V. ORIGINAL TOWN RESIDENTIAL (OTR) STANDARDS

1. OVERVIEW

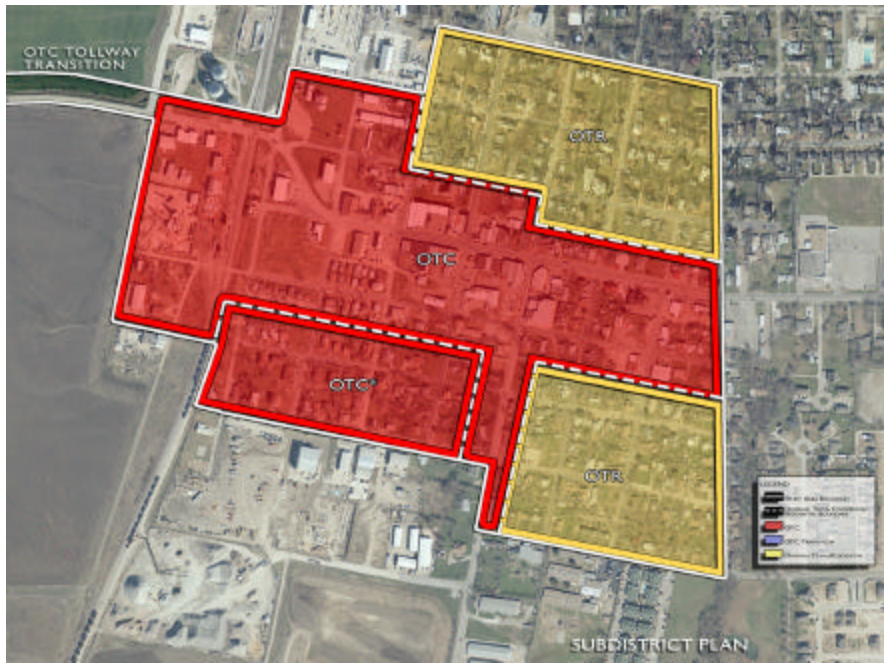
The standards reinforce goals and objectives established in the Original Town Residential (OTR) District zoning. Due to the historic nature and intent for these areas, the district seeks to enhance and protect the residential core of the downtown while providing infill opportunities and encouraging renovation of existing structures that reflect the historic character and identity of the downtown.

The information and guidelines for the Original Town Residential are intended to enhance residential development and renovation. The objective is to promote a high quality of life and to reflect the individual values of the residents and property owners of the community. In essence, these standards define the turn of the century architectural vernacular established through the visioning process and will guide the renovation of existing homes or construction of new homes within the Original Town Residential areas. As such, there are specific requirements which each builder (herein to be understood as builder of new homes or renovator of existing homes) should abide by to maintain the desired visual environment and quality within the original downtown area.

The Original Town Residential Standards are divided into eight sections, which define the intent of these guidelines and establishes the design standards that will direct development:

1. Original Town Residential Description
2. Original Town Residential Goals
3. OTR Zoning Summary
4. The Architectural Vernacular
5. Site Layout
6. Exterior Appearance of Buildings
7. Materials & Colors
8. Site Landscape Design

The Development Guidelines are intended to allow and encourage flexibility and innovation in developing projects within the Original Town Residential areas. They are to be a tool for the City in reviewing renovation and development plans, as well as, a tool for builders to understand the characteristics and intent of downtown development.



2. ORIGINAL TOWN RESIDENTIAL DESCRIPTION

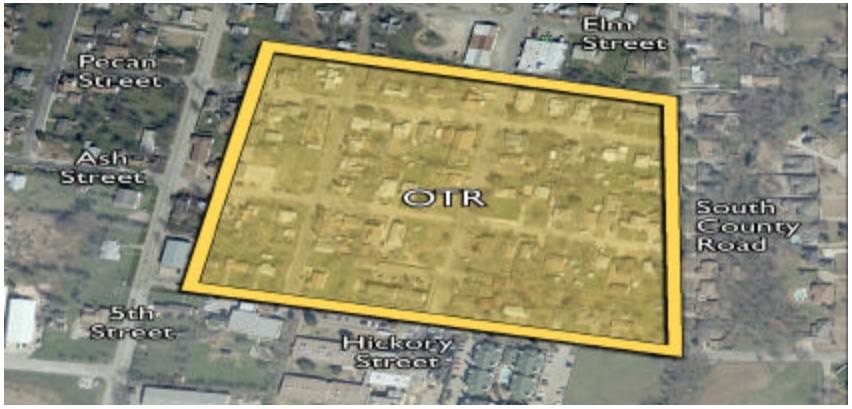
The Original Town Residential District is designed specifically for the "Old Donation" section of the City. The OTR standards will provide for a suitable residential environment for family life on small parcels of land. Platted lots in the "Old Donation" are in twenty-five-foot widths with a preponderance of ownership's in multiples of this width. Therefore, standards are set forth in this District which accommodate the original platting, as well as the preferable standard for a minimum fifty-foot lot width, or two platted lots constituting a building site.

There are two areas of the downtown designated as Original Town Residential. The OTR, the area north of Main Street is characterized by a number of large historically significant homes, indicating this area was once prosperous and affluent. The structural styles in this area reflect the architecture associated with construction between the 1880s and 1950s. Seventy percent (70%) of the buildings within this area remain as contributing historical structures. Geographically, it sits atop the Preston Ridge between 3rd Street on the west and County Road and is defined by Maple Street to the north, 3rd Street to the west, Oak Street to the south from 3rd Street to 5th Street, at 5th Street the boundary runs to the middle of the block between Oak Street and Main Street and continues east along the midblock to North County Road, and North County Road defines the Eastern boundary.

The other OTR district occurs south of Main Street. One is defined by North County Road to the east, the midblock between Elm Street and Pecan Street to the North, the western boundary runs parallel to 5th Street excluding the first parcel abutting the eastern side of 5th Street, and along Hickory Street to the South. This area was historically the medium income residential area and is still characterized by smaller homes. Most of the structures in this area were built after 1922 and are not as historically significant as those of the OTR North.

OTC* is a special district that can incorporate ground floor retail with residential above. This area is defined by the Ash Drive to the south, the rail right of way to the west, the midblock between Elm Street and Pecan Street to the north, and parallels 5th Street to the east excluding the first parcel abutting the western side of 5th Street. This area is characterized by predominantly small and dense shotgun style housing, supposedly originally built for railroad workers. This was historically, the lowest income housing in Frisco. Today, few of the original houses in this area remain having been replaced by predominately rental housing.

OTR north of Main



OTR south of Main

OTC*

3. ORIGINAL TOWN RESIDENTIAL GOALS

The Original Town Residential neighborhood plan addresses a number of public policy goals, these include:

1. Preserve and enhance the existing historic fabric of downtown, with buildings that reflect early 20th Century Texas architectural styles.
2. Creating a sustainable "urban neighborhood development" that is built at a human scale, is pedestrian friendly and is not dominated by the requirements of the automobile, as well as, taking advantage of its relationship to the Main Street and Frisco Square.
3. Increase the efficiency and quality of pedestrian, vehicular, bicycle circulation
4. Implement streetscape and infrastructure improvements to enhance the visual and pedestrian quality of the downtown area.
5. Improve land use patterns within and encourage private development supporting the historical model of downtown.

Images of Place

4. THE ARCHITECTURAL VERNACULAR

The purpose of defining the architectural vernacular in the Original Town Residential areas is to preserve and enhance the early 20th Century architectural styles present in the downtown area, while being flexible enough to guide the design of new development in a manner which is contextual but not duplicative of these period styles. Based upon a survey of the existing downtown and a visioning session with a diverse group of stakeholders three styles were defined as the preferred approach for the OTR areas. Though these standards reinforce these baseline styles, it does not preclude the development of more ornate styles (i.e. Victorian) in the OTR area through higher levels of architectural detail. These styles include:

- Folk Traditional
- Craftsman
- Four Square
- Victorian

Craftsman

Victorian

Victorian

Four Square

Folk Traditional

4.1 Folk Traditional

Design leaders in the early 20th began to rebel against the flourishes of Victorian architecture. A yearning for a more "American" architecture spawned the Colonial Revival movement. Colonial Revival is a symmetrical style that accentuates a building's entrance by using decorative crowns, fan-like transoms, and sidelights. The rest of the structure retains a fairly plain appearance. Next came the Neoclassical movement, which revived Classical columns and pediments over porches, above windows, and over dormers. Independent of the philosophic concerns of these movements, working class people often found Victorian houses too expensive to build. The term "Vernacular" is used to classify structures that are not textbook examples of a particular style, but contain some of the features of one or more of the styles discussed above. Most houses in The Frisco Original Town Districts fall into the Vernacular category. They include descendants of Victorian styles and Post Victorian structures that reflect the changing philosophies of the early 20th and incorporate Colonial Revival or Neoclassical features.

Folk Traditional style is defined by:

- A square symmetrical shape
- Low pitched pyramidal shaped roof
- Roof projections mark entry
- Shallow overhangs
- Brackets under eaves
- Front gable (typically open)
- Smaller porches
- Windows simply trimmed
- Typically two stories in height
- Asymetrical roof form articulation
- Wood frame with brick accents
- Minimal architectural detailing
- Carpenter gothic detail
- Side Wings
- Square porch columns/balustrades

4.2 Craftsman

The Arts & Crafts Movement beginning to infiltrate the U.S in the mid-1800's and is often described as a more natural architecture evolved. Bungalows and prairie homes are most often associated with this movement. According to designer and architect Gustav Stickley, a craftsman home was a house reduced to its simplest form, one that "never fails to harmonize with its surroundings because its low broad proportions and absolute lack of ornamentation give it a character so natural and unaffected that it seems to blend with any landscape.

Bungalows that best exemplified the movement's philosophy were well crafted, and used materials left as close as possible to their natural state. Cobblestones were used in foundations and broad chimneys while the rest of the home was constructed of wood or shingles in a natural shade of brown. The long pitched roof displayed exposed rafters or braces along its wide eaves and there was an abundance of outdoor space consisting of a broad front porch as well as a rear patio with a pergola.

Prairie Style homes are two-story homes that have a very horizontal appearance with an almost flat, broad hipped or gabled roof and wide overhanging eaves. This geometric look is enhanced by a large, plain chimney and straight walls that met at 90-degree angles. In keeping with the feel of the landscape, light-colored brick and wood was used to imitate the sprawling Midwestern wheat fields. Prairie style had a short-lived life, beginning in 1908 and lasting less than 15 years, but its distinctive look earned it critical acclaim.

Craftsman Style is defined by:

- Rustic or bold-square style
- Roof articulates entry with gable
- 'Nestled' into the earth
- Exaggerated foundation &porch pillars
- Local building tradition
- Wide deep front porch
- Bracketing and face boards
- Masonry base and piers
- Honest Craft traditions (blacksmithing, pottery, coarse weave, rough hewn materials)
- Symmetrical roof
- Layout emphasizes horizontality
- Typically one and one half story
- Local materials
- Sheltering overhangs
- Heavy and dark woodwork
- Roof rafters expressed
- Details of brick, tile, or rustic river stone

4.3 Four Square

The American Foursquare is a more dramatic reaction against Victorian excess than the Princess Anne style. Although seldom discussed in books on American architecture, the Foursquare probably was the most popular house style built in American cities during the post-Victorian period. Many houses were erected in this style in Frisco's Original Town Districts. Foursquare houses typically have a nearly square, box-like appearance, flat walls, two full stories capped by a third story containing one or more large dormers (although not more than one per side), low hipped roofs, and a prominent porch that spans all or most of the front of the house. Some porches contain Classical columns, usually with Doric capitals, simple round rails, and no spindles. Others bear Eastlake porch posts and spindles, but little decoration elsewhere on the exterior. Colonial Revival entrance treatments sometimes are seen on these houses in Victorian Village. But, generally, doors and windows are simple. Windows may vary in size and shape; symmetry may occur, but is not required. In The Frisco Original Town Districts, most Foursquare houses are brick.

Four Square Style is defined by:

- Smaller Building Lots
- Typically two stories in height
- Horizontal Emphasis
- Symmetrical roof massing
- Smaller dormers
- Chimney on rear side of building
- Big front porch running entire façade with pitched roof
- Front doors typically with glass panel
- Often wood framed, may be stucco, brick, or cement block
- Pyramidal or hipped roof
- Emphasis on unbroken roof lines
- Glass dormer or gable marks entry
- Wide eaves
- Articulated doors and windows
- Wood piers and balustrades on porch

4.4 Victorian

The classic Victorian styles (Gothic Revival, Italianate, Second Empire, Stick Style, Romanesque Revival, and Shingle Style) were created by professional architects, and were built mostly by the wealthy. But the lower reaches of the middle class certainly shared the same Victorian urge to live in a fashionable house, and if they couldn't afford a professional architect, they could design the house themselves, or have a local carpenter do it. In either case, the design was likely to be a charming pastiche, including elements of styles that were still currently fashionable. In addition, the house would naturally tend to be smaller and plainer than the what the wealthy could afford.

The spread of folk Victorian houses was made possible by the railroads. The growth of the railroad system made heavy woodworking machinery available as well as pre cut wood details from distant mills. Just plain folk could afford these charming North American homes, built between 1870 and 1910.

Many Folk Victorian houses were adorned with flat, jigsaw cut trim in a variety of patterns. Others had spindles, gingerbread and details borrowed from the Gothic Revival style. With their spindles and porches, some Folk Victorian homes may suggest Queen Anne architecture. But unlike Queen Annes, these are orderly, symmetrical houses. They do not have towers, bay windows or elaborate moldings. Behind the trim, a Folk Victorian is still a simple house: solid, practical and enduring.

The roof-wall junction may be either boxed or open. When boxed, brackets are commonly found along the cornice. Centered gables are often added to side gabled and pyramidal examples. Window surrounds are generally simple or may have a pediment above. Most Folk Victorian houses have some Queen Anne spindle work detailing but are easily differentiated from true Queen Anne examples by the presence of symmetrical facades and by their lack of textured and varied wall surfaces characteristic of the Queen Anne.

Folk Victorian houses usually have these features:

- Square, symmetrical shape
- Brackets under the eaves
- Porches with spindlework or flat, jigsaw cut trim
- Carpenter gothic details
- Low-pitched, pyramid shaped roof
- Front gable and side wings

5. SITE LAYOUT

5.1 General

All development shall comply with any and all city ordinances applicable to the area. Builders and owners are to develop, renovate, and maintain individual lots in a manner prescribed by all governing controls including applicable building and zoning codes, and by these standards.

5.2 Lot Standards

There are generally two lot types within the OTR neighborhoods: Interior and Corner lots. Primary building setbacks for all lot types have been determined by current zoning. The following reflects these recommendations and special setback requirements.

5.2.1 Interior Lots-Standard Development

Standard development of interior lots within the neighborhood shall have:

Minimum Front Yard: a twenty foot (20') front yard with a five foot (5') utility easement adjacent to the right-of-way.

Minimum Side Yard: a six foot (6') yard shall occur on on each side.
a twenty-four (24') yard for swing-in garage

Minimum Rear Yard: a eight foot (8') yard shall be provided in most cases.
a twenty foot (20') setback shall be provided for garages facing alleys. This can be reduced to twelve (12') but requires additional surface parking. (See City of Frisco Zoning Ordinance)

Enclosed parking for a minimum of two cars is recommended for every lot.

5.2.2 Typical Corner Lots

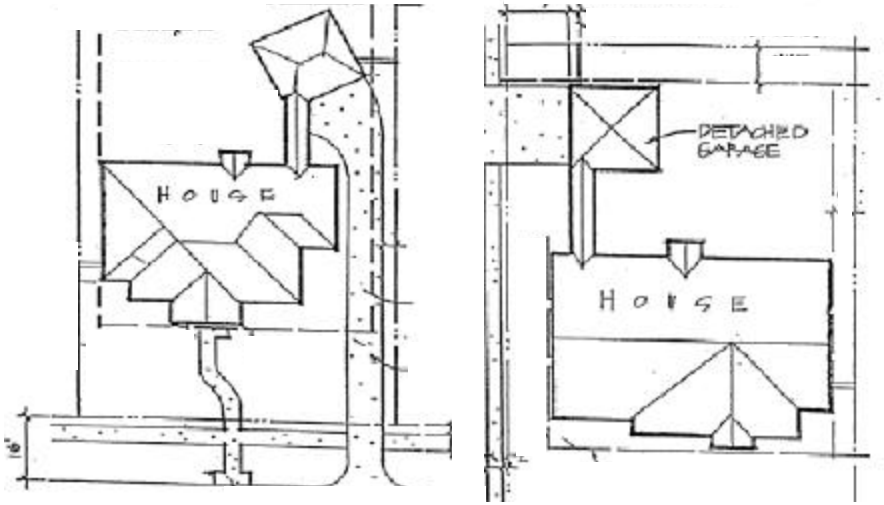
Standard development of corner lots within the neighborhood shall have:

Minimum Front Yard: a twenty foot (20') front yard with a five foot (5') utility easement adjacent to the right-of-way.

Minimum Side Yard: a six foot (6') yard.
a twelve foot (12') yard adjacent to side street
a twenty-four (24') yard for swing-in garage

Minimum Rear Yard: a eight foot (8') yard shall be provided in most cases.
a twenty foot (20') setback shall be provided for garages facing alleys. This can be reduced to twelve (12') but requires additional surface parking. (See City of Frisco Zoning Ordinance)

Detached garages facing side streets are encouraged. This siting requires less



concrete for driveways. A garage connected to the residence by a covered walk provides a breezeway space.

5.3 Driveways

Builders are required to construct a concrete or masonry driveway to the back of the sidewalk. Stamped and colored concrete, interlocking pavers, concrete with brick borders, and exposed aggregate concrete paving is encouraged. Color, pattern, and design should compliment that of the proposed new home or renovated home. Asphalt, shell, mulch, and gravel driveways are prohibited.

Under no circumstances may an entire an entire front yard be paved as a driveway. A minimum of 50% of a front yard is to be planted in shrubs, ground cover, trees or turf when a circular drive or motor court is used.

Paving material should never abut building foundation except as entry walks or approaches to garages.

5.4 Garages & Carports

Front loaded attached garages protruding from the front elevation of a residence are the least desirable. A three foot (3') minimum offset of such a garage allows for variation of facade, the front of the garage shall be setback a minimum of twenty (20') from the projection of the front porch or building line.

5.5 Detached Garages

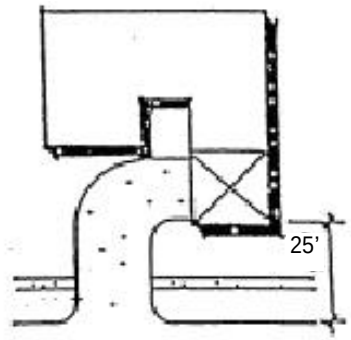
The placement and design of garages and driveways have the greatest effect on the overall street scene.

The location/swing of garages should generally be designed to locate driveways adjacent to one another, leaving alternating side yards as greenbelts.

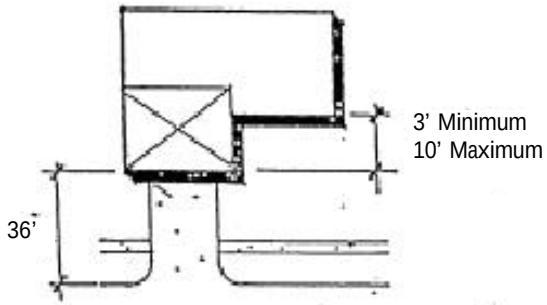
Detached garages in rear yards are preferred. A street scene with the emphasis on residences instead of garage doors and driveways is the goal. Detached garages on corner lots can create interesting corner yard spaces, although access should not be from side streets.

Attached side or front loaded garages are acceptable, but care should be taken to keep the design from being too massive in appearance.

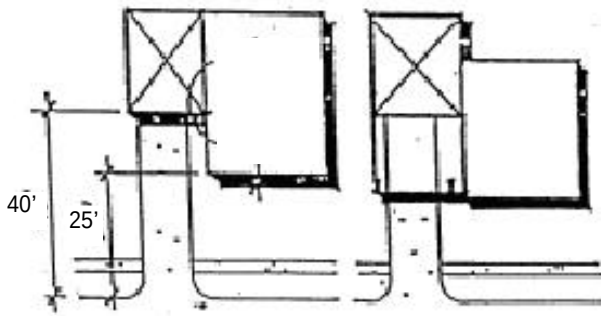
In those cases where multiple lots are developed simultaneously, side loaded attached garages are acceptable if mixed with other types of garages and are not all loaded from the same side. Windows with blacked out glass, shutters or blinds soften the effect of the garage.



Side Loaded Garage



Front Loaded Garage - Protruding



Front Loaded Garage - Recessed

5.6 Carports

Carports are allowed only in the rear or side yard only. If built in the side yard, the carport should be designed as an architectural extension of the home itself, and are encouraged to take the form of a landscaped trellis.

All carports should be constructed of the same or compatible materials as the house. No plastic, aluminum, or similar materials are allowed.

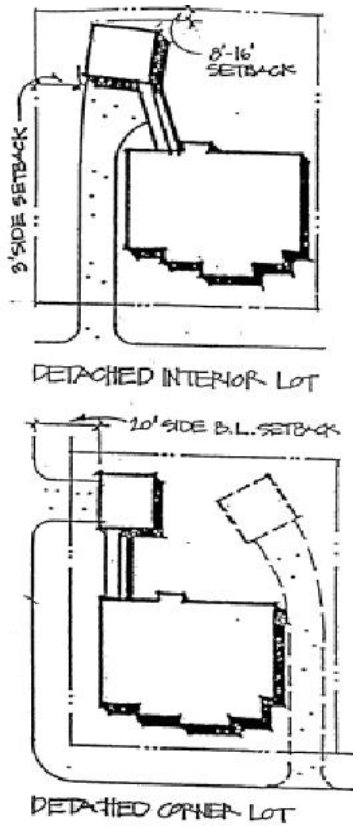
5.7 Corner Lot Garages

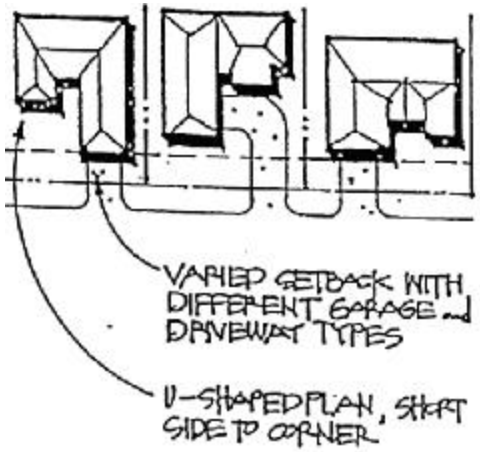
When a garage is detached and side loading on a corner lot, a four foot (4') fence between the house and garage will be required. This gives the appearance of a larger house without overwhelming the site, and precludes the need for additional side yard fencing.

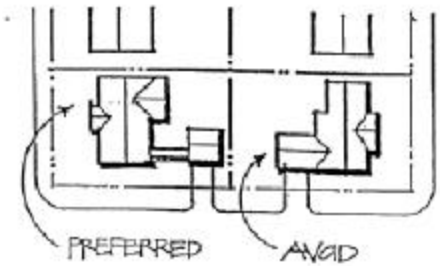
Attached garages siding on corner lots are discouraged. Such an approach creates a massive facade void of architectural interest.

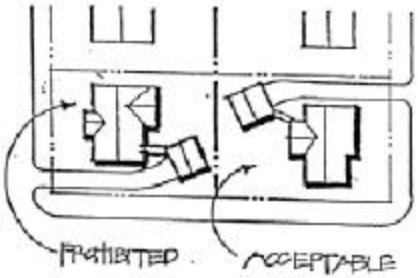
Detached garages on the interior lot side are encouraged.

Detached garages on the corner side with driveways extending from the front street are prohibited. This requires a large amount of concrete, presents a large amount of paved area to public view and creates conflict with traffic turning from side streets.









6. EXTERIOR APPEARANCE OF BUILDINGS

The following standards are not intended to limit the creativity of the builders in their design or construction. They are intended to provide a basis for design concepts, forms and materials to create a historically compatible living environment. The design of each residence should inspire a sense of individuality, while fitting into the overall historic sense of community.

The following standards reflect:

1. Exterior Appearance of Building (General)
2. Expression of the Base, Middle, Roof
3. Exterior Materials and Colors
4. Other Architectural Elements

6.1 GENERAL

Setbacks, Elevations, and Massing

The look and feel of a plan from the exterior is determined by the footprint and the roof form. The two should work together to provide variety in the existing street scene. In those cases where multiple homes are developed at once, plan shapes should be arranged to compliment each other. Imaginative plan geometry and roof forms increase the sense of individuality.

Varied elevations and arrangements on the site result in more interesting street scenes. More pleasing arrangements are achieved with a variety of articulated plans which break the rectangular box into interesting three-dimensional shapes with courtyard-like spaces in and around each house. In addition to the improved footprints, the street scene is made more attractive with the combination of right- and left-hand units if garages are not detached.

Priority should be given to those sides of the house which are visible from streets and walkways. The most articulated elevations should be those which are in the public view. However, it should be assumed that the houses will be seen from all angles and that there will be a continuity of colors, materials, and details on all elevations.

Exterior Elevation Compatibility

Style comes naturally out of good planning, relationship of plan to elevation, the

General Appearance

Exterior Elevation

form following the function and the use of a selected range of materials. The same criteria for breaking up the box shape of a plan applies to the elevations. All single-story houses should include some variation of the ridge line.

6.2 EXPRESSION OF THE BASE, MIDDLE, ROOF

All development must be consistent with the community's identity, character, and scale envisioned in the original town districts. Buildings will be architecturally finished on all four sides with particular attention given to the streetside facade since it will define the character of the residential streetscape. All buildings shall incorporate a basic level of architectural variety and detailing. Buildings are defined by the base, midsection, and roof that create this overall composition. The following pages reflect the general characteristics associated with the preferred styles established during the community workshops.

6.2.1 BASE

An articulated base establishes both the physical and design foundation for the building. The expression of the base will be defined by the treatment of the foundation itself, the definition of the front porch structure, and the establishment of the building entries. Key elements that will be common to all buildings include:

- The use of masonry or native stone for the base of the buildings
- Establishing the finish floor level a minimum of 18" above grade
- Screening the space below the porch with lattice work, siding, or masonry
- All stairs to porch should have closed risers

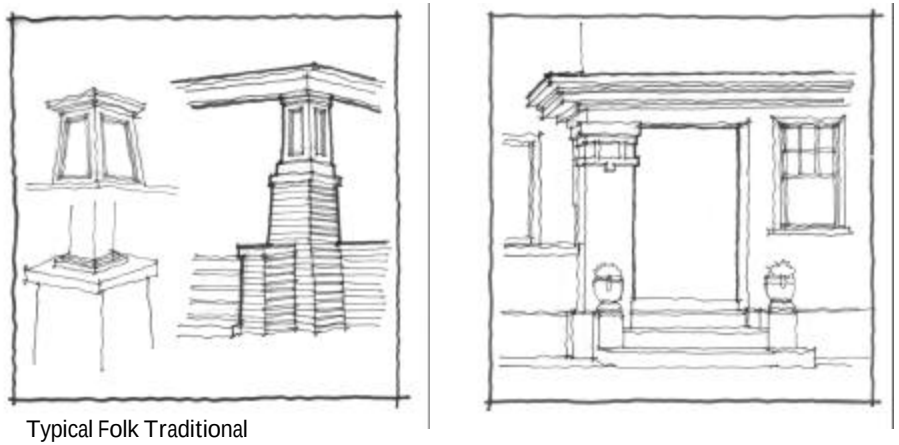
Folk Traditional

- Base can be expressed with single material (i.e. the main building foundation, the porch foundation, and screening of structural elements)
- Smaller wrap around porches are typical
- Structure of porch emphasized as 'addition' to building
- Piers and foundation minimal detailing
- Overall simple architectural detailing

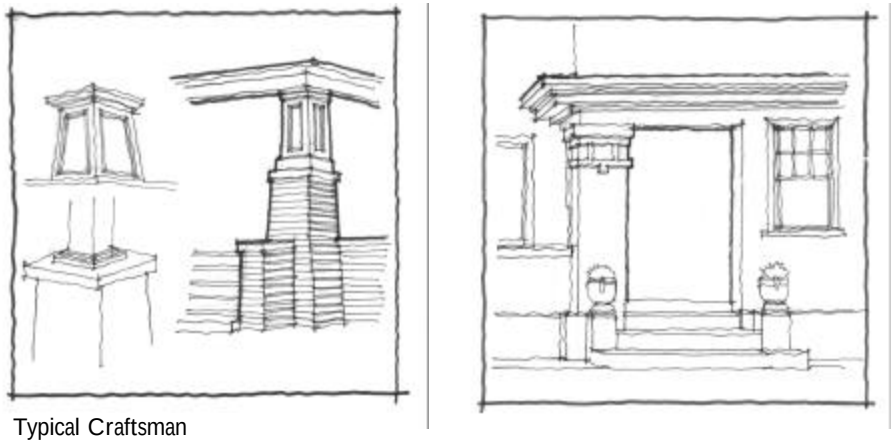
Craftsman

- Appears 'nestled' into the earth
- Masonry base should be used around house
- Exaggerated foundation and porch pillars
- Wide and deep front porch with structure emphasized as additional 'room' (continuous roof from main structure) integrated into the to house
- Porch piers differentiated form rest of base
- Greater architectural detailing including stonework, woodworking, other

Expression of Base, Middle and Roof



Typical Folk Traditional



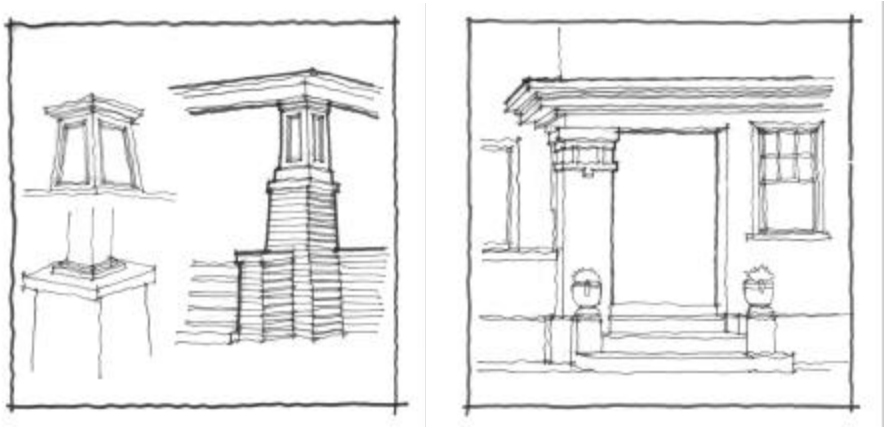
Typical Craftsman

Four Square

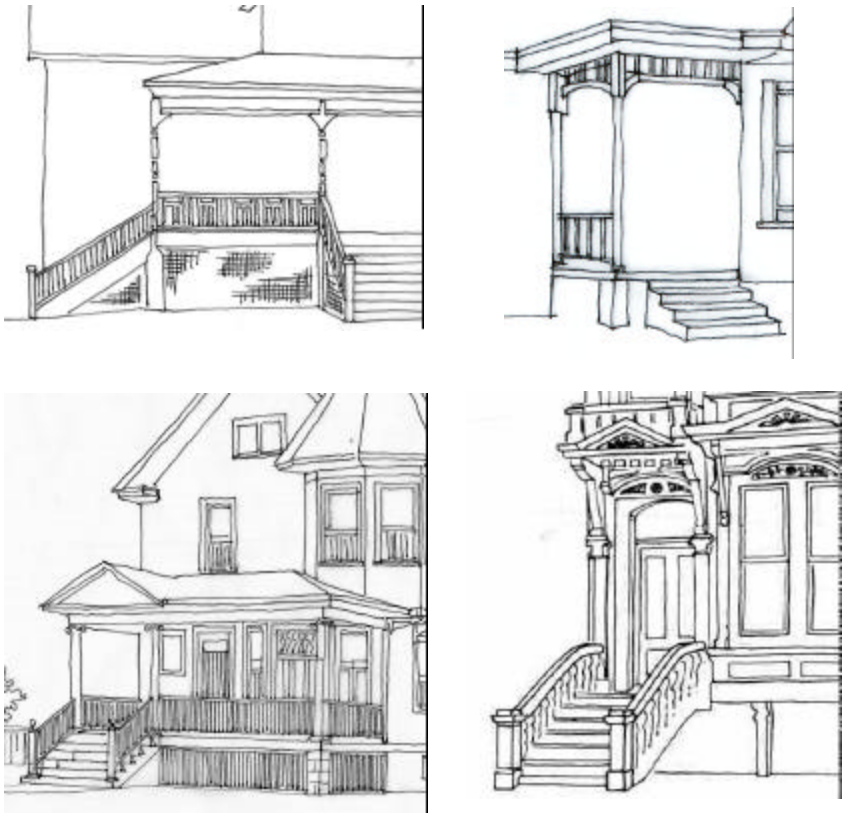
- Strong square massing begins at foundation
- Big front porch running entire façade
- Structure of porch emphasized as 'addition' to building
- Porch pier, capitals, and base expressed
- Emphasis on porch fascia board and detail
- Simple architectural detailing and may incorporate some arts and crafts detailing

Victorian

- Overall very ornate architectural detailing often referred to as 'gingerbread'
- Base may be presented as either masonry or wood (i.e. shingles or clapboards continued almost to the ground)
- Typically has a large front porch that is either incorporated into the building (i.e. continuous roof) or may appear as an 'addition' to home
- Wood piers and balustrade on porch
- Porch pier capitals and base expressed
- Tower elements may be incorporated into the building and base needs to be defined similarly to porches



Typical Craftsman / Four Square



Typical Victorian

decorative elements

6.2.2 MIDDLE

The middle portion of the building establishes the bulk of the character and detail of the architectural vernacular. The expression of the middle will be defined by the porch, siding materials, windows, doors, and architectural detailing. Key elements that will be common to all buildings include:

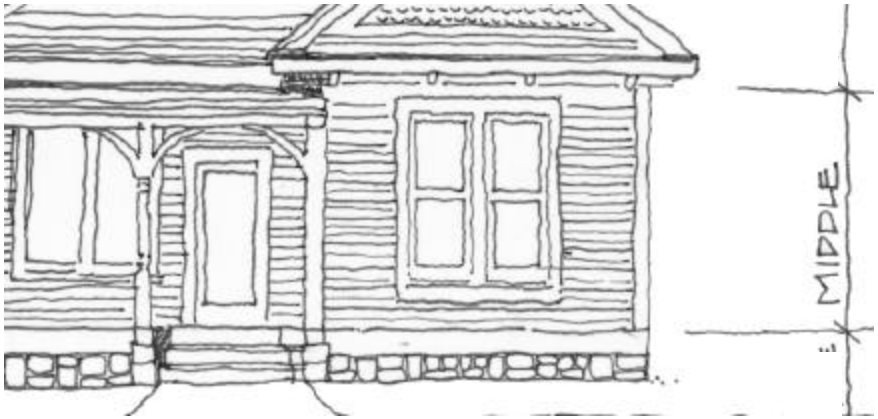
- Porches will be typical to all buildings though their sizes may differ
- Porches shall be a minimum of 6' six feet deep and 10' ten feet past the front of the building line (see Zoning Ordinance Article IV section 4).
- Porches will have pitched roofs that are either projections from the building or a continued element under the main roof
- The use of masonry, wood siding, or cementatious is encouraged
- Colors and finishes should reflect the historic period established for the Original Town districts (See color palette)
- Level of detail directly corresponds to stylistic approach

Folk Traditional

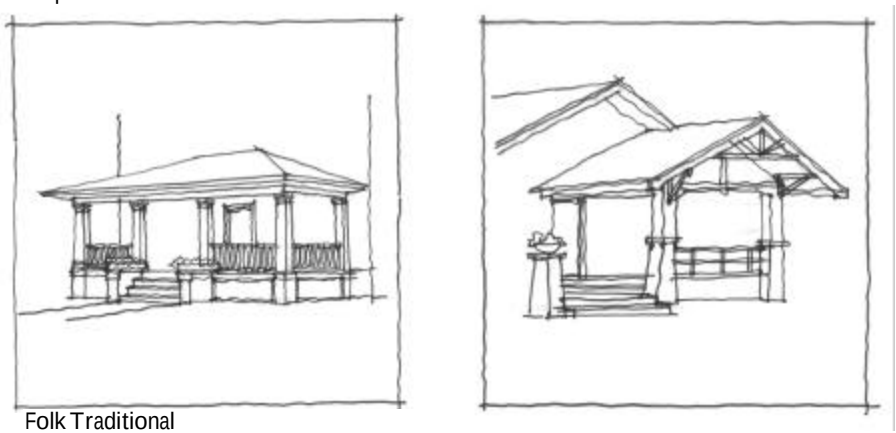
- Overall simple architectural detailing
- Wood frame with brick accents
- Small porches at entry and may wrap-around the building
- All porches should have pitched roof
- Square porch columns and balustrade
- Windows should be simply trimmed
- Front door to have mullioned clear glass

Craftsman

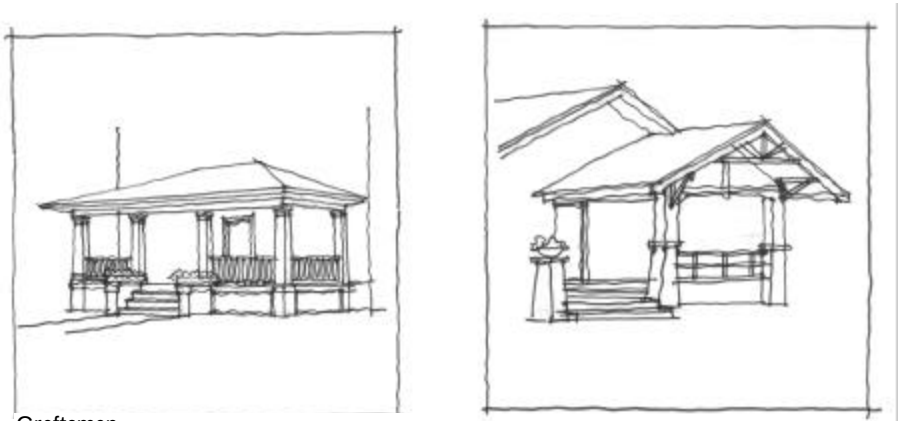
- Rustic or bold-square style
- Inspiration to look natural
- Layout emphasizes horizontality rather then multiple stories
- Wide deep front porch
- Open porch below entry roof gable
- Front door and windows well detailed
- Front door should have decorative, etched, or stained glass panels
- Local materials
- Local (nationalist or native) building tradition
- Honest Craft traditions (blacksmithing, pottery, coarse weave, rough hewn materials)



Expression of Middle



Folk Traditional



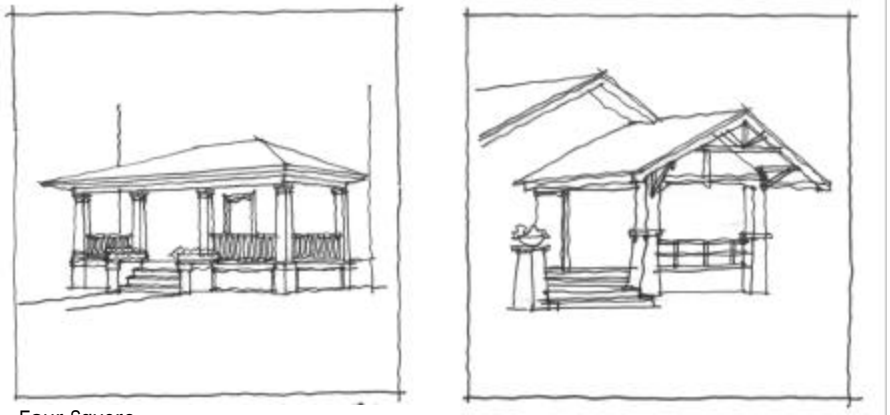
Craftsman

Four Square

- Strong Square Massing (Cubical Shape)
- Often wood, may be brick, or cementatious siding
- Front porch running entire façade
- Structure of porch emphasized as 'projection' from building
- Porch to be a projection from building
- Porch to have a pitched roof
- Doors and windows to be articulated
- Front door should have glass panels
- Simple architectural detailing and may incorporate some arts and crafts detailing

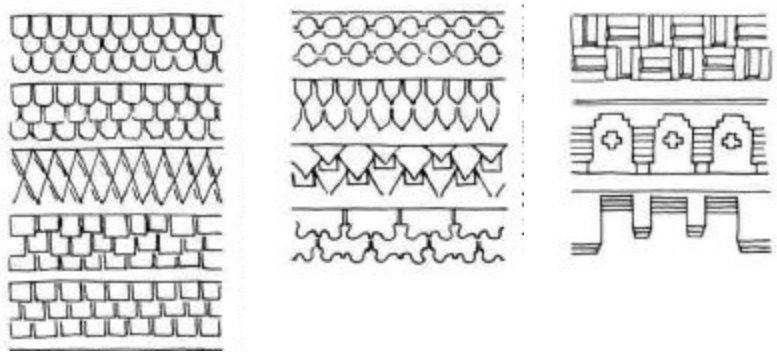
Victorian

- Overall very ornate architectural detailing often with lots of 'gingerbread'
- Typically has a large front porch that is either incorporated into the building (i.e. continuous roof) or may appear as a 'projection' to the home
- Porch supports are commonly either Queen Anne-type turned spindles, or square posts with the corners beveled (chamfered) as in many Italianate porches
- Lace-like spandrels are frequent and turned balusters may be used in porch railings and in friezes suspended from the porch ceiling
- Smaller buildings may not incorporate a front porch, however, a porte coche would be incorporated and it is ornately treated
- Based upon the period, siding will typically be wood clapboards and/or shingles
- Front door should have glass panels



Four Square

Victorian



Siding Patterns

- Heavy and dark woodwork
- Details of brick, tile, or rustic river stone

6.2.3 ROOF

The roof portion of the building is the final defining cap element to the architectural vernacular. The expression of the roof will be defined by the roof form, the eaves, gables, dormers, and roofing materials. Key elements that will be common to all buildings include:

- Folk Traditional and Victorian homes typically will have high pitched asymmetrical roofs
- Craftsman and Four Square roofs will be symmetrical
- Entries are articulated by the roof form
- Dormers may be incorporated into all of the architectural forms
- Brackets and/or end caps should be incorporated
- Roof materials shall reflect the historic character of the district

Folk Traditional

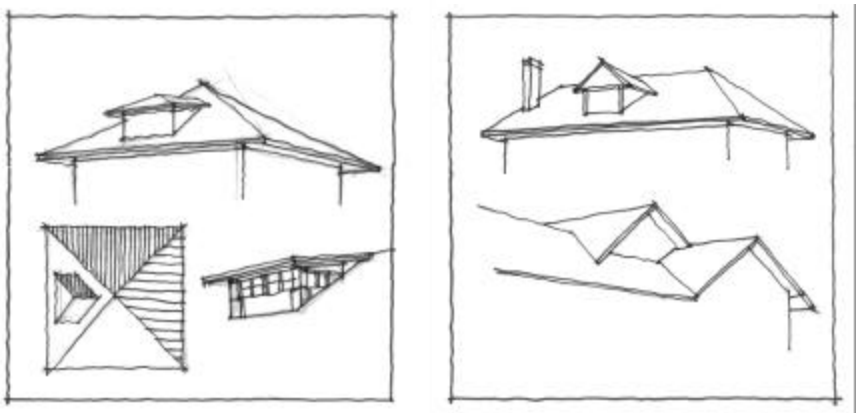
- High-pitched (8:12 to 12:16) asymetrical roof forms typically
- Roof projections mark entry
- Front gable typically open
- Shallow overhangs
- Brackets under eaves
- Simple architectural detailing on eaves

Craftsman

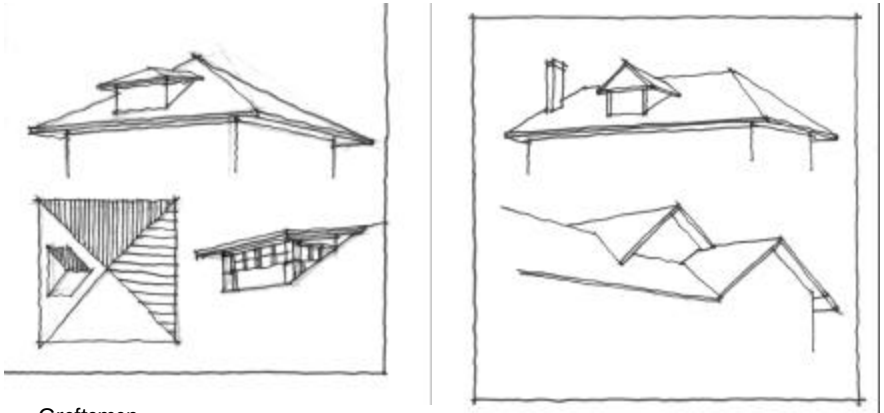
- Roof massing should be symmetrical
- Low-pitched (4:12 to 7:12)
- Roof should articulate entry with gable
- Entry gable should be open and detailed
- Bracketing and face boards to be used
- Glass on dormers
- Chimneys are typical
- Large sheltering overhangs

Four Square

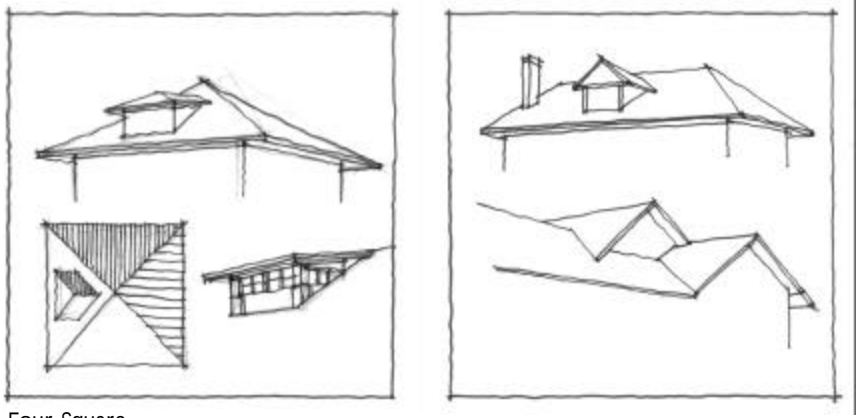
- Pyramidal or hipped symmetrical roof massing
- Moderate-pitched (8:12 to 12:12)
- Emphasize unbroken roof lines
- Smaller dormers



Folk Traditional



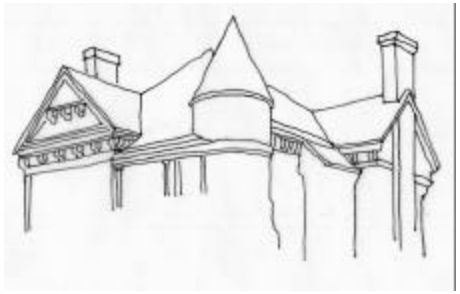
Craftsman

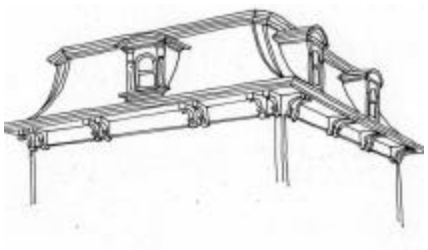


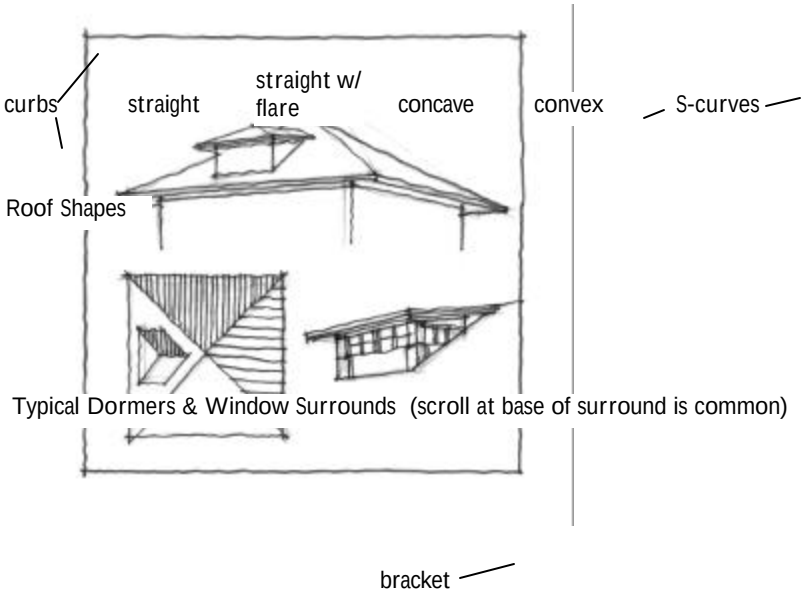
Four Square

Victorian

- High-pitched (12:12 to 12:16) asymetrical roof forms typically
- Overall very ornate architectural detailing
- Emphasizes broken roof lines
- Overhangs are smaller with greater detailing
- Dormers will typically be incorporated into roof area
- Open gables are ornately treated to include 'gingerbread' treatment
- Tower elements treated as distinct design element
- Brackets and ornate treatment of the eaves
- Chimneys should be on rear or side of building
- Slate or simulated wood shingle roofing is typical

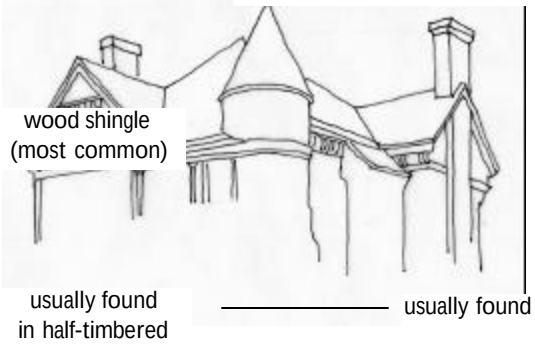






Typical Cornices

usually found in spindlework and free classic



usually found in patterned masonry

- Wide eaves
- Glass dormer or gable to mark center
- Chimneys should be on rear side

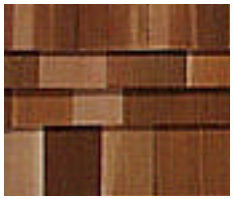
7. EXTERIOR MATERIALS AND COLORS

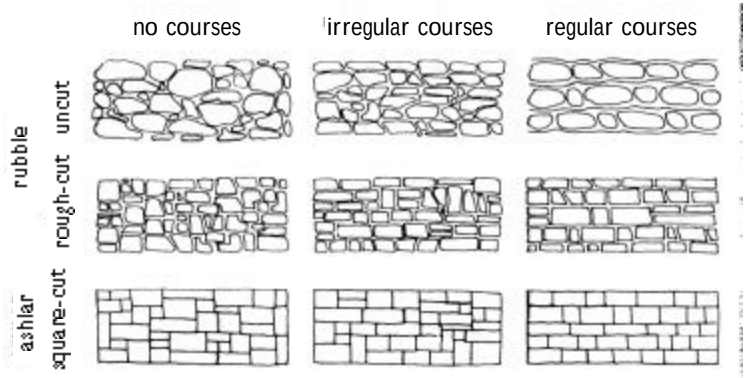
Materials should be used with restraint in regard to both color and diversity of material types. The intent is to create a continuity of materials throughout the neighborhood. The number of primary materials on the exterior will be limited to two (2), not including roof shingles and window glass.

Renovation to existing homes should use materials which are compatible with the existing home. Adherence to these material standards are encouraged where appropriate and/or possible.

Wood, non-combustible fiber cement siding construction or clay fired brick should comprise the dominant exterior building materials for all new home construction. Masonry and wood clapboards/shingle coverage should extend across the front elevation and proportionately around the sides and rear elevation of the building (see Zoning Ordinance Article IV section 9.09).

Gable ends of a uniform material tend to be more architectural than those which change at the eave line. High contrast trim or material variations should be limited.





7.1 Base Materials

The base of the building establishes both the physical and design foundation for the building. The expression of the base will be defined by the treatment of the foundation itself, the definition of the structure, and the articulation of the building entries. The following base materials are acceptable for developments in the Original Town Residential Districts:

- Posts, balconies, porches, and bay windows shall be made of wood, masonry,or stone.
- Piers and arches shall be made of masonry or wood
- Classical columns shall be made of wood, masonry, or cast concrete resembling natural stone.
- Stoops may be made of wood, masonry, or concrete that resembles natural stone.
- Cantilevers shall be supported by visible brackets.

Base Materials

7.2 Siding Materials

The following exterior cladding materials are acceptable:

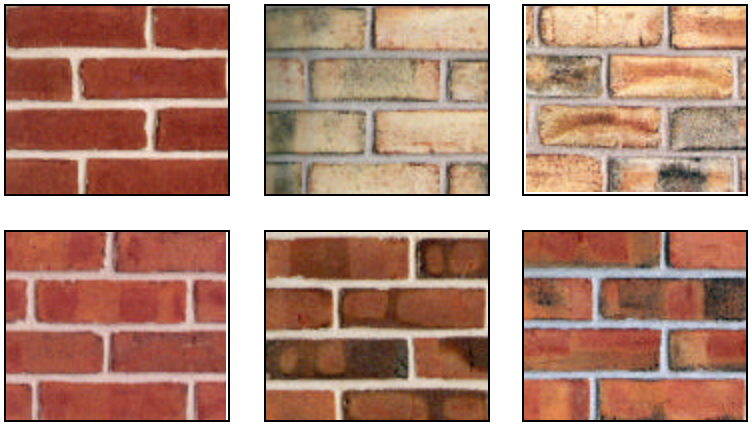
Brick - Brick colors should be medium to dark hues with reds, browns, and buff as the dominate color. All brick cladding must be real brick and meet standards established by the Brick Institute of America.

Wood & Cementatious Siding - Siding material shall be either wood or hard board and must be of horizontal, lap type. The following restrictions apply to such siding:

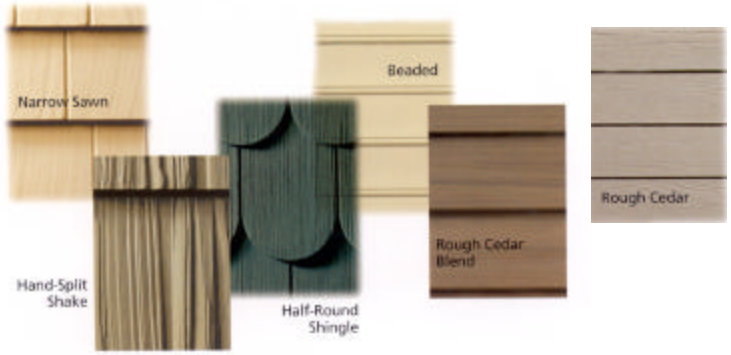
- Cementatious siding is acceptable.
- Vertical siding is prohibited.
- Diagonal siding, board and batten, plywood and particle board are prohibited.
- All siding must be painted or stained.

Trim - All trim shall be smooth/semi-smooth, high quality finish grade stock wood. Trim shall be stained or painted and/of cementatious trim.

Material must be carried around the corner. Masonry veneer applied to a front façade only, without a four (4') minimum transition around each corner to the side facades, will not be permitted.



Sample Brick Materials



Sample Siding Materials

7.3 Acceptable Colors

A well-chosen selection of contrasting trim and accent colors can draw attention to architectural details. A poor selection can make a house seem flat and featureless or overwhelm the architecture. The options available in selecting historically appropriate colors to refer to charts and select shades that were used at the time the home was built, recreate the existing colors in the neighborhood, or if available analyze old paint chips if renovating an existing structure.

Though there is no "one source" for historic colors, there are two known true historic color sources. Sherwin Williams has a Preservation Palette that contains actual color developed by the American Life Foundation from period sources. Also the Color Guild of Aurora Colorado makes available to paint companies through the "color guild" a set of color called "Historic Colors of America". This group of colors is approved by SPENA (Society for the Preservation of New England Antiquities) and comes from their research. Various paint companies offer these colors under their own brand name.

In addition, there are a number of other factors to consider. These include:

Neighborhood Context - A fluorescent colored Victorian that looks in context elsewhere may seem out of place in more conservative neighborhoods. It is important to make sure that the colors are compatible with the houses next door.

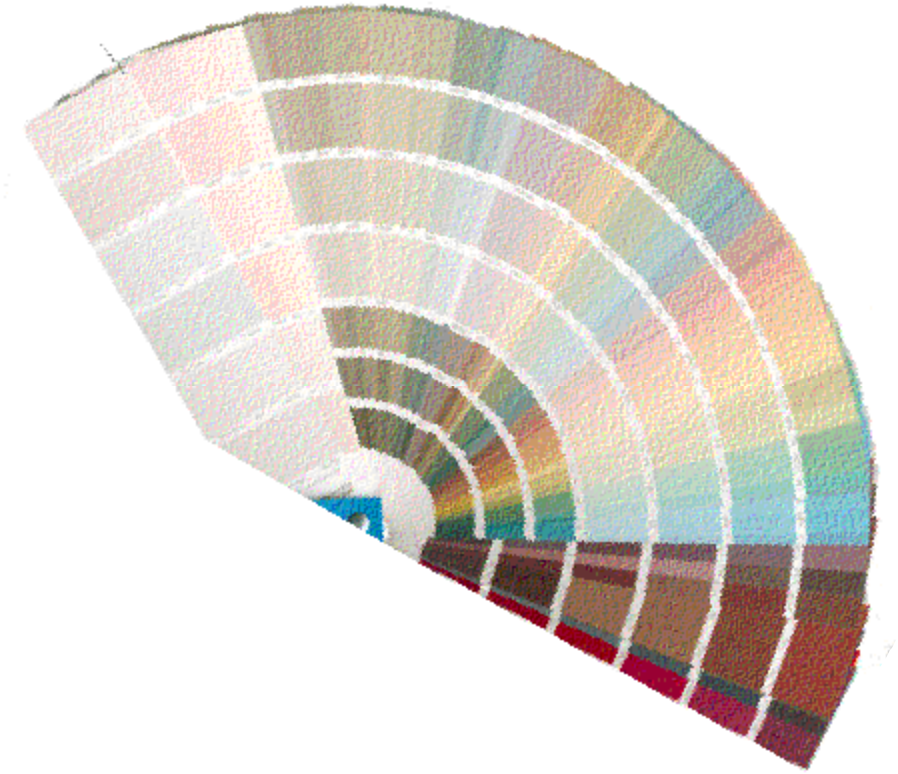
Existing Colors - Some colors are already established in existing architecture. New paint does not need to match existing colors, but it should harmonize.

Accents - Depending on the size and complexity of the home, choosing two, three, or as many as six colors may be appropriate. In addition to the color selected for the siding, accent colors for trim and details such as shutters, moldings and columns may differ. This can be tricky, because too many colors will overwhelm your house and too few will make it seem two dimensional.

Darks and Lights - Light colors will make the house seem larger. Dark siding or dark bands of trim will make the house seem smaller, but will draw more attention to details. Darker shades are best for accenting recesses, while lighter tones will highlight details, which project from the wall surface.

Harmony and Contrast - Contrasting Colors will draw attention to architectural details. But, extreme contrast will clash and actually detract from details. Consider staying within a single color family. For some accents, use a darker or lighter shade instead of a different color.

Balance - A burst of a single color on just one part of the home may give it a lopsided appearance. There must be a balance of colors over the entire building.



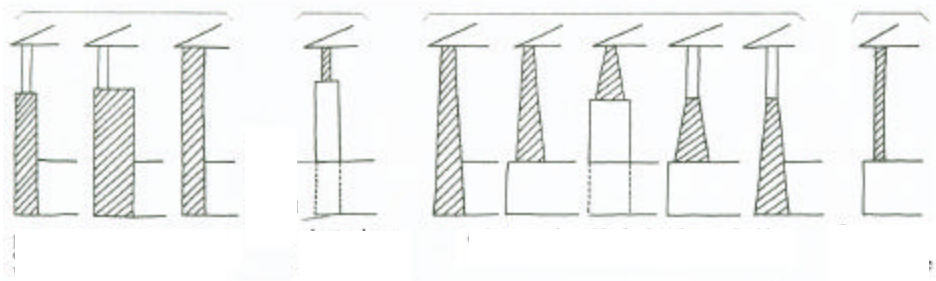
7.4 Porches

Originally meant as a means of coping with weather, in particular heat and rain, the porch has been a cyclical element in the architectural vernacular of the country. In the early 20th century the porch was a very common and only over a fifty year or so period disappeared from new construction. Over the past decade it has reemerged as a critical element in community making. Covered front and rear porches are encouraged for the Original Town Residential Districts. They create protection from the elements and a sense of individuality. When used appropriately as an inset, the whole entry can result in a courtyard effect for a more interesting elevation. When used as a projection from the body of the home, a covered front porch addresses the street scene and creates a diversity of frontages.

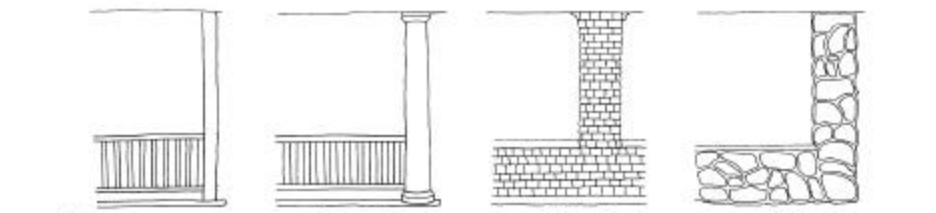
The two types of porches encouraged are the inset porch and or projected porch. The inset porch appears as a continuation of the house with the main roof extended to cover the porch. The projected porch appears more as an addition, with its own separate roof. Both options provide for an extension of the homes' living space and offer interaction with the street and neighborhood, as well as establishing the aesthetic and identity for the home.

The supporting structure for the porch can occur as either extensions of the home or with columns and piers which are more common for this time period. The treatment of columns can occur in a variety of ways and reflects the style of the building. Columns shall be either masonry or wood.

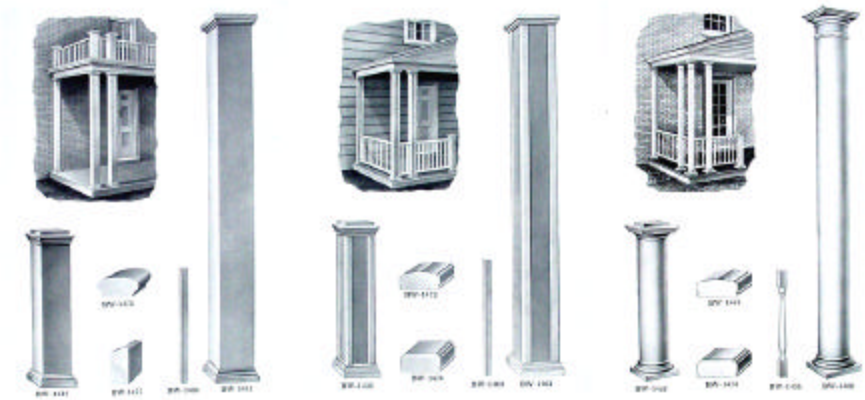
The area between columns can either be enclosed or defined by balustrades - entire railing system composed of the top rail, balusters, and bottom rail. Balustrades shall be either stone or wood.



Column Alternatives



Balustrade Alternatives



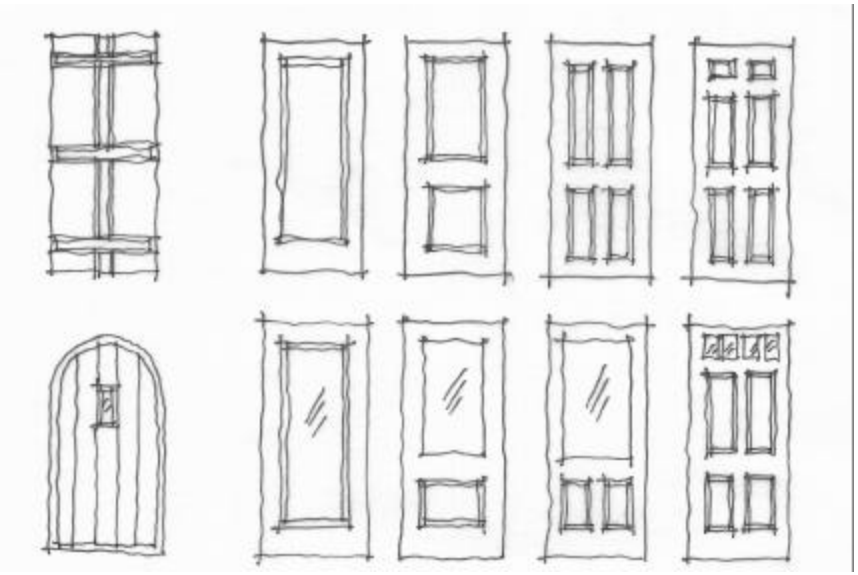
Typical Porch Details

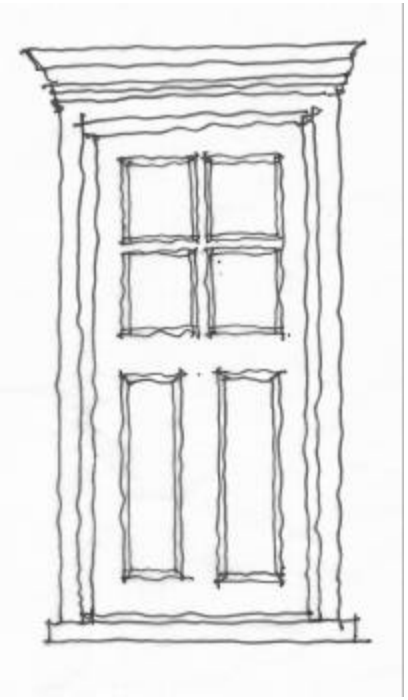
7.5 Doors

Many architectural details contribute to the external appearance of the house. One of the most important is the front door, which helps to define the overall character of the home and is the first point of interaction for visitors. Originally, the doorway served simply as the principle means of regulating wind and light, however, today it reflects the style of both the home and its owner.

The doorways indicative of the early 20th century architectural vernacular were commonly more elaborate. The doors were typically paneled with a decorative appearance. Many doors were partially glazed with fixed glass panes, which were found in all the period's styles. Based upon the early 20th century pattern of development:

- The main entrance to the building shall have a historically accurate architectural vernacular. This will include rectangular recessed panels and/or glass.
- Doors shall be made of wood, wood faced metal, or metal made to resemble a historically accurate wood door.
- All doors, except garage doors, must be hinged. Sliding doors may be installed within rear yards only.
- Exterior doors shall not exceed 5' aggregate width.
- Doors shall be glazed with clear glass with no more than 10% daylight reduction.



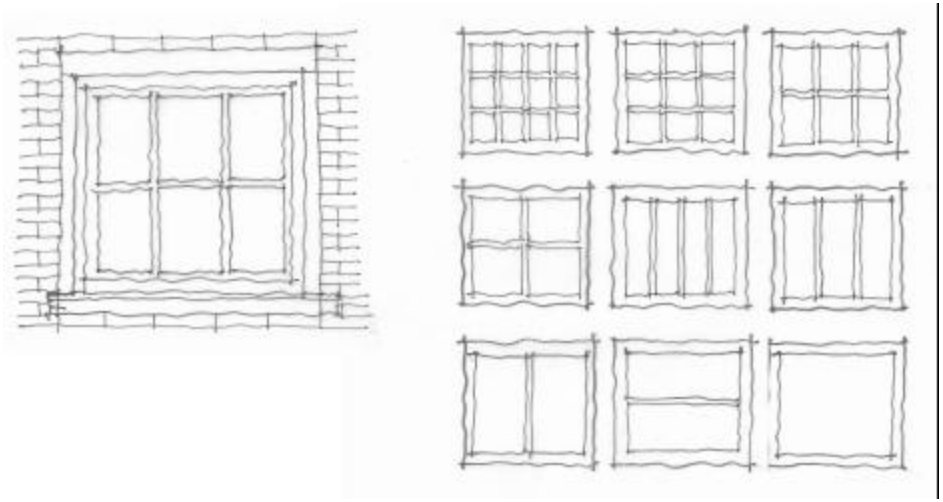


Door Forms

7.6 Windows

In addition to doorways, windows are central elements in the definition of the architectural vernacular. Care should be given to the size, type and organization of all windows. They should never appear like surface "holes" cut into the side of a box. They should be architectural features and whenever possible, grouped into recessed areas or bordered by projections which provide a shadow pattern. Scattered windows tend to create awkward, face-like shapes and should be avoided.

- Aluminum/mill finish or wood windows are acceptable. Color and finish should
  compliment color and architectural style of house.
- Windows shall be glazed with clear glass with no more than 10% daylight reduction.
- Shutters shall be wood or metal and awnings shall be canvas. Shutters shall be sized to match the corresponding window openings and shall be operable. Awnings shall be rectangular only.
- The total glazing area on the street facades shall not exceed 40% of the facade surface.
- No enclosed porch shall occur on the streetside facade and total glazing shall not exceed 80%.
- Windows and window subdivisions (lights) shall be of square or vertical proportion. Additionally, windows may be circular or hexagonal.
- Rectangular awning windows shall be single-hung or casement.
- Circular and hexagonal windows may be fixed or pivot.
- Muntins, if used, shall be true divided lights (i.e. individual panes of glass).
- Window sills are to project a minimum of 2" from building face and are to be a minimum of 2" high.
- Windows shall be set to the inside of the building face wall.



Window Forms

7.7 Garage Doors

The traditional solution is to detach the garage from the house proper, allowing the house to stand on its own and reflect the relationships of the interior spaces to the street. For shelter, the garage often is connected to the house with a covered walk, breezeway, etc.

If attached construction must be used, an offset of a twenty feet (20') minimum from major front elevation of house to face of garage is required. The face of a porch qualifies as the major front elevation, if the porch is substantial enough to be the major focus of the facade.

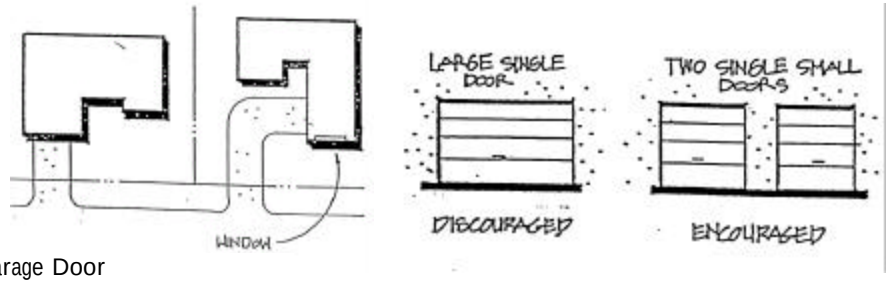
The dominant visual impact of garage doors should be carefully addressed in a variety of ways. The garage doors should not dominate the facade. When this occurs, the house generally adds little to the overall character of the street and the house entrance is visually overwhelmed.

Garage doors (often at least sixteen feet wide) are equivalent to blank walls. They are devoid of architectural elements which give a building scale life and character such as windows, terraces, landscaping, etc.

When front-facing, attached two-car garages are built, two single doors divided by a column will be required. This breaks up the expanse of the door into appropriately scaled architectural elements. Side entry garages should be used to break up the monotony of garage door corridors. Windows can be used to break up massive garage frontages.

Treatment of detail on garage doors should be consistent with the overall character of the house. This may be accomplished with one or two well placed windows along the top of the garage door and by breaking up the mass with paneled construction. The color should either match the adjacent wall or be painted darker. The doors should never be painted lighter than the adjacent wall.

No wood or particle board doors are permitted. All garage doors are to be metal. Glass fenestrations are permitted. No reflective film or foil is permitted on windows.



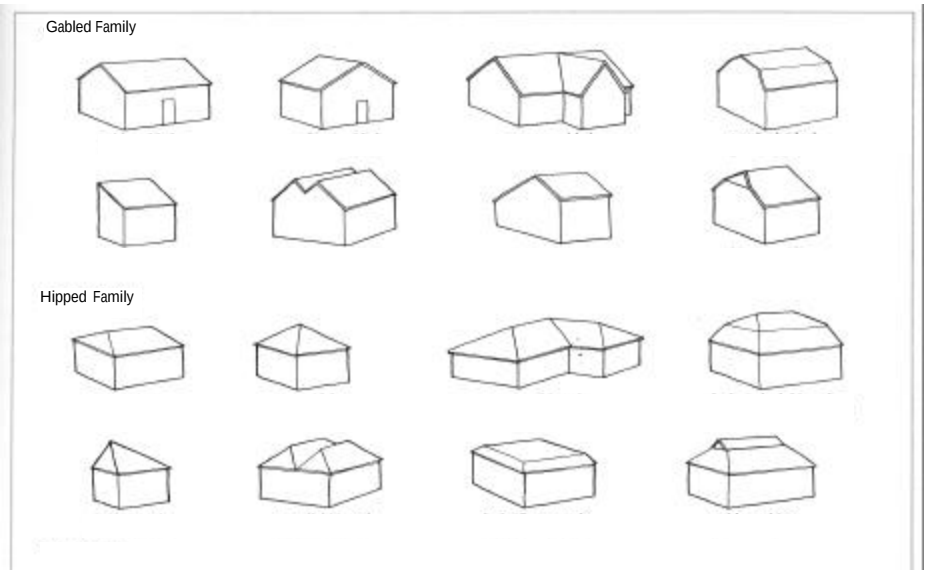
Garage Door

7.8 Roof Form

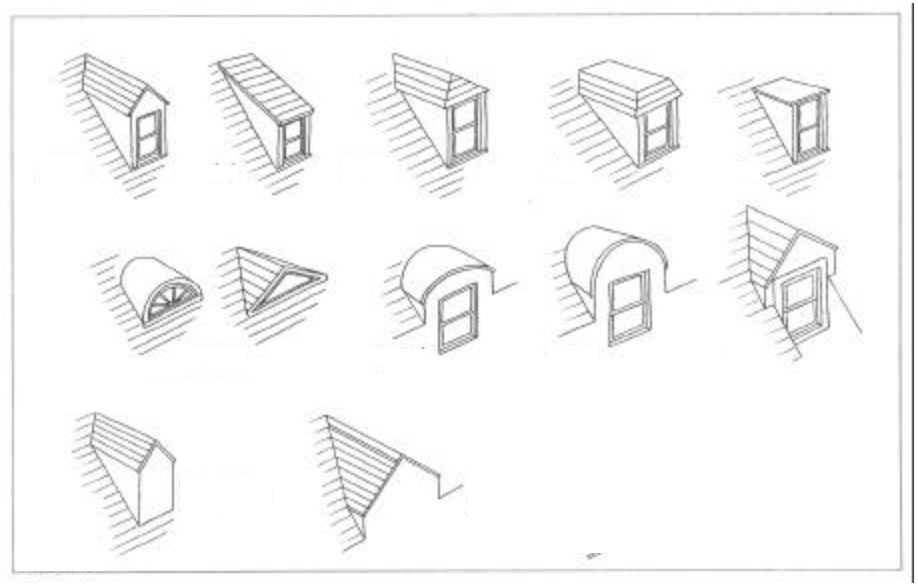
The roof is both a structural and aesthetic component for the home. The two principle styles encouraged by these development standards include: the gabled roof, which is simply two sloped planes that is supported by a triangular extension of the wall plane, and the hipped roof, which is a series of roofplanes which all intersect the exterior walls of the building on one consistent plane. The roof pattern is one of the most significant elements in establishing the overall massing and appearance of the building. In addition, it is important to recognize the relationship of the roof pitch to the appearance of the building. Folk traditional and four square homes will typically have higher pitched roofs, while the Craftsman and Victorian styles will have a shallower or reduced exposure of the overall roof area.

7.9 Dormers

Roof dormers are the structural projections from the sloping roof and usually having a window or ventilated louver. These structures typically resemble miniature houses with their walls, roofs, and windows. The purpose of these structures is to increase the living space of the building by adding headroom, ventilation, and light.



Roof Forms

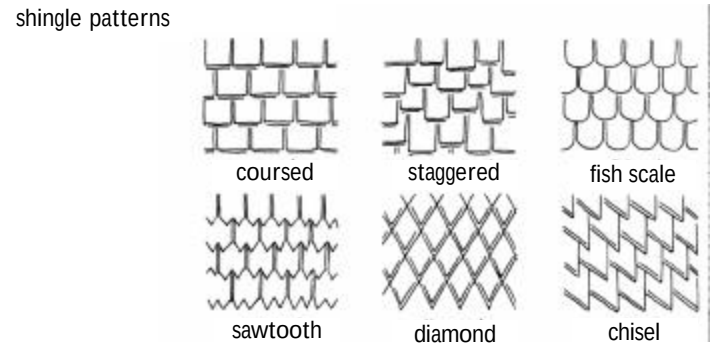


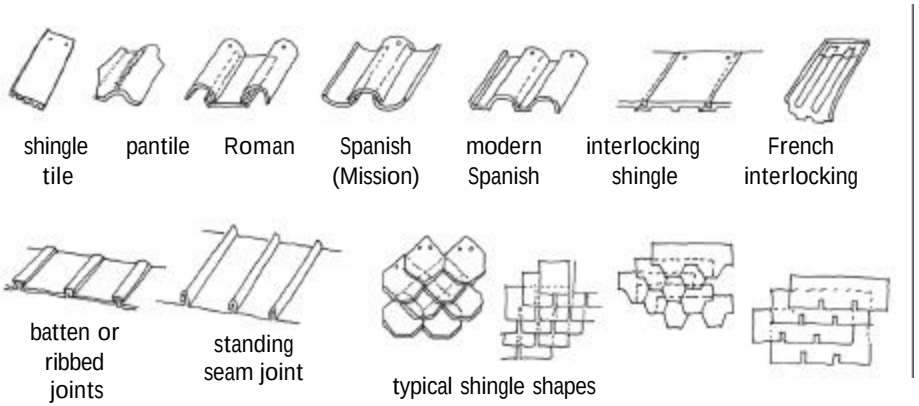
Dormers

7.10 Roof Materials and Patterns

The roofing materials are those materials used to cover the structural components of the building's roof to make it windproof and water tight. In the context of these development standards, the aesthetic characteristics are particularly important in defining the period style for the architecture.

- Roofing shall be of consistent color and pattern
- Typical materials shall be slate or composite shingles meant to resemble wood or prohibited materials - subject to building offical approval.
- Shingle color should compliment the materials and architecture of the home; a general color range between weatherwood and charcoal is suggested.
- Skylights shall be flat (non-bubble).



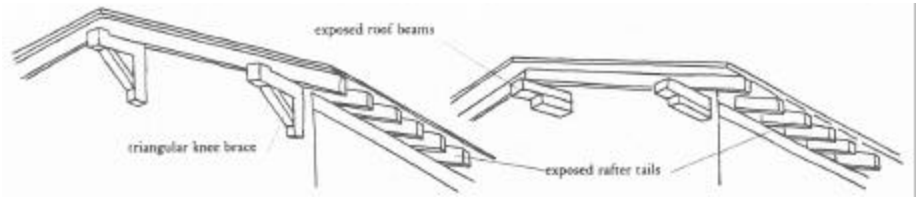


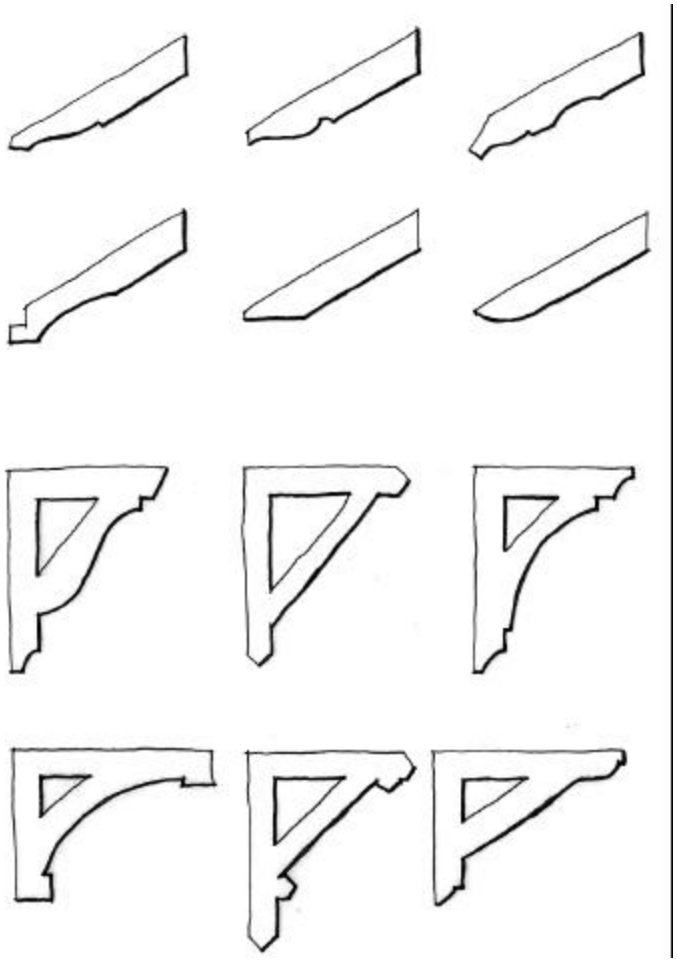
Acceptable Roof Materials and Patterns

7.11 Brackets, Eaves, & Rafter End Treatments

Roof overhangs are both practical and attractive. They give a house character and offer solar protection. The lower edge of the roof that projects beyond the building wall itself is referred to as the eave. The eaves of buildings will be treated in one of two ways. Either the eaves will be enclosed, hiding the structure of the roof, or they will be open and architecturally detailed. Closed eaves will have a fascia board that covers the ends of the rafters and the soffit (space under the eave will be covered by soffit boards and vents which enclose the underside of the roof rafters.)

- Overhanging eaves shall either have expose rafters or be finished with board and profiled molding or gutters.
- If rafters are exposed, they should be profiled to provide a greater level of detail. Several examples are shown to the right.
- Brackets may be incorporated into the building eaves to give the appearance of additional structure and aesthetic detail.
- Overhanging eaves shall be no less than 18" from the face of the building.
- Flashing shall be painted to match the color of the walls.
- Fascias, if any, shall be less than the depth of rafter tails.





Rafter ends and Brackets

7.12 Other Architectural Elements

7.12.1 Chimneys

It is recommended that every residence incorporate a minimum of one fireplace. In order to use the chimney as a repetitive design element throughout the community, the chimney structure should be expressed on the exterior of each residence in one of the following manners:

Chimneys can be used to establish an ornamental or thematic direction. The chimney shell must be masonry. No wood, metal or other materials are acceptable.

The use of prefabricated fireplace units allows a wide design latitude for masonry chimneys. If placed on an exterior wall, a complementary material - masonry, for instance - should be used for visual mass.

Broad, massive chimneys are encouraged over small, spindly-shaped chimneys. Chimneys which barely peak above or square on the roof are not visually bold and, therefore, are discouraged. The height of the chimney should be in proportion to the roof line and adhere to fire codes.

7.12.2 Rain Gutter Drains

Although gutters are not required, roof design, or the use of diverters should keep water off patios, balconies, stairs, doorways, etc. If gutters are to be used, positive drainage away from the building should be provided. Roof drainage which will ultimately create erosion or run across sidewalks and pedestrian paths is not acceptable.

Down spouts are to be located to provide a clean, unobtrusive appearance, terminated by either splash blocks or connection to the storm sewer.

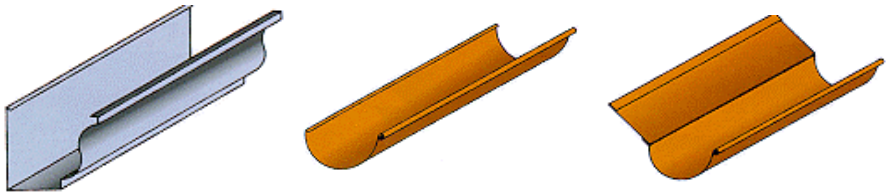
Drain pipes tied into rain gutter down spouts must be completely hidden from view. Plant shrubs or ground cover large enough and dense enough to screen objects.

Gutters and down spouts must be integrated with architectural design in color, shape, and location.

Gutters shall be half round at overhanging eaves and ogee at flush eaves. Downspouts shall be round in profile, smooth-faced, or rectangular, or be cable chain. Gutters and downspouts shall be made of copper or galvanized metal.

Chimneys

Downspouts



Gutters

7.12.3 Roof Top Antennae, Satellite Dishes, & Functional Accessory Structures

The roofs, as an expressive design element, should be kept as visually unobstructed as possible. Visible radio/television antennae, satellite dishes, and radio towers are encouraged to be screened from public view unless otherwise allowed per FCC regulations.

Vent stacks and other necessary roof protrusions should be located to be away from public view. Locate where possible on the back side of the roof. All vent stacks and flashing is to be painted to match the color of the shingles. Shingles are to be overlapped at valleys so that no valley flashing is exposed.

No antennae or satellite dish above one meter in height may be visible from the outside of a residence. Such antennae must be concealed within a roof attic or otherwise completely concealed.

No rooftop or window HVAC equipment is permissible. Extreme care should be taken in location of condensers to avoid noise infiltration of adjoining bedrooms and other "quiet" zones.

Where practical, all meters, air conditioning units, etc. are to be placed away from public view, preferably in rear or fenced side yards. In the absence of complete yard fencing, meters, air conditioner, etc. must be screened from view. If possible, niches or offsets should be designed to accommodate mechanical equipment.

7.12.4 Other Accessory Structures

The only other accessory buildings allowed will be greenhouses, storage, gazebos or trellis shade structures, spas, flags, mailboxes, and decks.

Gazebo roofs shall match materials and colors set forth previously for consistency.

All spas shall be screened from neighbor's or public view by approved fencing or vegetation. Allow for a 4 foot high solid fence with 2 feet of lattice or ornamental fencing on top. All plumbing shall be concealed behind approved decking, fencing or vegetation.

The use of natural wood for deck construction is encouraged. This includes redwood, cypress, pressure-treated pine, etc., but does not include any material such as plastic or fiberglass, which may have the visual characteristics of wood.

Materials and colors used for any trellis or arbor construction shall comply with materials and colors on the primary residence. The use of wood and cementatious is encouraged.

Banners and flags may be temporarily displayed on a single pole attached to the front facade of the house.

Preferred Satellite Dish Placements

Accessory Structures

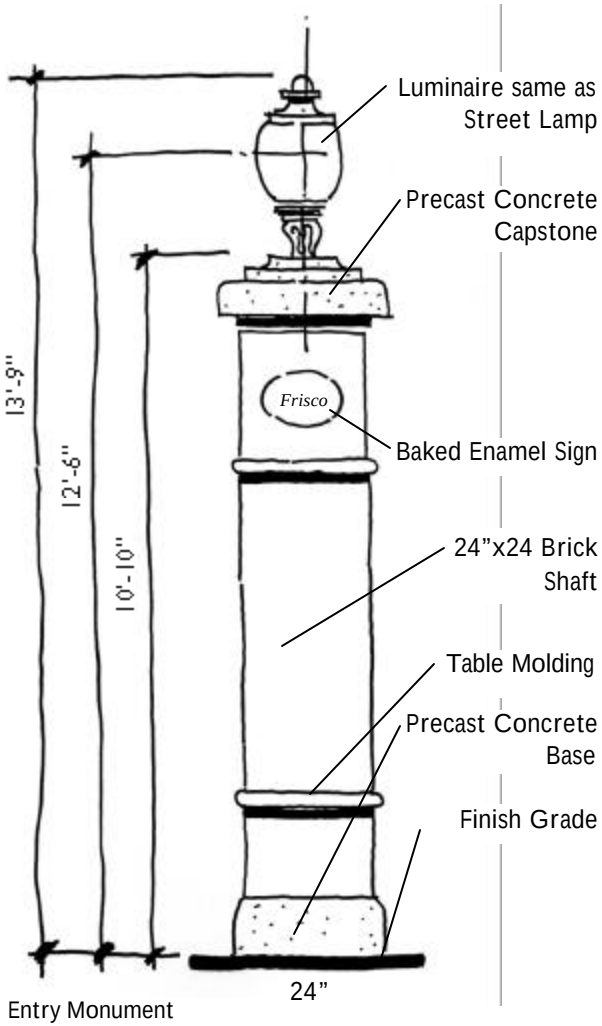
8. STREETSCAPE

8.1 Neighborhood Entry Monuments

Distinct, identifiable neighborhoods may desire to have monuments placed at key points of entry or at the center of the neighborhood. Entry monuments can be a source of pride for residents and give identity to the neighborhood.

Entry monuments should only occur where a distinguishable entry along a street already occurs. In some neighborhoods clear points of entry are difficult to find yet identity monuments at key location may be appropriate to help create a sense of place and to reinforce the neighborhood identity. Monuments should reinforce the character appropriate to the neighborhood.

1. Entry monuments should be integrated into a total design of typical elements such as trees, ornamental lighting, paving patterns, median planting, walks and buildings.
2. The scale, character, shape, materials and location of entry monuments must be planned and consistent for an entire neighborhood. This does not mean that all entries should have monuments. If too many are placed or if they occur in inappropriate locations, the strength of the entry will be diminished. Ad-hoc placements and design of entry monuments is not acceptable.
3. Provisions must be made for the maintenance of entry monuments. The most effective way to address their maintenance is to have a neighborhood association committed to their upkeep. If this is not feasible, it may be possible to have them added to a list of similar miscellaneous improvements that are the responsibility of the city. Their design should be as durable and maintenance-free as possible.
4. Appropriate scale and proportion are critical to the sense of arrival and entry. Monuments must be effective at the pedestrian and vehicular scale. A range of scales will also create a sense of movement at the point of entry. Monuments must be located at the intersections of Main Street and adjoining streets.
5. Monument design should embody elements of form and detail which represent and identify the neighborhood. The monument should make reference to the character of the shared vision of the district which it serves.
6. All entry monuments should fit comfortably into the family of existing gateway monuments in Frisco.



Entry Monument

8.2 Street Trees

Trees give many benefits to the city. They supply shade, buffer wind, and sun, help clean the air and reduce glare. Street trees are the most important tool for buffering people from cars. They create a pedestrian space, make the street more comfortable and provide beauty year-round. Without street trees, pedestrians are exposed to the sun and the car with little sense of comfort.

Design for street trees should respond to the uses on the street. In most areas, the same species should be planted on a block. Different species with similar characteristics, such as form and color may be alternated in a regular pattern to avoid over-use of one species. The loss of numerous trees in any city due to diseases such as Dutch Elm reflects the danger of extensive planting of a single species.

8.2.1 General Tree Guidelines

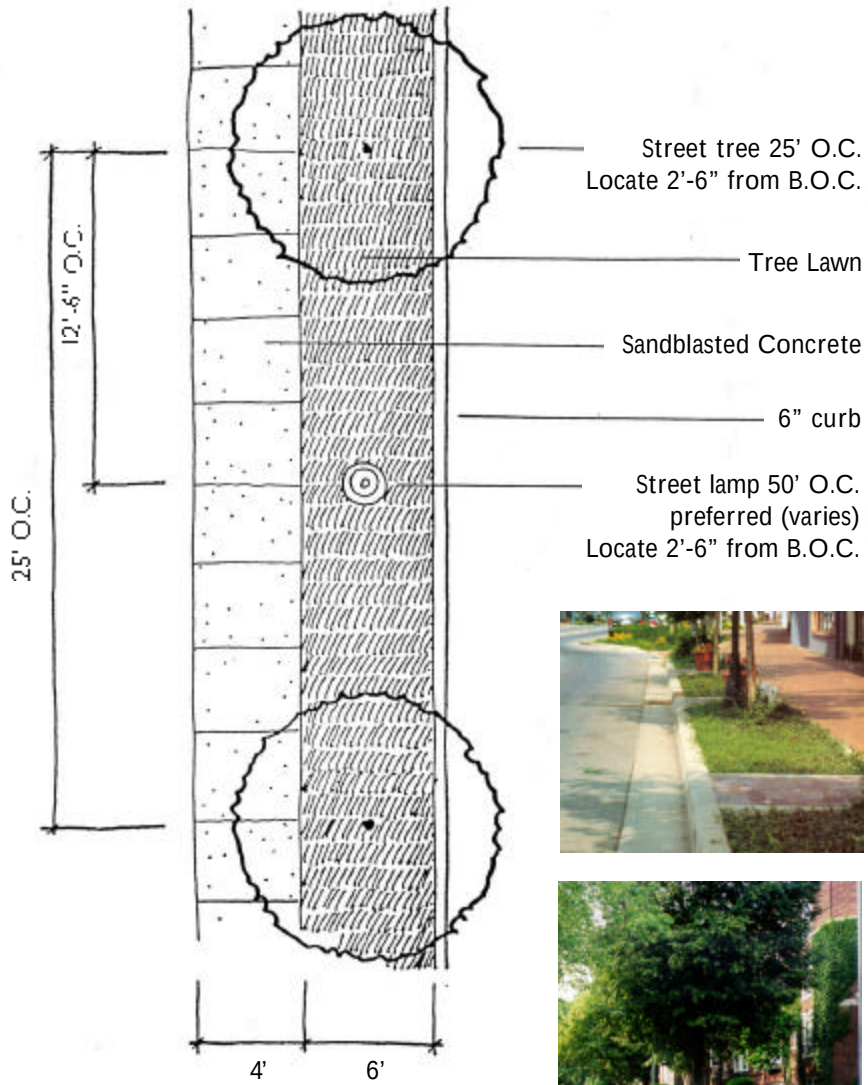
Many factors affect design in residential streets, including the volume of pedestrians, the size and orientation of sidewalks, the distance from trees to buildings, the visibility of facade and signs, and the speed and volume of vehicles.

1. Plant only one species where an area is to be unified. Avoid random changes in species.
2. Select trees that will fit when they are mature. Narrow areas suggest a narrow tree and open areas suggest a wide one.
3. Min. 3" Caliper @ installation to provide maturity and canopy definition at outset.

8.2.2 Tree Location

Consider mature tree size before planting so that trees have room to grow. Where signs, lights, overhead or underground utilities, utility poles and fire hydrants would limit mature tree size, adjustments in species or location should be considered to minimize excessive pruning.

1. Plant trees with regular spacing on side streets to create a continuous street edge. Adjust spacing for driveways and lights.
2. Trees must not interfere with visibility.
3. At alleys trees should not be located closer than 10 feet from the projected alley property line.
4. In residential streets, trees in tree-lawns are recommended. Trees should be located in the center of the tree lawn, 2'-6" from b.o.c.



Tree Lawns

8.2.3 Tree Lawns

1. Tree lawns, especially in new developments, should be at lest 8 feet wide to accommodate irrigation systems and to provide adequate room for healthy tree root systems. Small lengths of step-out strips may occur within the 8 foot width. However, widths less than 4 feet should be avoided. To water efficiently care must be taken, whether done by hand or by irrigated system.
2. Tree lawns should be planted with sod or low groundcovers (below 6 inches mature height).
3. For tree lawn areas less than 8 feet wide, turf is difficult to irrigate efficiently and groundcovers or paving may be considered. Groundcovers are preferred for widths between 5 feet to 2 feet. Paving is preferred where widths are less than 2 feet and in areas where heavy traffic occur.
4. For areas less than 30 square feet, special concern must be given to the maintenance available and groundcovers are the recommended material.
5. Tree lawns should not be elevated above curbs except to provide positive drainage.

8.2.4 Tree Size

Trees should be large enough when planted to add substantial shade and to reach a height appropriate to surrounding buildings.

1. Trees in tree lawns should be 3 inch caliper, minimum. Note that under the favorable conditions of a tree lawn, this smaller size tree may soon catch up to the growth rate of a larger tree planted in a grate.
2. The branching height of mature trees should be no less than 8 feet above the sidewalk.
3. Trees within the special use and small street tree category should only be used where power lines overhead would not allow a large street tree to reach maturity without severe pruning.

Refer to Article IV, Sections 2.01-2.07 of the Comprehensive Zoning Ordinance of the City of Frisco (Appendix C) for futher information.

8.3 Ground Cover, Shrubs, & Flowers

8.3.1 Front Yard Landscape

This includes that portion of the yard from the edge of the street pavement to the front of the house.

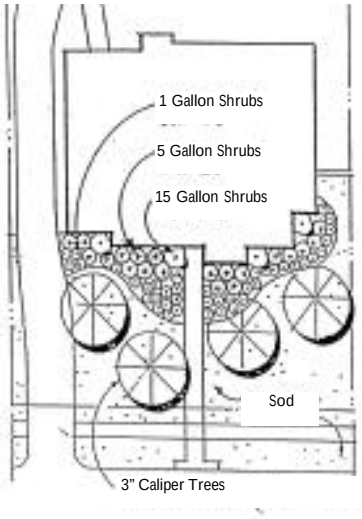
1. All newly constructed homes shall be landscaped with the following or a combination of: grass, ground covers, shrubs, vines, hedges, and trees.
2. A single row of foundation planting is not acceptable.
3. The minimum number of trees (including existing major trees) to be planted in the front yard is based on the following formula:
   One 5" caliper tree per thirty (30') feet of lot frontage. Such trees are encouraged to be placed to give definition to the home or aid in the visual continuity of the street, but should not be planted within 5 feet of the curb.
4. Maintenance and replacement of tree lawns shall be the responsibility of the lot owner.
5. Homeowners shall plant at least one shade tree in their front yard selected from the large tree list.
6. The use of native species of trees, shrubs, ground covers, and perennials is encouraged.
7. The use of fruit and berry trees is encouraged to contribute to the existing wildlife habitat. Fruit trees should be planted in groups of four or more, equally spaced.
8. All shrubs should be planted in groups of like species rather than as individuals. Spacing shall be close enough to create mass groupings (2'-3').

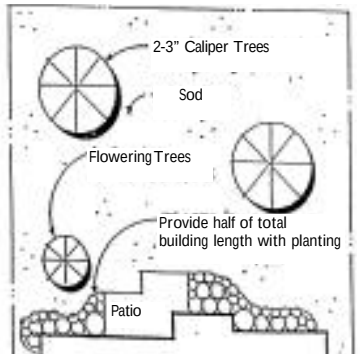
8.3.2 Planting Beds

One portion of a planting bed must extend a minimum of six feet (6') from the foundation.

Planting beds should be curvilinear with the shrubs massed in tiers, smaller shrubs and ground cover in the front and larger shrubs in the rear of the bed. Groupings of shrubs of the same species provide a substantial look. Avoid planting shrubs at a constant distance from the foundation. Radius beds eight feet (8') minimum from building, and vary widths of beds.

Mulch all planting beds with 2" shredded pine bark. No gravel of any size and color is permitted for use or substitution for shrubs, ground cover, mulch or grass lawns. Specimen boulders and rock borders are permitted.





Planting Beds

8.3.3 Corner Lot Planting

Corner lots will be required to soften long walls or fences with landscaping. Where possible, a minimum of an eight foot (4') wide space should be left between a sidewalk and fence to allow for landscaping. A solid row of foundation plantings should run along the building side facing the street.

For new home construction, a minimum of two (2) trees at 3-5" caliper minimum should be placed within the side yard facing the side street. Fences thirty feet (30') in length or more must have planting between the fence and sidewalk. A suggested planting requirement is the combination of 5, five-gallon dwarf yaupon holly at 30" o.c., each combined with 3, thirty-gallon multi-trunk river birch or crepe myrtle.

8.3.4 Landscape Details

Planting bed edging is not required, but is encouraged for maintenance purposes and to define the shape of planting beds. Edging that will be conducive to easy maintenance with weed eaters or gasoline or electric powered edgers should be considered. Edging should not compete with the visual quality of planting beds, but should enhance the appearance.

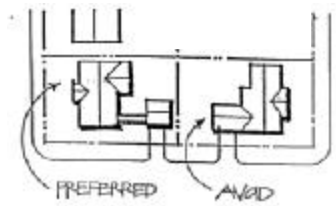
All landscape plants should be planted with the appropriate top soil, peat moss and fertilizer mixtures. The use of only on-site soil is prohibited. No bare ground is acceptable. All shrubs, ground cover and tree beds shall receive a 2" minimum layer of cypress mulch, pine bark or equivalent.

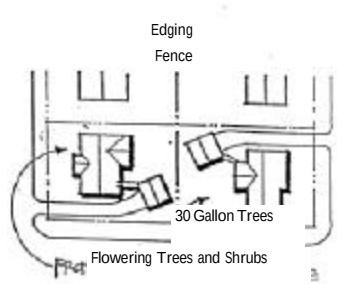
8.3.5 Plant Material

A list of plant material considered to be appropriate for the community is found in Appendix C. These plant materials have been chosen for their natural or adoptable qualities, their function in the landscape, and their availability in the commercial nursery trade. Other plant material may be used, but priority should be given to plants from this palette.

8.3.6 Irrigation

Installation of an irrigation system by the builder is encouraged for front and side yards. Sprinkler heads should be located to effectively water areas intended with minimum overthrow onto pavement, walks, etc., and to effect 100% overlap insuring effective and even coverage. (Refer to Article IV, Sections 2.01-2.07 of the Comprehensive Zoning Ordinance of the City of Frisco (Appendix C) for futher information.)





Corner Lot Planting and Trees facing Side Yard

Plant Bed Edging

8.4 Paving Standards

Paving materials used in front yards shall be selected and designed in patterns, which complement the adjacent public sidewalk. Warm tone, natural material such as brick and stone are preferred over materials such as poured-in-place concrete for paving enhancements. Asphalt and gravel shall not be used as paving.

8.4.1 Entry Walks

Entry walks are those walks which extend out from the home and/or detached sidewalk and lead to the curb. They are appropriate in the tree lawn where there is a functional need for them. Two or three feet are recommended widths, with a maximum of five feet allowed. They may be used in conjunction with step-out strips as a way of giving access from parked/stopped vehicles to the sidewalk. All homes shall have entry walks to the sidewalk.

8.4.2 Step-Out Strips

"Step-out strips," or landing walks, are recommended as a way to facilitate access to cars while maintaining the integrity of the tree lawn. Step out strips are a 12-24 inch wide area of paving next to the curb, connected to the sidewalk by an entry walk. Historically, step out strips were short in length and had to serve only one carriage or car.

The design intent for step-out strips should be to minimize the disruption within the continuous tree lawn. Where possible they should be designed to be inconspicuous. Plain concrete paving, brick paving, interlocking concrete unit paving, and flagstone are acceptable materials.

Street sidewalks shall provide continuous pedestrian and bikeway connections into the community wide network. Detached sidewalks are 4 feet minimum between tree lawn and front yard setback. Use crosswalk demarcation at street intersections. See Old Town Commercial Design Standards 10.2 Pavement and 10.3 Paving Standards for more guidelines.

Entry Walks and Step-Out Strips

8.5 Fences & Screening

8.5.1 Fencing Setbacks

A minimum fence setback of ten feet (10') from front elevation of the house is required for ornamental fencing zunless required to hide mechanical equipment.

A minimum fence setback of five feet (5') from public walks is required for a planting buffer. (see figure) Fences more than thirty feet (30') in length require a planting buffer. Fences can be of solid construction up to four feet (4') and a trellis type (see-through) fencing can be extended two feet (2') on the top. The total fence height is not to exceed six feet (6').

8.5.2 Fencing Detail

To insure compatibility of fence design throughout the community, fences are only to be constructed of wood or wrought iron. All fences within public view shall conform to the design shown in this document.

If there is only one "finished" side, it must be the public side. Diagonal and horizontal fencing is strictly prohibited. No chain link is permitted.

8.5.3 Corner Lot Fences

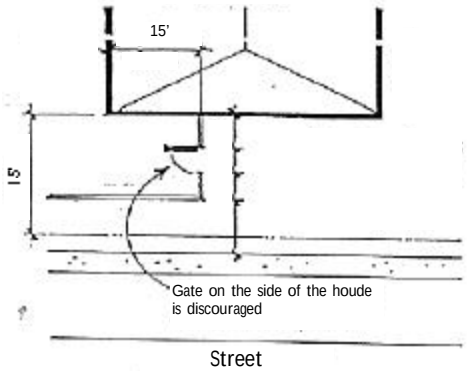
Corner lot fences and fences between lots, paralleling the fronting street, must be installed with the finished side out as illustrated. (see figure) The fence is to be installed using quality materials and standard construction techniques such as wood or wrought iron. Aluminum and cyclone (wire mesh) are not acceptable materials.

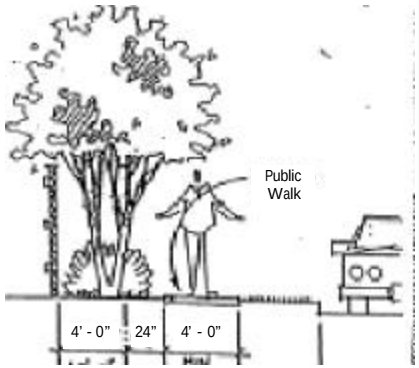
8.5.4 Open Space Lot Fences

Wood and wrought iron fencing (see figure) shall be installed on the property line adjacent to the amenity and for the adjacent twenty-four feet (24') of the side fence that adjoins the amenity. Masonry posts can be utilized.

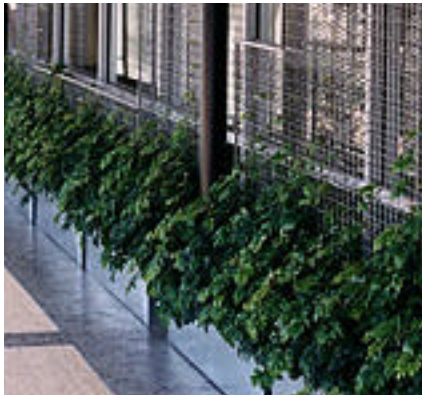
8.5.5 Screening

Shrubs or vines should be placed in front of screens. Hedges may be used for screens if plants are mature enough and spaced close enough to provide adequate screening. Screening with plants is to be accomplished with initial installation, not assumed growth at maturity. Staggered spacing of shrubs for hedges makes a good screen. (see figure) If a solid wood fence is desired it shall be no higher thatn four feet. Additional height may occur with lattice. Refer to Article IV, Sections 2.01-2.07 of the Comprehensive Zoning Ordinance of the City of Frisco (Appendix C) for futher information.





Fences



Screening

8.6 Site Lighting

The Builder/Owner may install and maintain lighting on individual lots in a manner to not cause distraction, nuisance or to be unsightly.

Exterior residential lighting can convey a warm, inviting atmosphere. Care should be taken in placing fixtures, selection of fixtures, and types of light source. Exterior illumination of architectural features such as columns, entries, chimneys, and landscape features is encouraged.

If certain lighting is installed, the lights should be directed to illuminate house number graphics. Ground lighting or decorative light fixtures are acceptable. Decorative fixtures should be of high quality materials and workmanship, and be in scale and style with the residence.

Sodium vapor lights are prohibited. Mercury vapor security lights, when the fixture is visible from public view or from other lots, is also prohibited. Mercury vapor lights, when used for special landscape lighting affect, (hung in trees as up and down lights) is permissible.

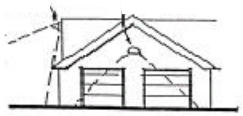
Colored lenses on low voltage lights, colored light bulbs, fluorescent and neon lighting is prohibited. Incandescent, low voltage incandescent, metal halide, quartz and natural gas lights are acceptable.

Locate street lamps 2'-6" from back of curb, evenly spaced between street trees and at intervals no greater than 100'.

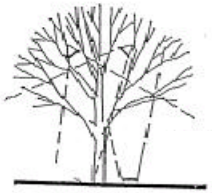
Fixture mounting height shall be between 10' and 12'.

Use metal halide lamps.

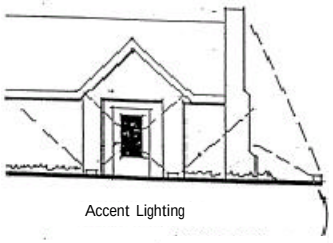
High levels of street lighting (1 lumen per square foot)



Dowlight on Building

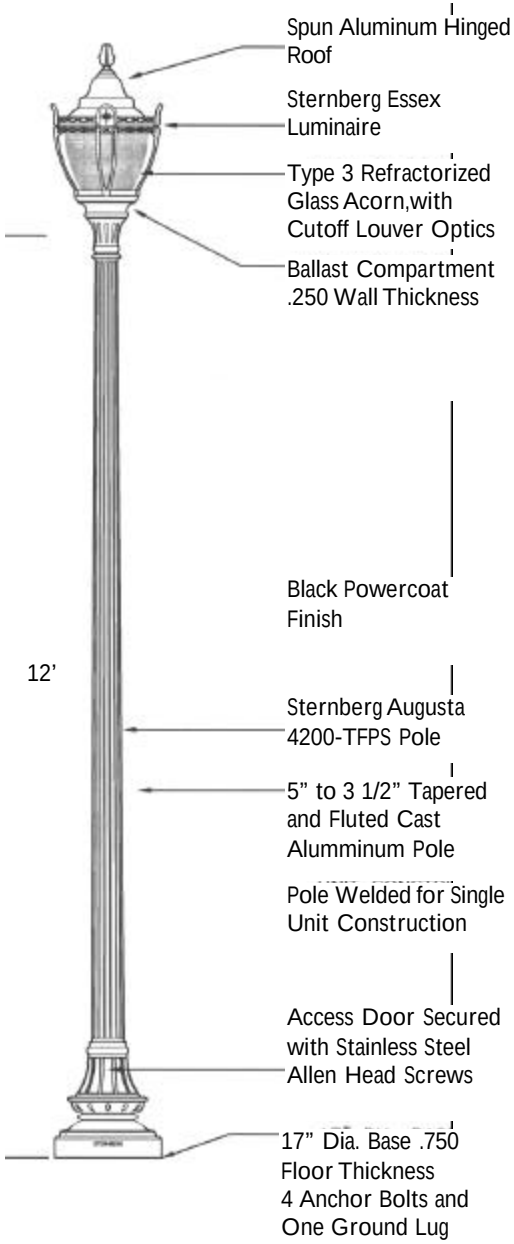


Downlight in Landscape



Accent Lighting

Uplighting



Street Lamp

Original Town Commercial Zoning Summary
Refer to City of Frisco Comprehensive Zoning Ordinance
Ordinance No. 00-11-01

8.03 PERMITTED USES:
A. Uses permitted in the OTR District are outlined in Article II, Section 3

8.04 AREA REGULATIONS:
A. Size of Yards:
1. Minimum Front Yard – None - Minimum of eighty percent (80%) of a facade adjacent to a street must be on the property line (except west of the Northern – Santa Fe Railroad when "slip roads"/parallel roadways are provided).
2. Minimum Side Yard -- None - Subject to provision of fire retardant wall as required by current adopted edition of Uniform Building Code.
3. Minimum Rear Yard:
   a. Abutting non-residentially zoned property and constructed with fireretardant wall and alley separation - None
   b. Without fire retardant wall or alley - Twenty feet (20')
   c. Abutting residentially zoned property - Ten feet (10') with screening (see Illustration 20 and 21)

B. Size of Lots:
1. Minimum Lot Area - Five thousand (5,000) square feet unless platted as a lot of record prior to the adoption of this district.
2. Minimum Lot Width - Forty-five feet (45') unless platted as a lot of record prior to the adoption of this district.
3. Minimum Lot Depth - One hundred feet (100') unless platted as a lot of record prior to the adoption of this district.

C. Height Regulations:
1. Maximum Height – Four (4) stories or sixty five feet (65') west of the Burlington Northern – Santa Fe Railroad; two (2) stories not to exceed forty (40') feet east of the Burlington Northern – Santa Fe Railroad.

D. Maximum Lot Coverage - None

E. Parking Regulations:
1. See Off-Street Parking and Loading Requirements, Article IV, Section 4

G. Other Regulations
1. Open storage is prohibited in the OTC District.
2. Minimum area of six-hundred fifty (650) square feet for residential units over retail or office.
3. Projections into a required setback or beyond the street lot line: The following projections shall be permitted in a required setback or beyond the Street Lot Line:
   a. Ordinary building projections, including but not limited to: water tables, sills, belt courses, and pilasters, may project up to twelve-inches (12") into a required setback or beyond the Street Lot Line, or beyond the face of an architectural projection.
   b. Balconies above the first floor may project up to sixty-inches (60") in the right-of-way and have a minimum of nine feet (9') of clearance over the sidewalk. At no time shall a projection extend over a public street.
   c. Canopies, awnings, cinema or theater marquees, and/or kiosks may project from building face and may extend to, or be located within eight-inches (8") of the back of curb. Any vertical supports anchored to the ground must be located at least four-feet (4') from the back of curb and have a minimum of nine feet (9') of clearance.
   d. Roof eaves, soffits, cornices, and parapet treatments may project up to thirty-six-inches (36") into a required setback or beyond the street lot line, or beyond the face of an architectural projection, provided that no portion extending below seven feet-six inches (7'-6") above the immediate adjacent grade may project more than twelve-inches (12").
   e. Architectural projections, including bays, towers, and oriels; below grade vaults and areaways; and elements of a nature similar to the preceding; may project up to forty-two-inches (42").
   f. Show windows at the first floor may project up to forty-two-inches (42").
4. Facades must reflect early 20 th Century Texas architectural styles for this area. The Director of Planning or his/her designee will approve all facades. Appeals will be forwarded to City Council.
5. Convenience Stores with Gas Pumps (east of the Burlington Northern – Santa Fe Railroad) must meet the following requirements:
   - No more than two (2) fuel pumps
   - A porte-co-chere (no metal or plastic canopies) shall be attached to the building. Columns shall be constructed on the same material as the main structure.
6. Convenience Stores with Fuel Pumps (west of the Burlington Northern – Santa Fe Railroad) must meet the following requirements:
   - Multiple pumps will be allowed but must be placed behind the building.
   - No more than three (3) fuel pumps allowed between the building and the Dallas North Tollway.
   - Canopy must be located behind the building with brick columns.
   - Back lit canopy lighting limited to the North and West side of the canopy
   - A porte-co-chere shall be attached to the building if fuel pumps face Main Street or if located between the building and the Dallas North Tollway

Original Town Residential Zoning Summary
Refer to City of Frisco Comprehensive Zoning Ordinance
Ordinance No. 00-11-01
http://www.ci.frisco.tx.us/planning/zoning_index.htm

8.03 PERMITTED USES:
A. Uses permitted in the OTR District are outlined in Article II, Section 3

8.04 AREA REGULATIONS:
A. Size of Yards:
1. Minimum Front Yard - Twenty feet (20') with five feet (5') Utility Easement adjacent to right-of-way.
2. Minimum Side Yard - Six feet (6'); twelve feet (12') on corner lot adjacent to side street; twenty four feet (24') for swing-in garage (see Illustration 20)
3. Minimum Rear Yard - Eight feet (8'); twenty feet (20') for garage facing alley (can be reduced to twelve feet (12') but requires additional parking surface – See Illustration 19); twenty-four (24') for swing-in garage (see Illustration 20 and 21)

B. Size of Lots:
1. Minimum Lot Area - Four thousand-five hundred (4,500) square feet north of Main Street; two thousand-two hundred and fifty (2,250) square feet south of Elm Street
2. Minimum Lot Width - Fifty feet (50') north of Main Street; twenty-five (25') south of Elm Street
3. Minimum Lot Depth - Ninety feet (90')

C. Minimum Dwelling Area (see Article IV, Section 9.02):
1. One thousand and two hundred-fifty (1,250) square feet north of Main Street
2. Six hundred fifty (650) square feet south of Elm Street

D. Maximum Height - Two stories no greater than forty (40') feet

E. Maximum Lot Coverage: Fifty-five percent (55%) including accessory buildings

F. Parking Regulations:
1. Single Family Dwelling Unit - Two (2) spaces on the same lot as the main structure
   a. Off-Street Parking and Loading Requirements, Article IV, Section 4

G. Other Regulations
1. Accessory Building and Use Regulations, Article IV, Section 7
2. Special and Additional Supplementary Regulations, Article IV, Section 9
3. Screening Fences and Wall Standards, Article IV, Section 5
4. "Lot of Record" in "Old Donation", Article IV, Section 9.01
5. Facades shall reflect early 20 th Century Texas architectural styles for this area. The Director of Planning or his/her designee will review all facades and will either approve or deny the request. Appeals will be forwarded to City Council.
6. Non-combustible fiber cement siding allowed per Building Official Approval. (See Article IV, Section 9.09, Exterior Construction of Main Buildings)
7. Front porch required. Porches shall be a minimum of six feet (6') deep and may extend ten feet (10') feet past front building line provided that such encroachment does not result in a threat to the occupant's or public's health, safety or welfare. The porch shall have a minimum area of sixty (60) square feet.