ORDINANCE NO. 5432

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DENISON, TEXAS, AMENDING CHAPTER 28 OF THE CODE OF ORDINANCES OF THE CITY, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF DENISON; SPECIFICALLY AMENDING SUBSECTION 28.18 A – AGRICULTURAL DISTRICT; SUBSECTION 28.20 RD – RURAL DEVELOPMENT DISTRICT; SUBSCTION 28.21 SF-20 SINGLE-FAMILY RESIDENTIAL DISTRICT; SUBSECTION 28.22 SF-10 SINGLE-FAMILY RESIDENTIAL DISTRICT; SUBSECTION 28.23 SF-7.5 SINGLE-FAMILY RESIDENTIAL DISTRICT; SUBSECTION 28.24 SF-5 SINGLE-FAMILY RESIDENTIAL DISTRICT; SUBSECTION 28.25 SINGLE-FAMILY RESIDENTIAL DISTRICT – PATIO HOMES; SUBSECTION 28.26 SINGLE-FAMILY TOWNHOME DISTRICT; SUBSECTION 28.27 LAKESIDE DEVELOPMENT DISTRICT; SUBSECTION 28.28 URBAN DEVELOPMENT DISTRICT; SUBSECTION 28.29 2F – TWO-FAMILY (DUPLEX) RESIDENTIAL DISTRICT; SUBSECTION 28.30 MF-1 – MULTI-FAMILY RESIDENTIAL DISTRICT; SUBSECTION 28.31 MF-2 – MULTI-FAMILY RESIDENTIAL DISTRICT; SUBSECTION 28.50 OFF-STREET PARKING AND LOADING REQUIREMENTS; AND REPEALING AND REPLACING IN ITS ENTIRETY SUBSECTION 28.54 – EXTERIOR CONSTRUCTION AND DESIGN REQUIREMENTS; PROVIDING A PENALTY; PROVIDING SAVINGS, REPEALING AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the City Council of the City adopted Chapter 28 of its Code of Ordinances, the same being the Comprehensive Zoning Ordinance of the City, which sets forth various regulations for promoting the public health, safety, morals and general welfare, and protecting and preserving places and areas of historical, cultural and/or architectural importance and significance within the City and are made with reasonable consideration, among other things, for the character of each zoning district and its peculiar suitability for the particular uses and building types specified; and

WHEREAS, the City Council has determined it necessary to amend and adopt regulations for architectural design features and standards for residential development; and

WHEREAS, regulation of architectural design for residential development addresses the City's goals for encouraging high quality and enduring residential construction and promoting a variety of housing types and styles that positively impact the city's streetscapes and appearance; and

WHEREAS, additionally the City's adopted Comprehensive Plan sets an additional goal of creating design requirements and guidelines that allow new infill residential development to blend with and complement the architecture of existing housing; and

WHEREAS, in order to achieve its goals, the City Council has determined that its existing regulations should be enhanced and improved by including standards for architectural features and design for individual single-family, duplex, townhouse and multi-family units and buildings, reducing the impact of parking spaces and paved areas in front yards and increasing the amenities provided for multi-family development; and

WHEREAS, having considered the proposed amendments to the Zoning Ordinance and the appropriateness of the amendments; and

WHEREAS, after public notices were given in compliance with State law and public hearings were conducted, and after considering the information submitted at those public hearings and all other relevant information and materials, the Planning and Zoning Commission of the City has recommended to the City Council the adoption of the amendments to the Comprehensive Zoning Ordinance as set forth in this ordinance; and

WHEREAS, after complying with all legal notices, requirements, and conditions, a public hearing was held before City Council at which the City Council considered the recommendation of the Planning and Zoning Commission, amending specific requirements for the various single-family, townhouse, duplex and multi-family zoning districts in Sections 28.18, 28.20, 28.21, 28.22, 28.23, 28.24, 28.25, 28.26, 28.27, 28.28, 28.29, 28.30, 28.31 of Article III (Zoning Districts); Section 28.50 (Off-street parking and loading requirements) of Article V (Development Standards); and amending in its entirety Section 28.54 Exterior construction and design requirements) of Article V (Development Standards) of the Comprehensive Zoning Ordinance with the objectives of promoting high quality and enduring residential construction, and improving the streetscape and appearance of the City in a manner that contributes to the public and environmental health and overall quality of life of the community thereby furthering the health, safety and welfare of the public, and the City Council does hereby find that the amendments to the Zoning Ordinance approved hereby accomplishes such objectives.

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

SECTION 1. INCORPORATION OF PREMISES. The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2. FINDINGS. After due deliberations and consideration of the recommendation of the Planning and Zoning Commission and the information and other materials received at the public hearing, the City Council has concluded that the adoption of this Ordinance is in the best interests of the City of Denison, Texas, and of the public health, safety and welfare.

SECTION 3. ZONING AMENDMENTS. Chapter 28 of the Code of Ordinances of the City of Denison, Texas, of the Comprehensive Zoning Ordinance, is hereby amended in the following particulars as follows, with additions indicated by underline and deletions indicated by strikethrough:

Article III, Section 28.18 A-Agricultural District

Section 28.18.4 Area Regulations

C. Size of Yards

C.4. *Garages*. Garage entries for automobiles shall not be located nearer than ~~twenty-four (24)~~ twenty-five (25) feet to a street right-of-way or the minimum side yard or rear yard setbacks, whichever is greater.

Article III, Section 28.20 RD-Rural Development District

Section 28.20.4 Area Regulations

B. *Garages:* Garage entries for automobiles shall not be located nearer than ~~twenty-four (24)~~ twenty-five (25) feet to a street right-of-way or the minimum side yard or rear yard setbacks, whichever is greater.

Article III, Section 28.21 SF-20 Single-Family Residential District

Section 28.21.4 Area Regulations

B. Size of Yards

B.1.b. For front entry garages, the minimum setback for the face of the garage door is twenty-five (25) feet, and in no instance shall the face of the garage door extend more than three (3) feet beyond the ~~main portion~~ front façade of the dwelling unit.

~~F. Minimum exterior construction standards: Seventy-five (75) percent standard masonry construction (see section 28.54).~~

Article III, Section 28.22 SF-10 Single-Family Residential District

Section 28.22.4 Area Regulations

B. Size of Yards

B.1.b. For front entry garages, the minimum setback for the face of the garage door is twenty-five (25) feet, and in no instance shall the face of the garage door extend more than three (3) feet beyond the ~~main portion~~ front façade of the dwelling unit.

~~F. Minimum exterior construction standards: Seventy-five (75) percent standard masonry construction (see section 28.54).~~

Article III, Section 28.23 SF-7.5 Single-Family Residential District

Section 28.23.4 Area Regulations

B. Size of Yards

B.1.b. For front entry garages, the minimum setback for the face of the garage door is twenty-five (25) feet, and in no instance shall the face of the garage door extend more than three (3) feet beyond the ~~main portion~~ front façade of the dwelling unit.

~~F. Minimum exterior construction standards: Seventy-five (75) percent standard masonry construction, exterior walls (building "faces") (excluding doors and windows) shall be finished with masonry-brick, stone, synthetic stone, cast stone, cultured stone products or stucco in accordance with section 28.54. Hardie board or cementitious fiber board shall be allowed but may not be counted toward the seventy-five (75) percent standard masonry construction requirement for all elevations, but may be used along with, wood or Smartside siding or equivalent engineered siding for the remaining twenty-five (25) percent of the exterior walls (building "faces") (excluding doors and windows). Metal exterior construction for the primary structure is prohibited in the SF-7.5 Zoning District. Masonite and similar products are prohibited as exterior building materials.~~

Article III, Section 28.24 SF-5 Single-Family Residential District

Section 28.24.4 Area Regulations

B. Size of Yards

B.1.b. For front entry garages, the minimum setback for the face of the garage door is twenty-five (25) feet, and in no instance shall the face of the garage door extend more than three (3) feet beyond the ~~main portion~~ front façade of the dwelling unit.

D. Parking regulations

D.1. Single-family dwelling unit - (New construction) - A minimum of two (2) paved parking spaces shall be required. A minimum of one (1) space shall be covered parking (garage or carport) and one (1) additional space may be open parking. All parking spaces shall consist of a paved driveway constructed completely of concrete or similar solid paved surface such as turf pavers, brick pavers, or asphalt. (July 18, 2016.) If all parking is located to the rear of the main structure, a ribbon driveway meeting the requirements of Section 28.54.7 may be utilized to access the paved parking spaces.

D.4.a. The face of garage doors shall not be located nearer than twenty-five (25) feet to a street right-of-way. ~~For corner lots, this distance may be reduced to twenty (20) feet for a garage entered from the side street.~~

~~F. Minimum exterior construction standards: Metal exterior construction for a primary structure is prohibited in the SF-5 Zoning District. All exterior walls (building "faces") (excluding doors and windows) of a structure shall be finished with Hardie board or cementitious fiber board siding, Smartside siding or equivalent engineered siding, wood or standard masonry construction. Masonite and similar products are prohibited as exterior building materials.~~

Article III, Section 28.25 Single-Family Residential District – Patio homes

Section 28.25.4 Area Regulations

~~F. Minimum exterior construction standards: Seventy-five (75) percent standard masonry construction (see section 28.54).~~

Section 28.25.5 Special Requirements

C. Single-family homes with side-entry garages where lot frontage is only to one (1) street (not a corner lot) shall have a minimum setback of eighteen (18) feet from the ~~door~~ face of the garage or carport to the side property line to allow for maneuvering. The minimum setback from any garage door to a street or alley right-of-way line shall also be ~~eighteen (18) feet~~ twenty-five (25) feet.

Article III, Section 28.26 Single-Family Townhome District

Section 28.26.4 Area Regulations

B. Size of Yards

B.3.b The face of the garage door may be located a minimum of three (3) feet of from the rear property line/alley right-of-way if no uncovered off-street parking is provided. If uncovered off-street parking spaces are provided, the minimum setback to the face of the garage door must be twenty-five (25) feet.

~~G. Minimum exterior construction standards: See section 28.54 for exterior construction standards.~~

Article III Section 28.27 Lakeside Development District

Section 28.27.5 Residential Area and Performance Regulations

C. *Garages:* Garage entries for automobiles shall not be located nearer than ~~twenty (20)~~ twenty-five (25) feet to a street right-of-way or the minimum side yard or rear yard setbacks, whichever is greater.

~~G. Minimum exterior construction standards: Seventy-five (75) percent standard masonry construction (see article V).~~

Article III, Section 28.28 UD-Urban Development District

Section 28.28.4. Area Regulations

B. *Garages:* Garage entries for automobiles shall not be located nearer than ~~twenty-four (24)~~ twenty-five (25) feet to a street right-of-way or the minimum side yard or rear yard setbacks, whichever is greater.

~~E. Minimum exterior construction standards: Seventy-five (75) percent standard masonry construction (see article V).~~

Article III, Section 28.29 2F – Two-Family (duplex) Residential District

Section 28.29.4. Area Regulations

C. Size of Yards

C.1.b. For front entry garages, the minimum setback for the face of the garage door is twenty-five (25) feet, and in no instance shall the face of the garage door extend more than three (3) feet beyond the ~~main portion~~ front façade of the dwelling unit.

D. Parking regulations

D.1.a. T*wo-family/duplex homes*—A minimum of two (2) parking spaces shall be required for each dwelling unit. A minimum of one (1) space shall be in an enclosed garage and one (1) additional space may be paved open parking. All parking spaces shall be constructed completely of concrete or similar solid paved surface such as turf pavers, brick pavers, or asphalt. If all parking is located to the rear of the main structure, a ribbon driveway meeting the requirements of Section 28.54.7 may be utilized to access the paved parking spaces.

b. Driveways in the front yard must be separated by a minimum three foot wide grass strip, unless a shared single-width driveway provides access to the parking spaces for both units.

~~F. Minimum exterior construction standards: See section 28.54 for exterior construction standards.~~

Section 28.29.5. Special requirements:

E. Single-family and two-family homes with side-entry garages where lot frontage is only to one (1) street (not a corner lot) shall have a minimum of twenty-four (24) feet from the door face of the garage or carport to the side property line for maneuvering. The minimum setback from any garage door to a street or alley right-of-way line shall be ~~eighteen (18)~~ twenty-five (25) feet.

Article III, Section 28.30 MF-1 – Multi-Family Residential District

Section 28.30.4 Area regulations:

E. Parking regulations:

3. Parking spaces for multi-family developments with two or fewer buildings, tri-plexes and four-plexes must be located to the rear of the building and not between the face of the building and the street.

~~F. Minimum exterior construction standards: One hundred (100) percent masonry (Stucco, cementitious composition fiberboard, concrete masonry units or materials of similar characteristics will not be allowed).~~

Section 28.30.5 Special requirements:

F. Amenities – See Section 28.54 for amenity requirements. ~~A swimming pool shall be provided in multi-family developments of fifty (50) or more units. See Article V for additional pool requirements~~.

~~G. One (1) playground area containing at least five (5) pieces of play equipment shall be provided for every one hundred (100) dwelling units, or fraction thereof. The playground equipment shall be of heavy-duty construction, such as is normally used in public parks or on public school playgrounds.~~

Article III, Section 28.31 MF-2 – Multi-Family Residential District

Section 28.30.4 Area regulations:

E. Parking regulations:

3. Parking spaces for multi-family developments with two or fewer buildings, tri-plexes and four-plexes must be located to the rear of the building and not between the face of the building and the street.

~~F. Minimum exterior construction standards: One hundred (100) percent masonry (Stucco, cementitious composition fiberboard, concrete masonry units or materials of similar characteristics will not be allowed).~~

Section 28.30.5 Special requirements:

F. Amenities – See Section 28.54 for amenity requirements. ~~A swimming pool shall be provided in multi-family developments of fifty (50) or more units. See article V for additional pool requirements.~~

~~G. One (1) playground area containing at least five (5) pieces of play equipment shall be provided for every one hundred (100) dwelling units, or fraction thereof. The playground equipment shall be of heavy-duty construction, such as is normally used in public parks or on public school playgrounds.~~

Article V, Development Standards - Section 28.50 Off-street parking and loading requirements

Section 28.50.2 Residential districts—Special off-street parking provisions:

B. All vehicle parking shall be on a paved parking surface. For single-family houses, duplexes, patio homes and townhouses, concrete, asphalt, turf pavers or brick pavers are approved paving materials. If all parking is located to the rear of the main structure, a ribbon driveway meeting the requirements of Section 28.54.7 may be utilized to access the paved parking spaces. All driveways and approaches to parking spaces, garages and carports shall be continuous and shall be similarly paved in accordance with the Public Works Standard Details, except in the A and RD Districts.

F.2. *Prohibition.* No person shall park or allow any parking of a vehicle on any part of a front or side residential yard other than on a paved or other hard-surfaced, impervious area driveway, ribbon driveway, double driveway, circular driveway or additional residential parking space, provided that the driveway or parking space meets the requirements of this chapter and all other applicable law.

Article V, Development Standards - Section 28.54 Exterior Construction and Design Requirements

Delete and replace entire Section 28.54 as indicated below:

~~28.54.1. Exterior construction requirements and standards:~~

~~*Definitions:* For the purpose of this section, the following definitions shall apply:~~

~~1.Masonry construction shall include all construction of stone material, brick material, concrete masonry units, or concrete panel construction, which is composed of solid, cavity, faced, or veneered wall construction.~~

~~The standards for masonry construction types are listed below:~~

~~a. *Stone material* Masonry construction using stone material may consist of granite, marble, limestone, slate, river rock, and other hard and durable naturally occurring all weather stone. Cut stone and dimensioned stone techniques are acceptable. Manmade/cultured stone is also an acceptable exterior material.~~

~~b. *Brick material* Brick material used for masonry construction shall be hard fired (kiln fired) clay or slate material which meets the latest version of ASTM standard C216, Standard Specification for Facing Brick (solid masonry unit made of clay or shale), and shall be Severe Weather (SW) grade, and Type FBA or FBS or better. Unfired or underfired clay, sand, or shale brick are not allowed.~~

~~c. *Concrete masonry units* Concrete masonry units used for masonry construction shall meet the latest version of the following applicable specifications; ASTM C90, Standard Specification for Hollow Load Bearing Concrete Masonry Units; ASTM C145, Standard Specification for Solid Load Bearing Masonry Units; ASTM C129, Standard Specification for Hollow and Solid Non-Load Bearing Units; and cementitious composition fiberboard or material of equal characteristics in accordance with the city's building and fire codes. Concrete masonry units shall have an indented, hammered, split face finish or other similar architectural finish as approved by the city council. Lightweight concrete block or cinder block construction is not acceptable as an exterior finish.~~

~~d. *Concrete panel construction* Concrete finish, pre-cast panel, tilt wall, or cementitious composition reinforced panel construction shall be painted, fluted, or exposed aggregate. Smooth or untextured concrete finishes are not acceptable unless painted.~~

~~e. *Stucco* Stucco is a durable, attractive and weather-resistant wall covering traditionally exterior finish applied in three coats (1) the scratch coat, (2) the brown coat and (3) the finish coat. The~~

~~two base coats of plaster may be either hand-applied or machine sprayed. The finish coat may be troweled smooth, hand-textured, floated to a sand finish, or sprayed. EIFS shall be allowed only as a trim element or architectural detail element in conjunction with other authorized wall materials, shall only be allowed in residential districts, and shall not be allowed as a primary wall finish.~~

~~2. Glass and metal standards are as follows:~~

~~a. Glass walls shall include glass curtain walls or glass block construction. Glass curtain wall shall be defined as an exterior wall which carries no structural loads, and which may consist of the combination of metal, glass, or other surfacing material supported in a metal framework.~~

~~b. Metal walls shall include profiled panels, deep ribbed panels and concealed fastener systems. Exterior finish shall be film laminated or baked on enamel painted to the wall manufacturer's standards.~~

~~1. The use of corrugated metal, plastic, or fiberglass panels is prohibited.~~

~~2. The use of galvanized, aluminum coated, zinc-aluminum coated or unpainted exterior metal finish is prohibited.~~

~~3. The use of metal roofs is allowed in SF-7.5, SF-5, A, RD, and 2F if compatible with roof color of surrounding neighborhood. Allowable roof systems include stone coated metal roof systems equivalent to Decra ™ or Gerard ™ with a minimum of twenty-six (26) gauge and/or Standing Seam or equivalent interlocking metal roof panels that do not have exposed screws or grommets with painted factory finish guaranteed for a minimum of twenty (20) years in a color compatible with the surrounding residential roofs. Colors shall include Galvalume (matte finish/non-reflective), pewter, burnished slate, ivy green, light stone and copper (matte finish/non-reflective) are allowed. Roofs with bright colors such as bright red, neon or similar colors or reflective or shiny finishes are prohibited.~~

~~28.54.2. Construction standards:~~

~~A. *Construction standards:* The standards and criteria contained within this section are deemed to be minimum standards and shall apply to all new construction occurring within the city.~~

~~1. *Residential:*~~

~~a. All residential buildings and structures except residential structures in SF-5 shall be of standard masonry construction having at least seventy-five (75) percent of the total exterior walls above grade level and below the first floor plate line of all elevations, excluding doors and windows, constructed of brick, stone, cementitious composition fiberboard, stucco or a material of equal characteristics in accordance with this ordinance and with the city's building and fire codes. Strict adherence to this rule shall not be such as to prevent architectural creativity. Masonry requirements for residential buildings and structures in SF-7.5 are provided in section 28.23.4 "Area Regulations: F. Minimum exterior construction standards" and SF-5 are provided in section 28.24.4 "Area Regulations: F. Minimum exterior construction standards."~~

b. All principal buildings and structures located in the MF Districts shall be of exterior fire-resistant construction having at least one hundred (100) percent of the total exterior walls above grade level and below the first floor plate line, excluding door and windows constructed of brick or stone in accordance with the city's building and fire code. Stucco, cementitious composition fiberboard, concrete masonry units or materials of equal characteristics are not allowed in the Multi-Family Districts and any zoning district that allows apartments - (Lakeside Development District, Office District and Central Area District).

c. Concrete or metal exterior construction is not permitted on any residential structure.

d. Exemptions:

1. Accessory buildings two hundred forty (240) square feet or less are excluded from these provisions.

2. Barns on property of three (3) acres or more, provided that such barns are used solely for agricultural purposes as distinguished from commercial or industrial purposes, shall be exempt from provisions of this section.

3. Mobile homes otherwise lawfully existing under the provisions of the zoning chapter shall also be excluded from provision of this section.

4. Historic structures.

5. Structures in areas of infill lots where wood frame homes are existing on adjacent lots on the date of adoption of this chapter.

2. *Nonresidential:*

a. All nonresidential structures shall be of exterior materials having at least seventy-five (75) percent of the total exterior walls above grade level, excluding doors and windows, constructed of masonry or glass wall construction, in accordance with below.

b. Temporary construction buildings - Temporary buildings and temporary building material storage areas to be used for construction purposes may be permitted for a specific period of time in accordance with a permit issued by the building official and subject to periodic renewal by the inspector for cause shown. Upon completion or abandonment of construction or expiration of permit, such field offices/buildings and material storage areas shall be removed at the satisfaction of the building official.

c. Metal buildings are permitted in light and heavy industrial districts except in the Highway Oriented Overlay District.

B. *Procedure for determining alternative exterior materials:*

1. All requests for alternative exterior building materials shall be noted and described on the site plan. If requested by the city, a sample(s) of the proposed exterior finish material(s) may be required to be submitted with the site plan.

~~2. The planning and zoning commission may approve an alternative exterior material if it is determined to be equivalent or better than the exterior materials cited in subsection 28.54.2.A.2.b. above as part of the approval of the site plan.~~

~~3. Consideration for exceptions to the above requirements shall be based only on the following:~~

~~a. Architectural design and creativity.~~

~~b. Compatibility with surrounding developed properties:~~

~~Architectural variances may be considered for, but not limited to, Gingerbread, Victorian, English Tudor, or Log design~~**s.**

~~4. If the request is denied by the Planning and Zoning Commission it may be appealed to the City Council.~~

Section 28.54 Exterior construction and design requirements

28.54.1 Purpose

This section establishes minimum standards for the design and appearance of residential development and for the provision of amenities for multi-family development, and are intended to encourage a variety of housing types and styles, to improve the streetscape and to promote high quality and durable construction.

28.54.2 Definitions -- The following definitions apply to the regulations contained within this section, and illustrated in Section 28.54.7:

1. Arch – A curved construction of wedge-shaped stones or brick which spans an opening.

2. Base course – A horizontal decorative band of brick or stone installed along the foundation of a building or used to delineate the stories.

3. Bay window – A projecting window that forms an extension of the floor space of a building.

4. Box window – A projecting window with a flat front and flat sides that does not extend the floor space of a building

5. Bracket – A decorative projecting element located under the eaves of a building

6. Decorative brick pattern – Variations from the standard horizontal stretcher brick laying pattern that are used to highlight façade features

7. Dormer – A window that projects from a roof

8. Eaves – The edge of a roof that projects beyond the face of a wall

9. Elevation – Any of the external faces of a building

10. Front façade – The exterior wall of building which faces the public street and which contains the main entry doorway

11. Extended porch – A covered shelter with a separate roof projecting over the entrance to a building and open on a minimum of two sides

12. Recessed entry – A shelter over the entrance to a building covered by the primary roof and enclosed by walls on both sides

13. Quoin – The use of brick or stone to accentuate the corners of a building

14. Roof extension awning – A roof over a window, supported by brackets and located lower than the primary roof

15. Shutters – Wooden or metal covers fitted on the outside of a window and which may be functional or decorative

28.54.3 Application requirements

The Director of Development Services or designee is authorized to establish, maintain and publish requirements for information and details to be shown on elevation plans to ensure compliance with this section.

28.54.4 Single-Family detached, duplex, tri-plex and quadraplex residential standards

A. Applicability – These regulations are applicable to all new single-family detached, two-family (duplex), three-family (triplex) and four-family (quadraplex) construction.

B. Building Articulation -- Builders must use three (3) of the following architectural features for the front façade:

1. Dormers (with windows)
2. Arches (windows or doors)
3. Secondary gables with a minimum 6/12 roof pitch
4. Bay or box windows
5. Brackets
6. Base course
7. Quoins
8. Decorative brick patterns
9. Extended front porch of at least 50 square feet

10. Recessed porch a minimum of 24 inches wider than the front door

11. Shutters

12. Roof extension awning

13. Façade articulation with a minimum offset of three (3) feet

C. Minimum front yard: For front entry garages, the minimum setback for the face of the garage door is twenty-five (25) feet. The face of the garage door may extend a maximum of three (3) feet beyond the front façade.

D. Driveways and parking construction

a. Single-Family Lots - All driveways and parking spaces shall be constructed completely of concrete or similar solid paved surface such as turf pavers, brick pavers, or asphalt. If parking spaces are located to the rear of the main building, a ribbon driveway of continuous concrete strips or pavers may be utilized along the side yard to access the parking spaces. The concrete or paver ribbons must be a minimum of two (2) feet in width, separated by a grass strip a minimum of three (3) feet in width. All portions of the driveway within the public right-of way must be concrete and paved in accordance with the Public Works Standard Details.

b. Duplexes – A grass strip a minimum of three (3) feet in width must separate driveways and off-street parking located within the front yard, unless shared single-width driveway provides access to parking spaces for both units.

c. Triplexes and quadraplexes – All parking spaces for triplexes and quadraplexes must be located to the rear of the main building and accessed by a driveway located along one side yard of the property or accessed from the alley

E. Roof treatment – Except for porch roofs, pitched roofs shall have a minimum slope of 4" x 12" (four inches vertical rise for every 12 inches horizontal run) and shall have an overhang at least one (1) foot beyond the building wall. For roofs with a pitch of 8/12 or greater, the minimum overhand shall be six (6) inches.

F. Elevation repetition – Within single-family and two-family residential subdivisions with more than two (2) lots, the use of substantially identical exterior elevations is prohibited on lots directly across the street or within two (2) lots in either direction. For corner lots, the same exterior elevation shall not be used diagonally across the intersection. Exterior elevations are considered to not be substantially identical if three (3) of the following are changed:

1. The number of stories

2. The garage location/orientation

3. The roof type

4. The articulation of the front façade

5. The configuration of the porch width, type and roof coverage

6. Façade building materials

G. Accessory dwelling unit standards – Accessory dwelling units must utilize one of the façade materials of the main dwelling unit.

28.54.5 Townhouse residential standards

A. Applicability – These standards are applicable to all new townhouse construction.

B. Architectural features -- Builders must use two (2) of the following architectural features for the front façade of each unit:

1. Dormers (with windows)
2. Arches (windows or doors)
3. Gables
4. Bay or box windows
5. Brackets
6. Base course
7. Quoins
8. Decorative brick patterns
9. Extended front porch of at least 50 square feet
10. Recessed porch a minimum of 24 inches wider than the front door
11. Shutters
12. Roof extension awning
13. Façade articulation with a minimum offset of two (2) feet

C. Roof treatment – Except for porch roofs and shed roofs, pitched roofs shall have a minimum slope of 4" x 12" (four inches vertical rise for every 12 inches horizontal run) and shall have an overhang at least one (1) foot beyond the building wall. Roofs must utilize dormers, gables or a change in the roof height or form for each unit.

D. Mechanical unit screening -- Roof-mounted mechanical units shall be screened from view from the property line with a parapet wall, screening device or alternative

architectural element. The height of the screening element shall be equal to or greater than the height of the mechanical unit provided that the element shall not extend more than five (5) feet above the roof.

E. Elevation repetition –The use of substantially identical exterior elevations is prohibited more than once within any four townhouse units. For corner lots, the same exterior elevation shall not be used diagonally across the intersection. Exterior elevations are considered to not be substantially identical if two (2) of the following are changed:

1. The number of stories

2. The garage location/orientation

3. The roof type

4. The articulation of the front façade

5. The configuration of the porch width, type and roof coverage

6. Façade building materials

28.54.6 Multi-Family residential standards

A. Applicability – This section applies to any multi-family development with two (2) or more buildings.

B Building articulation -- Horizontal wall planes longer than forty (40) feet in length must be segmented into smaller sections by a structural façade offset (recess or projection) of a minimum three (3) feet deep and eight (8) feet wide. The façade offset must apply to a minimum of one-half of the height of the wall.

C. Roof treatment – Roofs must be constructed with dormers, gables, or a change in the roof height or form of a minimum of three (3) feet in height. Flat roofs are permitted if a parapet wall is also used as a screen.

D. Architectural features -- In addition to the change in building articulation and roof treatments required above, each multi-family building must incorporate two (2) of the following architectural features:

1. Balconies/patios for one-half of the units

2. A minimum of two different façade materials

3. Roof extension awnings

4. Shutters for one-half of the windows

5. Canopies or awnings

E. Exterior stairways – Stairways directly accessing the exterior shall be fully or partially enclosed.

F. Mechanical unit screening

1. Roof-mounted – Roof mounted mechanical units shall be screened from view from the property line with a parapet wall, screening device or alternative architectural element. The height of the screening element shall be equal to or greater than the height of the mechanical unit provided that the element shall not extend more than five (5) feet above the roof.

2. Ground mounted – Ground mounted mechanical units shall be screened by a wooden fence a maximum of four (4) feet in height or by shrubs that will achieve a height of four (4) feet within two (2) years of installation.

G. Amenities

1. Amenities for multi-family development shall be required as follows:

a. One swimming pool for developments with fifty (50) or more units

b. One playground area containing at least five (5) pieces of play equipment for every one-hundred (100) dwelling units, or fraction thereof.

2. In addition to the above requirements, each multi-family development with one-hundred (100) or more dwelling units shall provide one of the following:

a. Dog park with a minimum of 2500 square feet of space enclosed by a fence and providing at least one dog waste station with bag dispenser and waste receptacle

b. Ramadas, arbors or trellises covering at least 1000 square feet

c. One outdoor barbecue grill for each 100 units

d. A splash pad a minimum of 1000 square feet in size

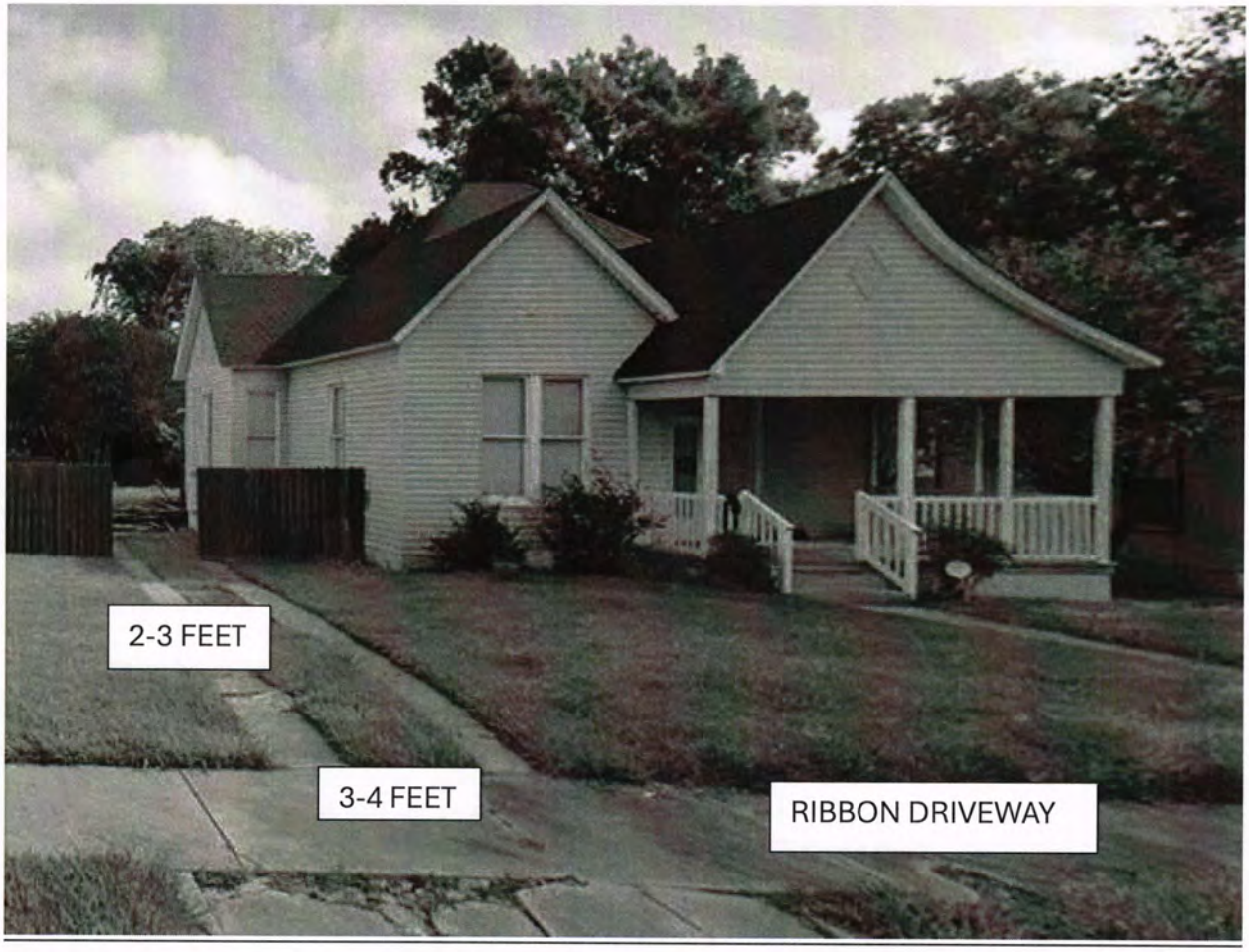
e. Regulation-size volleyball, basketball, tennis, pickleball or other sport court

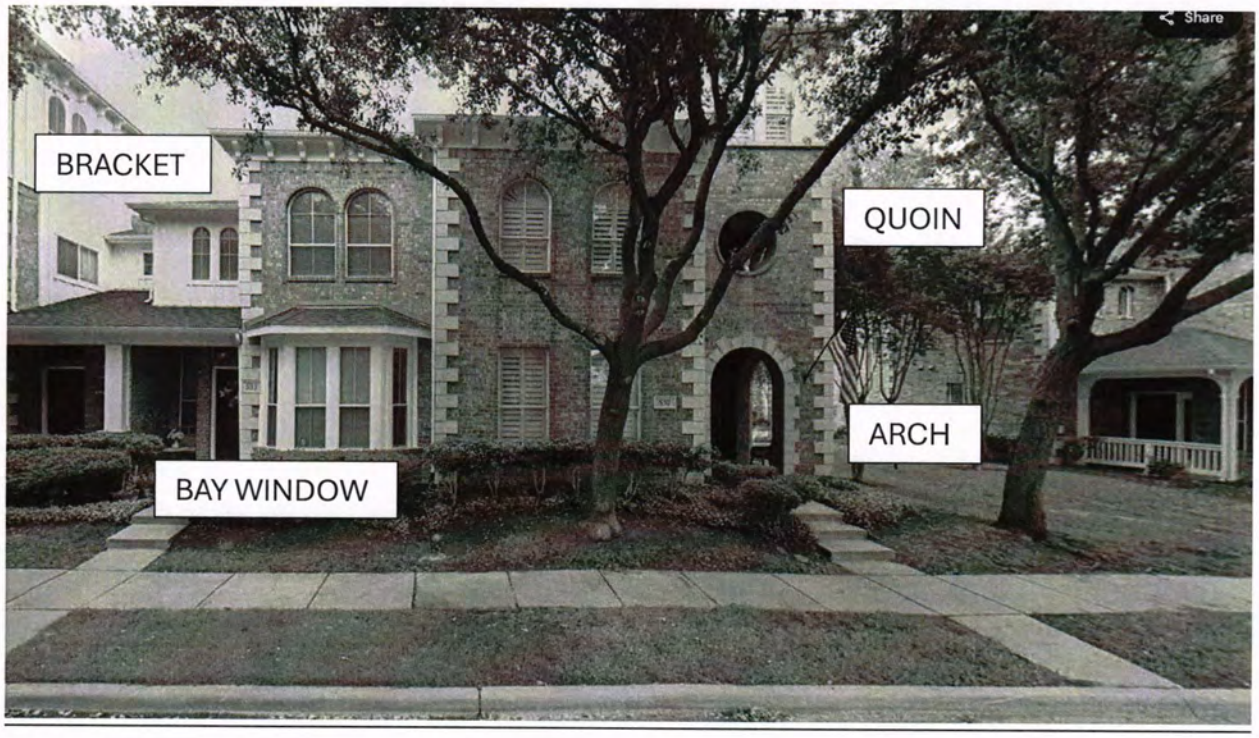
f. Fitness center a minimum of 500 square feet in size

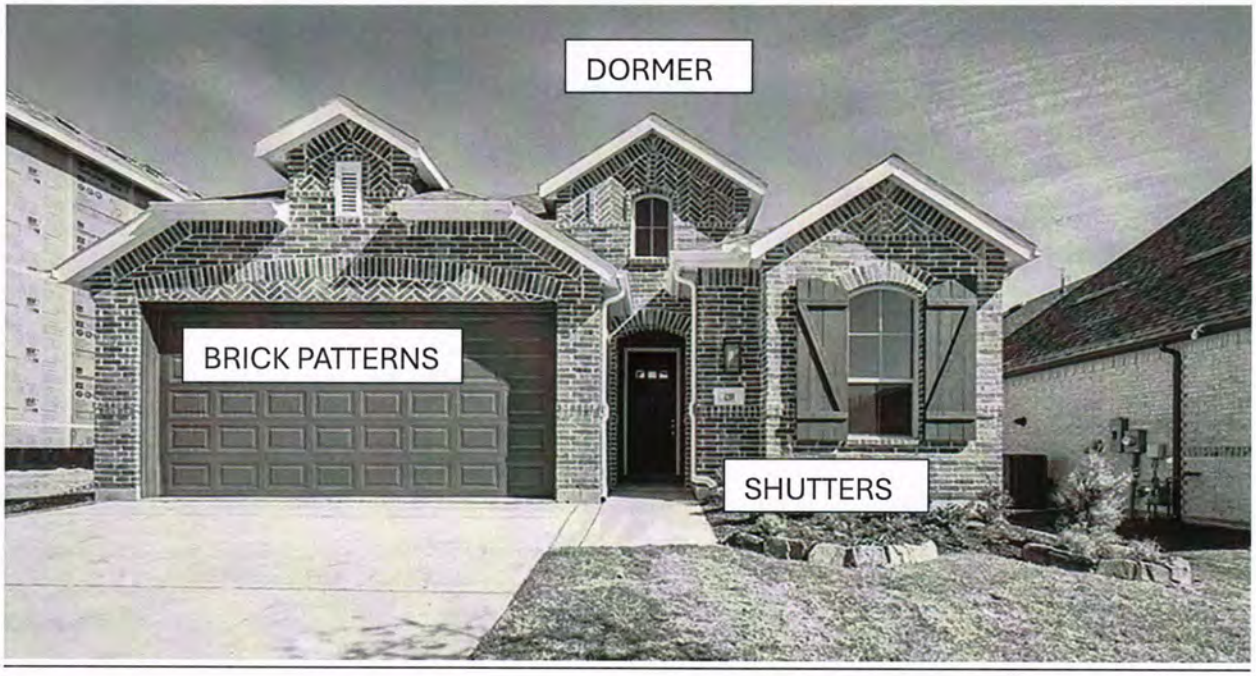
g. Business center a minimum of 500 square feet in size

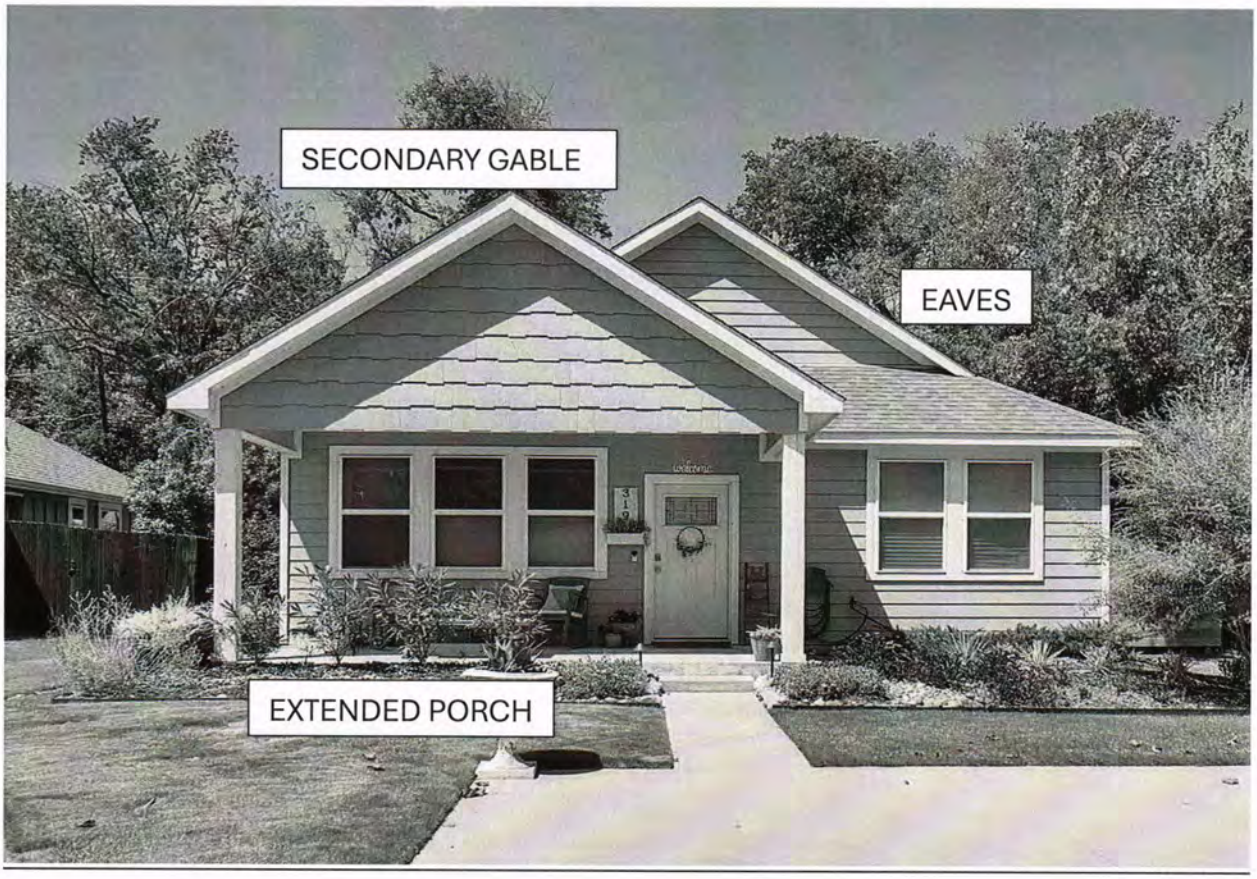
h. Media room a minimum of 500 square feet in size

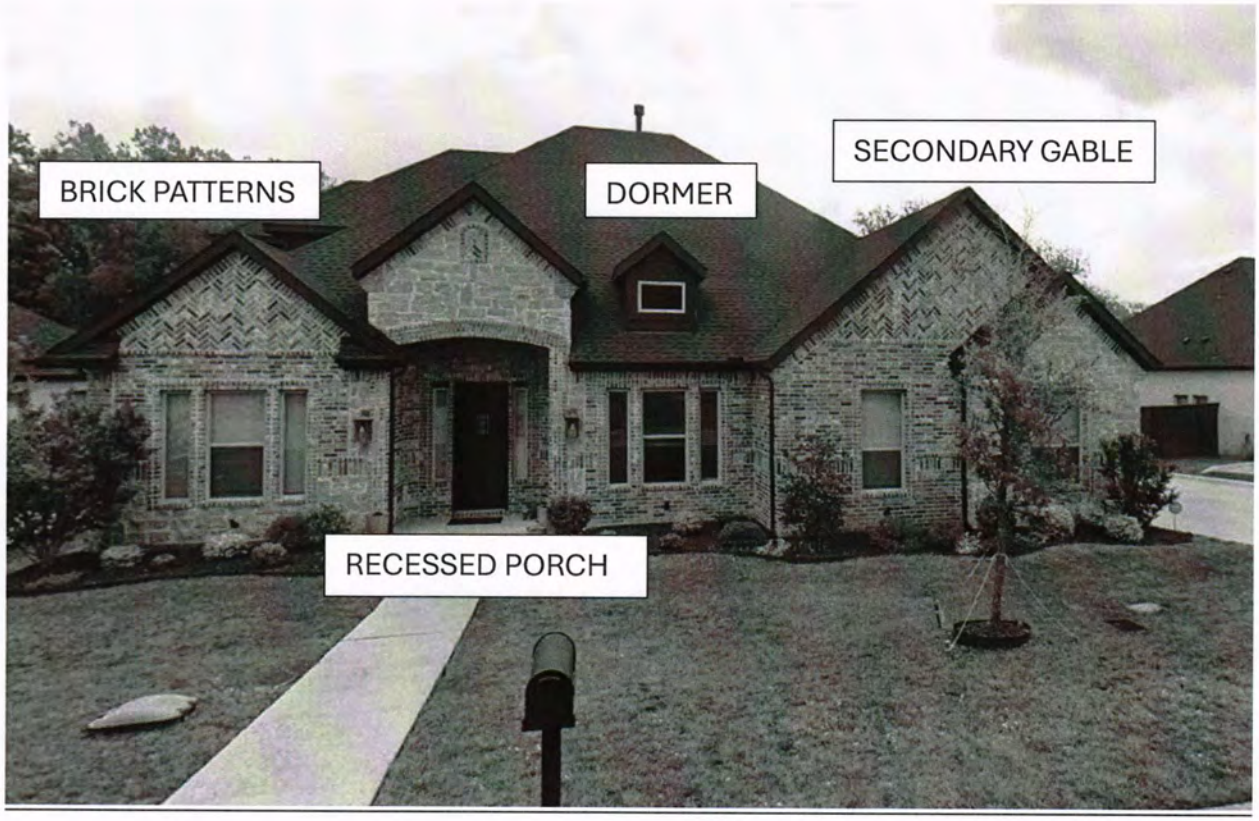
Section 28.54.7 Illustrations


2-3 FEET
3-4 FEET
RIBBON DRIVEWAY

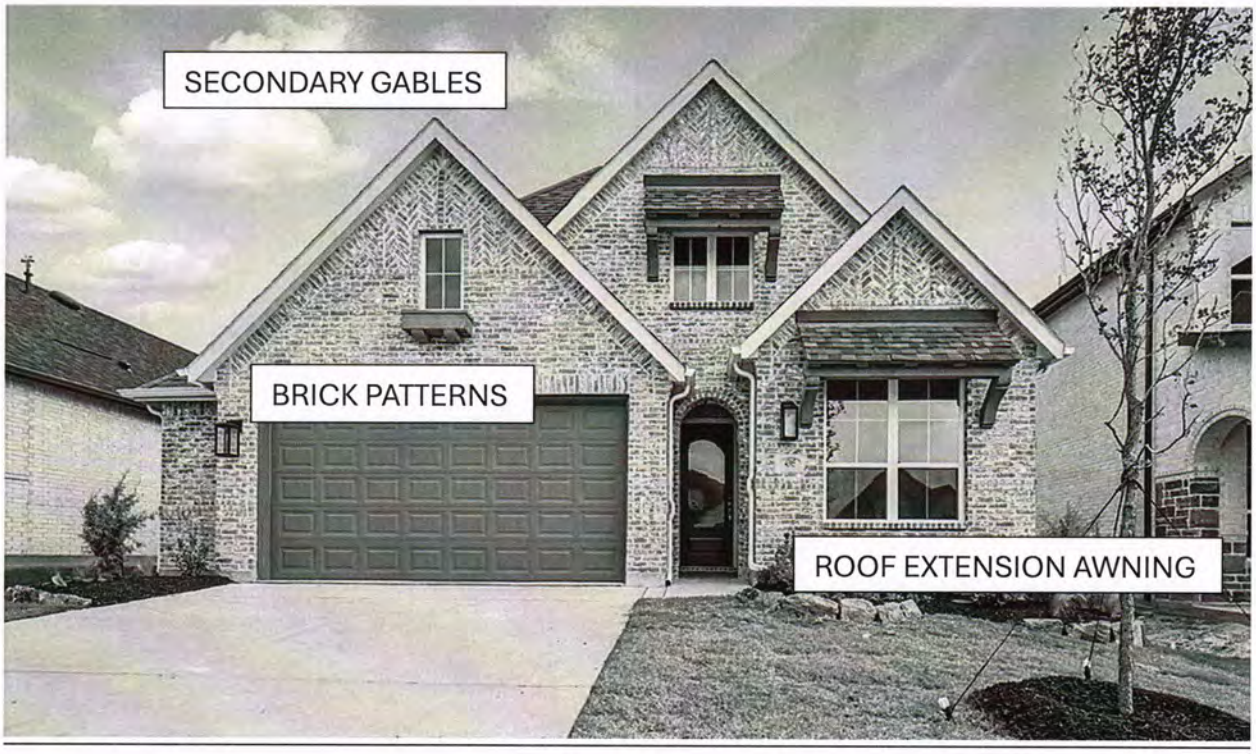

BRACKET
QUOIN
ARCH
BAY WINDOW


DORMER
BRICK PATTERNS
SHUTTERS


SECONDARY GABLE
EAVES
EXTENDED PORCH


BRICK PATTERNS
DORMER
SECONDARY GABLE
RECESSED PORCH

DORMER
EXTENDED PORCH
BASE COURSE


SECONDARY GABLES
BRICK PATTERNS
ROOF EXTENSION AWNING

SECTION 4. SAVINGS/REPEALING CLAUSE. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 5. SEVERABILITY. Should any section, subsection, sentence, clause, or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

SECTION 6. PENALTY. Any person, firm, corporation or entity violating this Ordinance or any provision of the Zoning Ordinance, as it exists or may be amended, shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be fined a sum not exceeding Two Thousand Dollars ($2,000.00). Each continuing days' violation under this Ordinance shall constitute a separate offense. The penal provisions imposed under this Ordinance shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude Denison from filing suit to enjoin the violation. The City retains all legal rights and remedies available to it pursuant to local, state and federal law.

SECTION 7. PUBLICATION AND EFFECTIVE DATE. This Ordinance shall become effective immediately upon its adoption and its publication as required by law.

SECTION 8. OPEN MEETING. That it is hereby found and determined that the meeting at which this Ordinance was passed was open to the public as required by law, and that public notice of the time, place, and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DENISON, TEXAS, on this the 20th day of January 2026.

ROBERT CRAWLEY, MAYOR

ATTEST:

Christine Wallentine, City Clerk

CITY OF DENISON
Denison TEXAS
TEXAS 1872