, arterial
A major vehicular thoroughfare as designated in the general plan.

Street, collector
An intermediate major vehicular thoroughfare that is typically designed to carry moderate volumes of traffic from local streets to arterial streets.

Street, cul-de-sac
A street having one end open to vehicular traffic and the other end permanently closed with a vehicular turnaround.

Street, local
A street providing access to adjacent land, service to travel short distances, the lowest level of mobility, and access service to other streets.

Street, minor arterial
Roadways which serve a mobility function for longer-distance trips but handle moderate volumes of traffic at moderate speeds. Minor arterials provide connections to collector routes, which serve communities and local areas.

Street, private
An impervious roadway that is not dedicated for public use and for which no highway authority has any jurisdiction or maintenance responsibilities and that is used as the principal means of access to not more than three abutting lots.

Street, public
An improved roadway, constructed within the boundaries of an officially deeded and accepted public right-of-way, which affords principal means of access to abutting property and is maintained by the city.

Street, stub
A nonpermanent dead end street intended to be extended in conjunction with the subdivision and development of the adjacent unplatted land.

Street Yard
The street yard is the area of a lot which lies between the street right of way line and the actual front wall line of the building, as such building wall line extends from the outward corners of the building parallel to the street, until such imaginary extensions of such front building wall line intersects the side property lines.

Streetscape
The built and planted elements of a street which define its character.

Structural alterations
Any change in the supporting members of a building, such as bearing walls or partitions, columns, beams or girders, or any complete rebuilding of the roof or the exterior walls.

Structure
Anything man-made, constructed, erected, or placed, which has a location in or on the ground or is attached to something having a location on the ground.

Surrounding
Surrounding shall mean properties located immediately adjacent to (abutting) the subject property. While location across a local street shall be considered “surrounding,” location across a collector or arterial street shall not.

Stucco, three step hard coat
An exterior cladding system that incorporates: water/moisture barriers and flashing as part of an overall drainage system; netting or metal lathe; and, scratch coat, brown coat and final color coat. Total thickness is approximately 1”. All three coats are a mixture of Portland cement, sand, water and lime.

Temporary building
An enclosed building which complies with the provisions of subsection 46-162(b) or an enclosed building, the use of which is incidental to construction work on the premises, which enclosed building shall be removed upon the completion or abandonment of construction work and which complies with the provisions of subsection 46-162(d).

Temporary tree protection device
Physical barriers, at least four feet in height, installed prior to construction for the purpose of preventing damage to trees. Such devices include chain link fence, vinyl construction fencing or other similar temporary barrier that is nonintrusive to the tree canopy and critical root zone.

Texture
A surface finish.

Thoroughfare
Urban roadways. Refer to the City of Belton Thoroughfare Plan.

Townhouse
A one-family dwelling unit which is part of a group of two or more such units separated by a common party wall having no doors, windows or other provisions for human passage or visibility. Each one-dwelling unit shall be attached by not more than two party walls.

Traffic impact study
An analysis of the effect of traffic generated by a development on the capacity, operations, and safety of the public street and highway system.

Trailhead
The point or place where a trail begins.

Tree
A self-supporting, woody perennial plant usually having a single trunk with a diameter of no less than two inches at maturity, measured at one foot above grade, and which normally grows to an overall height of no less than 12 feet in central Texas.

Tree inventory
A list with the tag number, species, size, and approximate location of all existing protected trees.

Tree, large
Any species of tree that typically reaches a height of 40 feet or more upon maturity, and is included in the city's list of approved large species trees as identified in the tree technical manual.

Tree, medium
Any species of tree that typically reaches a height of 25 feet to 40 feet upon maturity, and is included in the city's list of approved medium species trees as identified in the tree technical manual.

Tree protection plan
A plan submitted by the owner in a form or manner specified by the forestry manager, or Planning Director or planning and zoning commission, whichever is applicable, providing the method of protecting trees during construction that may or may not include protection details, standards, notes and construction plans in accordance with generally accepted methods such as those provided in the tree technical manual.

Tree removal
Uprooting, severing the main trunk of the tree, or any act which causes or may reasonably be expected to cause the tree to die including, without limitation, damage inflicted on the root system by machinery, storage of materials or soil compaction; substantially changing the natural grade above the root system or around the trunk; excessive pruning; or paving with concrete, asphalt, or other impervious materials in a manner which may reasonably be expected to kill the tree.

Tree replacement plan
A plan submitted by the owner in a form and manner specified by the forestry manager, or Planning Director or planning and zoning commission, whichever is applicable, providing the method of replacement for the proposed protected trees to be removed that may or may not include a plan that identifies the location, size, and species of all new trees proposed as replacement for the protected trees being removed and fees in lieu of replacement trees.

Tree, small
Any species of tree that typically reaches a height of eight feet up to 25 feet upon maturity, and is included in the city's list of approved small species trees as identified in the tree technical manual.

Tree, specimen
A tree that is of exceptional quality in terms of form, structure, health and general condition, from the city's list of approved species trees in the tree technical manual, or is otherwise approved by the zoning administrator. A specimen tree shall have a caliper of at least six inches at the time of planting.

Tree survey
A drawing of the proposed preliminary plat or site plan showing the size, location, species, critical root zone of all existing protected trees, any protected tree to be removed or transplanted, a table summarizing all protected trees and the total number of caliper inches of protected trees, in accordance with generally accepted methods such as those provided by the Tree Forestry Association.

Tree topping
The severe cutting back of limbs to stubs larger than three inches in diameter within the tree's crown to such a degree that removal of the top canopy disfigures and invites disease to the tree.

Use
The purpose or activity for which land, or any structure thereon, is designed, arranged, or intended, or for which it is occupied or maintained.

Use, accessory
A use that:

(1) Is subordinate to and services a principal building or a principal use legally existing on the same zoning lot;
(2) Is subordinate in area, extent and purpose to the principal building or principal use;
(3) Contributes to the comfort, convenience or necessity of the occupants, business or industry of the principal structure or principal use served; and
(4) Is located on the same zoning lot as the principal structure or principal use served.

Use, temporary
A use established for a fixed period of time with the intent to discontinue the use upon the expiration of the time.

Utility, intermediate
Services necessary to support principal development and involve only minor structures, such as lines, poles, minor electrical switching facilities, lift stations, and gas regulated facilities.

Utility, major
Primary substations, generating plants, water treatment plants, wastewater treatment plants and similar facilities.

Utility, minor
Service necessary to support a principal development and involving only ground-mounted mechanical equipment.

Vacation
The termination of, or termination of an interest in, an easement, right-of-way, or public dedication of land.

Vehicular use areas
Paved surface areas used for the purpose of vehicular circulation (i.e., drives, isles,) parking and storage.

Viewshed
(See Public Viewshed).

Visual Termination
A point, surface, building, or structure terminating a vista or view, often at the end of a straight street or coinciding with a bend.

Zoning Board of Adjustment
The board that has been created by the City Council to hear and determine appeals of administrative decisions, special exceptions and variances.

SECTION III

SITE DEVELOPMENT STANDARDS

III. SITE DEVELOPMENT STANDARDS

INTENT

The following site development standards are measures that will support, enhance and maintain the City of Belton's sense of place. They are defined to preserve valued existing development and ensure that future development maintains that preservation. Standards of this nature are used to buffer and transition neighborhood edges, protect significant public views, avoid historical misrepresentations, respect adjacent historical buildings, avoid the development of inappropriate themed environments and provide protection from vehicles. These elements, combined with planning, creativity and oversight, will make supporting and enhancing Belton's sense of place a success.

The Designs Standards are applied in the following hierarchy of spaces:

Public Space: The area that includes roads, thoroughfares, and edges of a project or development that the general public will travel past and obtain the first impression from a visual and aesthetics stand point. This area shall have the highest importance in regards to landscape, hardscape, building materials, and screening/ buffering of service facilities.

Semi-Public Space: The area that is between the edges of a project or development that typically includes parking areas that the general public will travel through in order to reach their destination. This area shall have the medium importance in regards to landscape, hardscape, building materials and screening/ buffering of service facilities.

Private Space: Interior or rear of a property or development that typically includes services areas or courtyards that the general public will not have access to. This area shall have a low importance in regards to landscape, hardscape, and building materials, but will have a high importance in regards to screening/ buffering of service facilities especially when the project is a higher/ denser development than the adjacent property.

DEFINITIONS

Refer to Section II

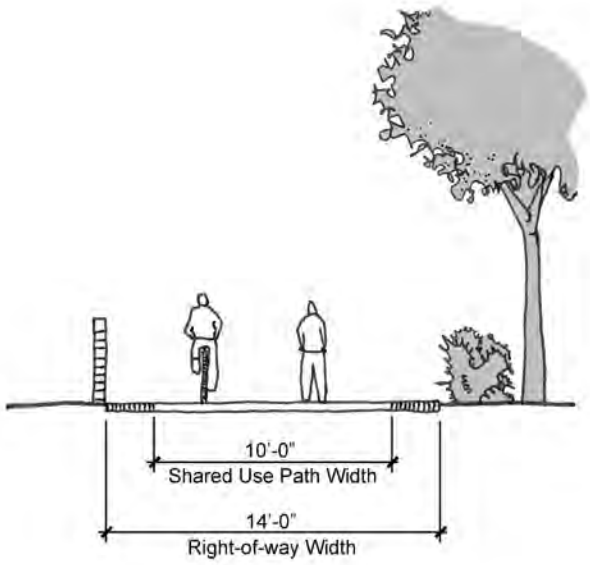
III.A. CONNECTIVITY

III.A.1. PEDESTRIAN

Pedestrian corridor design guidelines focus on aesthetics, education, safety and convenience. Landscaping, lighting and wayfinding shall be encouraged to create aesthetically-pleasing paths. These elements, along with site furnishings, are used to enhance key transit stops and identify nodes of interest within the system. Educational components are also encouraged through wayfinding systems. They identify exercise activities and opportunities and are also used to promote awareness about sustainability and historical/regional studies. Public safety is considered by identifying first aid or safety stations along routes. To encourage pedestrian travel, providing convenient access to trails and linking to a larger pedestrian network that encompasses all Belton Areas are key.

III.A.2. NON-MOTORIZED VEHICLES

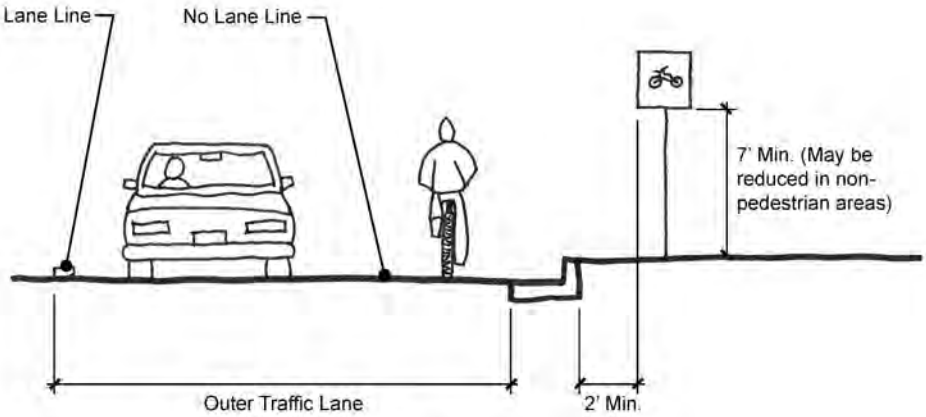
Non-motorized vehicle corridor design guidelines focus on aesthetics, safety and convenience. As mentioned with pedestrian connectivity, landscaping and lighting are encouraged for aesthetic value, safety and to mark key nodes. Identifying first aid and safety stations along non-motorized vehicle paths is important as well as establishing an overall City network.



Bicycle and Pedestrian Path

III.A.3. VEHICLES

Vehicle corridor design guidelines emphasize a reduction of conflict with pedestrians and cyclists. Reduced conflict is provided by identifying and marking areas and hours of high conflict, limiting those points of conflict, putting traffic calming devices in place, identifying pedestrian crosswalks and bicycle lanes. By applying the City's thoroughfare plan and the continued study of growth corridors, vehicle connectivity will be accomplished.



*12'-6" Min. on Collector Streets
*13'-6" Min. on Arterial Streets

Bike Compatible Street

(Source: Adapted from City of Austin Bikeway Design Manual, 1980)

III.B. RELATIONSHIP OF BUILDINGS TO STREETS AND WALKWAYS

III.B.1. ROADWAY TYPES

Five basic thoroughfare designs are used to create the Thoroughfare Plan in Belton and each roadway type provides a different degree of service based on an intended function. Higher classification, movement-oriented roadways, will have limitations on access points (driveways) to protect and preserve the intended purpose while low-speed residential streets will accommodate paths for pedestrian activity.

III.B.2. TRAFFIC CONTROL DEVICES

All pavement markings, markers, paint, traffic buttons, traffic controls and signs shall be installed in accordance with the Texas Department of Transportation Standard Specifications for Construction of Highways, Streets and Bridges and the Texas Manual of Uniform Traffic Control Devices for Streets and Highways, latest editions.

III.B.3. DRIVEWAY APPROACH APRONS

All new development sites or re-developments in excess of $25,000 will require the use of concrete driveway approach aprons. The concrete aprons should be placed adjacent to the property line in the ROW and tie in to the public road way with appropriate turning radius as defined by the Belton Design Manual and/or Texas Department of Transportation Roadway Standards.

III.B.4. SIDEWALKS AND BUILDING PLACEMENT

All new development sites or re-developments in excess of $25,000 will require the addition of a concrete sidewalk. The concrete walk should be placed adjacent to the property line in the ROW and continue the entire length of the property.

Where pedestrian paths and buildings meet the street, avoid building to the extent of the property line. In downtown areas, this is the most intense interaction point between people on sidewalks and businesses. As shown in the following image, a safe path is created by way of porch columns that separate pedestrians from vehicular circulation and provides a covered path. Pedestrians will naturally choose the most comfortable and friendly route.

To reduce conflicts between pedestrian and vehicular traffic, curb cuts along sidewalks shall be minimized.

Building Placement Provides a Safe Path for Pedestrians

III.B.5. DEFINING POINTS OF ENTRY

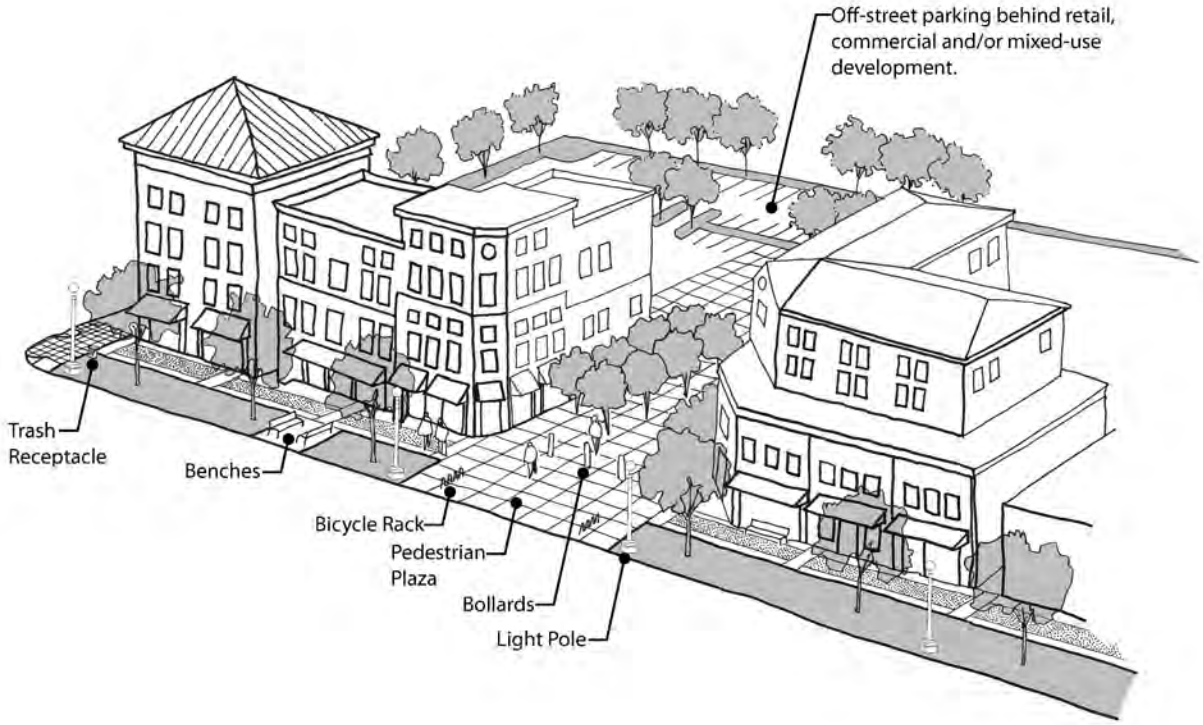
Building and plaza/courtyard points of entry can take many forms. Use of signage, art, landscape, pattern, walls or other elements of interest are preferred. A clear distinction of the transition between the building and its adjacent space shall be provided. Parking lot and garage points of entry must provide for maximum safety where intersecting pedestrian paths. Signage, well-marked paving, and other safety devices should be put in place to make the point of entry secure.

III.C. SIGNAGE

All signage shall abide by the City of Belton's Sign Ordinance.

III.D. HARDSCAPE MATERIALS

All hardscape elements must comply with the following standards. As mentioned below, hardscape materials include, but are not limited to: seating, bike racks, bollards, drinking fountains, fencing, walls and screening, planters, trash/recycling receptacles, and tree grates and drains.



III.D.1. MATERIALS PALETTE

III.D.1.a. APPROPRIATENESS

Hardscape elements shall not have adverse effects on any historical, architectural, archaeological, or cultural features of any historic districts and landmarks.

III.D.1.b. COORDINATION WITH NEIGHBORING USES

All applicable hardscape materials discussed in this section shall be of a style, color and material to complement the surrounding architecture and other site furnishings.

Hardscape materials shall be of quality construction and require minimal maintenance. Vandal resistant materials and site furnishings are recommended.

III.D.1.c. FENCING, WALLS, AND SCREENING

III.D.1.c.i. Fencing, Walls and Screening

The intent of the fencing and wall requirements is to set a standard that promotes community character while allowing flexibility in design. These standards describe preferred treatments of fencing and walls in public view and shall enhance the outlined Screening Fence and Wall Standards, Section 41, in the City of Belton Comprehensive Zoning Ordinance.

All fences and walls shall be constructed so that:

(a). structural integrity during local maximum wind load events is maintained, and
(b). wall movement during expansion and contraction of wall, footing and pier members is controlled.

The builder shall be responsible for installing any fencing (the City of Belton will not install a fence) required on commercial properties, except where specifically stated otherwise, in conformance with these standards. Replacement and maintenance of fencing and walls is the responsibility of the builder. In residential cases and some commercial situations, a builder may pass replacement and maintenance responsibilities onto a homeowner / owner through their Development Covenants, Codes and Restrictions.

Fences shall be compatible with the design of the nearby architecture.

All fencing is to be stair-stepped down in areas exceeding a 5% slope. For any areas with a 0-5% slope, fencing is to run parallel to the slope. For gates located on slopes, the top of the gate shall remain level.

In correlation with the designated Roadway Types defined in the City of Belton Thoroughfare Plan, masonry columns every 50’ with wood fencing with capped topped rail shall be used for screening along Thoroughfare and Arterial Roadways. Along Collector Roadways, Masonry is preferred or at a minimum, wood fencing with a capped topped rail. The minimum requirement along Local Roadways is wood or chain link fencing. Upgraded chain link fence (without privacy slats) is an allowable material on various local roadway types. Alternative fence materials such as ornamental iron, wooden picket, or chain link can be utilized as an alternative on local roadways only. This approval is by the Planning Director and will be determined based on context of surrounding fence types.

Examples of each are as follows:

Screening Walls along Thoroughfare & Arterial Roadways

Fencing/Walls along Collector Roadways

Fencing along Local Roadways

(a). Decorative fencing must be made of ornamental metal fencing or western red cedar with a capped top rail.
(b). Walls must be made of or faced (veneered) with masonry (stone, stucco, brick, or approved equal).
(c). Do not use standard concrete blocks, plain or painted.
(d). Fencing, walls or a combination thereof used to contain public activity areas (e.g., plazas, courtyards, gardens, parking lots, etc.) shall not be greater than six (6) feet in height. Solid screening may not exceed thirty-six (36) inches in height.
(e). Unless otherwise specified, maximum height of decorative fencing/walls shall be measured from the finished ground elevation on the highest side of the submitted wall/ fence.
(f). Fencing/walls with horizontal & vertical details giving scale and dimension to the fence or wall are encouraged. Columns shall be spaced fifty (50) feet apart or at lot corners, not to exceed a spacing of one hundred (100) feet. If site constraints conflict with column spacing, other three-dimensional variation methods are subject to approval by the Planning Director.
(g). Retaining walls that are partially below the finished grade or walls used as planters shall be moisture-proofed to avoid unsightly water staining.
(h). Terraced areas must be planted, irrigated and maintained with approved plant materials. In general, planted areas between terraces shall be 4 ft. to 10 ft. wide. Wall heights shall be limited to 4 ft. height increments. All terraces are subject to approval by the Planning Director.
(i). Walls must be made of or faced (veneered) with masonry (stone, stucco, brick, or approved equal).
(j). Do not use standard concrete blocks, plain or painted.
(k). Cut of fill slopes along the exterior of the wall shall be smooth and taper gradually to match existing grades.
(l). Walls shall be designed as an integral part of the designed architecture. Masonry matching the building exterior is encouraged within a lot.
(m). Unless otherwise specified, maximum wall height shall be measured from the finished ground elevation on the highest side of the submitted wall and shall not exceed six (6) feet in height.
(n). Walls with horizontal & vertical details giving scale and dimension to the wall are encouraged. If a wall face is longer than 100 feet and greater than thirty-six inches (36”) in height, a variation in three-dimensional character is required.
(o). Retaining walls that are partially below the finished grade or walls used as planters shall be moisture-proofed to avoid unsightly water staining.
(p). Upgraded chain link fence is an allowable material on various local roadway types as approved by the Planning Director.

III.D.1.d. SITE FURNISHINGS

III.D.1.d.i. <u>Seating – Benches, Tables and Chairs, and Seatwalls</u>

Seating shall be incorporated along the rights-of-way, public pedestrian and non-motorized vehicle corridors, and transit stops for comfort and convenience.

Benches being used at night shall be lighted for security and in accordance with City of Belton Comprehensive Zoning Ordinance, Section 39: Lighting and Glare Standards.

Benches being used during the day shall be located in shaded areas of the sidewalk for optimal use year-round.

Where areas warrant groupings of benches, benches should be placed in groups facing each other to facilitate social interaction. In this circumstance, wheelchair access to the seating group shall be provided.
Placement of benches within sidewalk curbside zones shall adhere to the following:

(a). On sidewalks twelve (12) feet wide or greater, benches shall be placed perpendicular to the curb and at least eighteen (18) inches from the front of the curb.
(b). On sidewalks twelve (12) feet wide or greater and less than eighteen (18) feet wide, if utilities or other site constraints prevent benches from being placed in the curbside zone, benches shall be placed parallel to and sit (6) inches from back of sidewalk or adjacent building wall.
(c). The clearance from bench back to any vertical object or surface shall be six (6) inches.

Benches shall not be mounted on top of vaults or storm drain inlets.

III.D.1.d.ii. Bike Racks

Ample, convenient and secure bike parking should be provided throughout the City.

Bike parking shall be provided within the Downtown Development District and is strongly encouraged throughout the City to maximize convenience for cyclists.

Placement of bike racks shall be located in close proximity to pedestrian points of entry, have visual and easy physical access from public rights-of-way, protected from vehicles and visible to others to promote usage and increase security.

Bike racks shall be located in public parking areas.

Placement of bike racks within sidewalk curbside zones shall adhere to the following:

(a). Placement of bike racks shall be located in close proximity to pedestrian points of entry, have visual and easy physical access from public rights-of-way, protected from vehicles and visible to others to promote usage and increase security.
(b). Perpendicular placement – Sidewalks twelve (12) feet wide or greater, racks shall be placed perpendicular to the curb where the center of the rack is a minimum of four (4) feet from the front of the curb with at least 5’ clearance from the rack to the back of sidewalk or adjacent building wall.
(c). Parallel placement – Sidewalks twelve (12) feet wide or greater and less than eighteen (18) feet wide, racks shall be placed parallel to and twenty four (24) inches from the back of sidewalk or adjacent building wall.

III.D.1.d.iii. Bollards

Lighted bollards shall be compatible with the site selected or required light pole family and compliant with the City of Belton Comprehensive Zoning Ordinance, Section 39: Lighting and Glare Standards.

Bollards that do not provide light shall be similar in style and color to the surrounding architecture.

III.D.1.d.iv. Drinking Fountains

Public drinking fountains shall be located according to best practices. At all drinking fountain locations, at least one fountain must be accessible as per ADA guidelines. They shall be similar in style and color to the surrounding architecture and complement other site furnishings.

III.D.1.d.v. Planters, Pots and Trellises

The use of planters, pots and trellises are desired, especially where landscape areas are limited.

When landscape areas do not exist near a building's point of entry, irrigated pots or planters are required.

III.D.1.d.vi. Trash and Recycling Receptacles

Trash and recycling receptacles shall be incorporated along sidewalks, in the Downtown Development District, and at transit stops for greater pedestrian comfort and convenience.

Receptacles shall be located no closer than two (2) feet to benches or seating areas in order to minimize exposure of bench users to objectionable odors and insects.

In the Downtown Development District, receptacles shall be located at the intersections, adjacent to the sidewalk ramps. For ramps with a curb return, the outside of the receptacle shall be aligned with the top of the ramp. One (1) foot clearance shall be provided between receptacle and outside edge of curb return. The receptacle shall be oriented so that the opening to receive trash is parallel with the ramp and the service door when fully open will not block access to the ramp.

III.D.1.d.vii. Tree Grates and Drains

Tree grates and drains shall be of a style, color and material to complement the surrounding architecture and other site furnishings.

The use of tree grates which are expandable so as to accommodate tree growth is required.

Tree grates and drains shall be installed in the pavement of pedestrian and vehicular ways and in accordance with TDLR.

III.D.1.d.viii. Walkways and Paving

In areas of public view, use of decorative paving materials is encouraged as a means to provide visual interest along the ground plane.

(a). Green building methods are also encouraged such as the use of pervious and highly-reflective materials.
(b). When combining paving patterns and colors, selected materials shall complement each other and coordinate with the architecture.

III.E. PARKING

III.E.1. DOWNTOWN DEVELOPMENT AREA ON-STREET PARKING REDUCTIONS

In areas with increased pedestrian traffic (i.e., along Central Avenue) the reduction of potential conflicts between vehicular and pedestrian traffic is encouraged. These reductions can be achieved by providing sufficient off-street parking and valet services as well as creating opportunities for shared parking and loading zones.

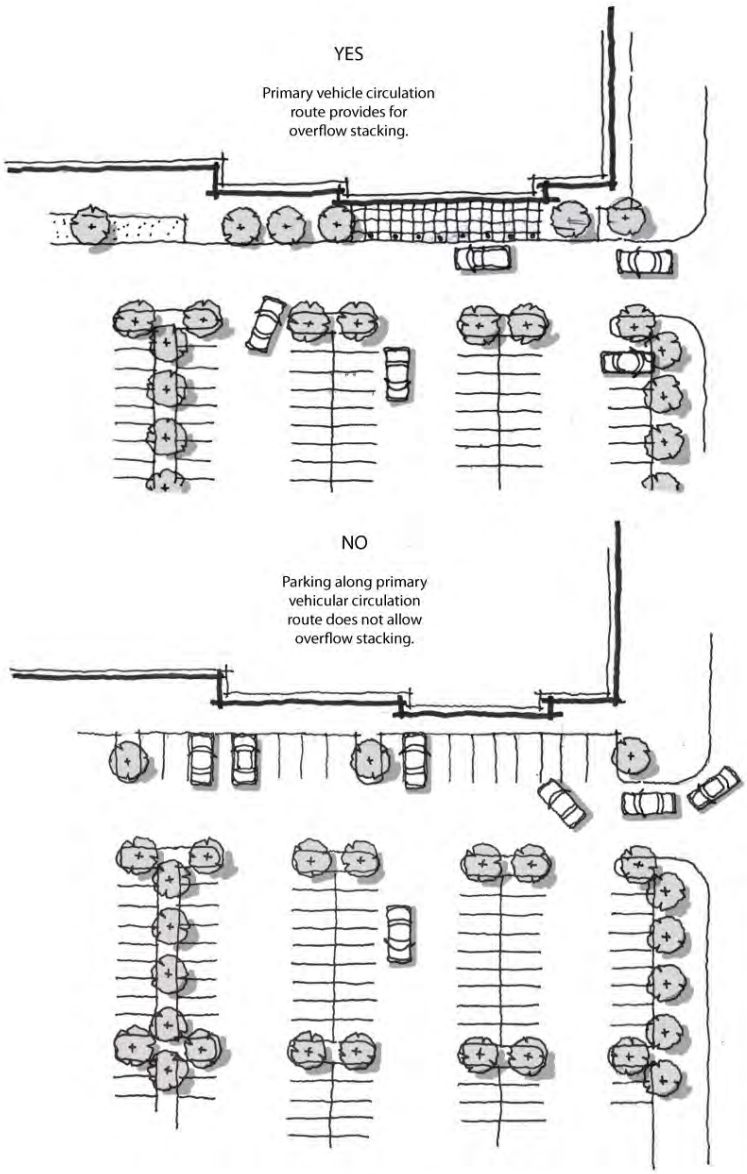
III.E.2. PARKING REQUIREMENTS BASED ON USE

III.E.2.a. Commercial & Retail Developments

III.E.2.a.i. Parking requirements

(a). Required parking spaces shall be provided off-street and not have direct access to a street or highway. Access to required parking spaces shall be provided by on-site driveways. Off street parking spaces shall be accessible without backing into or otherwise re-entering a public rights-of-way.

(b). In the Downtown Development Area, all provided parking shall be located at the rear of the lot. Where circumstances are limiting, appropriately-designed parking in the front of the lot will be permitted. This decision will be made on a case by case basis at the time of Site Development Review.



Primary Vehicular Circulation Route

(c). Parking is not permitted along primary vehicle circulation routes so as not to cause overflow stacking onto rights-of-way and primary circulation routes. Limited parking, only allowing provisions for handicap spaces, is permitted adjacent to the front elevation of a building.

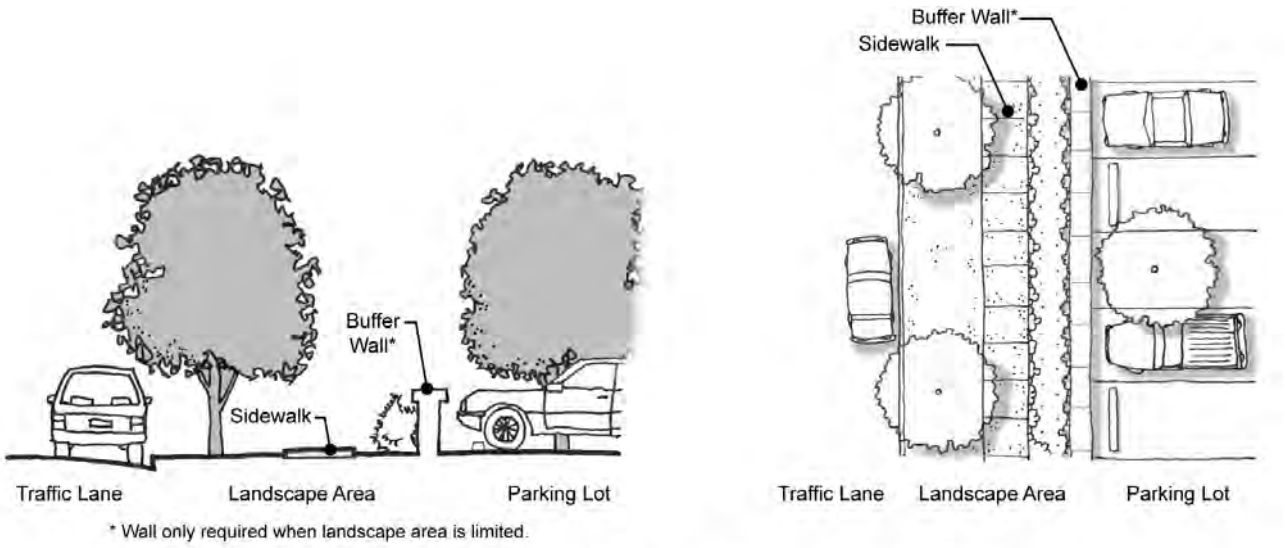
(d). Any handicap parking along the building's front elevation will not conflict with primary pedestrian routes from the main parking area in order to eliminate internal circulation conflicts. When a primary pedestrian route runs between handicap parking spaces, a minimum clear space of 36" is required.

(e). Parking and Loading Facilities shall be surfaced and maintained with asphalt , concrete, or brick to prevent mud, dust, loose material, and other nuisances. In AG (Agricultural District) and RE (Residential Estate District) Zoning, gravel surfacing is permitted for a SF (Single Family) residence. The concrete and asphalt surfaces should be constructed as defined by the Belton Design Manual and/or Texas Department of Transportation Roadway Standards.

III.E.2.a.ii. Screening

(a). Parking shall be screened from view, in accordance with Section V, Landscape Design Standards.

For increased safety and aesthetic value, augmenting landscape areas with buffer walls is encouraged. Where landscape areas are limited, the Planning Director may permit buffer walls to meet a portion of the Parking Area Screening requirements.



Buffer Parking From Pedestrians

(b). Parking areas abutting an existing single family residence, as identified and listed by separate resolution, shall be separated in accordance with Section V, Landscape Design Standards.

III.E.2.a.iii. Parking Garages

(a). Parking garages are encouraged so as to increase parking density within the development site.
(b). Parking garages shall be screened with a landscape buffer in accordance with Section V, Landscape Design Standards, or in lieu of a landscape buffer, the garage may have commercial uses incorporated into the ground floor that are accessible at the street level.

III.E.2.a.iv. Vehicle Stacking Areas
(a). Off-street stacking spaces shall be provided as indicated in the following table.

Minimum Off-Street Stacking Spaces		
Activity Type	**Minimum Spaces**	**Measure From**
Bank teller lane	4	Teller or window
Automated teller machine	3	Teller
Restaurant drive-through	6	Order box
Restaurant drive-through	4	Order box to pick-up window
Auto service facility stalls; vehicle repair and body shop stalls	2	Entrance to stall
Car wash stall, automatic	4	Entrance to wash bay
Car wash stall, self-service	3	Entrance to wash bay
Gasoline pump island	2	Pump island
Pharmacy	3	Window
Other	Determined by Planning Director	

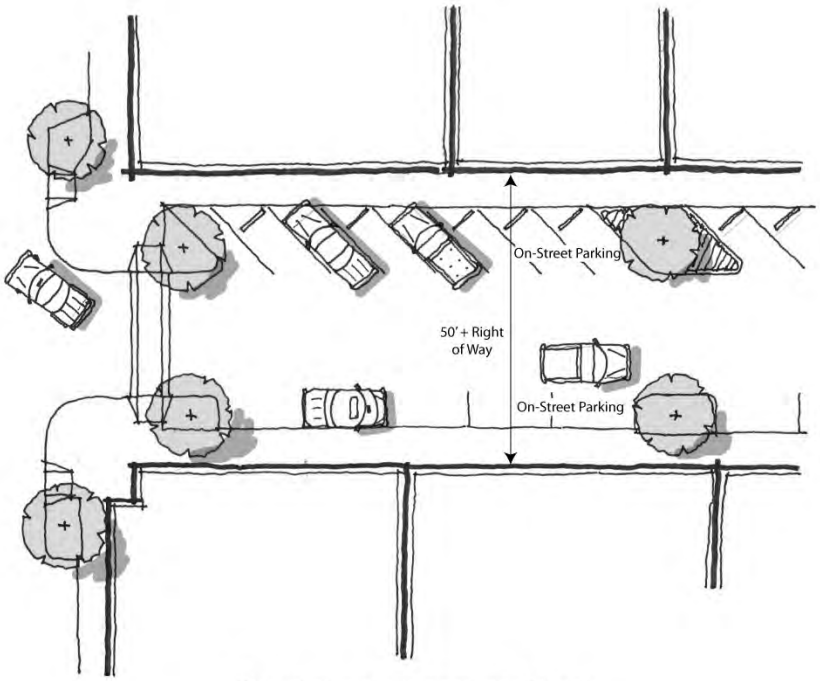
(b). Design and layout
Required stacking spaces are subject to the following standards:
(1). Size – Stacking spaces shall be a minimum of ten (10) feet by twenty (20) feet in size.
(2). Location – Stacking spaces may not impede on- or off-site traffic movements or movements into or out of off-street parking spaces.

III.E.2.b. Mixed-Use Developments

III.E.2.b.i. Parking Requirements
(a). Reciprocal Parking
(1). Required parking for one use may satisfy the requirements for another use if the non-residential uses have different peak hour parking needs and the following:

(i). Required parking serving retail and commercial uses where typical usage is daytime shall be provided at the appropriate ratio.
(ii). Required parking serving residential and selected retail uses where typical usage is nighttime shall be based on the calculation of daytime peak hours.

III.E.2.b.ii. Downtown Development District Special Requirements
(a). The property owners of all properties located within the Downtown Development District which are zoned CBD (Central Business District) and areas adjacent to streets with rights-of-way 50 feet wide or greater, shall be permitted to utilize said rights-of-way for on-street parking spaces to meet the City's parking requirements.



Downtown Development District
On-Street Parking

III.E.2.b.iii. Parking Garages

(a). Parking garages are encouraged so as to increase parking density within the development site. As the economy warrants, public/private partnership opportunities may arise, particularly in the Downtown Development District.

(b). Parking garages shall be screened with a landscape buffer in accordance with the Landscape Design Standards: Parking Area Landscaping and Screening, or in lieu of a landscape buffer, the garage may have commercial uses incorporated into the ground floor that are accessible at the street level.

III.E.2.c. Residential Developments

III.E.2.c.i. Applicability

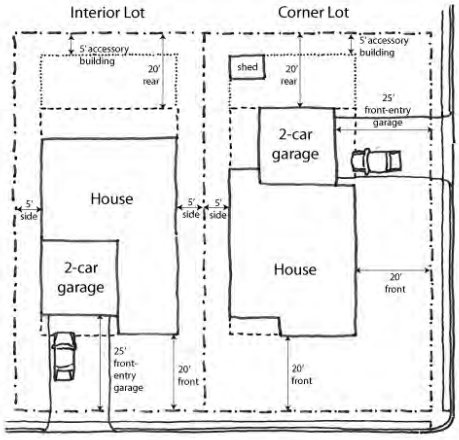
This subsection applies to any lot in a residentially-zoned district as defined in the City of Belton Zoning Ordinance.

III.E.2.c.ii. Off-Street Parking

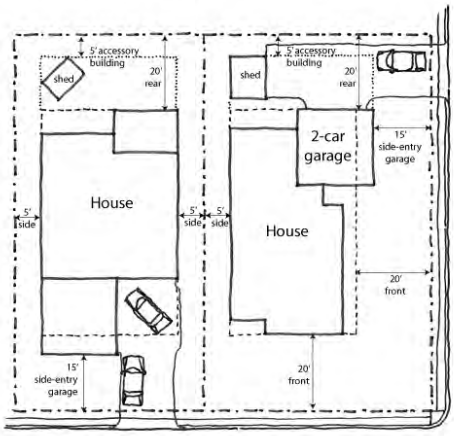
Parking shall be provided off-street not in public R.O.W. and shall accommodate two cars per residence.

III.E.2.c.iii. Street Yard Coverage

For non-corner lots, no combination of improved driveways and/or improved surfaces shall cover more than fifty (50%) percent of the street yard. For corner lots, no combination of improved driveways and/or improved surfaces shall cover more than twenty-five (25%) percent of the street yard.

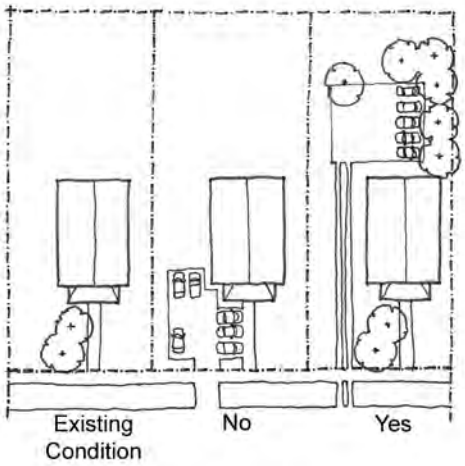


Front Entry Option (Graphic is for illustrative purposes only.)



Side Entry Option (Graphic is for illustrative purposes only.)

Single Family Lot Entry Options



Residential Off-Street Parking

(Do not use front yard for parking. Instead use a long driveway, or alley access, that leads to parking located behind a building.)

III.E.2.c.iv. Screening

Where vehicle parking on a lot is required to be screened, the screening shall consist of:

(a). a solid, opaque fence or wall at least six (6') feet in height;

(b). vegetation consisting of a solid hedge row or evergreen shrubs, or trees and shrubs, providing full screening from the ground to a minimum height of six (6') feet; or

(c). a combination of the above.

III.E.3. DESIGN

Parking lots shall be designed to maximize pedestrian safety. This can be achieved by designating pedestrian paths in parking lot islands, clearly marking crosswalks and minimizing parking along the length of the building's main entry side.

To improve circulation and limit the expansive nature of larger parking lots, landscape median islands are required throughout the design. Refer to Section IV, Landscape Design Standards.

III.F. EXTERIOR LIGHTING

III.F.1. EXTERIOR LIGHTING REQUIREMENTS

In addition to City of Belton Comprehensive Zoning Ordinance, Section 39: Lighting and Glare Standards, these additional requirements shall be met:

III.F.1.a. Glare

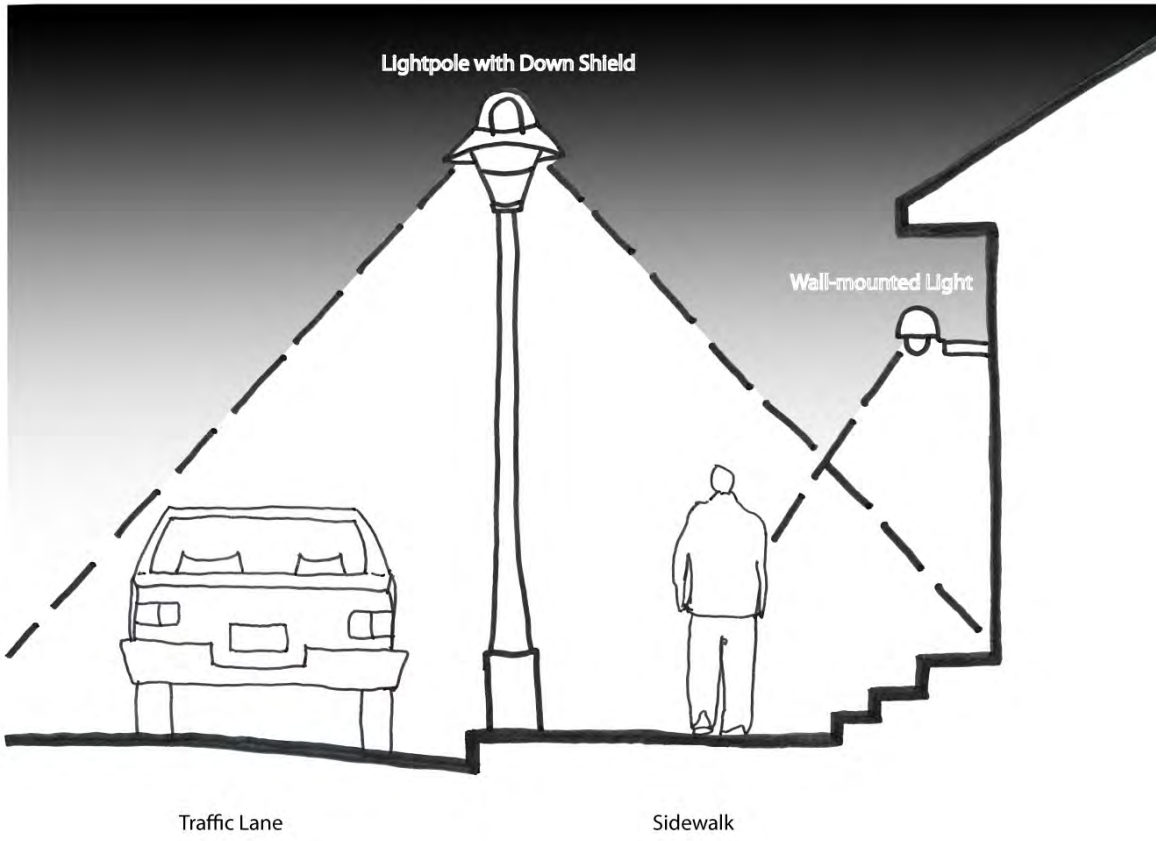
Lighting shall not be oriented so as to direct glare or excessive illumination onto streets in a manner that may distract or interfere with vision of drivers on such streets.

III.F.1.b. Multi-Use Developments

External lighting shall be arranged and controlled so as to deflect light away from any residential areas.

III.F.1.b.i. Building Illumination

(a). The design and materials of lighting fixtures shall be consistent with the character of the area. Fully recessed downlights, gooseneck lights or other incandescent fixtures appropriate to the style of a building shall be used.
(b). Illumination of the façade to highlight architectural details is permitted. Fixtures shall be small, shielded and directed toward the building rather than toward the street, so as to minimize glare for pedestrians.
(c). Any new exterior illumination lighting plans to be reviewed for safety.



III.G. SCREENING OF EQUIPMENT AND UTILITIES

III.G.1. AVOID CONFLICTS BETWEEN PEDESTRIANS AND UTILITY EQUIPMENT

Utility equipment is frequently allowed placement in the public rights-of-way. This not only results in unsightly sidewalks, but creates conflicts with pedestrian traffic. Utility boxes mounted on low poles at street corners block pedestrian traffic in a place where continuity of movement and access is particularly important.

The amount of power and communication wiring attached to poles in the rights-of-way will grow in downtown areas as service requirements increase. New utility upgrades and service to future developments shall be evaluated for below ground service.

III.G.2. BUFFER SERVICE AND MECHANICAL AREAS

Compliance with this section requires that all ground mounted equipment (i.e., transformers, air conditioner units), dumpsters, refuse storage containers, outdoor storage, loading docks, substations, large utility cabinets, water and waste water pumping stations, storage sites, and other similar uses be sufficiently screened from all public views. All screening methods shall meet TDLR.

Refer to Landscape Design Standards (Section V) of this document for all minimum plant sizes and quantities.

III.G.2.a. Dumpsters and Refuse Storage Containers

All proposed dumpsters and refuse storage containers shall be located within an enclosure providing screening by means of combining the following elements:

III.G.2.a.i. Decorative masonry wall. If the wall includes a gate, the gate shall be constructed with an opaque non-masonry material. The construction materials of the wall shall match material used on the principal building located on the same lot; and

III.G.2.a.ii. All service areas (e.g., garbage and recycling rooms, mechanical areas, outdoor storage, utility and meter rooms, etc.) must be architecturally integrated within the body of the building or architecturally screened from all public areas.

III.G.2.a.iii. Service area screening shall be a minimum height of six (6) feet, constructed with quality masonry, brick, stone, stucco, or split-face concrete block with cap. Builders will provide details with building plans and submit materials at time of permitting for City approval. In residential areas only, western red cedar with a capped top rail are permitted.

III.G.2.a.iv. If a six (6) foot height does not provide a solid screen, City approval is required at the time of Site Development Review.

III.G.2.b. Ground Mounted Equipment

All proposed ground mounted equipment shall be screened in accordance with Section V, Landscape Design Standards.

III.G.2.b.i. The color of three phase pad mounted transformers or larger equipment that cannot be screened from the front shall blend into existing surroundings (i.e., painted to match privacy wall).

III.G.2.b.ii. Screening shall not interfere with the equipment or prevent the performance of maintenance operations. For specific equipment maintenance details, contact power company provider.

III.G.2.c. Substations, Water/Waste Water Stations

Proposed electric substations, water pump stations and waste-water lift stations shall be screened from public views by means of a minimum eight-foot (8') masonry wall on all three sides combined in accordance to Section V, Landscape Design Standards.

III.G.2.d. Outdoor Storage

All outdoor storage shall be screened in accordance with Section V, Landscape Design Standards, as well as the requirements of Section 41 of the City of Belton Zoning Ordinance. Outdoor storage must be architecturally integrated within the body of the building or architecturally screened from all public areas.

III.G.2.e. Loading Docks and Loading Spaces

All loading docks shall be screened by means of the following elements and in accordance with Section V, Landscape Design Standards. In addition, loading spaces shall be screened in accordance with the following:

III.G.2.e.i. Decorative masonry wall (minimum six feet (6'-0") in height). If the wall includes a gate, it shall be constructed with an opaque non-masonry material. Final wall height must be adjusted to ensure complete screening from public view. The construction materials of the wall shall match material used on the principal building located on the same lot;

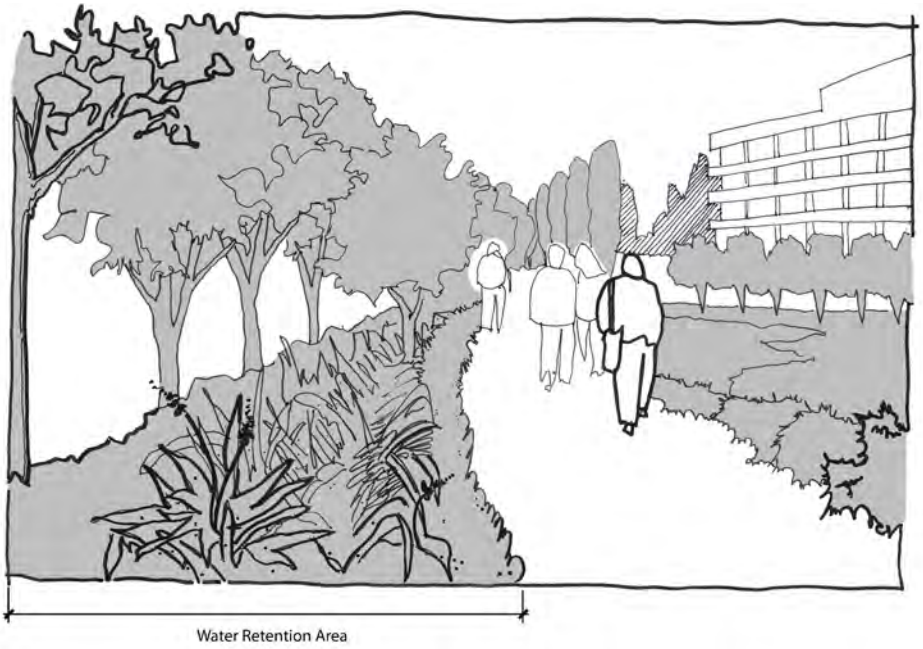
III.G.2.e.ii. And/or shall be screened with a three (3) foot landscape berm and landscaping or a solid six (6) foot wall and landscaping in accordance to Section V, Landscape Design Standards.

III.H. WATER QUALITY

Water quality ponds and retention features are designed to control the impacts of urban runoff by controlling onsite and offsite flooding in the event of a major storm. They help control impacts on downstream habitats.

As opposed to detention facilities, their aesthetics can increase property values and provide opportunities for recreation. Where opportunities present themselves, water quality ponds are encouraged. Development of water quality ponds shall be in accordance with EPA's National Menu of Stormwater Best Management Practices and TCEQ guidelines and the City of Belton Design Standards Manual.

Natural appearances will be used to enhance overall aesthetics and achieve water quality requirements. Concrete-lined channels are discouraged and will not be approved when more aesthetically-pleasing alternatives will function properly.



III.I. PUBLIC OPEN SPACE

While designing for parks and recreation facilities, the designated location, function, size, and activity will be evaluated by referencing the Comprehensive Master Plan for the City of Belton. Courtyards and urban plazas shall base their location, function, size and activity on neighboring building uses such as outdoor seating for cafes and entrances to buildings. These criteria will be evaluated by the City during preliminary plan review. Setting and view should be determined by how each facility's uses relate. Pedestrian circulation should also be considered when determining layout, boundaries, and subspaces for privacy.

Seating and other site furnishings shall be provided to accommodate the specific uses for each site. A variety of native and adaptive vegetation should be used to filter sunlight as well as provide contrasting elements next to adjacent hardscapes. Materials for site furnishings should be selected for durability and longevity. Site furnishings should also coordinate with each other as well as complement the surrounding setting and architecture. (Refer to Site Development Standards: Allowable Materials within this document for site furnishing standards.)

The vegetation selected should provide varied colors and textures to achieve seasonal interest throughout the year. An acceptable level of plant maintenance should be determined as well as implementation of an efficient irrigation system. Other site features such as water elements and public/civic art are encouraged to promote interaction and communication among the people using the space. These elements will add opportunity for touch, movement and play, and help to buffer traffic noise.

Open space layout should incorporate wayfinding and lighting elements to encourage the feeling of safety and direction. In addition, areas for food service may be set aside to promote additional variety within the open space. These food service areas may provide seating, restrooms, shade, drinking fountains, and public telephone services.

III.J. OBSTRUCTIONS OF VIEW IN PUBLIC WAYS

Views are valuable to creating the City of Belton's sense of place. Identifiable views help fortify its unique character by distinguishing Belton from other cities, assisting those to orient themselves within the town. Given the multiple benefits these view corridors provide, it is imperative to preserve them.

As it relates to signs within public ways, refer to the City of Belton Sign Ordinance.

SECTION IV

BUILDING DESIGN STANDARDS

IV. BUILDING DESIGN STANDARDS

INTENT

The building design standards serve as a guide for determining allowable building types and materials within the City of Belton. To create a cohesive identity, new and remodeled buildings will build from Belton's historical character and regionalism. The recycling of existing building stock is encouraged to help preserve the City's history and support green building methods. Through these standards, the use of quality materials and sustainable construction methods are defined.

DEFINITIONS

Refer to Section II

IV.A. GENERAL BUILDING STANDARDS

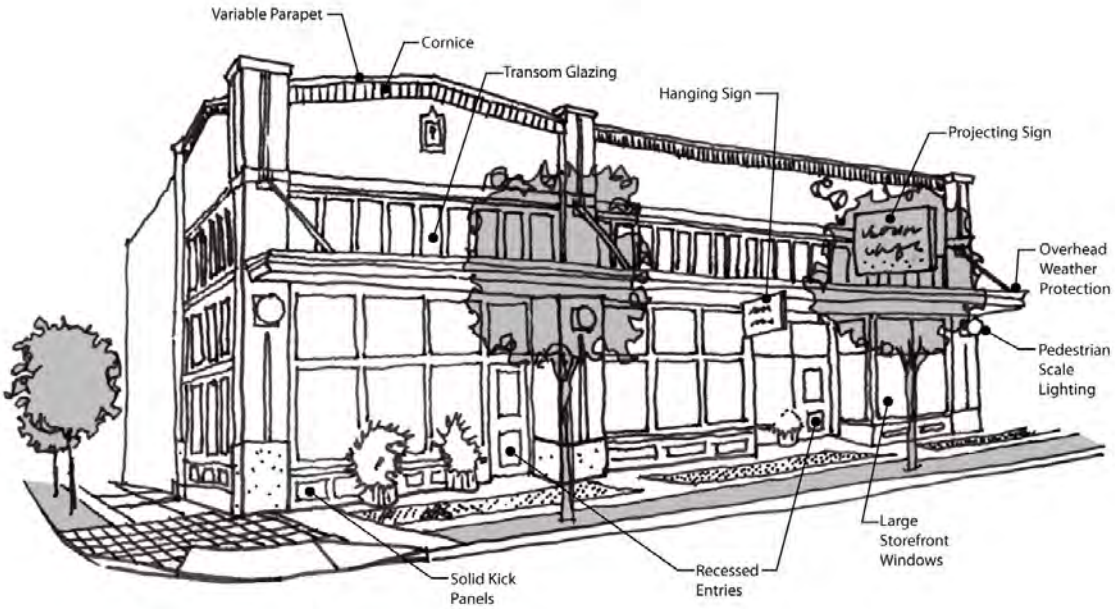
Refer to the City of Belton Zoning Ordinance for these requirements which include allowable building heights, setbacks, lot sizes and floor area.

IV.B. FIRE ACCESS REQUIREMENTS

All buildings will be designed in accordance with applicable Fire Codes allowing safe points of exit.

IV.C. BUILDING MATERIALS

Building materials shall include façades, windows, entrances, roofs, awnings, light sconces and all other building ornamentation.



MATERIALS PALETTE

IV.C.1. Appropriateness

Buildings shall not have adverse effects on any historical, architectural, archaeological, or cultural features of any historic districts and landmarks.

IV.C.2. Coordination with neighboring uses

Building improvements and new construction shall be designed to coordinate with neighboring uses. All elements of the building design shall be considered – building heights, styles, colors and finishes.

Sensitive Infill Development

Buildings shall not only provide the appearance that they will be there for a long time, they shall also provide façades and structures that will actually exist for a long time. Properties can be affected by the value of adjacent properties, and as poor quality buildings age, the value of its neighbors may decrease. Well-built buildings provide greater resale value, and holding their value longer can help the economic viability of the development area.

IV.C.3. Exterior construction and design requirements

Definitions:

For the purpose of these Design Standards, the following definitions shall apply:

IV.C.3.a. Masonry Construction - This term shall be construed to mean that form of construction composed of brick, stone, decorative concrete block or tile, or other similar building units or materials (or combination of these materials) laid up unit by unit and set in mortar, and shall exclude wall area devoted to doors and windows. As applicable to meeting the minimum requirements for the exterior construction of buildings within each zoning district, this term shall include the following materials:

IV.C.3.a.i. **Hard fired brick** (kiln fired clay or slate material, can include concrete brick if it is to the same ASTM standard for construction as typical hard fired day brick; severe weather grade; minimum thickness of three inches when applied as a veneer; shall not include unfired or underfired clay, sand or shale brick);

IV.C.3.a.ii. **Stone** (includes naturally occurring granite, marble, limestone, slate, river rock, and other similar hard and durable all-weather stone that is customarily used in exterior building construction; may also include cast- or manufactured-stone product, provided that such product yields a highly textured, stone-like appearance, its coloration is integral to the masonry material and shall not be painted on, and it is demonstrated to be highly durable and maintenance-free; natural or man-made stone shall have a minimum thickness of three and five eighths inches when applied as a veneer);

IV.C.3.a.iii. **Decorative concrete block** (highly textured finish, such as split-face, indented, hammered, fluted, ribbed or similar architectural finish; coloration shall be integral to the masonry material and shall not be painted on; minimum thickness of three and five-eighths inches when applied as a veneer; shall not include lightweight or featherweight concrete block or cinder block units); does not qualify as "masonry construction" in the Downtown Development Area (DDA);

IV.C.3.a.iv. **Concrete pre-cast or tilt-wall panel** (only allowed if a highly textured, architectural finish which is at least as textured in appearance and physically as face brick or stone; can be brick-like or stone-like in appearance; coloration shall be integral to the masonry material and shall not be painted on; shall not include smooth, un-textured or inadequately textured finishes); does not qualify as "masonry construction" in the DDA; and

IV.C.3.a.v. **Glass blocks or tiles** (of the type customarily used in exterior building construction; shall not comprise more than 30% of any exterior wall surface, nor more than 20% of the building's total exterior on all wall surfaces combined; shall not be highly reflective or mirror-like finish); does not qualify as "masonry construction" in the DDA;

IV.C.3.a.vi. **Three step hard coat stucco/ EIFS** shall be considered an alternative masonry material, and up to 30% of the entire structure for residential; and 20% of the entire structure for commercial; may be covered in three step hard coat stucco/ EIFS. EIFS must be at least 48 inches above the ground.

IV.C.3.b. Non Standard Construction

The following materials shall not qualify nor be defined as "masonry construction" in meeting the minimum requirements for the exterior construction of buildings. All construction must adhere to the section as applicable.

Consideration of alternative exterior materials shall be based upon the criteria established by Alternative Exterior Materials, in this section.

IV.C.3.b.i. Exterior plaster, adobe or mortar wash surface material;

IV.C.3.b.ii. Cementitious fiber board sidling (such as "Hardi Plank", Hardi Board", etc.);

IV.C.3.b.iii. PVC or other plastic-based siding material;

IV.C.3.b.iv. Lightweight or featherweight concrete blocks or cinder blocks; or

IV.C.3.b.v. Any other cementations product not listed above.

IV.C.3.c. Downtown Development Area - In that area generally thought of as the City's original development and business area, certain standouts specifically cited within the Zoning Ordinance, and possibly within other applicable City Codes, may differ from those required in newly developing areas of the City due to the original DDA's unique character and history.

IV.C.4. Minimum exterior construction standards

The standards and criteria contained within this subsection are deemed to be minimum standards and shall apply to all new building construction occurring within the City.

IV.C.4.c.i. Single-Family and Duplex Residential:

(a). All single-family and duplex homes shall be of exterior fire-resistant construction, and shall have a minimum of 90% masonry construction; more-or-less equally distributed around all sides of the home, for the first story of the structure, and a minimum of 75% masonry construction, more-or-less equally distributed around all sides, for any additional story above the first floor. The balance of allowable materials shall consist of high quality and durable exterior grade products that have demonstrated longevity in an exterior application and are intended to add beauty and value.

(b). Within the City of Belton's original townsite area (where neighborhood compatibility is an issue) all new single-family and duplex homes shall have a minimum of 50% standard masonry construction and at least an additional 30% cementitious fiber board "simulated wood siding", or other cementitious siding material', such that at least 80% of the total exterior surface of the home is covered with durable, low maintenance, masonry-like materials. The design and coloration of the home's exterior shall be, to the greatest extent possible, compatible with other nearby homes along the street, and shall complement and enhance the overall appearance of the neighborhood.

(c). Areas of a home's façade that are devoted to windows, doors, covered porches or patios that have a minimum size of four feet (4') deep and eight feet (8') wide (i.e., 32 square feet), chimneys, breezeways or courtyards shall not be counted as "wall surface" when calculating the masonry requirement.

(d). Concrete, concrete block or metal exterior construction is not permitted on any Single-family or duplex residential structure.

(e). Roof materials for a single-family or duplex structure shall be comprised of an architectural, laminated, dimensional composition shingle (20-year minimum), flat pan standing seam metal roofing (only with a factory baked-on muted color finish; no bright colors or natural-colored metal roofing allowed), or terra cotta or slate tile in muted colors. Minimum roof pitch shall be at least 6:12, unless otherwise stated in the applicable Zoning district.

(f). All chimney stacks with an exterior wall exposure shall be 100 percent masonry. Masonry shall be construed to mean that form of construction composed of brick or stone, or combination of these materials, laid up unit by unit and set in mortar. Alternative materials for chimney stacks located at the rear half of the structure and serving an internally located fireplace may be permitted stacks faced with hardi-plank. This allowance shall be considered on a case by case basis by City staff.

(g). The elevation of a single family or duplex structure (including any garage) facing the street shall contain at least one section of at least twenty (20%) percent of the total street elevation that is offset at least two (2) feet from the remainder of the street elevation. The plate line of the exterior wall facing the street shall contain at least one section of at least twenty (20%) percent of the total street elevation that is at least one (1) foot higher than the remainder of the plate line of the exterior wall facing the street.

IV.C.4.c.ii. Multi-Family and Single-Family Attached Residential:

(a). All multi-family and single-family attached residential dwelling units shall be of exterior fire-resistant construction, and shall have a minimum of 90% masonry construction, more-or-less equally distributed around all sides of the home building, for the first story of the structure, and a minimum of 75% masonry construction, more-or-less equally distributed around all sides, for any additional story above the first floor.

(b). Areas of a façade that are devoted to windows, doors, covered porches or patios that have a minimum size of four feet (4') deep and eight feet (8') wide (i.e., 32 square feet), chimneys, breezeways or courtyards shall not be counted as "wall surface" when calculating the masonry requirement.

(c). Concrete, concrete block or metal exterior construction is not permitted on any multi-family or single-family attached residential structure.

(d). Roof materials for a multi-family or single-family attached structure shall be comprised of laminated, dimensional composition shingle (20-year minimum), flat pan standing seam metal roofing (only with a factory baked-on muted color finish; no bright colors or natural-colored metal roofing allowed), or terra cotta or slate tile in muted colors. Minimum roof pitch shall be at least 6:12, unless otherwise stated in the applicable Zoning district, and except for "Santa Fe" (with a flat roof and highly articulated parapet that conceals the roof and any roof-mounted equipment), "Texas ranch house" (with low pitched roofs, large eaves/overhangs, rambling design), or other uniquely styled architecture.

IV.C.4.c.iii. Non-Residential and Institutional Buildings:

(a). All non-residential and institutional buildings in any Zoning district except LI shall have a minimum of 90% masonry construction, more-or-less equally distributed around all sides of the building, for the first story (i.e., below the first floor ceiling plate), and a minimum of 75% for any story above one.

(b). Areas of a façade that are devoted to windows, doors, covered porches or stoops, breezeways or courtyards shall not be counted as "wall surface" when calculating the masonry requirement.

(c). Metal exterior construction is not allowed on any non-residential or institutional structure located within any residential zoning district and is only allowed on such a structure within a Light Industrial (LI) and Heavy Industrial (HI) zoning district. Within these zoning districts, thirty (30) percent masonry is required on the structure's street front. Typically, this area serves as a main public entrance.. (Exception: If the structure is located on a through lot that both fronts and backs onto a public street, and if the structure's rear façade is located more than 1,000 feet from the street, then the rear façade can be of metal exterior construction as provided herein. If a structure is on a corner lot, which fronts and sides onto a public street, the front and side façades cannot be metal exterior construction unless approved in the plans.) The use of any type of metal for exterior building construction (such as profiled panels, deep ribbed panels, concealed fastener system panels. etc.) shall be clearly shown on the site plan and shall only be allowed with site plan approval. The exterior finish of metal used in exterior construction shall be of a permanent, maintenance-free nature such

as a baked-on finish. The use of corrugated, galvanized, aluminum-coated, zinc-coated, unfinished, or similar metal surfaces shall be prohibited (unless approved on the site plan for a restaurant that uses such materials as part of its "signature design aesthetic", in which case a maximum of 10% of any wall façade may be devoted to such materials).

(d). Any roof materials for a non-residential or institutional structure that are visible from a public street shall be comprised of laminated, dimensional composition shingle (20-year minimum), flat pan standing seam metal roofing (only with a factory baked-on muted color finish; no bright colors or natural-colored metal roofing allowed), or terra cotta or slate tile in muted colors. Minimum roof pitch shall be at least 6:12, unless otherwise stated in the applicable Zoning district, and except for flat-roofed structures that shall have a highly articulated parapet that conceals the roof and any roof-mounted equipment.

IV.C.4.c.iv. Exemptions: The following structures are exempt from the masonry construction requirements outlined within this subsection:

(a). Barns on property of one acre or more, provided that such barns are used solely for agricultural purposes (as distinguished from commercial purposes);

(b). Mobile homes and other manufactured homes otherwise lawfully existing as of the effective date of these Standards;

(c). Historic structures;

(d). Accessory building in a single-family, duplex or single-family attached Zoning District that has equal to or less than one hundred (100) square feet of floor area;

(e). Accessory building (of any size) in the Agricultural Zoning District, or in a single-family, duplex or single-family attached Zoning District that is within the City's original DDA area (shall be constructed of the same materials, colors and finishes as the main building on the lot, tract or site);

(f). Temporary construction buildings, field offices, sales offices and temporary classroom or storage buildings for a public school only (provided that such facilities are legally permitted by the City for a specific period of time, and provided that they are completely removed from the premises upon expiration of the permit or upon completion of construction, whichever occurs first); and

(g). Residential and non-residential structures legally in existence as of the effective date of these Standards, and any additions to such structures that do not cumulatively exceed 20% of the original building size (as it existed on the effective date of these Standards). Such additions shall be allowed to be constructed of the same exterior materials as the original building.

IV.C.4.c.v. Accessory Buildings:

(a). In the Agricultural Zoning district, or in a single-family, duplex or single-family attached zoning district that is within the City's original DDA – See Subsection "Exception" above.

(b). In a single-family, duplex or single-family attached Zoning district - Accessory buildings that have over two hundred (200) square feet of floor area in the side or rear yard adjacent to and visible from a public street must be constructed of the same materials, colors, and finishes as the main building on the lot, tract, or site for compatibility.

(c). In a multi-family or non-residential Zoning district - Accessory buildings (any size) shall conform to the minimum exterior construction standards for the main building on the lot, tract or site, and shall be architecturally compatible in design and constructed of the same exterior finishes and colors as the main building.

IV.C.4.c.vi. Alternative Exterior Materials:

(a). All written requests for alternative exterior building materials (including roof pitch and materials) shall be clearly noted and described in detail on a color façade plan that is submitted along with the site plan (for multi-family, single-family attached and non-residential structures only). The City may require submission of an actual sample(s) of the proposed exterior finish material(s) along with the façade plan and the site plan.

(b). The City may recommend and/or approve an alternative exterior construction material(s) if it is determined to be equivalent or better than the exterior materials otherwise required by this Subsection and by the City's Building Code as part of the site plan approval process. Alternative exterior construction materials do not require Planning and Zoning or City Council approval.

(c). Consideration for exceptions to the above exterior construction requirements shall be based only upon the following:

(1). Architectural design, creativity and innovation;

(2). Compatibility with surrounding structures;

(3). Relative ease of maintenance of the material(s);

(4). Long-term durability and weather-resistance of the material(s).

IV.C.5. Materials Scheme

Building materials shall be complementary and coordinate with other site development materials. This shall include paving, site furnishings, walls, fences and other screening.

IV.C.6. Pedestrian Frontages

To provide human scale, commercial, retail and office buildings shall provide generous street-level windows as well as increased building articulation along pedestrian corridors. This articulation can be created by varying materials, stepping the building façade and introducing wall ornamentations such as moldings and light sconces. Providing shade via awnings, arbors, and/or tree plantings is required along pedestrian frontages as well as providing site furnishings at building and plaza entries. This includes planters/pots where landscape areas do not exist at entry ways, trash receptacles and outdoor seating.

Overhead Weather Protection at Retail

IV.C.7. Adaptive Re-Use

Re-using vacant building stock is encouraged throughout the City of Belton especially within historic districts. Adapting existing buildings to new uses is a green building method that preserves Belton's regional character and creates an opportunity to teach visitors about the building's historical significance.

IV.C.8. Options to improve building design

When buildings are renovated or expanded, incorporating green building methods is encouraged. International Building Code Standards shall be met when making improvements to existing structures.

IV.C.8.a. Sustainable/ Green Building Practices

A Sustainable building, or Green building is an outcome of a design which focuses on increasing the efficiency of resource use — energy, water, and materials — while reducing building impacts on human health and the environment during the building's lifecycle, through better siting, design, construction, operation, maintenance, and removal.

Green buildings are designed to reduce the overall impact of the built environment on human health and the natural environment by:

IV.C.8.a.i. Efficiently using energy, water, and other resources.

IV.C.8.a.ii. Protecting occupant health and improving employee productivity.

IV.C.8.a.iii. Reducing waste, pollution and environmental degradation.

IV.C.8.a.iv. Selection of native or adaptive plants from regional growers.

A similar concept is natural building, which is usually on a smaller scale and tends to focus on the use of natural materials that are available locally. Other commonly used terms include sustainable design and green architecture.

The related concepts of sustainable development and sustainability are integral to green building. Effective green building can lead to 1) reduced operating costs by increasing productivity and using less energy and water, 2) improved public and occupant health due to improved indoor air quality, and 3) reduced environmental impacts by, for example, lessening storm water runoff and the heat island effect. Practitioners of green building often seek to achieve not only ecological but aesthetic harmony between a structure and its surrounding natural and built environment, although the appearance and style of sustainable buildings is not necessarily distinguishable from their less sustainable counterparts.

IV.C.8.b. The Leadership in Energy and Environmental Design (LEED)

Green Building Rating System, developed by the U.S. Green Building Council (USGBC), provides a suite of standards for environmentally sustainable construction. Since its inception in 1998, LEED has grown to encompass more than 14,000 projects in 50 US States and 30 countries covering 1.062 billion square feet (99 km²) of development area. The hallmark of LEED is that it is an open and transparent process where the technical criteria proposed by the LEED committees are publicly reviewed for approval by the more than 10,000 membership organizations that currently constitute the USGBC.

Individuals recognized for their knowledge of the LEED rating system are permitted to use the LEED Accredited Professional (AP) acronym after their name, indicating they have passed the accreditation exam given by the Green Building Certification Institute (a 3rd party organization that handles accreditation for the USGBC).

SECTION V

LANDSCAPE DESIGN STANDARDS

V. LANDSCAPE DESIGN STANDARDS

PURPOSE

The physical appearance of the built environment is an important component of the character, value, and human experience of a community. Landscape treatment and site design function to integrate natural elements into these man-made systems, particularly architectural features and transportation infrastructure. The intent is to make the City of Belton a more sustainable and attractive place in which to live, visit and do business.

Regulations must serve to provide attractive, functional and efficient landscaping, the cost of which is justified by the enhancement of property values and the creation of a sense of place through the cumulative impact of development.

INTENT

To ensure that all planting requirements serve not only to benefit the community aesthetically, but also contribute functionally whenever opportunities to do so are presented.

To utilize planting and landscape elements to mitigate the negative impacts of development by screening unsightly features and buffering incompatible uses.

To provide incentives for creative subdivision and site design.

To implement site design and planting requirements that minimize the need for maintenance and the use of limited resources.

To provide for landscaping regulations that encourage the preservation of protected trees.

DEFINITIONS

Refer to Section II

V.A. APPLICABILITY

This section shall apply to all land area (public and private) within the zoning jurisdiction of the city and in areas where this section is in effect by contractual agreement.

V.A.1. Application of landscape requirements.

The requirements of this section shall apply to:

V.A.1.a. All new development or construction on vacant or previously developed land, that requires site plan approval;

V.A.1.b. Any change of land use that results in redevelopment of a residential use to a nonresidential use;

V.A.1.c. Any change, conversion, or addition of commercial land uses that result in the requirement for additional parking to be constructed. In this case, the landscape requirements shall apply to only the newly proposed parking area and other areas of the site being modified by development activities

V.A.2. Exemption from landscape requirements.

The requirements of this section specifically shall not apply to the following:

V.A.2.a. One detached single-family residence constructed on its own lot;

V.A.2.b. A two unit, single-family attached structure with each dwelling unit constructed on its own lot;

V.A.2.c. Restoration of a building or structure which has been damaged, destroyed or demolished to an extent less than 50 percent of its fair market value (as determined by the most recent appraised value of the appraisal district in which the building or structure is located);

V.A.2.d. Exterior or interior restoration of a designated historic structure;

V.A.2.e. Medians in street rights-of-way;

V.A.2.f. Ground-mounted equipment located in street rights-of-way.

V.B. LANDSCAPE PLANS

V.B.1. Standard Landsape Plan.
Landscape requirements identified in this section and in the format specified below and necessary to obtain a standard landscape plan approval and shall be depicted on a landscape plan. This landscape plan shall be signed and sealed by a landscape architect, landscape professional, or professional engineer.

V.B.1.a. The submittal of landscape plans shall be required with the following:

(a). The date, scale, north point, title and name of owner;

(b). The location of existing boundary lines and dimensions of the tract;

(c). The approximate centerline of existing water courses; the approximate location of significant drainage features; and the location and size of existing and proposed streets and alleys, existing and proposed easements on or adjacent to the lot, existing and proposed parking spaces, or other vehicular areas, access aisles, drives, and existing and proposed sidewalks adjacent to the street;

(d). The location and species of each existing tree having a trunk eight-inches caliper or larger and the approximate size of their crowns;

(e). The location and names of existing vegetation to be preserved;

(f). An indication of how the applicant plans to protect the existing trees and vegetation, which are proposed to be retained, from damage during construction;

(g). The location, size, and type (tree or shrub, groundcover, or grass) of proposed landscaping, together with a plant listing that includes the common and botanical name, quantity, size and spacing of all proposed landscaping material at time of planting;

(h). Planting and installation details in accordance with sound horticultural practices;

(i). The proposed irrigation system as required by this article;

(j). The proposed lighting plan for the entire area of the site plan;

(k). A tabulation clearly displaying the relevant statistical information necessary for the City to evaluate compliance with the provisions of this Section. This includes gross acreage, square foot area of preservation areas, number of trees to be planted or preserved, square footage of paved areas, and similar other information to ensure conformance with all required standards;

(l). Existing and proposed grades;

(m). Plan view of existing and proposed water quality of detention controls;

(n). Limit of construction line encompassing all areas of natural vegetation of the site which are to be left undisturbed;

(o). A survey of all trees eight (8) inches in diameter and larger (measured 4.5 feet above ground level, also known as the Diameter at Breast Height (DBH)). Trees are to be represented by circles using the formula of one foot of radius for every one (1) inch of trunk diameter. (This also defines the critical root zone - CRZ.) Unbroken circles indicate trees which are to remain. Dashed circles indicate trees proposed for removal. Include type and general condition of all protected trees within the subdivision (or off site in the area of proposed off-site improvements , if any);

(p). Identification of temporary measures to protect existing trees that are to remain, including any protected trees, during construction;

(q). Identification of permanent controls, practices or design features to assure long term maintenance of the existing trees and landscape;

(r). The location, quantity, size, common name, and scientific name of proposed landscaping in proposed landscaped areas;

(s). The location, quantity, size, common name, and scientific name of existing trees;

(t). The location of the proposed irrigation system or hose connections;

(u). Information necessary for verifying whether the minimum required landscaping requirements have been met; and

(v). Existing and proposed overhead utilities.

V.C. GENERAL PLANTING REQUIREMENTS

V.C.1. The planting specifications and standards included herein are applicable unless otherwise stated.

V.C.2. All trees shall be planted in a pervious area no less than four feet wide in any direction measured from the center of the tree, unless otherwise stated herein.

V.C.3. No more than 50 percent of the required trees and shrubs shall be of the same species without the approval of the Planning Director. Such approval may only be granted in order to achieve a specific design intent of the landscape architect.

V.C.4. Improved soils shall be provided in all required landscape areas to a depth of at least three inches.

V.C.5. All landscaping shall be separated from vehicular use areas by some form of barrier such as raised concrete curbing, bollards, curb stops, or other suitable permanent alternative.

V.C.6. All landscape beds shall be separated from sod areas by some form of barrier such as steel edging, masonry materials, or another equivalent durable material as approved by the Planning Director. No plastic materials shall be allowed. Provided however, the barriers may be designed in such a way to capture, filter, reuse or infiltrate rainwater with the purpose of protecting and conserving water resources.

V.C.7. Landscaping shall not obstruct the view between access drives and parking aisles.

V.C.8. Nothing shall be erected, placed, allowed to grow, or planted so that it impedes vision between the height of three feet and ten feet above the curb within a sight triangle.

V.C.9. No artificial plant material may be used in any form to satisfy the requirements of this section.

V.C.10. Berms shall not encroach upon the critical root zones of existing trees, as regulated by Section VI, Tree Protection, Preservation, and Mitigation.

V.C.11. Wherever sod or turf grass is used, such grass shall be of a drought-tolerant species.

V.C.12. Any landscaping placed in utility easements shall not be counted towards the minimum landscaping requirements.

V.C.13. Notwithstanding the requirements of the tree technical manual, the Planning Director may allow large trees to be placed closer to a building in order to achieve an urban streetscape.

V.D. INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS BY ZONING DISTRICT

V.D.1. O-1 (Office-1), O-2 (Office-2), C-1 (Commercial-1), C-2 (Commercial-2), and MF (Multifamily), NS (Neighborhood Services), R (Retail), CH (Commercial Highway), UC (University Campus) zoning districts.

V.D.1.a. Large trees shall be provided in parking areas. The construction of off-street parking areas requires the planting of one large tree per ten new parking spaces, or portion thereof. Each tree shall be planted in an island so that there are no more than ten contiguous parking spaces between islands, except as otherwise provided herein.

V.D.1.b. End islands shall be provided at the terminus of each parking bay. Interrupting islands shall be provided within each parking bay as required herein. End islands and interrupting islands shall have a minimum width of nine feet from face of curb to face of curb. Head-to-head parking bays shall include two such end islands.

V.D.1.c. In a row of parking immediately adjacent to a perimeter parking lot landscape area, required interrupting islands may be eliminated by planting two additional large trees in the landscape area for each interrupting island so eliminated.

V.D.1.d. A median island with a minimum width of nine feet, from face of curb to face of curb, shall be required between every six single parking bays and along primary internal and external access drives. Medium or large trees shall be planted at a rate of one per each 50 linear feet or fraction thereof. Median island intervals may be expanded in order to preserve existing trees, provided an alternative median location has been approved by the Planning Director.

V.D.1.e. Other plant materials may be substituted for a large tree between the building and the first drive aisle as per the foundation landscape requirements provided below. Specifically, plant materials totaling 30 foundation treatment points as set out in the table below, shall be required for each large tree to be substituted.

V.D.1.f. The preservation of existing healthy trees of a protected species, as set forth in the definition of “protected tree” in Section II, may be used as credits towards the landscaping required by

this subsection. These credits may not be used to replace an end island or median island tree unless the preserved tree is located within the required end island or median island. Each preserved tree is credited towards the adjacent ten, 20, or 30 parking spaces, accordingly:

V.D.1.f.i. Each healthy large tree with a diameter of at least four inches but less than eight inches within ten feet of a parking area will be counted as a credit towards one required parking lot tree.

V.D.1.f.ii. Each healthy protected large tree with a diameter of eight inches to 20 inches preserved within 15 feet of a parking area will be counted as a credit towards two required parking lot trees.

V.D.1.f.iii. Each healthy protected large tree with a diameter of more than 20 inches preserved within 20 feet of a parking area will be counted as a credit towards three required parking lot trees.

Diameter of Existing Tree	Credit
4 to 8 inches	1
8 to 20 inches	2
20 inches +	3

V.D.1.g. The area within islands and medians shall not include sod or turf grass, and shall not include more than 50 percent decorative groundcover material, unless approved by the Planning Director. The remainder of the area shall consist of planting groundcover.

V.D.1.h. Notwithstanding the requirements of Section VI - Tree Protection, Preservation, and Mitigation, large trees required to meet the tree island requirements may be planted closer than 30 feet from a building, but in no event closer than 12 feet from a building.

V.D.2. HI (Heavy Industrial), LI (Light Industrial) zoning districts.

V.D.2.a. End islands shall be provided at the terminus of each parking bay. End islands shall have a minimum width of nine feet from face of curb to face of curb. Head-to-head parking bays shall include two such end islands. A large tree shall be planted in each end island.

V.D.2.b. The area within islands and medians shall not include sod or turf grass, and shall not include more than 50 percent decorative groundcover material, unless approved by the Planning Director. The remainder of the area shall consist of planting groundcover.

V.D.2.c. Notwithstanding the requirements of the tree technical manual, large trees required to meet the tree island requirements may be planted closer than 30 feet from a building, but in no event closer than 12 feet from a building.

V.E. PARKING LOT LANDSCAPING ALONG PUBLIC STREETS BY ZONING DISTRICT

V.E.1. O-1 (Office-1), O-2 (Office-2), C-1 (Commercial-1), C-2 (Commercial-2), and MF (Multifamily), NS (Neighborhood Services), R (Retail), CH (Commercial Highway), UC (University Campus) zoning districts.

V.E.1.a. Landscaping shall be provided between parking areas and all public streets in a five-foot wide linear landscaped area. The minimum landscaping required for this purpose shall be based on the measured linear footage of parking including vehicular circulation routes that extend along the length of the property line (excluding ingress/egress to the public road) adjacent to the public right-of-way.

V.E.1.b. The required minimum quantity of landscaping is as follows:

V.E.1.b.i. One large tree or two small trees per 50 linear feet, or fraction thereof;

V.E.1.b.ii. One small tree per 60 linear feet, or fraction thereof; and

V.E.1.b.iii. One large shrub, small shrub, or ornamental grass per five linear feet, or fraction thereof. Any combination of the foregoing is acceptable.

V.E.1.c. There shall be no gap between required landscaping exceeding 25 percent of the length of the landscaped area, unless approved by the Planning Director.

V.E.1.d. Notwithstanding the requirements of the tree technical manual, small trees may be grouped no closer than 12 feet apart and large tree may be grouped no closer than 30 feet apart for the purpose of meeting the requirements of this subsection.

V.E.1.e. If there are overhead utilities above the landscape area, then the required large and/or small trees may be placed in end islands or interrupting islands within the first row of parking adjacent to the public street. Such islands shall have a minimum width of nine feet from face of curb to face of curb. In addition, the owner shall have the option of reducing the eight-foot wide linear landscaped area described in subsection above, to a four-foot wide area to accommodate only shrubs.

V.E.1.f. The area within islands and medians shall not include sod or turf grass, and shall not include more than 50 percent decorative groundcover material, unless approved by the Planning Director. The remainder of the area shall consist of planting groundcover.

V.E.2. HI (Heavy Industrial), LI (Light Industrial) zoning districts.

V.E.2.a. Landscaping shall be provided between parking areas and all public streets in a five-foot wide linear landscaped area. The minimum landscaping required for this purpose shall be based on the measured linear footage of parking, including vehicular circulation routes that extend along the length of the property line (excluding ingress/egress to the public road) adjacent to the public right-of-way.

V.E.2.b. The required minimum quantity of landscaping is as follows:

V.E.2.b.i. One large or medium tree per 80 linear feet (75 percent of the these trees shall be of a large tree);

V.E.2.b.ii. One small tree per 60 linear feet; and

V.E.2.b.iii. One large shrub per 10 linear feet.

V.E.2.c. Notwithstanding the tree requirements herein, small trees may be grouped no closer than 12 feet apart and large trees may be grouped no closer than 30 feet apart for the purpose of meeting the requirements of this subsection.

V.E.2.d. If there are overhead utilities above the landscape area, then the required large trees may be placed in end islands or interrupting islands within the first row of parking adjacent to the public street. Such islands shall have a minimum width of nine feet from face of curb to face of curb. In addition, the owner shall have the option of reducing the eight-foot wide linear landscaped area described in subsection above, to a four-foot wide area to accommodate only shrubs.

V.E.3. CBD (Central Business) zoning district

V.E.3.a. Landscaping shall be provided between parking areas and all public streets. The planting area shall have an average width of six feet and shall be free of utilities, sidewalks, obstructions and easements. The required landscaping for this purpose shall be based on the measured linear footage that extends along the length of the property line (excluding driveways) adjacent to the public right-of-way. The desired minimum quantity of landscaping is as follows:

V.E.3.a.i. One small tree per 20 linear feet or one medium tree every 40 linear feet;

V.E.3.a.ii. One large shrub per five linear feet, which may be grouped to encourage strategic views into the site; and

V.E.3.a.iii. Sites are exempt from these requirements where space for landscaping is limited due to physical constraints, although use of raised planters and potted plants are encouraged.

V.F. FOUNDATION TREATMENT BY ZONING DISTRICT

V.F.1. O-1 (Office-1), O-2 (Office-2), C-1 (Commercial-1), C-2 (Commercial-2), and MF (Multifamily), NS (Neighborhood Services), R (Retail), CH (Commercial Highway), UC (University Campus) zoning districts.

V.F.1.a. The purpose of this subsection is to outline requirements for the treatment of landscape areas adjacent to buildings in the O-1 (Office-1), O-2 (Office-2), C-1 (Commercial-1), C-2 (Commercial-2), and MF (Multifamily), NS (Neighborhood Services), R (Retail), CH (Commercial Highway) zoning districts. The intent of this section is to allow a variety of landscape treatments in order to achieve particular design goals, e.g., increased building visibility, view corridors to signage, and highlighting special architectural features. Minimum requirements are determined based on the arrangement of parking in the street yard and vary according to the site plan layout. A minimum number of foundation treatment points (FTPs) must be provided based on the site layout and the categories set forth below. Notwithstanding the requirements of Section VI - Tree Protection, Preservation, and Mitigation, large trees required to meet the foundation treatment requirements may be planted closer than 30 feet to a building, but in no event closer than 12 feet from a building.

V.F.1.b. Foundation treatment points (FTP) determination by category.

V.F.1.b.i. Category 1: Building with three or more single parking bays in the street yard.

For Category 1 site plans, FTP requirements are determined by multiplying the linear footage of the building's street-facing façades by a factor of four. For example, a Category 1 building with 100 linear feet of street-facing façade requires 300 FTPs (100 x 3 = 300).

V.F.1.b.ii. Category 2: Building with one or two single parking bays in the street yard.

For Category 2 site plans, FTP requirements are determined by multiplying the linear footage of the building's street-facing façades by a factor of three. For example, a Category 2 building with 100 linear feet of street-facing façade requires 200 FTPs. (100 x 2 = 200).

V.F.1.b.iii. Category 3: Buildings with no parking in the street yard.

For Category 3 site plans, FTP requirements are determined by multiplying the linear footage of the building's street-facing façades by a factor of two. For example, a Category 3 building with 100 linear feet of street-facing façade requires 100 FTPs. (100 x 1 = 100).

V.F.1.c. Foundation treatment point credits. The number of required FTPs shall be achieved by providing a combination of no less than three of the following elements contained in the table below to be located between the building and the first drive aisle. Additional elements may be considered and a point value will be established by the Planning Director on a case by case basis.

Landscape Feature	Points Credited
Specimen tree	60
Medium or large tree	30
Ornamental tree	15
Large shrub	5
Small shrub	3
Groundcover planting	2 (per sq. ft.)
Groundcover - decorative	1 (per sq. ft.)
Perennials and annuals	0.5 (per sq. ft.)
Permanently irrigated container plantings	5 (per sq. ft.)
Decorative paving	2.5 (per sq. ft.)
Shade structure	30
Shade structure with vines	33
Site furniture	30
Bike rack	20
Trash receptacle	20

V.G. SCREENING

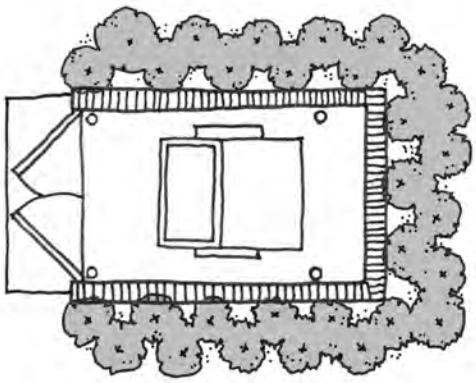
V.G.1. The purpose of this subsection is to establish requirements to screen specific uses or structures from public view. All landscape material required in this subsection shall be provided in an eight-foot wide linear landscaped area unencumbered by easements. Buffers shall provide a visual barrier between land uses, enhance the streetscape, and provide privacy. The spacing requirements between trees in Section VI shall not apply to this subsection. Compliance with this subsection requires that all ground-mounted equipment (i.e., transformers, air conditioner units), dumpsters, trash receptacles, refuse storage containers, outdoor storage, loading docks, substations, large utility cabinets, water and wastewater pumping stations, and other similar uses be sufficiently screened. Required landscape material shall be located to maximize the screening of these facilities.

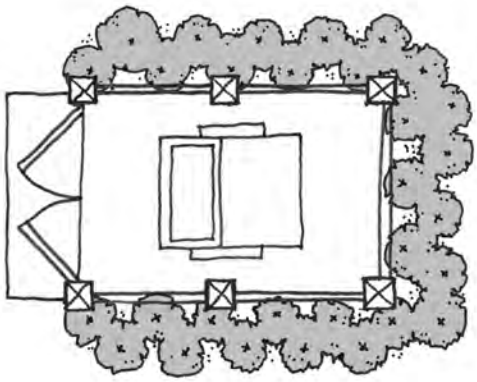
V.G.2. **Dumpster and trash receptacles.** All dumpsters, trash receptacles, and refuse storage containers shall be located within an enclosure providing screening by means of one or both of the following landscape elements:

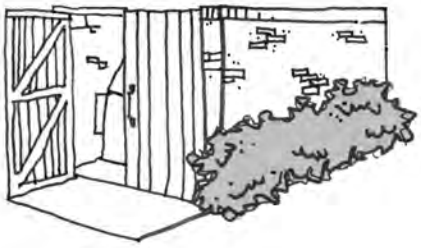
V.G.2.a. A decorative masonry wall (minimum six feet in height) on three sides and a gate on the fourth side. The gate shall be constructed with an opaque, nonmasonry material. The construction materials of the wall shall match material used on the principal building located on the same lot.

V.G.2.b. Small shrubs shall be arranged as foundation planting around the perimeter of the pad area except the side where the gate is located. One small shrub shall be planted at each end of and every three linear feet in a three-foot wide landscape area. The landscape requirements of this subsection do not apply when the enclosure is an architectural extension of a principal building.

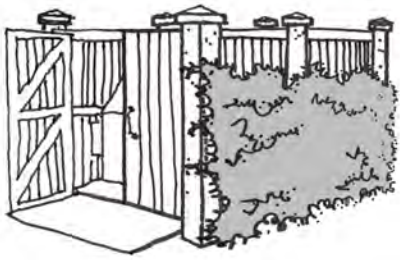
V.G.3. **Ground-mounted equipment.** All proposed ground-mounted equipment shall be screened by the planting of one large shrub every five linear feet around the boundary of the equipment.



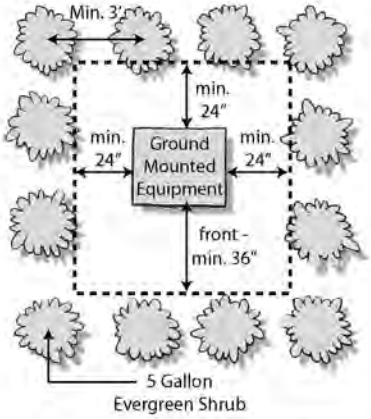




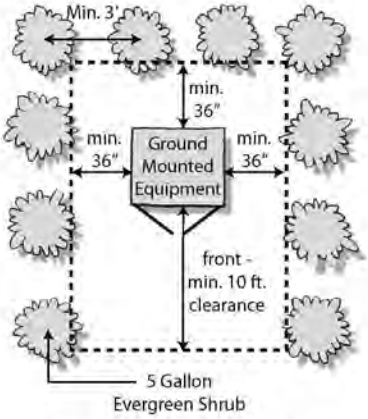
Wall Enclosure



Fence Enclosure
Allowed for Residential Uses Only.



Equipment Screening for Single Phase Pad Mounted Transformers



Equipment Screening for Three Phase Pad Mounted Transformers

V.G.4. **Substations, water/wastewater stations**. Proposed electric substations, water pump stations and wastewater lift stations shall be screened from public views by means of an eight-foot decorative masonry wall on a minimum of three sides. Standard concrete masonry units are prohibited. The following landscape elements shall be incorporated:

V.G.4.a. A five-foot wide landscape area with one small evergreen tree per 15 linear feet; provided that said trees shall be planted no closer than eight feet and no more than 16 feet apart; or

V.G.4.b. A five-foot wide landscape area with one large shrub for every five linear feet; provided that said shrubs shall be planted no closer than six feet apart.

V.G.5. **Loading areas.** All loading areas visible from public view shall be screened by means of the following screening and landscaping elements:

V.G.5.a. Decorative masonry wall (minimum six feet in height). If the wall includes a gate, it shall be constructed with an opaque, nonmasonry material. The construction materials of the wall shall match material used on the principal building located on the same lot;

V.G.5.b. One medium or large tree per 40 linear feet of wall constructed (75 percent of selected trees shall be of an evergreen species);

V.G.5.c. One small tree per 15 linear feet of wall constructed (75 percent of selected trees shall be of an evergreen species); provided that said trees shall be planted no more than 15 feet apart; and

V.G.5.d. One large shrub per four linear feet of wall constructed; provided that said shrubs shall be planted no more than six feet apart.

V.H. IRRIGATION

V.H.1. Underground automatic system. All required landscape areas shall be irrigated by an underground automatic system that may include a drip irrigation system. This system shall adhere to manufacturer specifications and the rules and regulations established by TCEQ or successor agency. In addition, an irrigation system must be designed by a landscape architect or irrigator licensed by the state. An irrigation system shall comply with the following:

V.H.1.a. Sprinkler head spacing shall be designed for head-to-head coverage and adjusted for prevailing winds. The system shall promote minimum runoff and minimum overspray onto non-irrigated areas (i.e., paving, walkway, buildings).

V.H.1.b. Sprinkler heads shall have matched precipitation rates within each control valve circuit.

V.H.1.c. Adjustable flow controls shall be required on circuit remote control valves. Pressure regulation components shall be required where static pressure exceeds manufacturer's recommended operating range.

V.H.1.d. Valves and circuits shall be separated based on water use requirements, so that turf areas can be watered separately from shrubs, trees and groundcover areas. A minimum of one bubbler each shall be provided for all large and medium size trees.

V.H.1.e. Serviceable check valves shall be required where elevation differential may cause low head drainage adjacent to paving areas.

V.H.1.f. All automatic irrigation systems shall be equipped with an electronic controller capable of dual or multiple programming. Controller(s) shall have multiple cycle start capacity and a flexible calendar program, including the capability of being set to water every five days.

V.H.1.g. All automatic irrigation systems shall be equipped with a rain and freeze sensor shut-off device.

V.I. ALTERNATIVE COMPLIANCE

V.I.1. In cases where a particular site opportunity exists; a creative design has been proposed; or where there is an unusual site encumbrance, an application for an alternative landscape plan which does not strictly comply to the standards of this section may be submitted for approval to the Planning Director. If the Planning Director denies the application for the alternative plan, the applicant may, within 15 business days after receipt of notice of such denial, appeal the decision to the Zoning Board of Adjustments (ZBA).

V.I.2. An application for alternate compliance must include a letter stating how the plan meets the purpose and intent of the Code and the details of the methods used to meet such intent. In addition, a comparison detailing the landscape elements required to satisfy strict compliance versus the alternative plan must be provided.

V.I.3. In rendering a decision on an alternate compliance plan, the Planning Director shall consider appropriate circumstances including, but not limited to:

V.I.3.a. Does the plan result in a creative arrangement of new large or medium trees?;

V.I.3.b. Does the plan maximize water conservation?;

V.I.3.c. Does the plan minimize the removal of existing trees or alteration of other significant natural features, such as rock outcroppings, floodplain or waterways?;

V.I.3.d. Is the plan contextually comparable to surrounding developments in the immediate area?; and

V.I.3.e. Is the site encumbered by easements or existing pavement that prohibit placement of landscaping as required by this section?

SECTION VI

TREE PROTECTION, PRESERVATION, AND MITIGATION

VI. TREE PROTECTION, PRESERVATION, AND MITIGATION

PURPOSE AND INTENT

The intent of this Section is to protect, maintain, and manage the City's existing forest resources by providing regulations relating to the cutting, removal or destruction of Protected Trees; to encourage protection and preservation of the natural environment and beauty of the City; to encourage a resourceful and prudent approach to urban development of wooded areas to minimize tree loss and provide for replacement of trees removed and destroyed resulting from development; to provide an objective method to evaluate a development's impact on trees and wooded areas and identify whether and how the impact may be reduced; to provide incentives for creative subdivision and site design which preserves trees while allowing development in wooded areas; and to provide for the enforcement and administration of tree protection thereby promoting and protecting the public health, safety and welfare and enhancing the quality of life.

Trees have a positive economic effect on the City by enhancing property values and making the City a more attractive place in which to live, visit and do business.

DEFINITIONS

Refer to Section II

VI.A. TREE PROTECTION

VI.A.1. Prohibited Activities

VI.A.1.a. It is unlawful for any person to remove any Protected Tree without first securing a tree removal permit.

VI.A.1.b. It is unlawful for any person to damage a Protected Tree, such as through tree topping, over-pruning or chemical poisoning.

VI.A.1.c. It is unlawful for a person to continue work or removal of trees when the City has issued a stop work order.

VI.A.2. Sizes and types of protected trees

VI.A.2.a. Size

Except as provided below, a tree having a DBH of eight (8) inches or more is a Protected Tree.

VI.A.2.a.i. On all developed lots in residential zoning districts and on developed lots smaller than 15,000 square feet in all other zoning districts only Heritage Trees are Protected Trees.

VI.A.2.a.ii. On all undeveloped lots in Single Family residential zoning districts and on undeveloped lots smaller than 15,000 square feet in all other zoning districts, trees having a DBH of twenty (20) inches or more are Protected Trees.

VI.A.2.a.iii. On all undeveloped lots in Multi Family residential zoning districts and on undeveloped lots smaller than 15,000 square feet in all other zoning districts, trees having a DBH of twenty (20) inches or more are Protected Trees.

VI.A.2.b. Type

Trees of all species that meet the size requirement in paragraph (1) above are protected except for Chinaberry, Hackberry, Ashe Juniper (Cedar), Chinese Tallow and Horse Apple (Bois D'arc).

VI.A.3. Belton Heritage Tree

Except as provided herein, any tree designated as a Belton Heritage Tree by the Planning Director or the City Council is a Protected Tree that cannot be removed, unless its designation is removed.

Tree Species	Size for BHT Recognition
American Elm - *Ulmus americana*	38" DBH
Bald Cypress - *Taxodium distichum*	34" DBH
Bur Oak - *Quercus macrocarpa*	32" DBH
Cedar Elm - *Ulmus crassifolia*	25" DBH
Live Oak - *Quercus virginiana (fusiformis)*	36" DBH
Mexican Sycamore - *Platanus mexicana*	37" DBH
Monterrey (Mexican White) Oak - *Quercus polymorpha*	28" DBH
Pecan - *Carya illinoiensis*	34" DBH
Post Oak - *Quercus stellata*	24" DBH
Shumard Red Oak - *Quercus shumardii*	21" DBH

Other specific specimen trees may be nominated as BHTs. These unique, individual specimens should possess unique characteristics that make it stand out as special. Unique locations or habitats, range extension or limitations and/or historical significance are important considerations.

VI.A.3.a. General requirements.

VI.A.3.a.i. Except as otherwise provided, it is unlawful to remove a Belton Heritage Tree designated as such on a tree survey as required by Section VI - Tree Protection, Preservation, and Mitigation, without a Belton Heritage Tree removal permit.

VI.A.3.a.ii. The location of all proposed buildings and improvements shall be oriented by the applicant, to the greatest extent in a manner which allows for the preservation of heritage trees.

VI.A.3.a.iii. No heritage trees shall be removed unless specifically approved by the Planning Director.

VI.A.3.b. Exceptions.

VI.A.3.b.i. Natural disasters and other emergencies. If a heritage tree is determined to be causing a danger or to be in a hazardous condition due to a natural disaster such as a tornado, storm, flood or other act of God that endangers public health, welfare or safety, the requirements of this section may be waived as deemed necessary by the emergency management coordinator and assistant city manager, after consultation with the City, with such consultation and determination to occur within one (1) calendar day of an applicant's request.

VI.A.3.b.ii. Public utilities. Pruning the canopy of heritage trees may be carried out by the city without prior approval by the City; if performed by an International Society of Arboriculture (ISA) certified arborist, or under the direct supervision of an ISA certified arborist. Heritage tree removal requests must be submitted to the City Council for review and approval.

VI.A.3.b.iii. Dead or diseased trees. If the City determines, based on a site inspection, that a heritage tree is already dead, dying, or fatally diseased, the provisions of the mitigation requirements will not apply.

VI.A.3.b.iv. Clear zone and sight triangles. Heritage trees located in the sight triangles of public streets are exempt from the requirements of this section.

VI.A.3.c. Belton Heritage Tree removal permit application requirements.

VI.A.3.c.i. Applications for heritage tree removal permit shall be submitted to the City.

VI.A.3.c.ii. The application shall be made by the owner of the property (or the owner(s)'s authorized representative) on which the heritage tree is located.

VI.A.3.c.iii. If recommended for approval by the Planning Director, a permit for removal will be issued for the heritage tree. If a heritage tree removal is issued pursuant to the provisions of this subsection, the applicant must comply with all applicable provisions of this section, including mitigation.

VI.A.3.c.iv. Permits shall remain valid for the longer of:

(a). The period of validity of the permit or authorization that required compliance with this section; or

(b). 180 days for the issuance of the tree removal or pruning permit.

VI.A.3.d. Mitigation by tree replacement on site.

VI.A.3.d.i. If the Planning Director approves an application for a permit to remove a Belton Heritage Tree, then the applicant shall, no later than thirty (30) days from the date of approval of the application, submit a mitigation plan showing the proposed type, location, and irrigation plan for the proposed replacement trees.

VI.A.3.d.ii. The mitigation plan must be a plan for planting replacement trees at a 1:1 ratio for each heritage tree removed, or a plan for alternative landscaping, if approved by the City.

VI.A.3.d.iii. No replacement trees shall be planted until the City has reviewed and approved the mitigation plan, and the location and species of the replacement tree(s).

VI.A.3.d.iv. Replacement trees shall comply with the preferred plant list of this code.

VI.A.3.d.v. Transplanting of heritage trees. Heritage trees can be transplanted to a suitable location on the same property or off-site, and no replacement on site shall be required, if the applicant complies with the generally accepted transplanting methods of the American National Standards Institute (ANSI A300 Standards) and the tree survives for a period of at least two (2) years.

VI.A.3.e. Mitigation by payment.

VI.A.3.e.i. When it is determined by the City that mitigation for heritage tree removal by replanting trees on site is not feasible (i.e., planting capacity has been reached on site) an applicant, in lieu of replanting on site, shall provide payment of $100.00 per diameter inch of Belton Heritage Tree removed into the city tree program or account for use by the city for the planting, pruning, irrigation, and other activities associated with trees on public property.

VI.A.3.e.ii. If an applicant demonstrates to the City Council that removal of a heritage tree is the only feasible and appropriate alternative, and if the applicant chooses to mitigate by payment, the City Council may, in its sole discretion, reduce the payment per diameter inch that would otherwise be due.

VI.A.3.f. Preservation incentives. If removal of a heritage tree is proposed due to efforts to comply with other provisions of this code, the applicant may request that the parks director, after consultation with the City, consider the following preservation incentives in exchange for the non-removal and preservation of the heritage tree.

VI.A.3.f.i. Parking space reductions. Any project shall be entitled to a reduction in the minimum parking requirements as the Planning Director determines is necessary to save and/or properly protect a heritage tree.

VI.A.3.f.ii. Sidewalks. Modification to sidewalks, their location and possibly the width and curb requirements shall be allowed as the Planning Director determines is necessary to facilitate protecting a heritage tree.

VI.A.3.f.iii. Landscape credits. The actual tree canopy of a heritage tree will be given as credit toward the planting requirements of this article; however, any credits earned will not count towards replacement credits of any other heritage tree in the event a subsequent heritage tree removal permit was approved by City Council and/or the City on the same project.

VI.A.3.g. Heritage tree protection during construction.

VI.A.3.g.i. Prior to the commencement of any development, a tree protection fence constructed of approved materials shall encompass the CRZ of any heritage tree. Said tree protection fence must be maintained throughout the construction process.

VI.A.3.g.ii. During construction, no materials including but not limited to excess soil, vehicles, equipment, liquids, trash, or construction debris may be placed inside of the tree protection fence, nor shall the tree protection fence be altered in any way so as to increase the encroachment of the construction.

VI.A.3.g.iii. Excavation, grading, soil deposit, impervious covering, drainage and leveling within the CRZ of heritage trees is prohibited unless approved by the City. Any impervious cover proposed within the CRZ of a heritage tree will be reviewed on a case by case basis by the City upon field inspections and/or plan reviews. In any case, generally no more than 25% of the CRZ of any heritage tree can be covered with impervious cover. Any protective fencing being used around heritage trees may only be reduced while impervious cover activity is being done. The remainder of the protective fencing must stay intact for the duration of the project.

VI.A.3.g.iv. Disposal or depositing of oil, gasoline, chemicals, paints, solvents or other materials is prohibited within the CRZ of heritage trees.

VI.A.3.g.v. The attachment of wires, signs and ropes to any heritage tree is prohibited.

VI.A.3.g.vi. The location of utility service and irrigation lines inside the CRZ of heritage trees is only allowed when approved by the City. If boring is used to provide underground utility access, the minimum length of the bore shall be the width of the tree's mature canopy. The minimum depth of the bore shall be specified by the City, but in no event be less than 24" below the natural grade existing prior to any development activity within the CRZ.

VI.A.3.g.vii. Soil disturbance or other injurious and detrimental activity within the CRZ of heritage trees is prohibited.

VI.A.3.g.viii. The City shall be notified whenever any damage or injury occurs to a heritage tree during construction so that proper treatment may be administered.

VI.A.3.h. Additional remedies.

VI.A.3.h.i. Any person causing damage, accidentally or otherwise, to a heritage tree shall be required to take such steps as may be required by the City to assure the future vitality of the tree, including costs of chemical or other types of treatment and/or construction of protective barriers, or if the City determines that the damage is so great that the heritage tree is no longer reasonably sustainable, the person shall be required to comply with the mitigation provisions of this article, and, if the act is intentional, to pay a civil penalty in the amount of $5,000.00 for each heritage tree that is damaged.

VI.A.3.h.ii. Any person who removes a heritage tree, accidentally or otherwise, in violation of this article, shall be required to comply with the mitigation provisions of this article, and, if the act is intentional, to pay a civil penalty in the amount of $5,000.00 for each heritage tree that is removed.

VI.A.3.h.iii. These remedies shall be in addition to the remedies in “Penalties and Enforcement” of this article.

VI.B. TREE PRESERVATION

VI.B.1. Critical Root Zone Impacts. A tree’s root system ranges well beyond the drip line. The critical root zone (CRZ) has been established to set a practical limit beyond which any loss of roots would not have a significant impact on a tree’s survival. Design constraints often dictate that trees slated for preservation have some encroachment on their critical root zone. Weighing this fact with what appears to be an acceptable degree of risk to most trees, the following minimum design criteria (maximum allowable impacts) have been established:

VI.B.1.a. A minimum of fifty percent (50%) of the critical root zone shall be preserved at natural grade, with natural groundcover.

VI.B.1.b. No cut or fill greater than four (4) inches shall be located closer to the tree trunk than one-half (1/2) the CRZ radius distance.

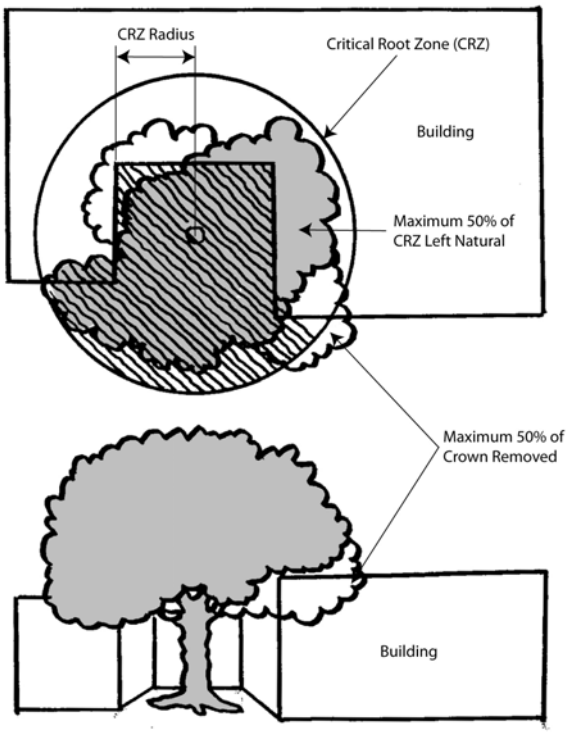
VI.B.1.c. This standard requires that construction impacts associated with various design features be considered. For example, the installation of a curb typically requires excavation of two (2) feet behind the back of curb. In such a case, the line of impact on the CRZ will be two (2) feet behind the curb line shown on the plan.

VI.B.1.d. In order to assure that the remaining root zones are adequately preserved, project designers should show the tree protection fence locations on plans for those trees with CRZ infringements.

VI.B.2. Tree Crown Impacts. The following is the minimum design criteria (maximum allowable impact) for tree crowns:

VI.B.2.a. A maximum of thirty percent (30%) of the viable portion of a tree’s crown may be removed.

VI.B.2.b. Construction methods must also be considered when implementing this design standard. For example, a building wall may only require the removal of thirty percent (30%) of the crown, but the scaffolding necessary to construct the building may require the removal of another twenty percent (20%) of the crown.



Critical Root Zone Preservation

VI.B.2.c. These criteria represent minimum standards for determining whether or not a tree is "preserved." Greater impacts may be allowed, provided that all design alternatives have been proven unfeasible and that some acceptable form of mitigation such as a remedial care program is negotiated. Conversely, some cases may require that a larger area of root zone be preserved to increase the survival potential of particularly significant trees.

VI.B.3. Hazardous Activities

Activities hazardous to the health of any Protected Tree being preserved are prohibited including but not limited to the following and as generally described in the Nursery Standards & Practices:

VI.B.3.a. **Physical damage.** Any physical damage, including Tree Topping and/or pruning.

VI.B.3.b. **Equipment cleaning and liquid disposal.** Cleaning equipment, depositing or allowing harmful liquids to flow overland within the limits of the Critical Root Zone. This includes paint, oil, solvents, asphalt, concrete, mortar, tar or similar materials.

VI.B.3.c. **Grade changes.** Grade changes (cut or fill) within the limits of the Critical Root Zone unless adequate construction methods are approved by the City Staff .

VI.B.3.d. **Impervious paving.** Paving with asphalt, concrete or other impervious materials within the limits of the Critical Root Zone in a manner which may reasonably be expected to kill a tree.

VI.B.3.e. **Material storage.** Storing materials intended for use in construction or allowing waste materials due to excavation or demolition to accumulate within the limits of the Critical Root Zone.

VI.B.3.f. **Tree attachments.** Attaching to a tree any signs, wires, or other items, other than those of a protective nature.

VI.B.3.g. **Vehicular traffic.** Vehicular and/or construction equipment traffic, parking, or storage within the limits of the Critical Root Zone, other than on pre-existing or approved pavement. This restriction does not apply to single incident access within the Critical Root Zone for purposes of clearing underbrush, vehicular access necessary for emergency services, routine utility maintenance, emergency restoration of utility service, or routine mowing operations.

VI.B.3.h. **Utility encroachment.** Installation of utilities and appurtenances within the Critical Root Zone or crown except as otherwise approved by the City Staff .

VI.B.3.i. **Excavation and trenching.** Excavation and trenching within the limits of the Critical Root Zone, except as otherwise approved by the City Staff.

VI.B.4. Plans

VI.B.4.a. These design criteria are enforced in the field as well as on the plan. Plan adjustments made during construction must be reviewed and approved by the City.

VI.B.4.b. Details and notes prohibiting the above activities as generally provided in the Nursery Standards & Practices shall be included on all Tree Protection Plans and Tree Replacement Plans.

VI.C. TREE MITIGATION

VI.C.1. TREE REMOVAL PERMITTING PROCESS

VI.C.1.a. Protected Tree Removal Through the Site Development /Subdivision Plan Process

Tree removal requests, Tree Surveys, Tree Protection Plans and Tree Replacement Plans for all projects requiring site plan approval, shall be submitted to the Planning Director, as part of the site plan application approval process.

VI.C.1.a.i. Tree Survey and Tree Inventory:

(a). A Tree Survey for C1, C2, R, NS, O1, O2, LI and UC zoning shall accompany all site plans submitted in accordance with the Development Process of these Design Standards and will be reviewed by the Planning Director as part of the development process.

(b). A Tree Survey will not be required if a land surveyor certifies that there are no Protected Trees on the proposed site.

(c). A Tree Inventory in lieu of a Tree Survey may be accepted by the City Staff to document trees outside the limits of construction.

(d). A Tree Survey or inventory of protected trees (20” and larger) is required for 2 or more residential lots proposed for new construction.

(e). A Tree Inventory, of Heritage Trees only, shall accompany all Residential, Multifamily, and HI Zoning site plans submitted in accordance with the Development Process of these Design Standards and will be reviewed by the Planning Director as part of the development process.

(f). A request to use a Tree Inventory or a Partial Tree Survey shall be made in writing to the City Staff in conjunction with the preliminary site plan submittal. City Staff shall provide written notification approving or disapproving the request within the preliminary site plan review cycle.

VI.C.1.a.ii. Tree Protection, Removal and Replacement:

The applicant shall configure a site in such a manner that Protected Trees will not be removed or damaged due to the building layout and construction within the site. With respect to said building layout and construction, the following will apply:

(a). A Tree Replacement Plan and Tree Protection Plan shall accompany the site development permit application to the Planning Department. The Tree Replacement Plan and Tree Protection Plan will be reviewed in conjunction with the site development permit application and will be approved or denied by the Planning Department.

(b). When replacement trees are required, replacement shall be in accordance with the Development Standards, which may be credited toward the requirements in the Landscape Section of these Guidelines.

(c). The Critical Root Zone of any Protected Tree not being removed shall be preserved in accordance with this section and shall be shown on the Tree Protection Plans.

(d). During site construction, tree protection measures as listed in this section shall apply to all Protected Trees being preserved.

(e). For all nonresidential applications and all applications for condominiums, town homes, amenity centers and multifamily residential projects in any district, the following minimum landscape requirements shall be provided:

(f). Fifty percent (50%) of the existing trees on site that are eight-inch caliper or greater and are from species included in the preferred plant list or of equivalent value shall be retained and protected during development of the site.

(g). Based on special circumstances of the site such as physical characteristics or traffic issues, any request to retain less than fifty percent (50%) requires the approval of the Planning Director, upon recommendation of the City.

VI.C.1.a.iii. No person shall remove or cause the removal of any Protected Tree without first securing an application approval from the City, except as provided below:

(a). When any protected tree sustains damage in the form of a broken trunk, broken limbs, which creates a hazard to life or property, no application is required for only the removal of the damaged part or parts of the tree, provided that the removal is effected in a timely manner so as to maintain the integrity and vigor of the tree.

(b). Preliminary plans and site development plans depicting removal of any Protected Trees shall be submitted to the City for evaluation and recommendation for administrative

approval or, when required, submission to the Planning and Zoning Commission. Final approval of the final plat or site plan constitutes an approval for tree removal of a protected tree, provided it is specifically identified on the plat or site plan as being removed with the development and provided that each such removal is specifically reviewed and approved by the City.

VI.C.1.a.iv. Notwithstanding any of the foregoing provisions of this chapter, the City shall approve an application for the removal of a Protected Tree under the following circumstances:

(a). The City determines that the tree constitutes a hazard to life or property which cannot reasonably be mitigated without removing the tree; or

(b). The City determines that the tree is dying, dead or diseased to the point that its restoration to sound condition is not practicable or that its disease can be expected to be transmitted to other trees and to endanger their health.

VI.C.2. TREE REPLACEMENT

VI.C.2.a. Requirements and Regulations

VI.C.2.a.i. Except as expressly provided herein, when protected trees are removed, tree replacement shall be required.

VI.C.2.a.ii. Replacement trees of the same or similar species as the protected tree to be removed shall be planted as required in the tree replacement schedule of this section. Each replacement tree shall be a minimum of three inches caliper and a minimum of ten feet in height and five-foot spread, when planted. All replacement trees shall comply with generally accepted criteria such as those provided by the International Society of Arboriculture.

VI.C.2.a.iii. Each replacement tree shall have an irrigation system or watering schedule in accordance with the generally accepted methods in the tree technical manual.

VI.C.2.a.iv. Each replacement tree shall be planted on the same subdivision or development site from which the tree was removed. In the event that there is not a suitable location for the replacement tree(s) on the same site, as determined and certified by a landscape architect and approved by the Planning Director, or if the Planning Director determines that replacement trees are unable to survive on the site based on information submitted by the landscape architect, the owner of the site will be allowed to do one of the following:

(a). Make a cash payment into the tree fund in accordance with the tree replacement schedule provided below, which shall be used to fund tree plantings or tree replacement on public property; or

(b). Plant trees on public property according to the tree replacement schedule provided below, as approved by the Planning Director.

VI.C.2.a.v. Replacement trees required under the subdivision process shall be planted no later than two years from the date of the acceptance letter for the subdivision public improvements, provided that fiscal security is posted in accordance with section VI.C.4

VI.C.2.a.vi. The tree replacement schedule is provided below and the replacement inches shall be calculated as follows: Total diameter of trees in a single category multiplied by the tree replacement ratio for that category equals the tree replacement required for that category of trees. The tree replacement ratio applies to the diameter of the existing tree to be removed.

VI.C.2.a.vii. Except as provided herein, any replacement tree that dies prior to the expiration of two years after a certificate of occupancy is issued shall be replaced by the developer or owner. This paragraph shall not apply to any replacement trees planted on lots zoned for single-family or two-family uses.

VI.C.2.b. Tree Replacement Fee

VI.C.2.b.i. Fees are based on the ratios in the table above. Payment is calculated as currently established or as hereafter adopted by resolution of the City Council from time to time.

VI.C.2.b.ii. The tree replacement fee shall be tendered in the form of a cashier's check or other form of payment acceptable by the City, payable to the City.

VI.C.2.b.iii. The cashier's check or other form of payment acceptable by the City shall be submitted to the Planning Director at the time of site plan approval; prior to subdivision construction plan acceptance; prior to plat recordation; or upon the tree removal permit approval, depending on the applicable review process.

Diameter of Existing Tree	Tree Replacement Ratio inches	Tree Replacement Fee (per inch)
BHT and larger	1.0	$100.00

VI.C.2.c. Tree Credits

VI.C.2.c.i. Except as otherwise stated, trees with diameters of three or more inches and less than eight inches located on-site may be credited toward the replacement trees required under this article. For applicable lots under subsection VI.A.2, trees with diameters of three to 19 inches located on-site may be credited toward the replacement trees required under this article.

VI.C.2.c.ii. Up to 50 percent of the inches to be replaced may be done through tree credits.

VI.C.2.c.iii. The trees selected for consideration toward the amount of replacement trees required shall be indicated on the tree survey and the tree replacement plan.

VI.C.2.c.iv. The trees shown on the Tree Survey and the Tree Replacement Plan as the trees proposed for tree credits shall be protected in the same manner as a Protected Tree.

VI.C.2.c.v. The Planning Director will review the trees proposed for tree credits provided in the tree survey and tree replacement plan and will approve or deny the use of the recommended trees as credits toward the replacement trees required. The review of the Planning Director shall be based on the assessed health, structure, habit, disease, or decline of the tree.

VI.C.3. PENALTIES AND ENFORCEMENT

VI.C.3.a. Any person who cuts, damages, or removes any tree in violation of the terms of this article is responsible for restitution by replanting replacement trees from the selection specified in the preferred plant list, at a caliper ratio of 2:1 and shall also be required to pay double permit fees for the removal of such trees. If the number of replacement trees required exceeds the ability to practically locate them on the site, cash in lieu to the tree program and at the same ratio of replacement cost including installation shall be required, in addition to the other applicable penalties.

VI.C.3.b. Any person otherwise in violation of this article shall be subject to fine or restitution in accordance with the provisions of this article. Notification of violations pertaining to this article shall be consistent with the Texas Government Code. Enforcement of this article shall be consistent with the provisions found in this code as well as other applicable rules, regulations, and standards consistent with the code. Each day of any violation to the requirements of this article shall be considered a separate offense.

VI.C.4. FISCAL SECURITY FOR TREES

VI.C.4.a. Posting of Fiscal Security at Development

The Owner must post fiscal security with the City prior to a request for recordation of the Final Plat or prior to subdivision construction plan acceptance, whichever comes first, if the replacement trees required under the approved Tree Replacement Plan have not been installed and accepted by the City Staff.

VI.C.4.b. Amount

The amount of fiscal security posted by the Owner shall equal the estimated cost plus ten percent to complete the approved Tree Replacement Plan. The Owner's Landscape Architect or Certified Landscape Professional shall provide the City Staff with a sealed opinion of the probable cost for his approval. The fiscal security shall be posted for a two year time period, with commencement of the time period to begin upon the subdivision improvement construction acceptance or the issuance of the Certificate of Occupancy.

VI.C.4.c. Administrative Fee

The Owner shall pay an administrative fee equal to five percent (5%) of the amount to be posted for all fiscal security posting.

VI.C.4.d. Types

In a form approved by the City Attorney, an Owner may post as fiscal security:

VI.C.4.d.i. A performance bond; or

VI.C.4.d.ii. A letter of credit.

VI.C.4.e. Expenditure of Fiscal Security

The City may draw on the fiscal security and pay the cost of completing the Tree Replacement Plan approved if it determines that the Owner has breached the obligations secured by the fiscal security or the two (2) year time period for the installation of the replacement trees has expired. The City shall refund the balance of the fiscal security, if any, to the Owner. The Owner shall be liable for the cost that exceeds the amount of fiscal security, if any, including any costs incurred by the City to draw on the fiscal security.

VI.C.4.f. Return of Fiscal Security

The City shall return the fiscal security to the Owner when final inspection approval is provided by the City Staff.

VI.C.5. CITY TREE PROGRAM

The City Tree Program shall consist of fees generated as a result of heritage tree replacement requirements, penalties, as well as general donations for public tree plantings.

VI.C.5.a. Establishment of Fund

A City Tree Program is hereby established.

VI.C.5.b. Funds to be Deposited

Tree replacement fees for the installation of replacement trees, as provided for in above, shall be deposited in the City Tree Program.

VI.C.5.c. Use of Funds

Expenditures from the City Tree Program shall be used solely for the purpose of purchasing and installing trees on public rights-of-way, public park land or any other City-owned property, and for administering the City Tree Program.

LIST OF APPROVED PLANTS IN THE CITY OF BELTON

Common Name	*Scientific Name*	*Deciduous/ Evergreen/ Semi-Evergreen*
Large Trees (mature height 40 feet or more)		
American Elm	Ulmus American	D
Bald Cypress	Taxodium distichum	D
Bur Oak	Quercus macrocarpa	D
Cedar Elm	Ulmus crassifolia	D
Chinese (Lacebark) Elm	Ulmus parvifolia	D
Chinquapin Oak	Quercus muehlenbergii	D
Deodar Cedar	Cedrus deodara	E
Eastern Black Walnut	Juglans nigra	D
Italian Stone Pine	Pinus pinea	E
Live Oak	Quercus virginiana (fusiformis)	SE
Mexican Sycamore	Platanus mexicana	D
Monterrey (Mexican White) Oak	Quercus polymorpha	SE
Montezuma Cypress	Taxodium mucronatum	D
Pecan	Carya illinoiensis	D
Post Oak	Quercus stellata	D
Shumard Red Oak	Quercus shumardii	D
Southern Magnolia	Magnolia grandiflora	SE
Weeping Willow	Salix babylonica	D
Medium Trees (mature height 25-40 feet)		
Arizona Cypress	Cupressus arizonica	D
Bigtooth Maple	Acer grandidentatum	D
Callery Pear “Aristocrat”	Pyrus calleryana cultivar ‘Aristocrat’	D
Carolina Cherry Laurel	Prunus caroliniana	E
Chinese Pistache	Pistacia chinensis	D
Eastern Red Cedar	Juniperus viginiana	E
Eldarica (Afghan) Pine	Pinus elderica	D
Escarpment Black Cherry	Prunus serotina ssp. eximia	D
Goldenrain Tree	Koelreuteria paniculata	D
Lacey Oak	Quercus laceyi	D
Mesquite	Prosopis glandulosa	D
Texas (Little) Walnut	Juglans microcarpa	D
Texas (Spanish) Red Oak	Quercus buckleyi	D
Texas Ash	Fraxinus texensis	D
Western Soapberry	Sapindus drummondii	D
Small Trees (mature height 8-25 feet)		
American Smoke Tree	Cotinus obovatus	D
Blanco Crab Apple	Pyrus ioensis	D
Carolina Buckthorn	Rhamnus caroliniana	D
Chitalpa	Chilopsis x Catalpa	D
Crape Myrtle	Lagerstromia indica	D
Desert Willow	Chilopsis linearis	D
Eve’s Necklace	Sophora affinis	E
Flameleaf Sumac	Rhus copallina	D
Loquat	Eriobotrya japonica	D
Mexican Buckeye	Ungnadia speciosa	D
Mexican Plum	Sophora secundiflora	D

Common Name	*Scientific Name*	*Deciduous/ Evergreen Semi-Evergreen*
Small Trees (mature height 8-25 feet), cont.		
Possumhaw Holly	Ilex decidua	D
Rough-Leaf Dogwood	Cornus drummondii	D
Texas Madrone	Arbutus xalapensis	D
Texas Persimmon	Diospyros texana	D
Texas Pistache	Pistacia texana	D
Texas Redbud	Cercis canadensis	D
Vitex	Vitex spp.	D
Wax Myrtle	Myrica cerifera	E
Yaupon Holly	Ilex vomitoria	E
Shrubs		
Agarita	Berberis trifoliata	E
American Beautyberry	Callicarpa americana	D
Butterfly Bush	Buddleia davidii	D
Cherry Laurel	Prunus caroliniana	E
Cotoneaster	Cotoneaster sp.	E
Dwarf Wax Myrtle	Myrica pumila	E
Evergreen Sumac	Rhus virens	E
Flame Leaf Sumac	Rhus lanceolata	D
Florida Jasmine	Jasminum floridum	D
Glossy Abelia	Abelia grandiflora	E
Gulf Stream Nandina	Nandina x Gulf Stream	E
Hollies (most varieties)	Ilex sp.	E
Indian Hawthorn (all varieties)	Raphiolepis indica	E
Italian Jasmine	Jasminum humile	E
Mexican Feathergrass	Stipa tenuissima	SE
Moonbay Nandina	Nandina x Moonbay	E
Muhly grass	Muhlenbergia lindhemeri	D
Nandina Domestica	Nandina domestica	E
Pampas Grass	Cordateria selloana	D
Primrose Jasmine	Jasminum mesnyi	E
Pyracantha	Pyracantha sp.	E
Red Yucca	Hesperaloe parviflora	E
Rosemary	Rosmarinus sp.	E
Russian Olive	Elaeagnus pungens	E
Softleaf Yucca	Yucca recurvifolia	E
Viburnum (all varieties)	Viburnum sp.	E

Common Name	*Scientific Name*
Ground Covers	
Ajuga (carpet bugle)	Ajuga reptans
Asian Jasmine	Trachelospermun asiaticum
Cherry Sage	Salvia greggii
Holly Fern	Cyrtomium falcatum
Lantana	Lantana sp.
Liriope	Liriope muscari
Mondo (monkey) Grass	Ophiopogon japonicus
Rosemary	Rosmarinus officinalis
Santolina (green and gray)	Santolina spp.
Star Jasmine	Trachelopspermum jasminoides
Trailing Vinca (periwinkle)	Vinca Major
Vines	
Boston Ivy	Parthenocissus tricuspidate
Carolina Jessamine	Gelsemium sempervirens
Coral Honeysuckle	Lonicera sempervirens
Cross Vines	Bignonia capreolata
English Ivy	Hedera helix
Lady Banksia Rose	Rose banksiae

SECTION VII

APPENDICES

APPENDIX A

APPLYING DESIGN STANDARDS

Examples 1-3 below provide a Developer/Homeowner an understanding of the Design Standards process. It is the responsibility of the Developer/Homeowner to become familiar with the Design Standards and determine how they apply to their proposed development.

Example 1 – Infill Development of one individual detached single-family residence constructed on its own lot or a two unit single-family attached structure with each dwelling unit constructed on its own lot.

1. Identify the site development location and the desired use(s) using the Process Diagram and the Type Area Maps.
2. Check to determine if the desired land uses are allowable using the Land Use table. If not allowed, select a new site location or land use.
3. If allowable, proceed to the "Design Standards by Area Type" table to determine the applicable design standards.
4. Review and apply the following Design Standards (site development, building and landscape) to site plan prior to pre-development conference.

- **Site Development Standards** (pg. 45)
  - Connectivity – pedestrian and non-motorized vehicles
  - Relationship of buildings to streets and walkways
  - Hardscape materials
  - Parking
  - Exterior lighting – requirements
  - Screening of equipment and utilities
- **Building Design Standards** (pg. 65)
  - General building standards
  - Fire access requirements
  - Building materials
  - Materials palette
- **Landscape Design Standards** (pg. 77)
  - Tree Protection
- **List of approved plants in the City of Belton** (pg. 102-105)
- **Design vocabulary and definitions** (pg. 21-41)

5. The Developer/Homeowner submits their plan and demonstrates their understanding of the Standards and how the Standards are applied to the proposed development concept.
6. Proceed with the re-zoning applications, platting and/or building permit applications.

Example 2 – 50 Acre Subdivision Development

1. Identify the site development location and the desired use(s) using the Process Diagram and the Type Area Maps.
2. Check to determine if the desired land uses are allowable using the Land Use table. If not allowed, select a new site location or land use.
3. If allowable, proceed to the "Design Standards by Area Type" table to determine the applicable design standards.
4. Review and apply the following design standards (site development, building and landscape) to site plan prior to pre-development conference.

- **Site Development Standards** (pg.45)
  - Connectivity – pedestrian and non-motorized vehicles
  - Relationship of buildings to streets and walkways
  - Signage – See the City of Belton Sign Ordinance
  - Hardscape materials
  - Parking
  - Exterior lighting – requirements
  - Screening of equipment and utilities
- **Building Design Standards** (pg. 65)
  - General building standards
  - Fire access requirements
  - Building materials
  - Materials palette
- **Landscape Design Standards** (pg. 77)
  - General tree survey standards
  - Compliance
  - Compatibility
  - Irrigation
  - Maintenance requirements – non-residential only
  - Alternative compliance methods – non-residential only
  - Tree protection, preservation and mitigation
- **List of approved plants in the City of Belton** (pg. 102-105)
- **Design vocabulary and definitions** (pg. 21-41)

5. The Developer submits their plan and demonstrates their understanding of the Standards, and how the Standards are applied to the proposed development concept.
6. Proceed with the re-zoning applications, platting and/or building permit applications.

Example 3 – Commercial Development

1. Identify the site development location and the desired use(s) using the Process Diagram and the Type Area Maps.
2. Check to determine if the desired land uses are allowable using the Land Use table. If not allowed, select a new site location or land use.
3. If allowable, proceed to the "Design Standards by Area Type" table to determine the applicable design standards.
4. Review and apply the following Design Standards (site development, building and landscape) to site plan prior to pre-development conference between developer/homeowner.

- **Site Development Standards** (pg. 45)
  - Connectivity – pedestrian and non-motorized vehicles
  - Relationship of buildings to streets and walkways
  - Signage – See the City of Belton Sign Ordinance
  - Hardscape materials
  - Parking
  - Exterior lighting – requirements
  - Screening of equipment and utilities
- **Building Design Standards** (pg. 65)
  - General building standards
  - Fire access requirements
  - Building materials
  - Materials palette
- **Landscape Design Standards** (pg. 77)
  - General tree survey standards
  - Compliance
  - Parking Areas
  - Compatibility
  - Irrigation
  - Maintenance requirements – non-residential only
  - Alternative compliance methods – non-residential only
  - Tree protection, preservation and mitigation
- **List of approved plants in the City of Belton** (pg. 102-105)
- **Design vocabulary and definitions** (pg. 21-41)

5. The Developer submits their plan and demonstrates their understanding of the Standards, and how the Standards are applied to the proposed development concept.
6. Proceed with the re-zoning applications, platting and/or building permit applications.

APPENDIX B

ALTERNATIVE COMPLIANCE EXAMPLES

Home built with alternate materials; located near one of Belton's Historic Districts.

Home built with alternate materials; located near one of Belton's Historic Districts.

Home built with alternate materials; located near one of Belton's Historic Districts.

Duplex on N. Beal built from Hardi-plank, an alternate material. Building orientation and materials complement the existing neighborhood/area.

Home built under the down-payment assistance program. This new construction with alternate materials is complementary to the existing neighborhood.

A smaller, cost-sensitive home with stone enhancements on the front elevation, and alternative materials use.

APPENDIX C

TREE SURVEY, PROTECTION, PRESERVATION, AND MITIGATION REQUIREMENTS BY DEVELOPMENT TYPE

Example 1 - Infill Development
As noted within Landscape Design Standards Applicability (pg. 77),

1. One individual detached single-family residence constructed on its own lot, and

2. A two unit single-family attached structure with each dwelling unit constructed on its own lot,

are exempt from the Landscape Design Standards with the exception of Belton Heritage Tree requirements (pg. 92).

Example 2 - 50 Acre Subdivision
This development type shall follow the Tree Survey guidelines.

All Belton Heritage Tree requirements, including their replacement, are applicable to all development types (pg. 92).

With the exception of Tree Replacement requirements as defined within Tree Mitigation (pg. 91), the Tree Protection, Preservation and Mitigation requirements must be followed.

Tree Replacement requirements are applicable to all nonresidential applications and all applications for condominiums, town homes, amenity centers and multifamily residential projects in any district. Therefore, the exception would be developments limited to single family residential lots.

Example 3 - Commercial Development
This development type shall follow all Tree Survey and Tree Protection, Preservation, and Mitigation requirements.

APPENDIX D

LANDSCAPE CALCULATION CHART

1	INTERIOR PARKING	# Spaces	Required	Provided
	1 Tree per 10 Space			

2	MEDIAN ISLANDS		Required	Provided
	*required on primary access drives *(retail dev. 50,000+)9' foc to foc, between every 6 single parking bays.*			
		LF / LF/#		
	Medium or Large Trees:			
	Total linear feet (LF) of median islands	50		

2	PARKING LANDSCAPE PUBLIC STREET - NON-INDUSTRIAL ZONING		Required	Provided
	* measurement to occur along property line less driveways			
		LF / LF/#		
A.	**Large Trees:**			
	Total linear feet (LF)	40		
	OR			
	Small Trees:			
	Total linear feet (LF)	40 (x2)		
B.	**Small Trees:**			
	Total linear feet (LF)	60		
C.	**Shrubs:**			
	Total linear feet (LF)	4		

3	FOUNDATION TREATMENT PLANTING - NON-INDUSTRIAL ZONING		Required	Provided
	Foundation Treatment Points: (Determined by category)	LF / Factor	FTP	
	Category 1 - Building with three or more single parking bays in the streetyard	4		
	Category 2 - Building with one or two single parking bays in the streetyard	3		
	Category 3 - Building with no parking in the streetyard	2		

Landscape Feature	Points		Provided	Points Credited
Specimen Tree	60		0	
Medium/Large Tree	30		0	
Ornamental Tree	15		0	
Large Shrub	5		0	
Small Shrub	3		0	
Groundcover Planting	2	(per SF)	0	
Groundcover Decorative	1	(per SF)	0	
Perennials | Annuals	0.5	(per SF)	0	
Permanently Irrigated Container Plantings	5	(per SF)	0	
Decorative Paving	2.5	(per SF)	0	
Shade Structure	30		0	
Shade Structure with Vines	33		0	
Site Furniture	30		0	
Trash Receptacle	20		0	
Bike Rack	20		0	
Sum Total			**0**	

4	SCREENING		Required	Provided
A.	**Detention Pond Screening**			
	Structured Walls : LF	LF / /xLF		
	medium tree	40		
	small tree	30		
	large shrub	8		
	OR			
	stone clad or textured wall and fence with vine	8		
	Earthen Berms			
	large tree	40		
B.	**Dumpster & Trash Receptacles (one or both)**	*(but do not apply if enclosure ia an architectural extension of a principal building)*		
	min. 6' masonary wall enclosure			
	small shrubs	3		
C.	**Ground Mounted Equipment**			
	large shrub	4		
D.	**Substations 7 Water | Wastewater Stations**	*(required min. 6' masonary wall enclosure, standard concrete masonary units prohibited)*		
	8' wide landscape area with small evergreen tree (min 8' sp|max 16'sp)	12		
	OR			
	5' wide landscape area with large shrub (min 6' sp)	4		
E.	**Outdoor Storage**			
	Limited Outdoor Storage			
	8' landscape area with small evergreen shrub (min 8' sp|max 16'sp)	12		
	OR			
	5' landscape area with large shrub (min 6' sp)	4		
	General Outdoor Storage			
	8' wide landscape area with small evergreen tree (max. 15' sp)	15		
	8' wide landscape area with large evergreen tree (max. 15' sp)	30		
F.	**Loading Docks & Loading Spaces**			
	min. 6' masonary wall enclosure with opaque nonmasonary gate			
	large|medium tree (75% evergreen)	40		
	small tree (75% evergreen, max. 15' sp)	15		
	large shrub (max. 6' sp)	4		

5	ADDITIONAL STREET YARD LANDSCAPING		Required	Provided
	Additional SF of Streetyard	SF / /SF		
	large tree (3" cal. min)	2000		
	small tree (1"cal. min.)	1000 (x2)		

6	IRRIGATION	Required	Provided
		YES	

6	COMPATIBILITY BUFFER	Required	Provided

APPENDIX E

HERITAGE TREE REMOVAL APPLICATION

(In accordance with the City of Belton Landscape Ordinance # 2009-31
for removal of any protected tree having a diameter of 30" or greater)

Date of Application	
Address of Property	
Name of Applicant	
Name of Owner	
Contact Phone Number:	Fax Number:
E-Mail Address	

☐ Diameter of Trunk ☐ Diameter Multi-trunk or ☐ Diameter of Cluster _____**Total Inches**
(measure 4.5' from ground; single trunk= total dia of trunk/ multi or cluster= dia of largest trunk+half all others= total inches):

General Condition & Tree Health:

Reason for Requesting Removal:

Accompanying your request, please provide photographs of the tree in question, including detail areas of damage, decay or disease. Also, provide a simple plan drawing showing the exact location of the tree on the property, either on the reverse side of this form or on a separate sheet of paper.

Applicant's Signature	Date

Action on Request: ☐ Approved ☐ Approved w/ Conditions ☐ Disapproved

City Staff Comments:

Conditions of Approval:

Signature of Planning Director	Date	

City of Belton ◆ P.O. Box 120 ◆ Belton, Texas 76513
(254) 933-5800 ◆ Fax (512)260-1661

APPENDIX F

ALTERNATE COMPLIANT DESIGN STANDARDS APPLICATION

(In accordance with the City of Belton Landscape Ordinance # 2009-31)

Address of Property:

Zoning & Type Area of Property:

Name of Applicant:

Name of Owner:

Applicant Phone Number: Applicant Fax Number:

Applicant e-mail Address:

In general, areas where deficiency occurs i.e. (masonry requirements, fencing material, etc.):

In general, areas where requirements are exceeded i.e. (stacking space, landscaping, etc.):

Accompanying your request, please provide a letter stating your request, as well as the required plan drawing(s) illustrating and denoting the areas where the plan is deficient. Plans submitted shall be prepared in accordance and as outlined in the Design Guidelines.

Applicant Signature Date

Action on Request: ☐ Approved ☐ Approved with Conditions ☐ Not Approved

City Staff Comments:

Conditions of Approval:

Signature of Planning Director Date

City of Belton ♦ P.O. Box 120 ♦ Belton, Texas 76513
(254)933-5800 ♦ Fax (254)933-5822

APPENDIX G

ALTERNATE COMPLIANT LANDSCAPE APPLICATION

(In accordance with the City of Belton Landscape Ordinance # 2009-31)

Address of Property:

Zoning & Type Area of Property:

Name of Applicant:

Name of Owner:

Applicant Phone Number: Applicant Fax Number:

Applicant e-mail Address:

In general, areas where deficiency occurs i.e. (street, yard, perimeter parking, compatibility buffer, etc.):

In general, areas where requirements are exceeded i.e. (size of plants, increased number of plantings, etc.):

Accompanying your request, please provide a letter stating your request, as well as the required landscape planting plan drawing(s) illustrating and denoting the areas where the plan is deficient. Plans submitted shall be prepared in accordance and as outlined in the Design Guidelines.

Applicant Signature Date

Action on Request: ☐ Approved ☐ Approved with Conditions ☐ Not Approved

City Staff Comments:

Conditions of Approval:

Signature of Planning Director Date

City of Belton ♦ P.O. Box 120 ♦ Belton, Texas 76513
(254)933-5800 ♦ Fax (254)933-5822

APPENDIX H

SITE CLEARING PERMIT APPLICATION

(In accordance with the City of Belton Landscape Ordinance # 2013-XX)

Date of Application	
Address of Property	
Name of Applicant	
Name of Owner	
Contact Phone Number:	Fax Number:
E-Mail Address	
In general, what will be cleared on this site:	
Reason for Requesting Removal:	
Applicant's Name	Date
Action on Request: ☐ Approved ☐ Disapproved	
City Staff Comments:	
Conditions of Approval:	

Signature of Applicant	Date	Signature of City Staff	Date

City of Belton ◆ P.O. Box 120 ◆ Belton, Texas 76513
(254) 933-5800 ◆ Fax (512)260-1661