



WACO DOWNTOWN REDEVELOPMENT PROJECT



WACO DOWNTOWN REDEVELOPMENT FORM-BASED CODE

Installment #1 - Zone Districts/Uses - July 2025

Installment #2 - Development Standards - October 2025

Installment #3 - Administration - November 2025



WACO, TEXAS | DOWNTOWN FORM-BASED CODE

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1 Introduction

1.1 DOWNTOWN FORM-BASED CODE INTRODUCTION



Downtown FBC Vision & Implementation

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Guiding Principles

Building from the creation of a foundational “why,” the next step in the planning process works to establish the initial guiding principles that will serve as the framework for evaluating and planning the function, location, and appearance of each element of the proposed development as they are conceived by the designers. During the workshop, the team established nine initial guiding principles for the Downtown Master Development Project against which all design decisions will be measured.

Downtown Waco...

- 1.) Activates the Brazos River as the heart of the City
- 2.) Makes visible the City’s unique stories
- 3.) Invites and connects the entire community
- 4.) Generates purposeful economic growth
- 5.) Enriches the public realm through creative expression and exchange
- 6.) Demonstrates environmental stewardship
- 7.) Has an activated ground plane that is walkable and consistent with existing downtown scale and character
- 8.) Is inspired by the intrinsic character of each downtown neighborhood
- 9.) Is a place to gather for generations of residents

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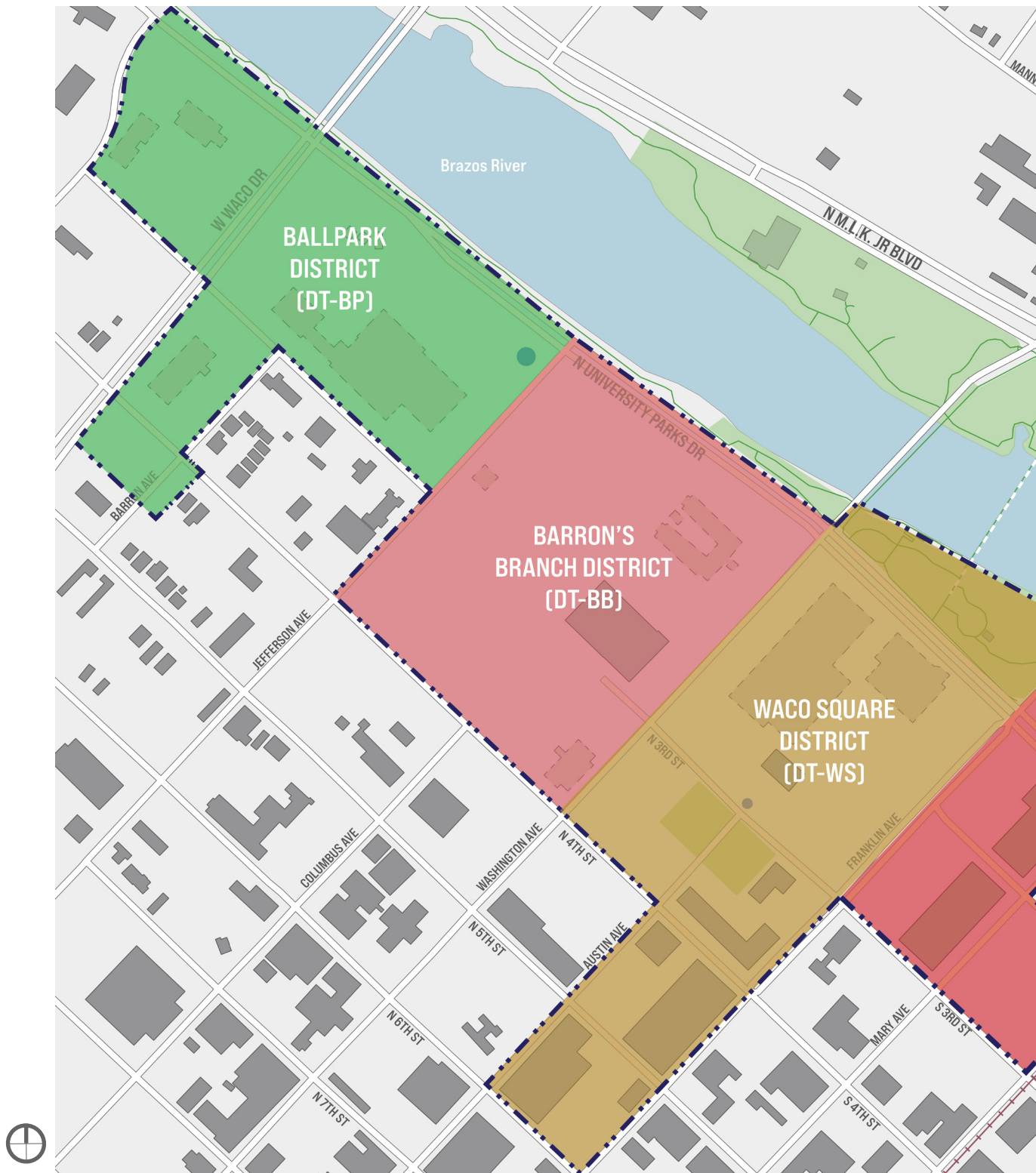
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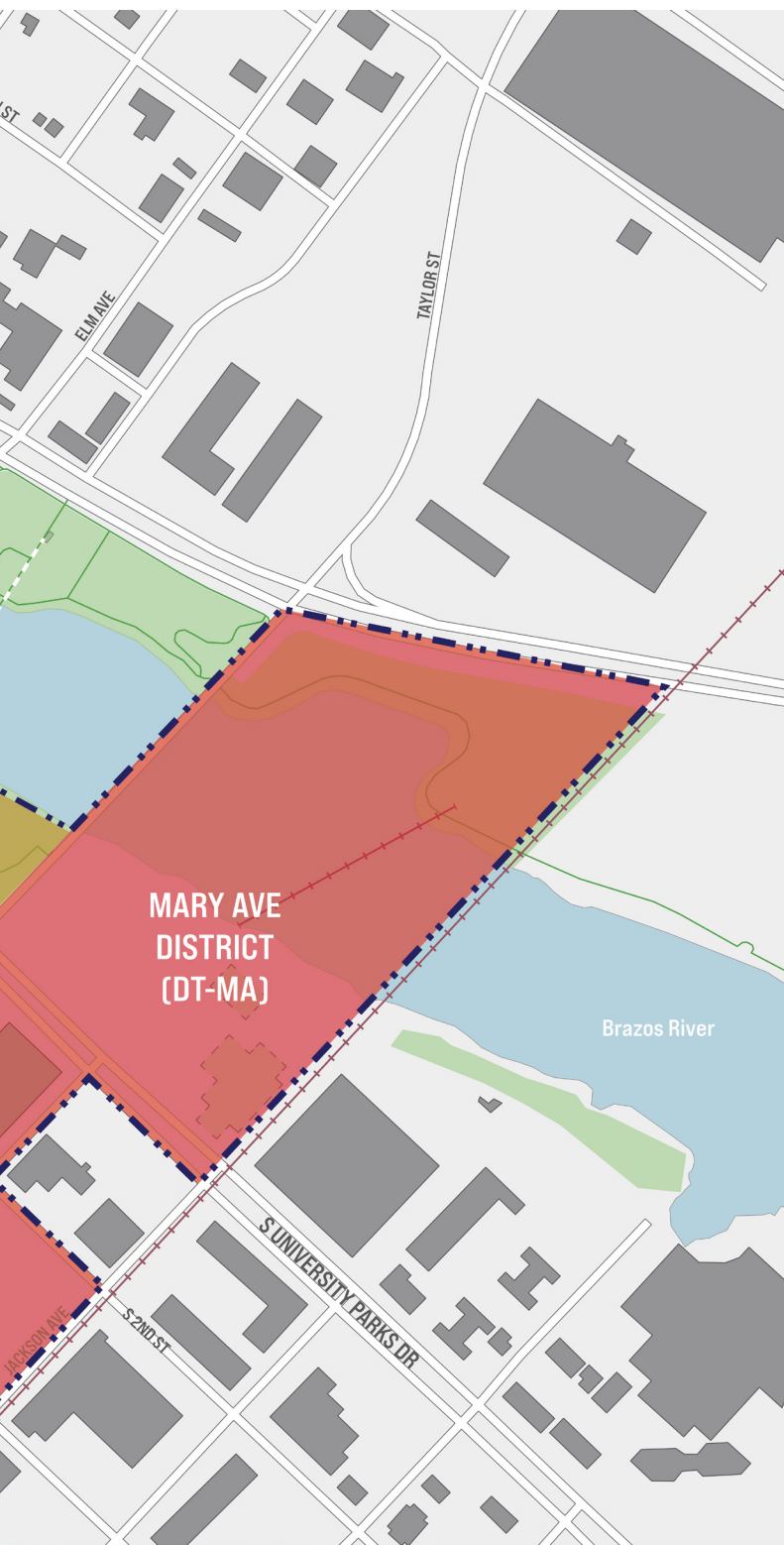
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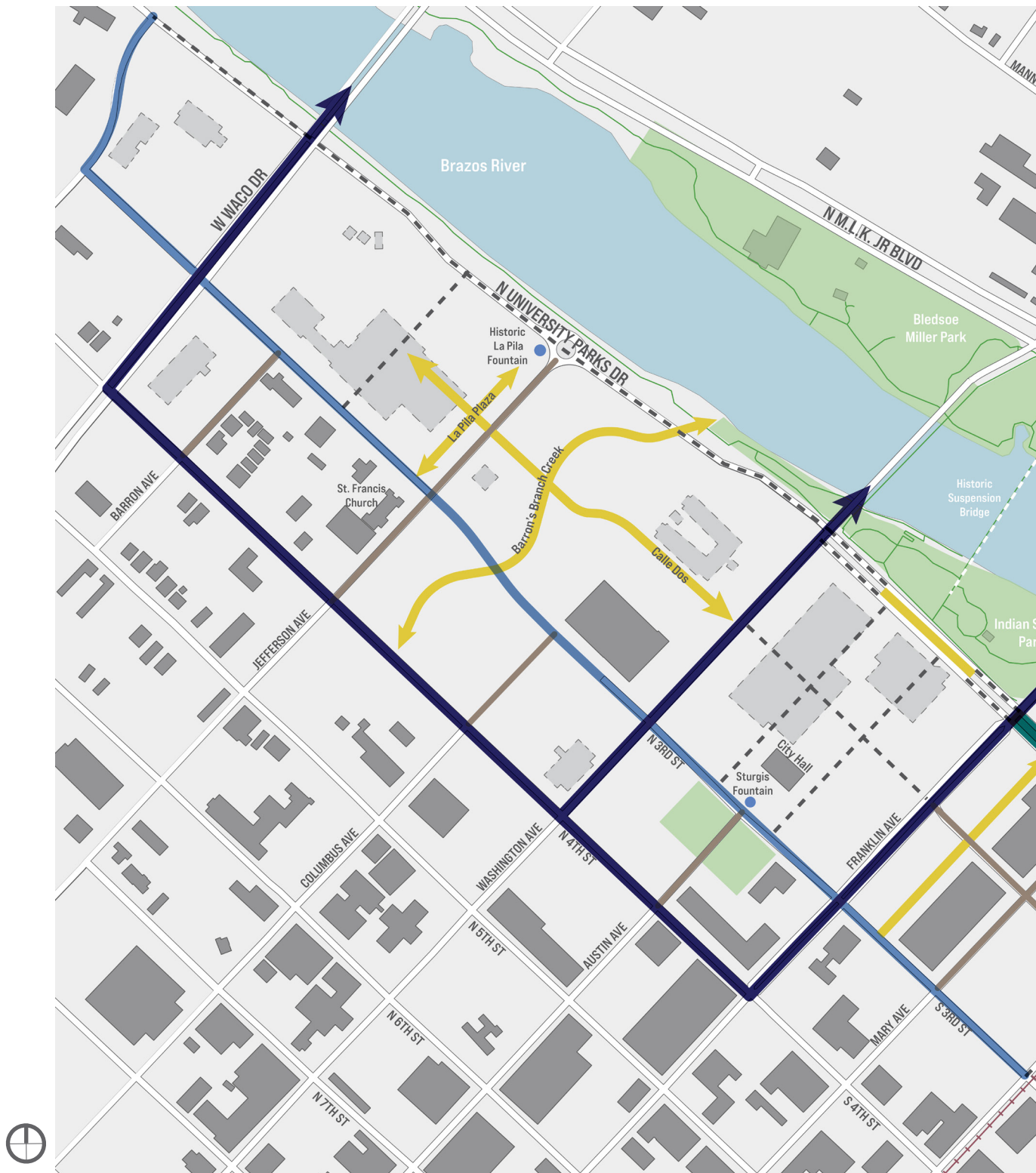
1.2 DOWNTOWN FORM-BASED CODE DISTRICTS MAP

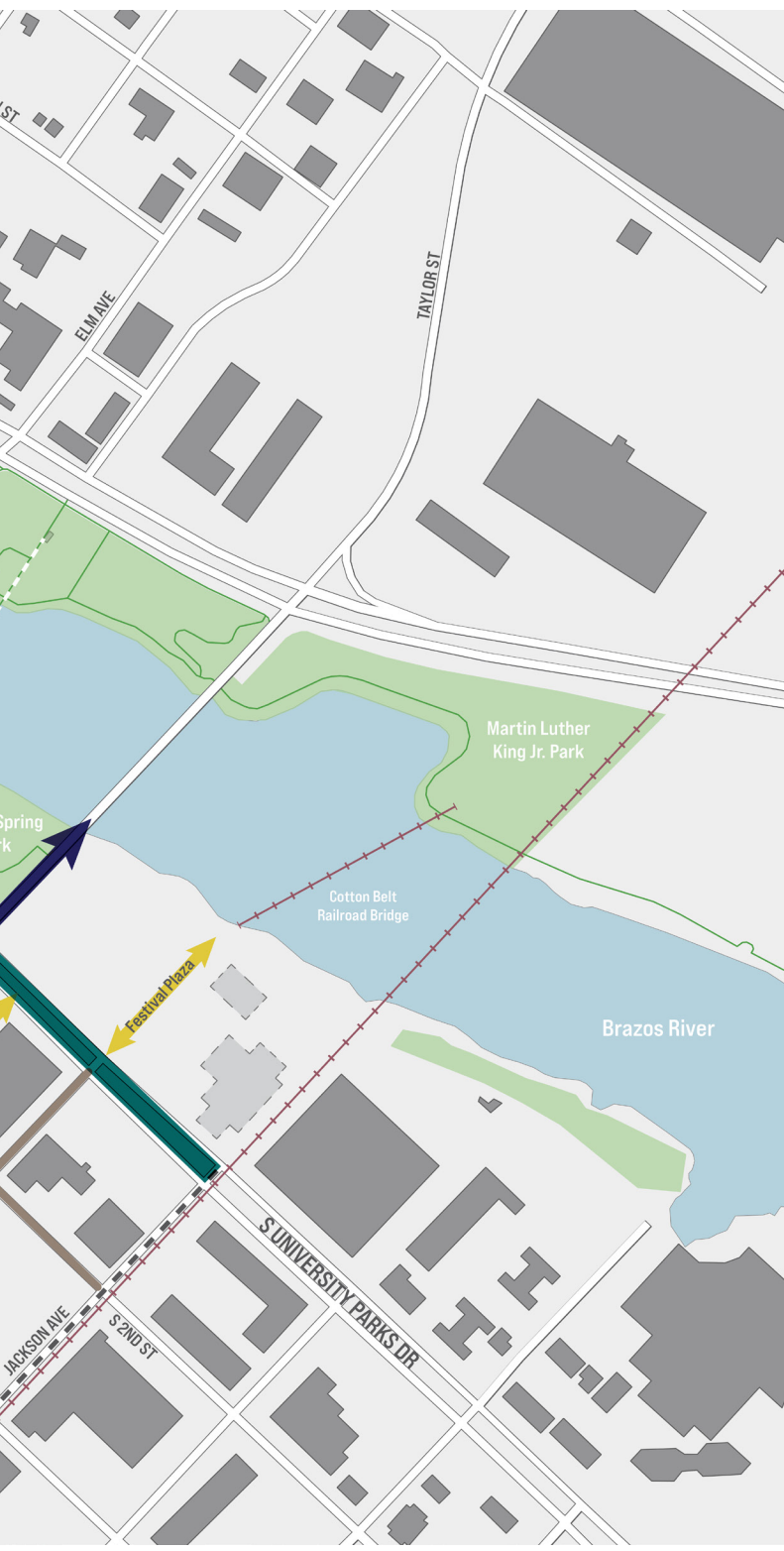




1 Introduction

1.3 DOWNTOWN FORM-BASED CODE STREET TYPES MAP





Street Types Legend



**Street Type A -
Green Boulevard**



**Street Type B -
Arterial / Gateway**



**Street Type C -
Circulation**



**Street Type D -
Local / Entertainment**



**Street Type E -
Access**



**Special Streets &
Signature Frontages**

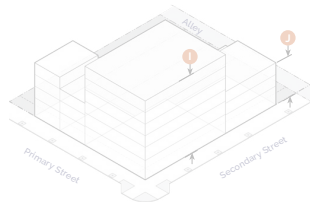
1 Introduction

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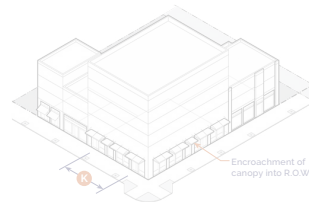
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STANDARD DISTRICTS
DT Downtown

Building Form



Building Components



(f) Building Form

Building Height	
Primary Building (max.)	
West of the St. Joseph River	150' and 12 stories
Between St. Joseph River and East Race Waterway	150' and 12 stories
East of the East Race Waterway	60' and 5 stories
Primary Front Facade (min.)	16'
Accessory Building (max.)	26'
Building Orientation	
Primary facades shall be oriented to a front lot line or open space.	

(g) Building Components

Allowed Building Frontage Types	
Porch	21-08.03(c)
Balcony	21-08.03(d)
Canopy	21-08.03(e)
Forecourt	21-08.03(f)
Storefront	21-08.03(g)
Terrace	21-08.03(h)
Building Entrance	
Distance between Entries	100' max.
Main entrances shall be prominently located and visible from the primary street or open space.	
Allowed Encroachments	
Building components may extend into a right-of-way with approval by the Board of Public Works.	
See Section 21-08.03(i) for building component definitions and additional requirements.	

3-48

September 27, 2021

Zoning District Development Standards

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Building Types

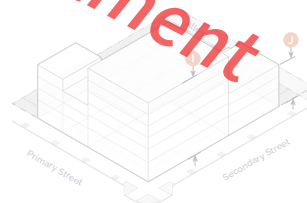
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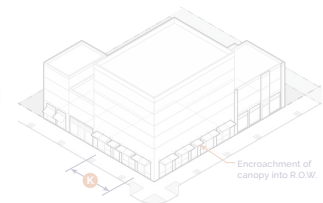
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STANDARD DISTRICTS
DT Downtown

Building Form



Building Components



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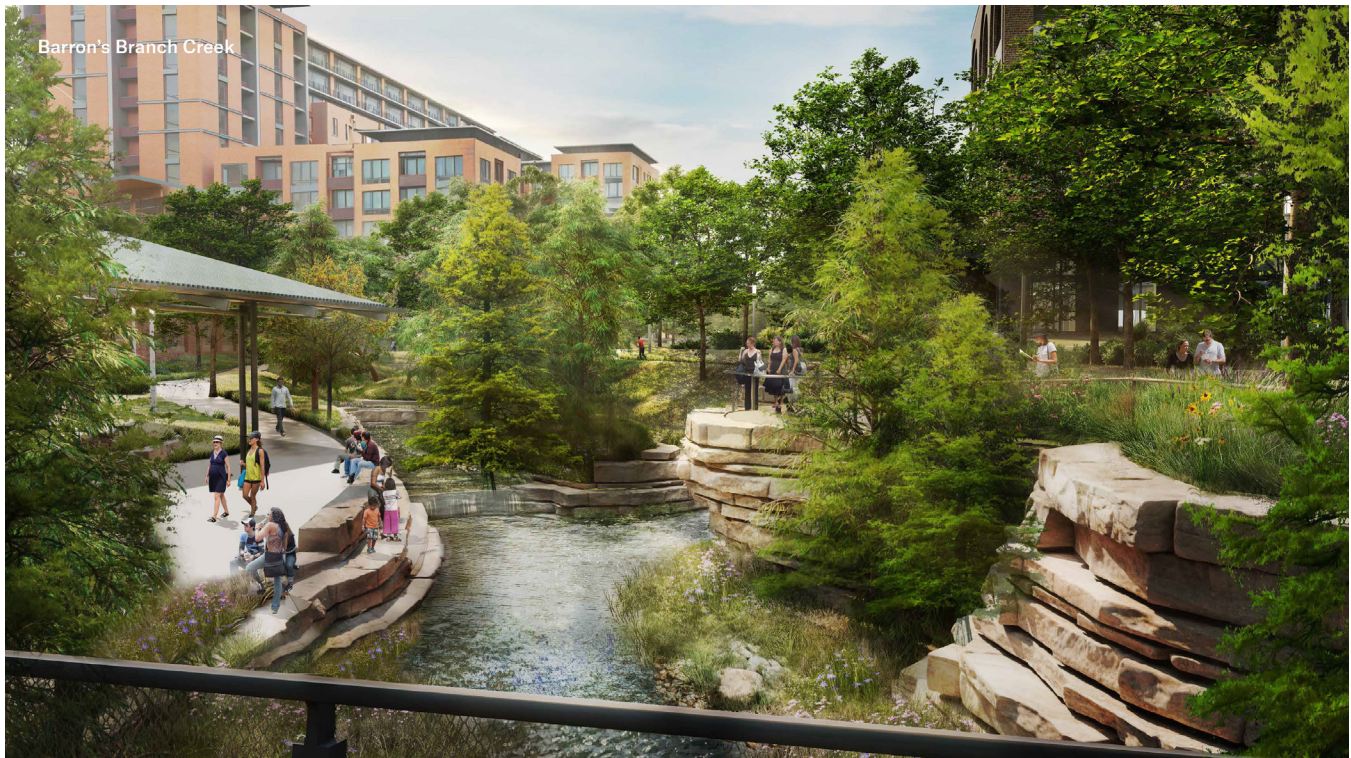
■ Allowed

□ Not Allowed

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September 27, 2021

2.1 BARRON'S BRANCH DISTRICT (DT-BB)



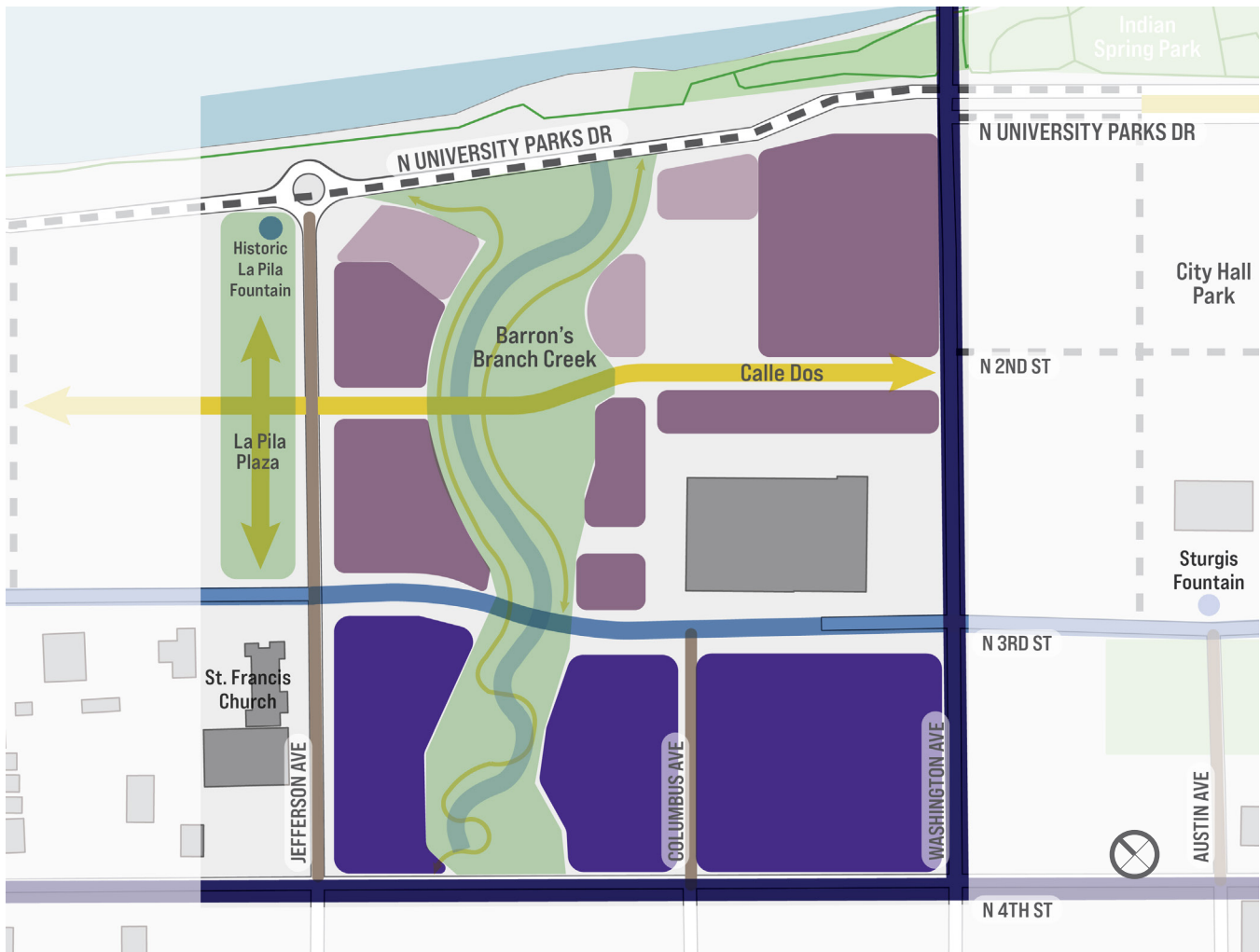
Intent / Character

The regulations establish a **walkable, mixed-use neighborhood** organized around a restored creek and a central pedestrian corridor, honoring the site's cultural and ecological history.

- **Barron's Branch:** The resurfaced creek anchors a linear park linking the district to the Brazos River.
- **Calle Dos:** A pedestrian-only street supports public life and local identity.
- **Public spaces:** Plazas and paseos connect landmarks like St. Francis Church and La Pila fountain.
- **Height transitions:** Taller buildings define the downtown edge along 4th Street; lower scales frame the creek as it meets the Brazos River.
- **Architectural character:** Emphasis on masonry, porches, and shade rooted in historic agrarian styles throughout Waco.
- **Human scale:** Regulations promote active frontages and a small-scale urban layout.

2 Downtown Districts

District Map



Applicable Transect Zones

Zone 1:

Supports the district's highest density and tallest buildings, with the southern blocks reinforcing urban intensity and transition from downtown.

Zone 2:

Provides a moderate scale of development at the core of the district, mediating between the more intimate, creek-adjacent blocks to the north and the larger-scale development to the south.

Zone 3:

Preserves and enhances the district's cultural and ecological character through low- to mid-rise development that frames key public spaces along Barron's Branch Creek, Calle Dos, and the Brazos River, emphasizing walkability, heritage, and human-scaled design.

Zone 4 (Public Spaces):

Central civic focal points within the district, where public space, cultural expression, and flexible programming converge to support year-round community gathering and celebration.

Applicable Street & Open Space Types

Street Type A - Green Boulevard

No Type A streets are present in this subarea.

[\(Hyperlink to Type\)](#)

Street Type D - Local / Entertainment

Second Street (Calle Dos) is reimagined as a vibrant, walkable corridor lined with shops and community activity.

[\(Hyperlink to Type\)](#)

Street Type B - Arterial / Gateway

Fourth Street and Washington Avenue are relatively higher-traffic edges; buildings turn inward, and screening or buffers are emphasized.

[\(Hyperlink to Type\)](#)

Street Type E - Access

Alleys and minor internal lanes support service, loading, and emergency access without interrupting active frontages.

[\(Hyperlink to Type\)](#)

Street Type C - Circulation Street

Third Street organizes movement across the district but is not a key pedestrian corridor.

[\(Hyperlink to Type\)](#)

Creek / Greenway Frontage - Barron's Branch

Barron's Branch creek corridor functions as a linear public space for walking, gathering, and cultural events.

[\(Hyperlink to Type\)](#)

Permitted Building Types



Civic or Event Building

- **Zone:** 2, 3
- **Role:** Anchors key landmarks like St. Francis Church and community plazas



High-Rise/Mid-Rise Building

- **Zone:** 1
- **Role:** A mixed-use structure with four to eight stories (mid) or more than eight stories (high)



Liner Building

- **Zones:** 1
- **Role:** A narrow structure designed to mask the edge of a parking garage, or podium structure with active uses



Live-Work or Flex Building

- **Zones:** 2, 3
- **Role:** Supports incremental development and residential-commercial hybrids



Shopfront Building

- **Zones:** 1, 2
- **Role:** Defines Calle Dos and activates mixed-use frontages



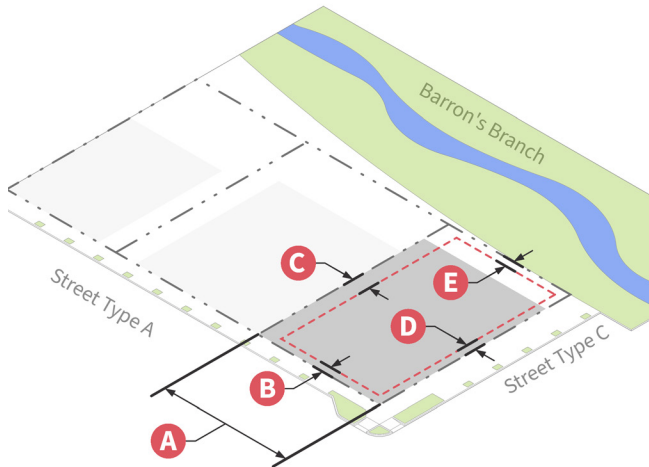
Townhouse

- **Zones:** 3
- **Role:** Frames creek and trail edges with walkable residential scale

2 Downtown Districts

Site Layout

BUILDING PLACEMENT



Building Placement

Lots

Lot Width (min) None⁽¹⁾ **A**

Lot Coverage (max) Zones 1/2: 85%

Zones 3/4: 90%

Building Setbacks (ft)	Front B	Side C	Side Street D	Rear E
Minimum	0'	0'	0'	0'
Maximum	5'	5' ⁽²⁾	5'	5'

Notes

⁽¹⁾ No minimum lot width required so long as the building type is allowed on the lot, and the building meets all applicable frontage requirements, including entry placement, transparency, and streetwall buildout.

⁽²⁾ 0 feet maximum for attached; 5 feet maximum for detached

ACCESS & PARKING

Future Installment

Parking Structures and Vehicular Access

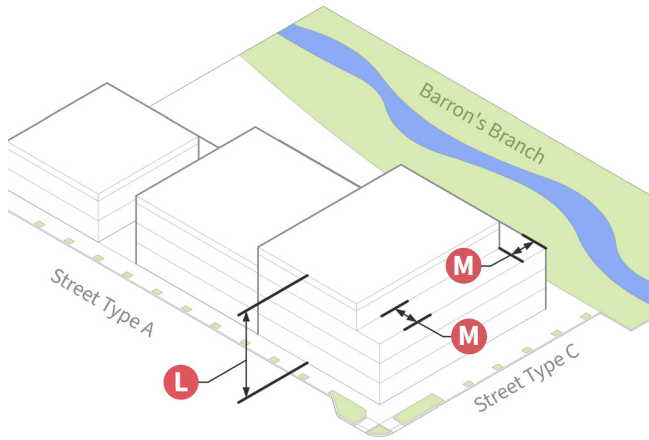
- Service and parking access should avoid Calle Dos entirely. Prioritize alley and mid-block access.
- Structured parking should be wrapped with active uses on all sides facing public spaces or the creek.

Screening and Service Areas

- Screening treatments should respond to the more intimate scale of Barron's Branch, especially near residential zones and the creek corridor.
- Mechanical equipment on roofs or near plazas should be screened using masonry or metal elements that complement building architecture.

Building Envelope

BUILDING FORM



Building Form

Height (ft) L

Zone 1 (max) 160'

Zone 2 (max) 75'

Zone 3 (max) 45'

Accessory Building (min) -

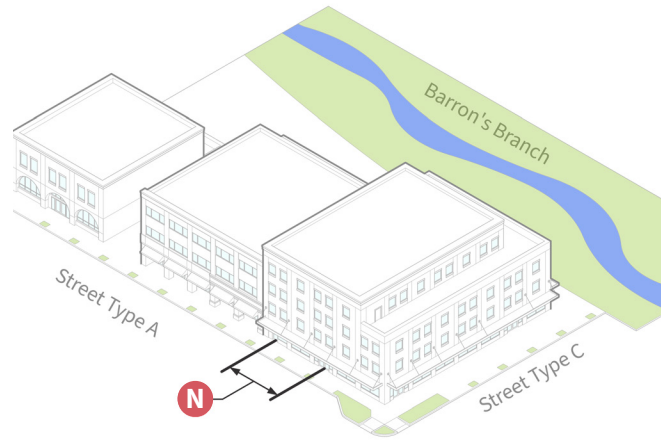
Upper Story Stepbacks⁽¹⁾ M

Facades with creek / greenway frontage - Above 65 feet: 10 ft min from front facade

Notes

⁽¹⁾ Stepbacks are measured from the front plane of the building at the ground story and must apply to at least 75% of the width of the building.

BUILDING COMPONENTS



Building Components

Allowed Frontage Types ⁽¹⁾	Street Type					Creek / Greenway
	'A'	'B'	'C'	'D'	'E'	
Arcade	●	●	-	●	-	-
Gallery	●	●	-	●	-	●
Porch	-	●	●	●	●	●
Stoop	-	●	●	-	●	-
Storefront	●	●	●	●	-	●
Terrace / Forecourt	●	-	-	-	-	●

Building Entrances N

Distance Between Entries (max)

Street Type A 50'

Street Type B 40'

Street Types C & D 25'

Creek / Greenway 30'

Notes

⁽¹⁾ See Frontage Types section for Allowed Encroachments

2 Downtown Districts

Building Design & Site Enhancements



Roofline and Upper-Story Design

- 1 Buildings along Calle Dos (2nd Street) and near La Pila and St. Francis Church should employ expressive rooflines, overhangs, and shade devices to reflect the district's historic and cultural character.
- Emphasis should be placed on craft and material variation in upper stories facing civic spaces or the creek.

Lighting and Safety

- 2 Lighting along the creek and plazas should prioritize warm, pedestrian-scale fixtures that enhance the cultural ambiance.
- Avoid high-intensity lighting that would disrupt the nighttime atmosphere of historic elements like La Pila.

Adaptability and Reuse

- Encourage reuse of any remaining historic structures or foundations near the church or original neighborhood blocks.
- New buildings should be adaptable to small business uses (e.g., live/work or studio/shopfront formats).

2.2 WACO SQUARE DISTRICT (DT-WS)



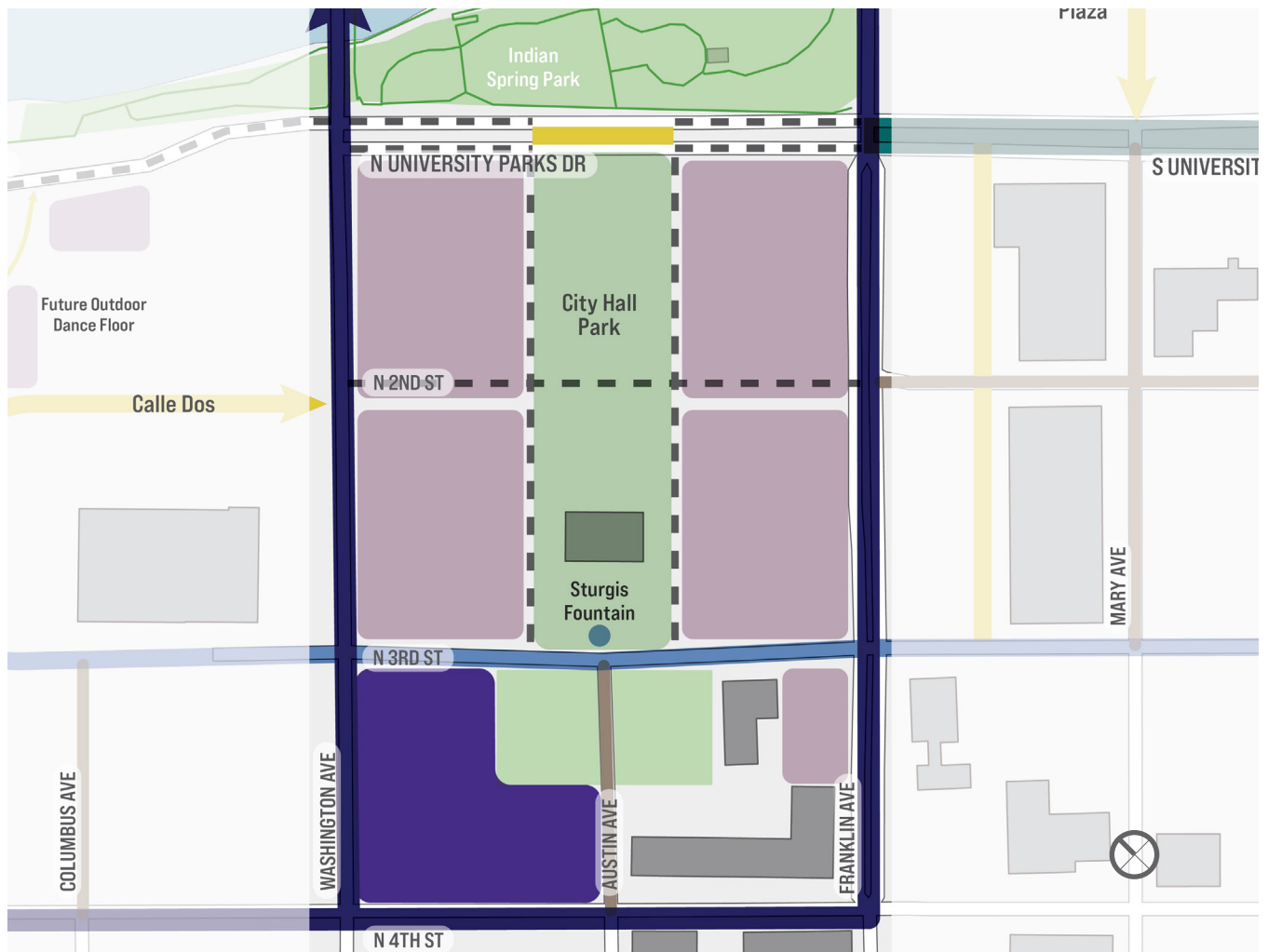
Intent / Character

The regulations define a **civic-centered urban district** organized around a new public green and framed by active, walkable frontages that support both public life and everyday use.

- **Civic identity:** The central green serves as a formal civic space and symbolic downtown anchor.
- **Framing buildings:** Surrounding blocks feature active ground floors and flexible mixed-use programs.
- **Event street:** A shared festival street supports markets, celebrations, and civic gatherings.
- **Connectivity:** A fine-grained street network links the square to nearby districts and corridors.
- **Architectural scale:** Emphasis on balanced proportions, urban streetwalls, and transparent frontages.
- **Public realm focus:** Regulations ensure clear building edges, inviting entries, and strong pedestrian orientation.

2 Downtown Districts

District Map



Applicable Transect Zones

Zone 1:

Zone 1 is intended to serve as the civic and symbolic heart of downtown Waco, framing the central green with signature architecture, public institutions, and spaces for gathering, ceremony, and public life.

Zone 3:

Zone 3 is intended to provide a walkable, fine-grained urban fabric that supports a diverse mix of uses and building types, defines the larger context of Waco Square, and strengthens the district's connections to adjacent neighborhoods and corridors.

Zone 2:

Zone 2 is intended to support the civic core with flexible mixed-use development that activates the edges of the square, accommodates offices, housing, and public-facing uses, and reinforces visual and pedestrian connections to the central green.

Zone 4 (Public Spaces):

Central civic focal points within the district, where public space, cultural expression, and flexible programming converge to support year-round community gathering and celebration at City Hall Park.



Applicable Street & Open Space Types

Street Type A - Green Boulevard

University Parks Drive enhances the district's northern boundary and connects it to the regional trail system and riverfront.

[\(Hyperlink to Type\)](#)

Street Type D - Local / Entertainment

Austin Avenue south of City Hall Park is a narrow, pedestrian-only or shared corridor designed for gathering and events, framed by transparent, active frontages and high public-realm quality.

[\(Hyperlink to Type\)](#)

Street Type B - Arterial / Gateway

Franklin and Washington avenues and 4th St. define the eastern and western boundaries and are auto-focused with limited active building frontage.

[\(Hyperlink to Type\)](#)

Street Type E - Access

Internal alleys and service routes, support shared parking and loading within larger block structures.

[\(Hyperlink to Type\)](#)

Street Type C - Circulation Street

Third Street organizes movement across the district but is not a key pedestrian corridor.

[\(Hyperlink to Type\)](#)

Shared Festival Street - City Hall Park

The streets framing City Hall Park doubles as an event space for gatherings and cultural programming.

[\(Hyperlink to Type\)](#)

Permitted Building Types



Civic or Event Building

- **Zone:** 1
- **Role:** Defines the square and serves as the district's civic identity core



High-Rise Building

- **Zones:** 1, 2
- **Role:** A mixed-use structure that typically exceeds [eight] stories and serves as a visual and functional landmark



Live-Work or Flex Building

- **Zones:** 2, 3
- **Role:** Supports a range of uses behind the civic square with adaptable form



Mid-Rise Building

- **Zones:** 1, 2
- **Role:** Frames the civic green with formal, multi-use building types



Shopfront Building

- **Zones:** 2, 3
- **Role:** Activates festival streets and ground-level frontages around the square



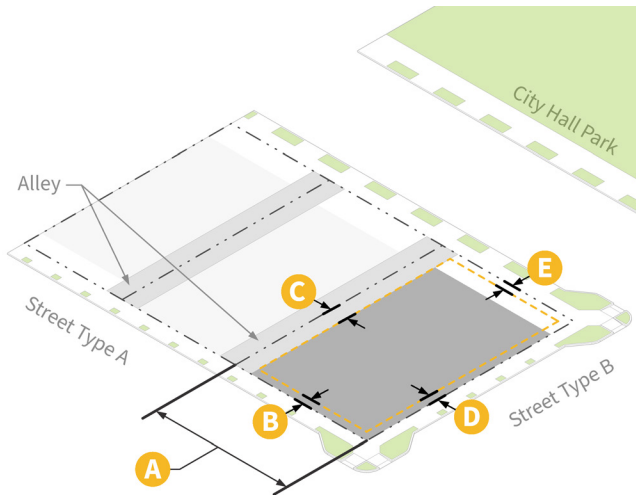
Townhouse

- **Zone:** 3 (only along Washington Ave)
- **Role:** Adds walkable residential scale along district edges

2 Downtown Districts

Site Layout

BUILDING PLACEMENT



Building Placement

Lots

Lot Width (min) None⁽¹⁾ **A**

Lot Coverage (max) Zones 1: 85%
Zones 2/3: 100%

Building Setbacks (ft)	Front B	Side C	Side Street D	Rear E
Minimum	0'	0'	0'	5'
Maximum	10'	5'	10'	15'

Notes

⁽¹⁾ No minimum lot width required so long as the building type is allowed on the lot, and the building meets all applicable frontage requirements, including entry placement, transparency, and streetwall buildout.

ACCESS & PARKING

Future Installment

Parking Structures and Vehicular Access

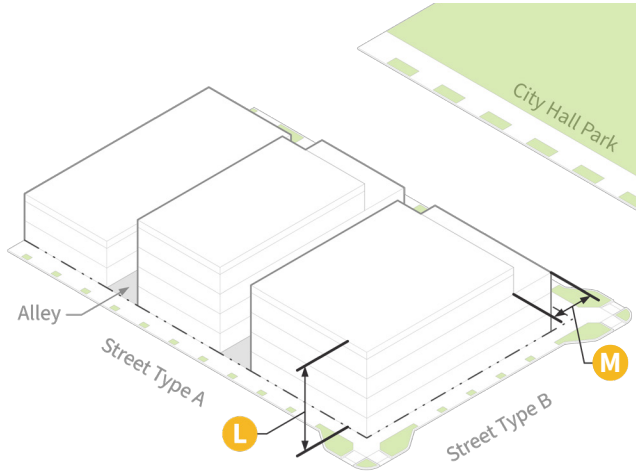
- Structured parking should be shared and integrated within larger building blocks, particularly near the Franklin Avenue corridor.
- Alley access or internal driveways preferred over direct curb cuts on Austin or 3rd Street.

Screening and Service Areas

- Screening for utilities and trash areas should be especially discreet around City Hall Park and Festival Plaza.
- Sidewalks here are wider and should not be interrupted by poorly placed service infrastructure.

Building Envelope

BUILDING FORM



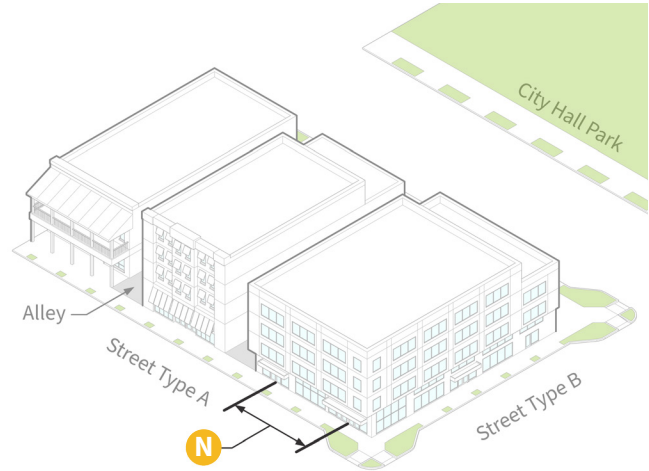
Building Form

Height (ft)	L
Zone 1 (max)	160'
Zone 2 (max)	200'
Zone 3 (max)	75'
Zone 4 (max)	45'
Accessory Building (min)	-
Upper Story Stepbacks ⁽¹⁾	M
Facades with City Hall Park frontage (Zone 3)	- Above 45 feet: 10 ft min from front facade

Notes

⁽¹⁾ Stepbacks are measured from the front plane of the building at the ground story and must apply to at least 75% of the width of the building.

BUILDING COMPONENTS



Building Components

Allowed Frontage Types ⁽¹⁾	Street Type					
	'A'	'B'	'C'	'D'	'E'	City Hall Park
Arcade	●	●	-	●	-	●
Gallery	●	-	-	-	-	●
Porch	-	●	-	-	-	●
Stoop	-	●	-	-	-	-
Storefront	●	●	●	●	-	●
Terrace / Forecourt	●	-	-	-	-	●

Building Entrances

Distance Between Entries (max)

Street Type A	50'
Street Type B	40'
Street Types C & D	25'
City Hall Park	30'

Notes

⁽¹⁾ See Frontage Types section for Allowed Encroachments

Building Design & Site Enhancements

Future Installment

Roofline and Upper-Story Design

- Civic frontages near City Hall Park should use articulated rooflines to create visual prominence and reinforce the civic character.
- Adjacent structures should be massed to create a "frame" for landmark buildings (e.g., stepped upper stories).

Adaptability and Reuse

- Consider adaptive reuse of existing civic buildings and facades near the park (p. 36).
- New mixed-use structures should allow conversion between retail, workspace, and residential units over time.

Lighting and Safety

- Fixtures around City Hall Park should balance safety and civic presence, using heritage or architecturally themed poles.
- Pedestrian-only streets and festival areas should use string lighting, bollard lights, or embedded pavers to enhance nighttime ambiance.

2.3 MARY AVE DISTRICT (DT-MA)



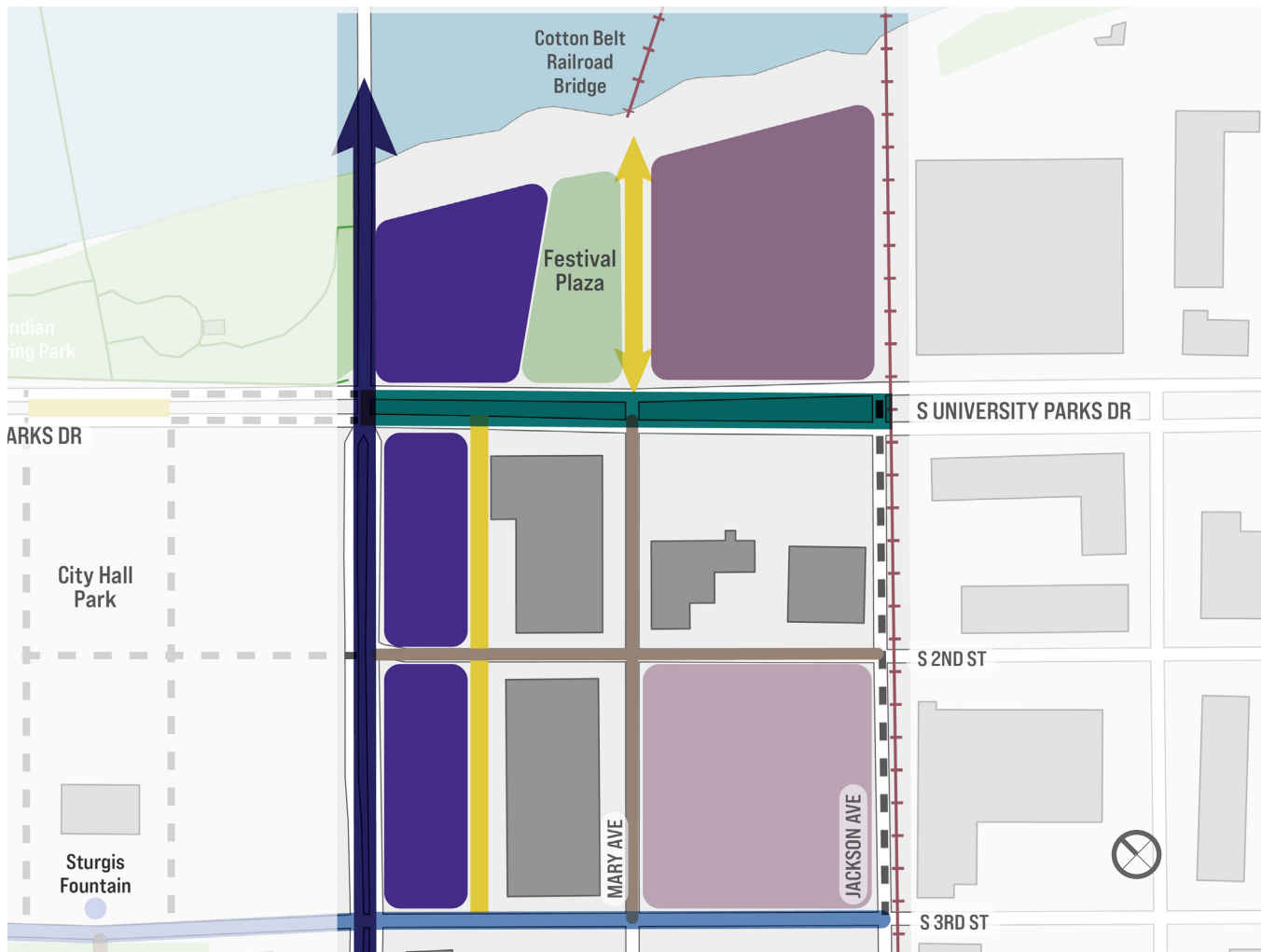
Intent / Character

The regulations support a **walkable retail and cultural corridor** anchored by Mary Avenue and activated by paseos, plazas, and adaptive reuse of existing buildings.

- **Mary Avenue** functions as a pedestrian-focused commercial corridor that anchors the subarea.
- **Public spaces:** Plazas, alleys, and paseos connect blocks and support informal gathering.
- **History:** Encourages the continued retention and reinvention of existing warehouse-scale buildings.
- **Frontage variety:** Supports shopfronts, live/work, and cultural venues.
- **Access:** Alley access or mid-block entries encouraged to reduce curb cuts on Mary Avenue.
- **Human scale:** Emphasizes frequent entries, minimal setbacks, and active edges.
- **Flexible use:** Zoning allows for a mix of restaurants, hotels, housing, and creative enterprise.

2 Downtown Districts

District Map



Applicable Transect Zones

Zone 1:

Zone 1 is intended to support an active, pedestrian-oriented corridor centered on Mary Avenue and its active walkable sidewalk network, with shopfronts, dining, and cultural uses.

Zone 2:

Zone 2 is intended to accommodate flexible, small-scale mixed-use development that transitions between Mary Avenue and surrounding districts, supporting live/work units, offices, or creative retail.

Zone 3:

Zone 3 is intended to accommodate larger-format or more intensive mixed-use development that anchors the eastern edge of Mary Avenue and supports connections to adjacent districts, including the the University Parks Boulevard and Jackson Avenue corridors.

Zone 4 (Public Spaces):

Central civic focal points within the district, where public space, cultural expression, and flexible programming converge to support year-round community gathering and celebration at Festival Plaza.

Applicable Street & Open Space Types

Street Type A - Green Boulevard

University Parks Drive helps frame the district's northern section with multimodal access and a visual connection to the river and Festival Plaza.

[\(Hyperlink to Type\)](#)

Street Type D - Local / Entertainment

Second and Mary avenues are smaller-scale, pedestrian-only or limited access corridors in this district, lined with shopfronts or eateries, ideal for small-scale retail and social activity.

[\(Hyperlink to Type\)](#)

Street Type B - Arterial / Gateway

Franklin and Jackson avenues form the boundaries; buildings typically do not face these edges.

[\(Hyperlink to Type\)](#)

Street Type E - Access

Short alleys and mid-block connections provide access to parking and service areas.

[\(Hyperlink to Type\)](#)

Street Type C - Circulation Street

3rd St. supports shops, patios, and frequent foot traffic.

[\(Hyperlink to Type\)](#)

Shared Festival Street - Festival Plaza

Segments of Mary Avenue may be temporarily closed for events, extending the public realm into the street.

[\(Hyperlink to Type\)](#)

Permitted Building Types



Civic or Event Building

- **Zones:** 1,2
- **Role:** Anchors public life along key streets and open spaces; accommodates cultural, institutional, or community-serving uses with distinctive design



Live-Work or Flex Building

- **Zones:** 2, 3
- **Role:** Supports creative enterprise and transitions to residential edges



Mid-Rise Building

- **Zone:** 3
- **Role:** Anchors the eastern edge and connects to University Parks Boulevard and Jackson Avenue



Shopfront Building

- **Zones:** 1, 2
- **Role:** Defines the Mary Avenue retail corridor and paseo network



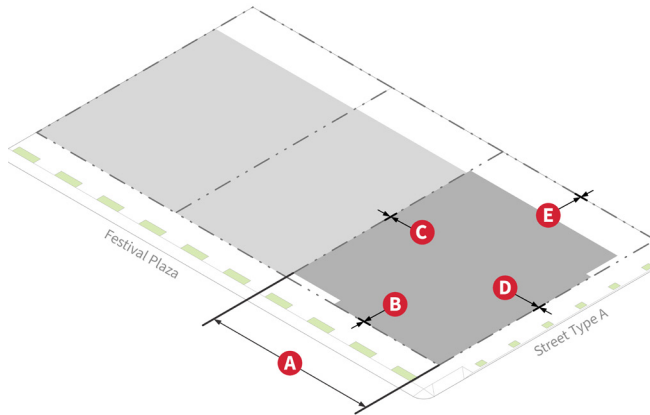
Townhouse

- **Zones:** 2
- **Role:** Frames quieter streets and block interiors with housing variety

2 Downtown Districts

Site Layout

BUILDING PLACEMENT



Building Placement

Lots

Lot Width (min) None⁽¹⁾ **A**

Lot Coverage (max) Zones 1/3: 100%

Zone 2: 85%

Building Setbacks (ft)	Front B	Side C	Side Street D	Rear E
Minimum	0'	0'	0'	5'
Maximum	10'	5' ⁽²⁾	10'	15'

Notes

⁽¹⁾ No minimum lot width required so long as the building type is allowed on the lot, and the building meets all applicable frontage requirements, including entry placement, transparency, and streetwall buildout.

⁽²⁾ 0 feet maximum for attached; 5 feet maximum for detached

ACCESS & PARKING

Future Installment

Parking Structures and Vehicular Access

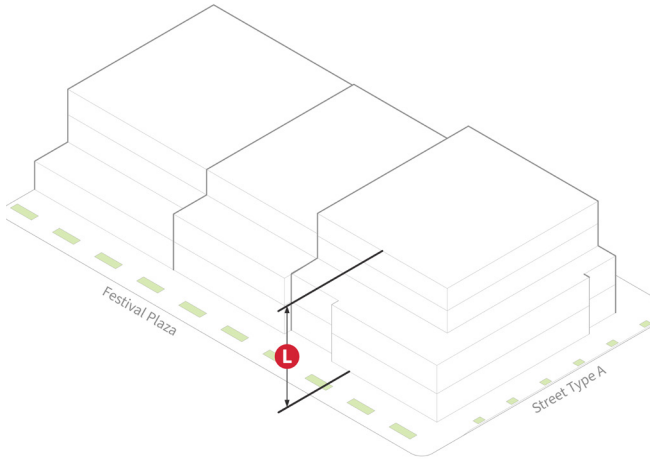
- No large standalone garages should be permitted. All structured parking should be wrapped or internalized, especially along Jackson and Mary Avenue.
- Entries should be discreetly placed on short access lanes or alleys.

Screening and Service Areas

- Mary Avenue's tight block structure and mid-block service access requires that utilities be screened with minimal impact on pedestrian alleys and paseos.
- Rooftop screening should accommodate mechanical needs without interrupting roof deck uses or public views.

Building Envelope

BUILDING FORM



Building Form

Height (ft)

L

Zone 1 (max) 70'

Zone 2 (max) 45'

Zone 3 (max) 80'

Accessory Building (min) -

Upper Story Stepbacks⁽¹⁾

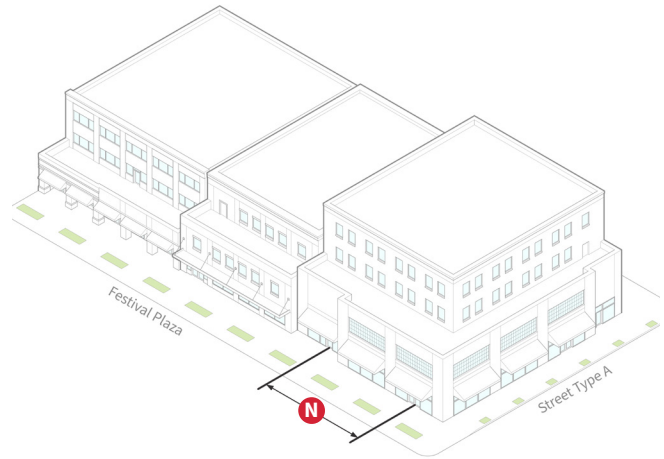
M

Facades with Festival Plaza - Above 45 feet: 10 ft min from front facade

Notes

⁽¹⁾ Stepbacks are measured from the front plane of the building at the ground story and must apply to at least 75% of the width of the building.

BUILDING COMPONENTS



Building Components

Allowed Frontage Types ⁽¹⁾	Street Type					Festival Plaza
	'A'	'B'	'C'	'D'	'E'	
Arcade	●	●	-	-	-	●
Gallery	-	-	-	●	-	●
Porch	●	●	-	●	●	●
Stoop	-	-	●	●	●	-
Storefront	●	●	●	●	-	●
Terrace / Forecourt	●	-	●	-	-	●

Building Entrances

N

Distance Between Entries (max)

Street Type A 50'

Street Type B 40'

Street Types C & D 25'

Festival Plaza 30'

Notes

⁽¹⁾ See Frontage Types section for Allowed Encroachments

2 Downtown Districts

Building Design & Site Enhancements

Future Installment

Roofline and Upper-Story Design

- Along Mary Avenue and Second Street, rooflines should accommodate patio or balcony overhangs, contributing to the pedestrian scale.
- Architectural expression should favor horizontal articulation with varied massing for smaller tenants.

Lighting and Safety

- Lighting should reinforce the retail identity of Mary Avenue, especially after dark. Use storefront-integrated lighting and public realm fixtures.
- Focus on human-scale lighting along building bases and storefronts.

Adaptability and Reuse

- Buildings should be designed with flexible storefront bays that can transition between retail, dining, or maker spaces.
- Encourage reuse or reinterpretation of existing warehouse or low-scale structures, especially on block D8.

2.4 BALLPARK DISTRICT (DT-BP)



Intent / Character

The regulations establish a **high-energy entertainment and residential district** anchored by a major recreational facility, with a mix of large-scale venues, housing, and river-oriented public spaces.

- **Stadium anchor:** Development frames the ballpark and supports game-day activity.
- **Mixed-use intensity:** Encourages residential, retail, and entertainment in a dense urban form.
- **Creek frontage:** Buildings face a linear greenway with active edges and public access.
- **Event streets:** Shared streets and plazas accommodate festivals and flexible programming.
- **Transitions:** Taller buildings near the stadium step down to creek-facing blocks.
- **Public life:** Emphasis on walkability, transparency, and street-level activation.

2 Downtown Districts

District Map



Applicable Transect Zones

Zone 1:

High-intensity, mixed-use development that frames the stadium, activates event streets, and anchors the district with civic and entertainment uses.

Zone 3:

Residential or live/work development in a lower-scale format that emphasizes walkability, creek access, and strong connections to the trail network.

Zone 2:

A flexible mixed-use transition area, supporting mid-rise housing, retail, and walkable connections between the stadium and surrounding blocks.

Zone 4 (Public Spaces):

Central civic focal points within the district, where public space, cultural expression, and flexible programming converge to support year-round community gathering and celebration at La Pila Plaza.

Applicable Street & Open Space Types

Street Type A - Green Boulevard

Defines the district's northwest edge with trails and landscaping.

[\(Hyperlink to Type\)](#)

Street Type D - Local / Entertainment

Streets directly adjacent to the stadium are lined with retail, food and beverage, and entertainment uses.

[\(Hyperlink to Type\)](#)

Street Type B - Arterial / Gateway

Waco Drive and 4th Street edge the district are auto-focused with limited active building frontage.

[\(Hyperlink to Type\)](#)

Street Type E - Access

Rear drives and alleys manage service, trash, and loading to support high-traffic days.

[\(Hyperlink to Type\)](#)

Street Type C - Circulation Street

Third Street organizes movement across the district and moves traffic between the stadium and nearby development.

[\(Hyperlink to Type\)](#)

Shared Festival Street - La Pila Plaza

Streets near the stadium plaza accommodate pre- and post-game activities, tailgates, and civic events.

[\(Hyperlink to Type\)](#)

Permitted Building Types



Liner Building

- **Zones:** 1
- **Role:** A narrow structure designed to mask the edge of a parking garage, or podium structure with active uses



Live-Work or Flex Building

- **Zones:** 2, 3
- **Role:** Supports creative uses and district transitions



Mid-Rise Building

- **Zones:** 1,2
- **Role:** Defines stadium edges and anchors key corners



Shopfront Building

- **Zones:** 1, 2
- **Role:** Activates streets near stadium and festival areas



Stadium

- **Zone:** 1
- **Role:** Serves as the district's anchor and primary destination; defines public space, supports major events, and shapes surrounding development patterns



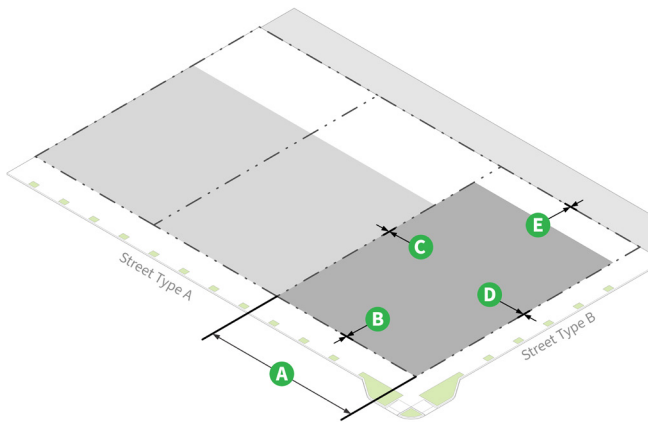
Townhouse

- **Zone:** 3
- **Role:** Frames quieter edges and the creek corridor

2 Downtown Districts

Site Layout

BUILDING PLACEMENT



Building Placement

Lots

Lot Width (min) None⁽¹⁾ **A**

Lot Coverage (max) Zones 1/2: 100%

Zone 3: 85%

Building Setbacks (ft)	Front B	Side C	Side Street D	Rear E
Minimum	0'	0'	0'	5'
Maximum	10'	5' ⁽²⁾	10'	15'

Notes

⁽¹⁾ No minimum lot width required so long as the building type is allowed on the lot, and the building meets all applicable frontage requirements, including entry placement, transparency, and streetwall buildout.

⁽²⁾ 0 feet maximum for attached; 5 feet maximum for detached

ACCESS & PARKING

Future Installment

Parking Structures and Vehicular Access

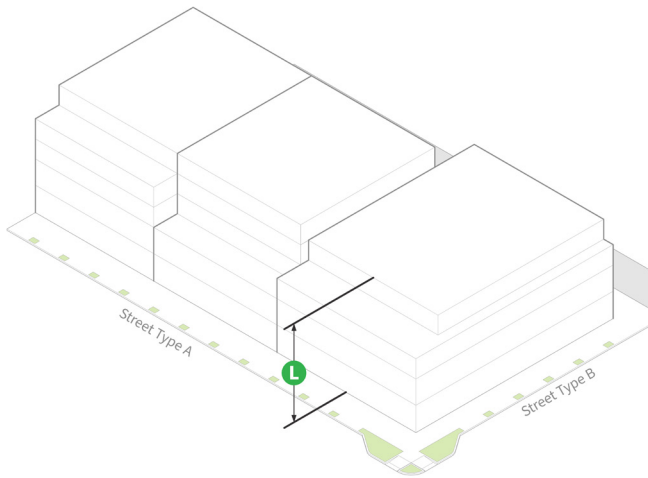
- Structured parking is encouraged, but must be fully wrapped on public-facing sides. Visual impact should be minimized with screening, murals, or green walls.
- Entries to garages should be coordinated with stadium traffic flow and managed during events.

Screening and Service Areas

- Given the event-focused character, screening of service areas must be rigorous—prefer retractable, high-capacity gates and architecturally matched enclosures.
- No loading or utility functions should face festival streets or the stadium plaza.

Building Envelope

BUILDING FORM



Building Form

Height (ft)

L

Zone 1 (max) 160'

Zone 2 (max) 85'

Zone 3 (max) 45'

Accessory Building (min) -

Upper Story Stepbacks⁽¹⁾

Facades with La Pila Plaza - Above 65 feet: 10 ft min from front facade

Notes

⁽¹⁾ Stepbacks are measured from the front plane of the building at the ground story and must apply to at least 75% of the width of the building.

BUILDING COMPONENTS



Building Components

Allowed Frontage Types ⁽¹⁾	Street Type					La Pila Plaza
	'A'	'B'	'C'	'D'	'E'	
Arcade	●	●	●	●	-	●
Gallery	●	●	-	●	-	●
Porch	●	●	●	●	-	-
Stoop	●	●	-	-	-	-
Storefront	●	●	●	●	-	●
Terrace / Forecourt	●	-	-	-	-	●

Building Entrances

N

Distance Between Entries (max)

Street Type A 50'

Street Type B 40'

Street Types C & D 25'

La Pila Plaza 30'

Notes

⁽¹⁾ See Frontage Types section for Allowed Encroachments

2 Downtown Districts

Building Design & Site Enhancements

Future Installment

Roofline and Upper-Story Design

- Buildings adjacent to the stadium should use dynamic rooflines and iconic forms to enhance the entertainment atmosphere.
- Setback upper stories may be used to emphasize lower-story activation on game days.

Lighting and Safety

- Lighting should reflect the entertainment venue character—color-tunable, programmable, or integrated LED systems are appropriate.
- Pedestrian paths must be safely lit even during high-traffic nighttime events.

Adaptability and Reuse

- Buildings should be designed for seasonal use flexibility, including storefronts that can shift between event-day vending and regular commercial activity.
- Encourage adaptable upper-story uses—hospitality, coworking, or micro-residential units.

COMMENTARY:

This article contains standards that regulate and promote quality of site development, such as landscaping, screening, and parking. The current Waco City Code contains elements of many of these standards in various locations in the zoning regulations and elsewhere. Some standards are tailored to certain zoning districts. The primary goal of this article is to consolidate these different elements for the Downtown, eliminate overlapping or irrelevant requirements, and strengthen the existing standards.

3.1 PURPOSE

This article includes standards that regulate the physical layout and design of development within the Waco Downtown Form-based Code Area to ensure the protection of the health, welfare, safety, and quality of life and to implement the Downtown Waco Strategic Roadmap. These standards address the physical relationship between development and adjacent properties, public streets, neighborhoods, and the natural environment, in order to create and maintain an attractive, efficient, and livable community.

3.2 APPLICABILITY

3.2.1 New Development

The requirements of this article apply to all new development and land uses established after the effective date of this Code, unless otherwise exempted by §---.

3.2.2 Substantial Renovation¹

A. Substantial Renovation Thresholds

The requirements of this article apply to any substantial renovation to a structure existing as of the effective date of this Code, to the maximum extent practicable. For purposes of this section, “substantial renovation” shall include any project that exceeds the cost of renovation shown in the following table, based on the appraised value of the building at the time of project application:

Table 3.2-A: Substantial Renovation Thresholds	
Appraised Value of Building	Cost of Renovation
Greater than \$200,000	30%
\$100,000 to \$200,000	40%
Less than \$100,000	50%

B. Maintenance

Maintenance items such as roof repair or replacement, HVAC repair and replacement, electrical and plumbing repair, foundation stabilization, masonry repair, replacement of rotten wood, and repair of existing windows and doors that do not significantly change the architectural character of a building shall not, in and of themselves, be considered substantial renovation.

C. Compliance with Other Standards

Redevelopment activity that does not meet the applicable threshold of “substantial renovation” shall comply with all other applicable standards of this Code outside this article, as well as any applicable federal, state, or local regulations.

D. Change of Use

A change of use with associated renovation costs that do not meet the thresholds in this section shall not be considered a substantial renovation.

¹ The section uses the “substantial renovation” already in place in Waco’s Downtown Overlay District.

3 Site Development Standards

3.3 LANDSCAPING, BUFFERING, AND FENCES

COMMENTARY:

Current landscaping requirements are scattered in various locations of the Waco regulations. Most are in Article III, Site Development Plans. There is no overall purpose statement or context for what the requirements are trying to achieve, but rather a focus on site plan compliance. In some instances, requirements vary by zoning district. As a result, there is uneven application of best practices, which are location-dependent. The following new draft is intended to set a consistent standard throughout the entire FBC area.

3.3.1 Purpose

This section is intended to support the preservation, protection, maintenance, and planting of trees and other plant materials in order to:

- A. Provide visual buffering and enhance the visual appeal of the city;
- B. Realize the environmental benefits of landscaping such as storm water retention; recharging groundwater; retaining soil moisture; preventing erosion; providing bird and wildlife habitat; and mitigating air quality, water pollution, dust, noise, heat, and glare;
- C. Conserve water resources by using sustainable design and maintenance techniques and native and/or adapted plant species that are low water-use and regionally appropriate;
- D. Provide screening to minimize the visual impacts of some types of facilities, structures, and equipment;
- E. Establish an attractive streetscape that contributes to the character and appearance of the city and
- F. Improve the appearance of development to protect and enhance public and private investments and property values.

3.3.2 Landscape Plans²

A. Submittal

Landscape plans that meet the requirements established in the Administrative Manual shall be submitted with applications for Site Plan Review, or as part of Building Permit applications if Site Plan Review is not required.

B. Certificate of Occupancy

No occupancy permit shall be issued prior to the approval and complete installation of a landscape plan that meets the requirements of this section.

C. Evaluation of Landscape Plans

The Director of Parks and Recreation or designee³ shall review each landscape plan to determine whether it complies with this Code. In addition to meeting the requirements of the Administrative Manual, the Director or designee shall evaluate whether the proposed landscape plan contains the following design features:

- 1. Proportion, balance, unity, variety of species, and a variety of color throughout the seasons;
- 2. Defined spaces, including entrance areas, pedestrian paths, vehicular avenues, parking areas, and sitting areas;
- 3. Landscape materials as recommended by the Texas A&M Agrilife Extension Service should be selected; and
- 4. Landscaping that reduces the reliance on irrigation, thus conserving the public water supply; and reduces

² The landscape plan requirement is new. The code has requirements for landscape and irrigation, but no mention of a dedicated landscape plan. Accordingly, the presumption is that landscaping generally is an element of site plan and building permit review without much consideration for overall aesthetic and function of landscaped areas. By including this requirement, it gives staff the ability to raise the bar within the applicable areas of the City.

³ Verify staff person or designee.



the reliance on inorganic fertilizer and pesticides, thus reducing the amounts carried by runoff to lakes and streams.

D. Landscape Plan Requirements

A landscape plan shall be drawn to scale and shall include the following information necessary to illustrate compliance with the regulations of the section:

- 1. Project Description**
 - a.** Project name, address, and designer's contact information.
 - b.** Statement of acknowledgement for site maintenance.
- 2. Site Elements**
 - a.** Property lines;
 - b.** Setback lines;
 - c.** Building, driveway, sidewalk, and parking locations;
 - d.** Public utility easements locations;
 - e.** Overhead power lines;
 - f.** Existing tree locations;
 - g.** Proposed plant material and tree locations;
 - h.** Type and placement of irrigation systems.
- 3. Landscape Legend**
 - a.** Plant material names, symbols, sizes and quantities.
 - b.** Tree names, symbols, caliper of ornamental and shade trees, height of evergreen trees, and quantities.
- 4. Landscape Ordinance Compliance Schedule**
 - a. Landscaping Requirements**
 - i.** Total lot area;
 - ii.** Total building footprint;
 - iii.** Total landscape area;
 - iv.** Total landscape area percentage
 - b. Street Tree Requirements**
 - i.** Total length of public rights-of-way (excluding alleys);
 - ii.** Total number of trees required;
 - iii.** Total number of trees or alternative landscaping provided.
 - c. Streetscape Requirements**
 - i.** Total amount of landscape area;
 - ii.** Total amount of shrubs required;
 - iii.** Total amount of shrubs provided.
 - d. Interior Parking Lot Requirements**
 - i.** Total number of off-street parking spaces provided;
 - ii.** Total square footage of impervious parking areas;
 - iii.** Total number of trees required in parking area;

3 Site Development Standards

- iv. Total number of trees provided in parking area;
- v. Total amount of landscaping in the interior parking area required;
- vi. Total amount of landscaping in the interior parking area provided.

5. Irrigation Systems⁴

Irrigation systems shall comply with Section 6-33 *Landscape Irrigation* of the Waco City Code and Chapter 344 of the *Texas Administrative Code*.

3.3.3 Minimum Landscape Requirements

Any part of a site not used for buildings, parking, driveways, walkways, utilities, or approved storage areas shall be retained in a natural state, reclaimed to its natural state, or landscaped pursuant to the standards in this section.

A. Streetscape Landscaping

Boundary areas abutting public rights-of-way (except an alley), otherwise known as “streetscapes,” shall be landscaped pursuant to the following requirements:

1. Minimum Streetscape Depth

- a. Streetscape landscaping meeting the standards of §X.X.X.: *General Landscape Standards and Specifications*, shall be provided on all streets based to the minimum depths listed in the table below.

Table 3.2-B: Minimum Landscaped Streetscapes by Street Type	
Street Type	Minimum Landscaped Depth
Green Boulevard	10 ft
Arterial/Gateway	8 ft
Circulation	6 ft
Local/Entertainment/ Shared Festival	4 ft

- b. All required screening, parking perimeter, parkway, and interior parking landscaping that falls within the minimum depth distances shall count toward this minimum streetscape landscaped area requirement.

2. Shrubs

A minimum of 25 percent of the streetscape landscaped area shall consist of shrubs. The shrubs shall meet the following requirements:

- a. Shrub shall be defined as a woody ornamental plant with several permanent stems instead of a single trunk.
- b. The minimum shrub size shall be five gallon as defined by the American Nursery Association.

3. Street Trees

a. When Required

Street trees are required in all districts and along all street types except access streets.

b. Minimum Standards⁵

- i. Each street tree shall have a minimum caliper of three inches. Alternatively, two trees of 1.5-inch caliper or one multi-trunk tree, no trunk of which shall be less than 1.5 inch in caliper, may be

⁴ This section only references the applicable section of the Texas Local Government Code. Additional requirements are included in Section 1.1.6.C. of this document.

⁵ Minimum standards are from the current code.



counted as one street tree.

- ii. The minimum branching height for all shade trees is five feet.
- iii. The minimum size for newly planted shade trees is four inches in diameter, 14 to 16 feet in height.

c. Location

- i. Each street tree shall be planted at uniform spacing of 30 feet on center, commencing 20 feet from the face of curb of intersecting streets. Street trees may be clustered or strategically spaced if needed to provide adequate room for underground utility lines or to ensure proper view corridors for commercial tenants as long as the minimum required number of trees is provided.
- ii. Street trees shall be planted two and one-half feet from back of curb, except on side streets, where trees shall be placed eight and one-half feet from back of curb.
- iii. Street trees shall be located and placed in a manner that does not block pedestrian lighting, sight distances or vehicular or pedestrian circulation.

d. Alternatives⁶

- i. A proportionate increase in the required 25 percent shrub coverage may be substituted for a decrease in the number of required street trees.
- ii. The Director of Parks and Recreation or designee⁷ may allow the substitution of street trees to other vegetation where space is limited by utilities, existing structures, or other built features abutting the landscape buffer strip.

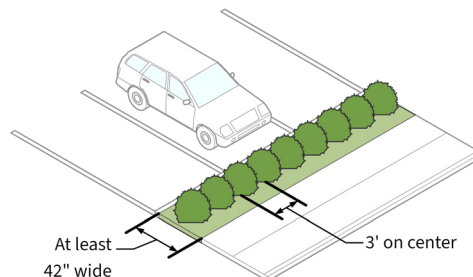
4. Street Furniture and Lighting⁸

All new development [and substantial renovations]⁹ shall provide street furniture and ornamental lighting along the streetscape(s) within the development. Street furnishing design shall be consistent with the *Downtown Implementation Plan*.

B. Parking Area Landscaping

1. Screening from Adjacent Streets¹⁰

- a. Screening shall be provided for all surface parking lots to screen the site from all adjacent streets. The screening shall extend along the entire street frontage of the surface parking lot, exclusive of driveways and access ways at points of ingress and egress to and from the site, and vision triangles.
- b. The surface parking lot screening shall be at least three and one-half feet higher than the finished elevation of the adjacent parking lot. The screening may be provided by using one of the following, unless the Director of Parks and Recreation approves an alternative screening plan capable of providing a solid appearance:
 - i. Shrubs planted three feet on center in a single row in a bed at least 42 inches wide;



⁶ Currently a provision contained within the boundary landscaping requirements of the site development plan review.

⁷ Verify correct staff person or designee.

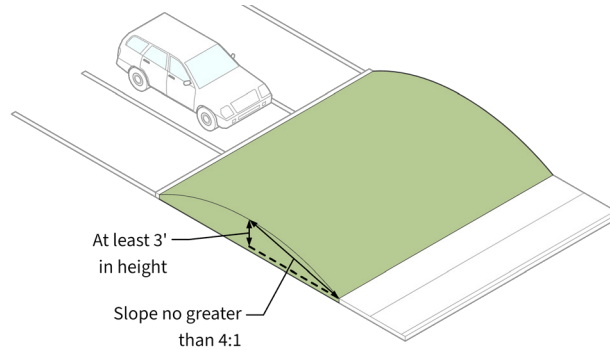
⁸ Included per conversations with staff. There was some discussion to include provisions that require the street furniture and lighting from the *Downtown Implementation Plan* be a requirement related to streetscape.

⁹ Discuss if substantial renovations should be subject to the streetscape requirements.

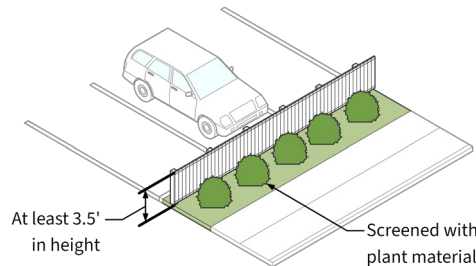
¹⁰ New.

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- ii. A berm that meets the requirements of Section X.X.X., *Buffering*.¹¹



- iii. A fence or wall at least three and one-half feet high. One-third of any fence or wall must be screened with plant material.



2. Perimeter Parking Lot Landscaping¹²

- a. A perimeter parking lot landscape strip shall be provided around the site perimeter, with a minimum width based on the size of the site.
 - i. For sites 10,000 square feet or more, the perimeter strip shall be at least five feet wide and shall be planted with a minimum of one four-inch caliper shade tree for each 35 linear feet of perimeter and one shrub planted three to three and one-half feet on center.
 - ii. For a site smaller than 10,000 square feet, the perimeter strip shall be at least three feet wide and shall be planted with a minimum of one shrub planted three to three and a half feet on center.

3. Interior Parking Lot Landscaping¹³

- a. For any off-street parking lot(s) containing more than 25 spaces, the following landscaping shall be required:
 - i. Ten square feet of landscaped area for every 400 square feet of area occupied by such parking facilities.
 - ii. One tree is required for every 25 spaces and be located within the parking area.
- b. Trees shall meet the following criteria:
 - i. Trees shall be a minimum of five feet in height and three inches per caliper as measured six inches from the base.
 - ii. Two trees of a 1.5-inch caliper or one multi-trunk tree, no trunk which shall be less than 1.5-inch caliper, may be substituted.
 - iii. Trees may be grouped provided such grouping achieves the objective of softening the overall

¹¹ Match berm standards in Section 1.1.7.C.

¹² New requirements.

¹³ Carried over from Site Development Plan requirements.

appearance of the parking lot.

- iv. A proportionate increase in the required 25 percent shrub coverage may be substituted for a decrease in the number of trees.

3.3.4 General Landscape Standards and Specifications

A. General Standards¹⁴

1. Existing landscaping may be used to satisfy the landscaping requirements of this section.
2. The best professional practices of the American Society of Landscape Architects, the International Society of Arboriculture, the American Nursery and Landscape Association and Texas Nursery and Landscape Association regarding planting installation, trimming, pruning, and fertilization shall apply to the landscape standards and specifications included in this section.
3. Nursery standards shall be based on the American Standard for Nursery Stock, ANSI Z60.1-2004.
4. Pruning standards shall be based on the International Society of Arboriculture Pruning Guidelines ANSI A300 - Pruning Guidelines.
5. A minimum of three inches of shredded hardwood mulch shall be added in a non-turf area to the soil surface after planting. Non-porous material, such as sheet plastic, shall not be placed under the mulch. A minimum of four inches of permeable soil, native or imported, shall be required for all turf areas. A minimum of six inches of permeable soil mixed with two inches of compost material shall be required for all shrub and groundcover areas. Site drainage shall be taken into consideration when planting.
6. Where fractional number results, the number of trees, shrubs, or perennials shall be rounded to the next highest whole number.

B. Location of Required Landscaping¹⁵

All landscaping required by this section shall comply with the following:

1. Required trees, shrubs, and perennials shall be planted in required setbacks, parking areas, and along building foundations.
2. When planted in required setback areas or along building foundations, trees may be either uniformly spaced or placed in irregular groupings.
3. Trees shall be planted at least four feet away from overhanging vehicles.

C. Tree and Plant Material Specifications

1. Preferred Tree Species and Plant List

The City maintains a suggested list of trees and plants for replacements and that are suitable for new plantings. Other species may be acceptable for new plantings; however, their suitability for the proposed planting area shall be approved by the Director of Parks and Recreation or Designee.¹⁶

2. Minimum Tree Size Standards¹⁷

- a. Caliper measurements shall be taken six inches above grade for trees under four inches in caliper and 12 inches above grade for trees four inches in caliper and larger.
- b. Tree heights shall be measured from the tops of root balls to the nominal tops of plants.
- c. Tree spread refers to nominal outer width of the tree, not to the outer leaf tips.

3. Minimum Shrub Size Standards¹⁸

- a. The minimum size for shrub containers shall be five gallons. Substitution of three-gallon material

¹⁴ New.

¹⁵ New.

¹⁶ Confirm correct staff person or designee.

¹⁷ New requirement, intend to strengthen tree requirements.

¹⁸ New requirement.

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meeting the height requirement of five-gallon shrubs is acceptable. Shrubs shall be full bodied, well-shaped and symmetrical.

- b. All shrub beds shall be edged using steel, concrete, masonry, or pre-cast concrete edging and all plant materials mulched with a two-inch layer of shredded hardwood mulch. Plastic edging shall not be acceptable.

4. Minimum Ground Cover Standards¹⁹

Ground cover spacing shall be eight inches on center maximum for four-inch pots and 16 inches on center maximum for one-gallon containers.

5. Minimum Tree Species Mix²⁰

To ensure biodiversity and protect against tree disease, if 10 or more trees are planted, no one species of tree may exceed 60 percent of the total new trees on the site.

D. Irrigation System Design and Standards²¹

All landscaping shall have an operable irrigation system prior to receiving a Certificate of Occupancy, subject to the following:

1. Irrigation systems shall be designed and installed per applicable state law and Section 6.3 of the Waco City Code. Irrigation plans shall be included in the landscape plan and be design by a licensed irrigator.
 - a. To ensure long-term viability, required landscape areas shall be irrigated by one or a combination of the following methods:²²
 - i. An automatic or manual underground irrigation system (conventional spray, bubbler, drip, emitters, drip tubing, porous pipe and the like) with the turf zones separated from planting zones drip irrigation system;
 - ii. A hose attachment within 100 feet of all required landscape areas and plant materials where there is no road or parking pavement between the hose attachment and landscape area and the site plan area is no larger than a half acre; or
 - iii. Landscape areas planted with native grasses and wildflowers may use a temporary and aboveground irrigation system. The system shall be required to be in place for two growing seasons.
2. Drip systems are required in confined spaces of four feet or less between hardscape surfaces.
3. No irrigation is required for undisturbed natural areas or undisturbed existing trees or shrubs.
4. Areas containing grass pavers shall be irrigated.
5. The source of irrigation water, whether potable or reclaimed, shall be indicated on the landscape plan.
6. Sprinkler head spacing shall be designed in such a manner for head-to-head coverage while minimizing water runoff and to eliminate overspray into adjacent non-irrigated areas, rights-of-way, driveways, and parking areas.
7. Automatic irrigation systems shall be equipped with a dual or multiple programming option.

E. Sight Distance Triangle

All landscaping, street trees and streetscape improvements shall meet the sight obstruction requirements of the City of Waco Traffic Code.

F. Alternative Landscaping

1. Alternatives Authorized

A reduction in the count, configuration, or location of required landscaping materials may be allowed when

¹⁹ New.

²⁰ New.

²¹ With the exception of footnote 22, these requirements are new and intended to supplement current irrigation requirements.

²² Carried forward from Section 28-813.10.

alternatives are justified by site or development conditions. The applicant shall provide justification for the use of alternatives and shall demonstrate how compliance with the standard(s) from which a deviation is sought will be achieved to the maximum extent practicable. Conditions that may justify approval of an alternative landscape plan include:

- a. Natural conditions, such as watercourses, natural rock formations, or topography;
 - b. The likelihood that required landscaping material would not achieve the intent of the ordinance at maturity due to topography, placement, or other existing site conditions;
 - c. Unique lot size or configuration;
 - d. Infill development or redevelopment on small lots;
 - e. The presence of existing utility or other easements;
 - f. The potential for interference with public safety;
 - g. Preservation of natural vegetation; or
 - h. Other situations where strict adherence to the buffer or landscaping standards in this LDC are determined impractical by the Director.
2. Alternative Landscape Plan Approval Criteria

The Director may approve alternative landscape plans that do not meet the specific requirements stated in this section when the applicant demonstrates and the Director determines that the alternatives meet all of the following criteria:

- a. Are consistent with the purposes of this section;
- b. Do not include invasive vegetation included in an adopted city, county, or state list of prohibited or invasive species;
- c. Provide equal or superior buffering of adjacent properties from anticipated impacts of the proposed development; and
- d. Provide equal or superior visual appearance of the property when viewed from a public right of way.

3.3.5 Tree Preservation²³

A. Purpose

These regulations are intended to promote the preservation and expansion of tree canopy, facilitate site design and construction that contributes to the long-term viability of existing trees, and to establish a process to manage the removal of tree canopy. Within Downtown Waco, these regulations are further intended to reinforce and to ensure that the areas abutting the Brazos River are a center for quality recreation, convention, tourism, housing and office facilities.

B. Credit for Tree Preservation

In order to encourage the preservation of significant trees and continued growth of smaller trees, the following credit toward the total landscape area and minimum caliper inches per acre required is possible.

- 1. Each square foot of landscape area which is permeable and within the area encompassed by one and a half times the drip line of a surveyed tree at least two inches in caliper (measured six inches above the base of the tree) shall count as one and one-quarter square feet of landscaped area. Overlapping drip line areas will not be counted twice and no credit will be given if half of the drip line area is impervious. No credit will be given where damaging grading has occurred within one and a half times the drip line of the tree.
- 2. Each one caliper inch of a preserved significant tree shall count as 1.5 caliper inches of required tree planting.

²³ Tree preservation currently only applies within the Brazos River Corridor District. This section has been carried forward and applied to the entire area regulated by the FBC.

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C. Significant Trees

Significant tree shall mean a tree that has a caliper of six inches or more, measured four and one-half feet above natural grade, and is one of the following species:

1. Ash, Texas
2. Cypress, Bald
3. Elm, American
4. Elm, Cedar
5. Madrone
6. Maple, Bigtooth
7. All Oaks
8. Pecan
9. Walnut, Arizona
10. Walnut, Easter Black

D. Legacy Trees

[reserved]

COMMENTARY:

This would be a new category of tree protection, proposed by staff. A “legacy tree” would be a tree over a certain caliper that can still qualify for tree credits, but that are required to be kept. This should target large trees such as those at University Parks and Jefferson. Further discussion needed to determine if this should be a defined tree type recognized in the FBC.

3.3.6 Buffering²⁴

A. Where Required

To mitigate the impacts of significant differences in property use, size, or scale, landscaped buffers shall be provided along rear and side lot lines where a multifamily, mixed-use, or any nonresidential land use abuts:

1. The R-E, R-1, R-2, or R-3 zoning districts;²⁵
2. Any property containing a single-family detached or duplex residential dwelling; or
3. Any property that includes surface off-street parking or loading areas.²⁶

B. Exemptions

1. Rear and side lot buffers are not required between properties that are separated by a street.
2. Areas with sidewalks, walkways, multi-use paths, vehicle access, or other improvements allowing access from one property to another are exempt from buffering requirements.
3. Rear and side lot buffers are not required along any portion of the lot line covered by an access easement (e.g., vehicular connections, pedestrian walkways, etc.). In these cases, an equivalent amount of landscaping shall be installed on remaining portions of the side or rear lot lines, as applicable.

C. Buffer Options

Required side and rear buffers shall conform to one or a combination of the following options:

1. A landscape buffer with a minimum width of eight feet planted at a minimum rate of two evergreen trees and three shrubs per 250 square feet with spacing designed to minimize sound, light, and noise impacts on

²⁴ New section

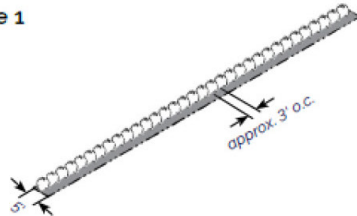
²⁵ Confirm if there are other districts where buffering should be required.

²⁶ New requirement. This intended to enhance the pedestrian experience within the downtown area.

- adjacent properties; or
2. Berms that are at least three feet in height with a slope no greater than four to one; or
 3. A solid wall or fence no less than six feet in height; or
 4. The Director may approve alternative screening methods if the intent of this section is met.

Table 21-09C: Landscape Buffer Standards

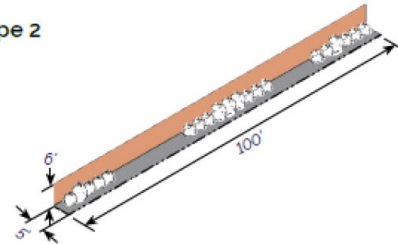
Type 1



Type 1 Buffer

A min. depth of 5' and requires a continuous hedge row of shrubs planted 3' on center. The hedge may be replaced with a solid, masonry wall of 2-3' in height. The low wall may incorporate additional landscape.

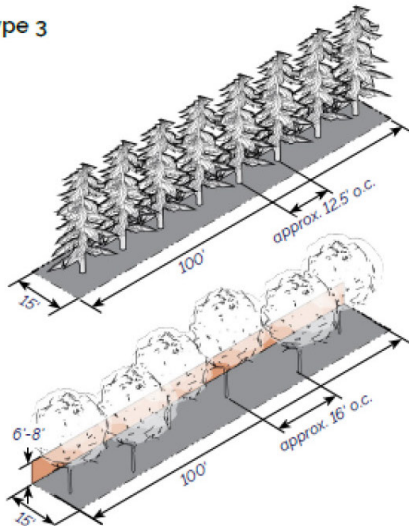
Type 2



Type 2 Buffer

A min. depth of 5' with 20 shrubs for every 100' of length, spaced evenly or grouped together as desired. A continuous 6' high solid fence is required. A higher fence is permitted if allowed by the applicable zoning district.

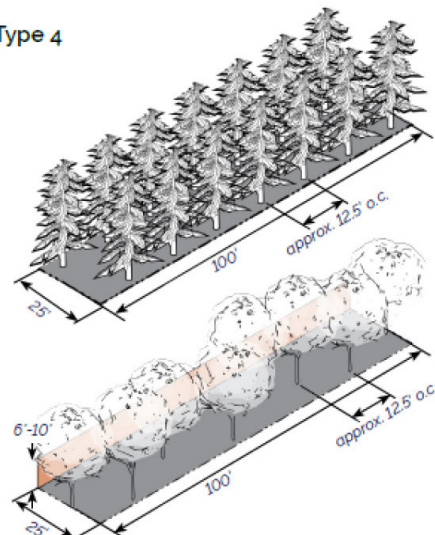
Type 3



Type 3 Buffer

A min. depth of 15' and requires 8 evergreen trees for every 100' of length, spaced evenly in a single row at approximately 12.5' on center. If a 6' min. height fence is provided, evergreens may be replaced with shade trees provided at a rate of 6 shade trees for every 100' of length, spaced evenly or grouped together as desired.

Type 4



Type 4 Buffer

A min. depth of 25' and requires 14 evergreen trees for every 100' of length, spaced evenly in a staggered double row at approximately 12.5' on center. If a 6' min. height fence is provided, evergreens may be replaced with shade trees provided at a rate of 8 trees for every 100' of length, spaced evenly or grouped together as desired.

3.3.7 Screening and Fencing²⁷

Screening and fencing shall be provided meeting the standards of Section 98-929 of the Code.

²⁷ Carried over from Section 28-813-6

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3.4 OFF-STREET PARKING AND LOADING

COMMENTARY:

This section removes the off-street parking ratio requirements and moves them into the subdistrict summary table and introduces language for a fee-in-lieu of off-street parking and design requirements for parking structures. Additionally, greater administrative authority is given for administrative parking reductions, bicycle parking and parking maximums are introduced, and parking lot design standards are enhanced to provide greater clarity for staff and applicants.

Further discussion is necessary regarding how to reconcile areas of overlap with the general off-street parking standards in the zoning code.

In conjunction with the proposed text amendments related to this section, WGI will be doing a supplementary analysis related to proposed structured parking in the downtown. The proposed requirements of this section may be further refined based on their ongoing analysis.

3.4.1 Purpose

To alleviate or prevent congestion of the public streets and to promote the health, safety and welfare of the public, minimum standards for the off-street parking and loading of motor vehicles are hereby established in accordance with the use of property as permitted in the individual districts.

3.4.2 Minimum Off-Street Vehicle Parking Requirements²⁸

A. Purpose

Each development or land use subject to this section pursuant to §X.X.X.: Applicability, shall provide at least the minimum number of off-street vehicle parking spaces required below, unless otherwise provided in this section.

B. Unlisted Uses²⁹

For uses not listed in §X.X.X., *Table of Allowed Uses*, the Director is authorized to:

1. Apply the minimum off-street parking space requirement specified in §X.X.X.: Minimum Off-Street Vehicle Parking Requirement, for the listed use that is deemed most similar to the proposed use; or
2. Establish the minimum off-street parking space requirement by reference to standards in parking resources published by the National Parking Association, American Planning Association, Institute of Traffic Engineers (ITE), or other acceptable sources of parking data; or
3. Establish the minimum off-street parking space requirement based on local or national best practices; or
4. Establish the minimum off-street parking space requirement based on a demand study prepared by the applicant. Such a study shall be prepared according to §X.X.X.: Director Determination Based on Demand Study.

C. Accessible Parking³⁰

All areas of newly designed or newly constructed buildings and facilities required to be accessible under federal and state law shall comply with the standards set forth in the Texas Accessibility Standards of the Architectural Barriers Act, Tex. Rev. Civ. Stat. Art. Ann. §9102 (Vernon Supp 2000.), the International Building

²⁸ The following language reflects the requirements in the recently passed legislation of SB 840 for conversions: "Conversions of building use for office, retail, or warehouse uses to mixed-use residential or multifamily residential occupancy, provided that the building was constructed at least five years before the proposed date of the conversion. For purposes of this requirement, "multifamily" shall mean a building or series of buildings located on the same lot containing three or more total units. "Mixed-use residential" shall mean a multifamily residential building containing no more than 35% of the total gross floor area for nonresidential uses." This language is not yet included directly in the draft pending further discussion.

²⁹ Provisions for unlisted uses are not currently included in the code. The intent is to establish a process for generating off-street parking requirements without the need to enumerate parking requirements for every conceivable use.

³⁰ New section to clarify that accessible parking is required.

Code (IBC) as adopted in the Code of Ordinances, and the American with Disabilities Act (ADA), as amended.

D. Parking as an Accessory Use

Parking is allowed as an accessory use except that parking lots as a principal use shall only be allowed with approval of a special use permit and limited to districts pursuant to §X.X.X., *Table of Allowed Uses*.

E. Fractions³¹

When the computation of off-street parking requirements results in a fractional space required, any fraction less than one-half may be disregarded while a fraction of one-half or greater shall be counted as one space.

3.4.3 Maximum Off-Street Vehicle Parking Allowed³²

A. Purpose

The purpose of maximum parking standards is to reduce stormwater runoff and minimize negative impacts associated with large expanses of impervious surfaces located in parking areas.

B. Nonresidential Uses

In no case shall any nonresidential use provide more than 125 percent of the minimum number of off-street parking spaces required by §X.X.: *Minimum Off-Street Vehicle Parking Requirement*, unless otherwise provided in this code.

C. Change of Use

Any development that exceeds the maximum parking requirements because of a change in use shall not add additional spaces but is not required to remove previously constructed parking spaces.

3.4.4 Parking Alternatives

The Director may approve parking alternatives that result in a cumulative adjustment not to exceed 40 percent³³ of the minimum or maximum vehicle parking spaces required by §X.X.: *Minimum Off-Street Vehicle Parking Requirement* and §5.5.5: *Maximum Off-Street Vehicle Parking Allowed*, in accordance with the following standards.

A. Fee in Lieu of Off-Street Parking

1. Prior to the issuance of the building permit or a change in use of the property, the developer of a property may submit an application to the Director for payment of fee in lieu of off-street parking requirements.
2. The fee in lieu shall be established by resolution of the City Council in an amount that is calculated to approximate the cost of obtaining, developing, and maintaining a public parking space.
3. All fees in lieu paid pursuant to this subsection shall be deposited in a separate fund maintained by the Parking Authority, which fund may be used to undertake future projects to accommodate parking demand. These fees may not be used for the general expenses of the City.

B. On-Street Parking

Any on-street vehicle parking may be counted toward the minimum number of required vehicle parking spaces on a one-to-one basis, subject to the following:

1. On-street parking may not be used to meet the minimum vehicle parking requirements for single-family detached and duplex dwellings;
2. On-street parking along an arterial street as classified in the Master Thoroughfare Plan shall not be used to meet any minimum vehicle parking requirements for any use;
3. Only those street parking spaces abutting any lot line of the subject property, and with over one-half the length of a parking space located between the imaginary extension of the side property lines into the street right-of-way, may be counted;
4. Each on-street parking space may only be counted once toward the parking requirements of the abutting

³¹ Language carried forward from Section 28-1020.b.

³² Parking maximums are a new concept in Waco but are common in many cities throughout Texas. With the goal of the FBC to promote a more dense, walkable downtown, putting in place a maximum number of parking spaces can help achieve this goal.

³³ 25% reduction is a placeholder number that be adjusted upward or downward dependent on City direction.

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lot, regardless of the number of individual buildings or tenants on the lot;

5. On-street parking spaces shall be available for general public use at all times. No signage or actions limiting general public use of on-street spaces shall be permitted; and
6. No development or use approved with an on-street parking credit shall be considered nonconforming if the on-street parking is later removed by City action and the remaining off-street vehicle parking does not meet the minimum vehicle parking requirements of this section.

C. Proximity to Transit

[reserved]

D. Electric Vehicle (EV) Charging Stations

COMMENTARY:

This draft proposes installation of EV spaces as an incentive to earn a parking reduction to overall on-site parking requirements. Mandatory requirements would be an alternative approach. Three types of spaces are described below, using current terminology for EV spaces. This terminology is evolving, as is the minimum number of spaces required or encouraged.

Most communities that are setting standards in this area require some percentage of just the first two types of EV infrastructure installation, but we also propose a reduction for when EV spaces are installed.

1. EV Infrastructure

There are three types of EV spaces.

- a. An EV-capable space requires just the infrastructure (conduit, breaker space, junction box, etc.) for the future installation of an EV charging station. These types of spaces do not require any charging equipment to be installed at the time of permit.
- b. An EV-ready space requires both the infrastructure and a wired outlet. While the charging unit is still absent, an EV-ready stall allows for the electric car driver to simply plug-in their portable charger into the outlet.
- c. An EV-installed space requires all infrastructure plus the actual charging station itself.

2. Installation Incentives

- a. Each installed EV-capable space shall count as two of the spaces required by [master parking table].
- b. Each installed EV-ready space shall count as two of the spaces required by [master parking table].
- c. Each installed EV-installed space shall count as four of the spaces required [master parking table].
- d. The maximum cumulative reduction allowed is 25 percent of the minimum spaces for the use, as required [master parking table].

3.4.5 Vehicle Parking Layout and Design

Layout and design of vehicle parking areas shall comply with the standards in the Development Guide.

A. Parking Structures³⁴

The visual impacts of a parking structure shall be minimized through compliance with the following standards:

1. Vehicles in a parking structure shall be screened to minimize visibility from the street.³⁵
2. Parking structures shall be located in the rear of lots when feasible, reserving the street frontage for commercial uses.

³⁴ New. These provisions are to regulate and promote enhanced design for the various proposed parking structures in Downtown Waco.

³⁵ Needs more specific language about height/porosity of the screening.

3. Parking structures shall blend in with the architectural characteristics of buildings in the surrounding area.
4. The façade of the structure shall be brick, stone, or other masonry material compatible with adjacent structures.³⁶
5. Unless screened by liner buildings with active frontages, the façade of the parking garage shall be designed to match the height of existing structures.
 - a. Horizontal and vertical elements shall be aligned with those of adjacent buildings.
6. Parking structures shall provide adequate space for active uses at the sidewalk. This shall be accomplished by either locating parking below grade, with commercial space above, or by lining the face of the garage with a row of commercial uses.
7. Vehicular entrances shall be located to minimize vehicle/pedestrian conflicts.
 - a. Automobile entrances shall be located on secondary streets or alleys, to the maximum extent feasible.
 - b. Pedestrian entrances shall be designed to be welcoming and easily identifiable.
8. Parking structures shall be designed to utilize topography.
 - a. On narrow sites, structures shall consider using a lower deck with no internal ramp to avoid cut and fill.
 - b. Parking structures shall be terraced into hillsides to minimize site disturbance.
9. Parking structures shall be designed so that quick access exists and clear, separated pedestrian routes are provided to the outside. Signage shall be provided that clearly identifies pedestrian routes both inside and outside the parking structure.
10. Where visible from a public right of way, structured parking shall be screened or wrapped on upper floors with architectural details and materials to screen vehicles. Screening methods may include but are not exclusive of:
 - a. Architectural screens or panels;
 - b. Landscape plantings;
 - c. Art wall surfaces;
 - d. Articulation; or
 - e. Textured glass.

3.4.6 Bicycle Parking³⁷

A. Purpose

Bicycle parking is required to encourage the use of bicycles by providing safe and convenient places to park bicycles.

B. Applicability

The following standards shall apply to all principal uses except for single-family attached, single-family detached, duplex, and triplexes.

C. Location of Bicycle Parking

Bicycle parking shall be located within 100 feet of the main entrance of each principal building on site and shall not be located farther than the closest motor vehicle parking space, excluding accessible vehicle parking spaces. For multifamily development, bicycle parking shall be located indoors.

D. Minimum Number of Bicycle Parking Spaces

Development subject to this section shall provide a minimum of six bicycle parking spaces or the number of bicycle parking spaces required in the table below, whichever is more.

³⁶ Too restrictive? There may be opportunities in some districts to include more contemporary materials such as perforated metal screening or planting trellis screening.

³⁷ There are currently no bicycle parking requirements and as such, this entire section is new.

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Table X.X.: Minimum Bicycle Parking Requirements

Land Use	Required Share of Bicycle Parking [1]
Residential	20%
Public, Institutional, and Civic Uses	15%
Office, hotel/motel	10%
Commercial/Mixed Uses	10%

Notes:

[1] Percentages are based on the total number of vehicle parking spaces required on-site or in a permitted off-site location to serve the principal use(s).

E. Bicycle Parking Layout and Design

Placeholder for graphic.

Bicycle parking spaces shall not be located fully or partially within a public right-of-way without prior approval of the City.

1. Required bicycle parking spaces shall be designed to allow bicycles to be secured with a lock to a fixed object and shall comply with the rack types and standards established in the Administrative Manual.
2. Bicycle parking spaces must be at least six feet long, two feet wide, and provide a minimum of seven feet of overhead clearance.
3. A five-foot aisle for bicycle maneuvering shall be maintained beside or between each row of bicycle parking.
4. Areas designated for bicycle parking shall be clearly marked and reserved for bicycle parking only.



3.4.7 Loading

A. Loading Berths Required

Off-street loading berths shall be required for the following land uses, based on the total gross floor area of the structure:

Table X-X: Required Off-Street Loading		
Land Use	Gross Floor Area of Structure [1]	Required Number of Loading Spaces [2]
Retail, commercial	<40,000	0
	40,000 – 100,000	1
	>100,000	1 for each additional 100,000 GFA
Warehousing, manufacturing and industrial	<10,000	0
	10,000 – 24,999	1
	25,000 – 39,999	2
	40,000-100,000	3
	>100,000	1 for each additional 100,000 GFA
Office, hotel/motel	<50,000	0
	50,000-100,000	1
	>100,000	1 for each additional 100,000 GFA

Notes:

- [1] Where more than one structure is located on a lot the loading space requirement shall be calculated for each structure separately.
- [2] Where a use is not required to have a loading space, provisions shall be made for deliveries and refuse pickup shall not interfere with on-site or off-site traffic movements.

B. Location of Loading Areas³⁸

1. Accessory off-street loading spaces, when required by the provisions of [section 28-1024](#), shall be located on the same lot as the principal use served.
2. No off-street loading space shall be located within 50 feet of a residence.
3. No off-street loading space shall be located within 40 feet of the closest point of intersection of two or more public rights-of-way.
4. No loading space shall be located in a required front or side yard, and any loading space located in a required rear yard shall be open to the sky. Access lanes to enclosed loading docks within the building are permitted in all yards except the required front yard.
5. 4. Loading areas shall be screened from view from the public right-of-way in accordance with Section X.X.X. *Buffering*.

C. Loading Area Design³⁹

1. A required off-street loading space shall be at least 12 feet in width and at least 45 feet in length exclusive of access drives, aisles, ramps, maneuvering space, columns, and work areas, and shall have a vertical clearance of not less than 15 feet. Where a use is not required to have a loading space, provisions shall be made for incidental deliveries and refuse pickup which shall not interfere with on-site or off-site traffic movements.
2. Each required off-street loading space shall be designed with appropriate means of vehicular access to a street or drive in a manner which will least interfere with traffic movements, and no area allocated to any off-street loading spaces shall be used to satisfy the space requirements for any off-street parking facilities.

³⁸ Generally carried forward from Section 28-1023 *Location of off-street loading facilities* with minor edits and additions.

³⁹ Carried forward from Section 28-215 *Parking, loading and site access*.

3 Site Development Standards

3.5 EXTERIOR LIGHTING

[Installment 3]

3.6 SIGNS

[Installment 3]



COMMENTARY:

This Article introduces generally all new material to ensure multimodal connectivity within the Downtown. There are some scattered references to some of this material in the current Waco code, but most material is new for the City's consideration. These standards are intended to work alongside the site development and building design standards to implement the Strategic Roadmap vision.

Additional discussion is necessary on material that duplicates some, but not all, of other parts of the Waco code.

4.1 PURPOSE

The purpose of this Article is to support the creation of a highly connected transportation system within Downtown Waco in order to:

- A.** Promote multimodal travel by providing options for automobiles, transit, bicycles, and pedestrians;
- B.** Connect neighborhoods and local destinations such as employment, schools, parks, and shopping centers;
- C.** Reduce vehicle miles of travel and travel times;
- D.** Mitigate the traffic impacts of new development;
- E.** Reduce stormwater runoff, reducing heat island effect from large expanses of pavement, improving water quality, and minimizing dust pollution;
- F.** Improve air quality; and
- G.** Reduce emergency response times and increase effectiveness of local service delivery.

4.2 APPLICABILITY

- A.** Except as otherwise provided in this Article 2:, the standards in this section shall apply to all development and land uses established after the effective date of this Code.

4 Streets, Access, and Connectivity

4.3 STREET TYPES

COMMENTARY:

This section aims to integrate land use with street design to support the goals of the Strategic Roadmap. Well-designed streets reinforce surrounding land use patterns—for example, slower streets with wide sidewalks enhance pedestrian activity and shopping areas, while wider streets with multiple lanes serve as major thoroughfares for high traffic volumes.

Street types were developed to reflect the range of rights-of-way identified in the Strategic Roadmap and the Downtown Implementation Plan. A parcel-by-parcel analysis followed, considering both proposed building uses and orientation, particularly the location of entrances. Where applicable, mixed-use buildings with first-floor commercial uses were identified and prioritized to support pedestrian activity.

Following this, the following street designations were determined with the following methodology and goals:

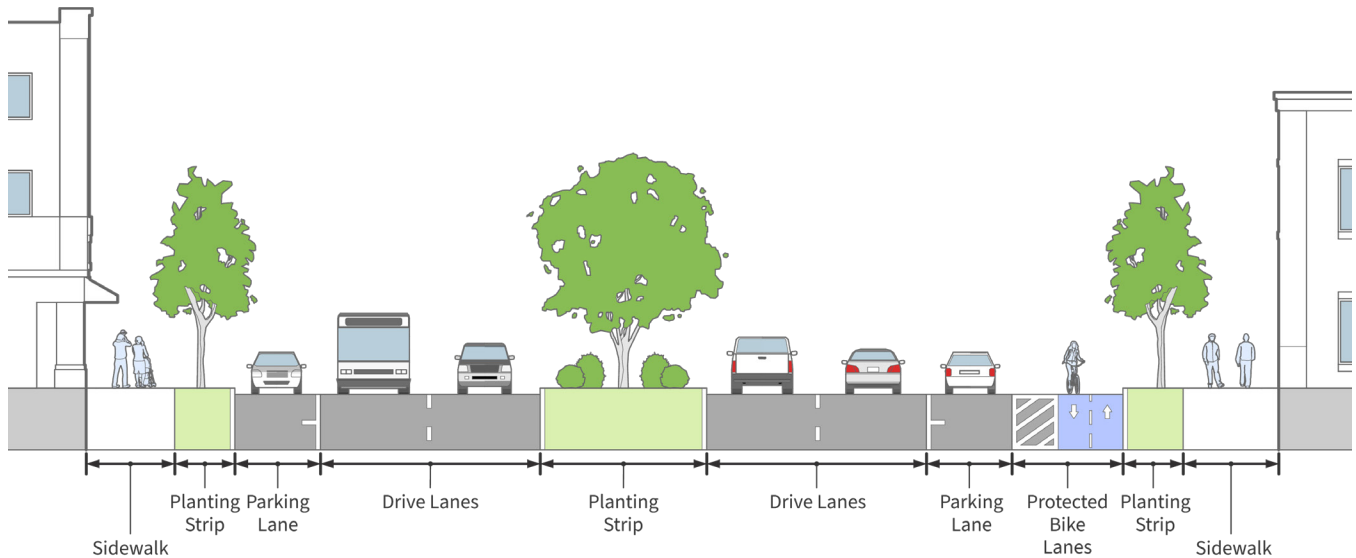
- *Street Type A – Green Boulevard*
- *Street Type B – Arterial/Gateway*
- *Street Type C – Circulation*
- *Street Type D – Local/Entertainment*
- *Street Type E – Access*
- *Street Type F – Shared Festival Street*

Each of these street types is generally described on the following pages. Additional district-specific descriptions is provided for each subarea in Part 2 of this form-based code.

Summary Table: Street Types by District

	Street Type A Green Blvd	Street Type B Arterial / Gateway	Street Type C Circulation St	Street Type D Local / Entertainment	Street Type E Access	Special Street / Frontage
DT-BB (Barron's Branch)	-	●	●	●	●	●
DT-WS (Waco Square)	●	●	●	●	-	●
DT-MA (Mary Avenue)	●	●	●	●	-	●
DT-BP (Ballpark)	●	●	●	●	●	●

Street Type A - Green Boulevard



STREET TYPE CHARACTERISTICS

Green Boulevards are major corridors that establish a strong visual and ecological identity for the district while supporting multimodal movement. These streets feature generous landscaping, street trees, wide sidewalks, and include protected bike lanes or transit elements. With lower design speeds and enhanced pedestrian safety features, they prioritize comfort and connectivity along important green infrastructure like the Brazos River Corridor. Buildings along Green Boulevards frame the public realm with minimal setbacks, creating a continuous urban edge, while entries and active uses reinforce walkability and access to the corridor's amenities.

Landscape

Street Trees Required

Street Type A

Street Type B

Street Type C

Lighting

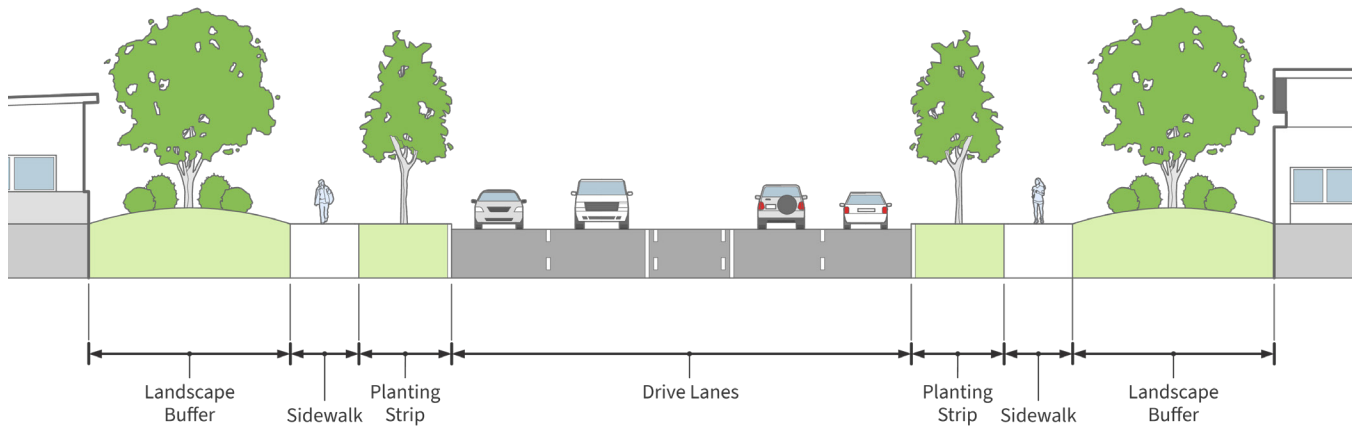
Lighting

Narrative Description

Future Installment

4 Streets, Access, and Connectivity

Street Type B - Arterial/Gateway



STREET TYPE CHARACTERISTICS

Arterial and Gateway Streets are large-scale vehicular corridors typically located at the edges of districts or connecting to regional routes. These streets prioritize vehicular movement and do not generally support pedestrian activity or building orientation. Due to traffic volumes and speeds, front-facing development is discouraged; instead, landscape buffers, limited curb cuts, and strategic screening protect adjacent uses. These streets play a key role in wayfinding and visibility, marking entrances into the district and helping to shape a sense of threshold or arrival.

Landscape

Street Trees Required

Street Type A

Street Type B

Street Type C

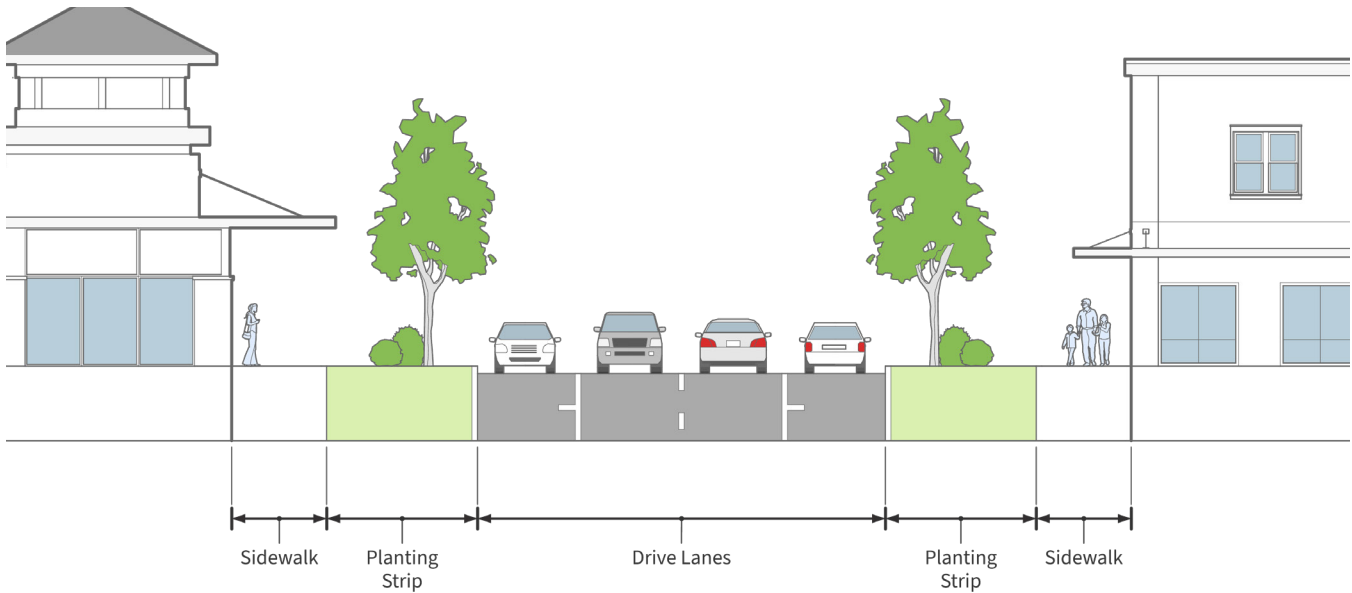
Lighting

Lighting

Narrative Description

Future Installment

Street Type C - Circulation



STREET TYPE CHARACTERISTICS

Circulation Streets function similarly to collector roads, linking Local Streets to Arterial or Gateway corridors. These streets serve as important movement paths within a subarea but are not intended as primary destinations. They accommodate mixed vehicular and pedestrian use with sidewalks, crosswalks, and street trees, but the design emphasis is on efficient circulation rather than social or retail activity. Building frontages may include residential or service-oriented edges, often with setbacks or landscape transitions that mediate the street's hybrid role.

Landscape

Street Trees Required

Street Type A

Street Type B

Street Type C

Lighting

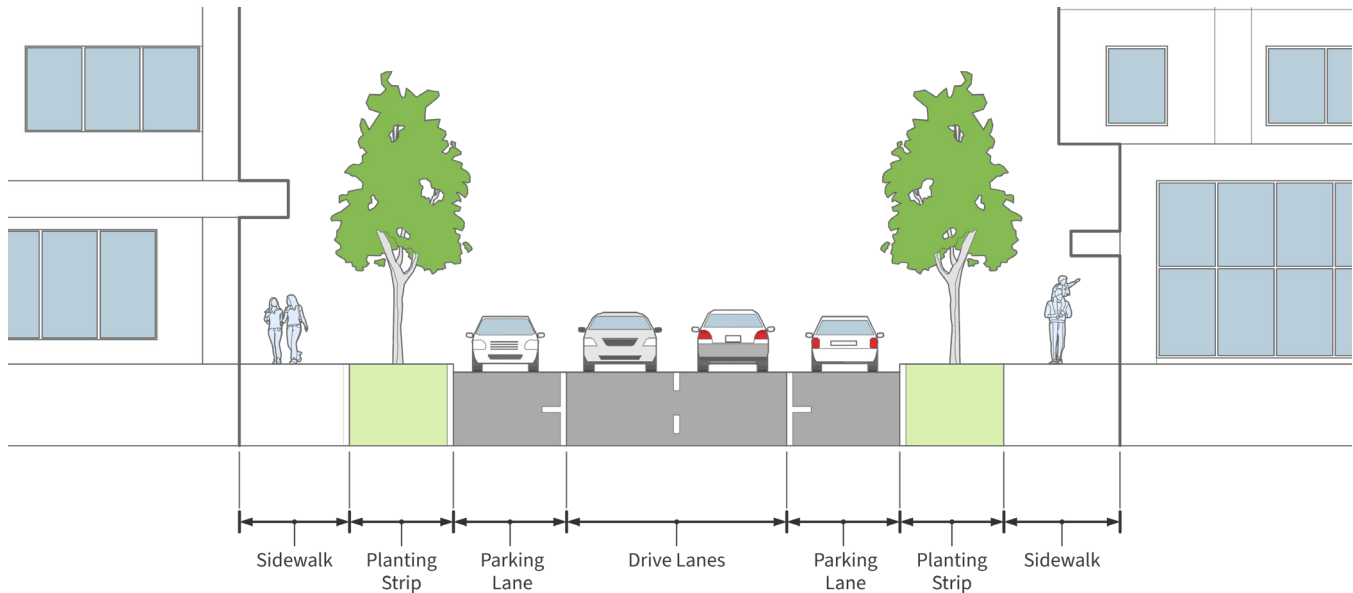
Lighting

Narrative Description

Future Installment

4 Streets, Access, and Connectivity

Street Type D - Local/Entertainment



STREET TYPE CHARACTERISTICS

Local / Entertainment Streets are among the most pedestrian-focused in the network, supporting retail, dining, and cultural destinations at the street level. These streets feature slower traffic speeds, curbside parking, wide sidewalks, and a mix of street furnishings that enhance walkability. Buildings are oriented directly to the sidewalk with minimal setbacks, creating active frontages with frequent doors and windows. Outdoor patios, event programming, and signage contribute to a dynamic public realm. These streets often serve as the day-to-day commercial heart of each subarea.

Landscape

Street Trees Required

Street Type A

Street Type B

Street Type C

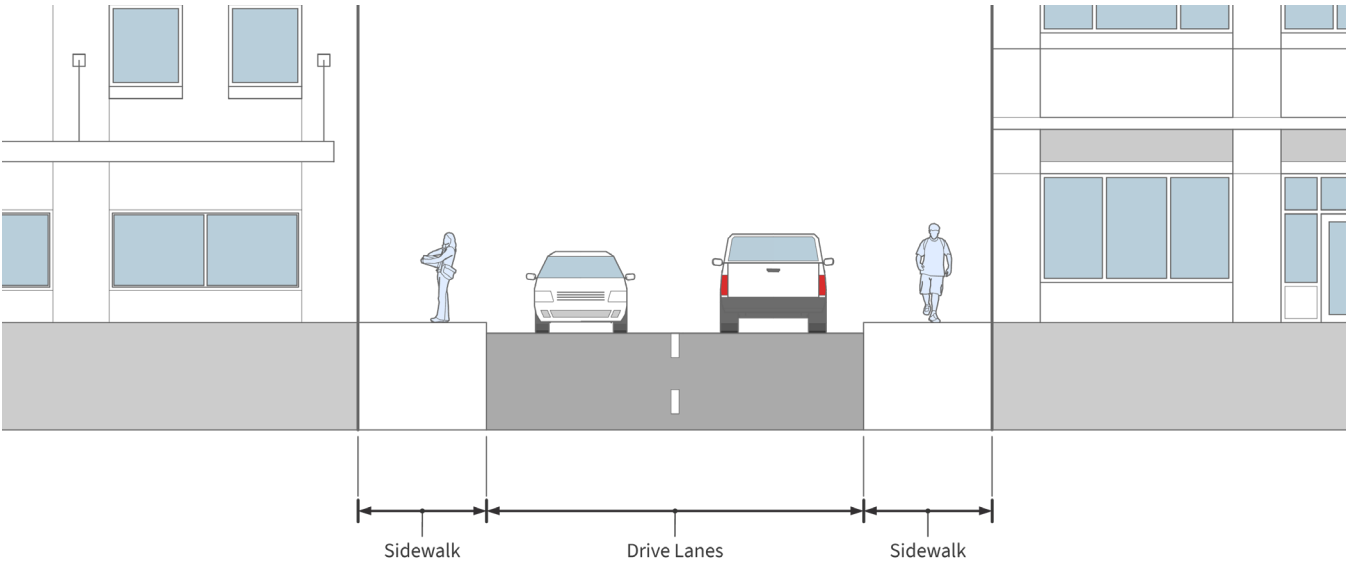
Lighting

Lighting

Narrative Description

Future Installment

Street Type E - Access



STREET TYPE CHARACTERISTICS

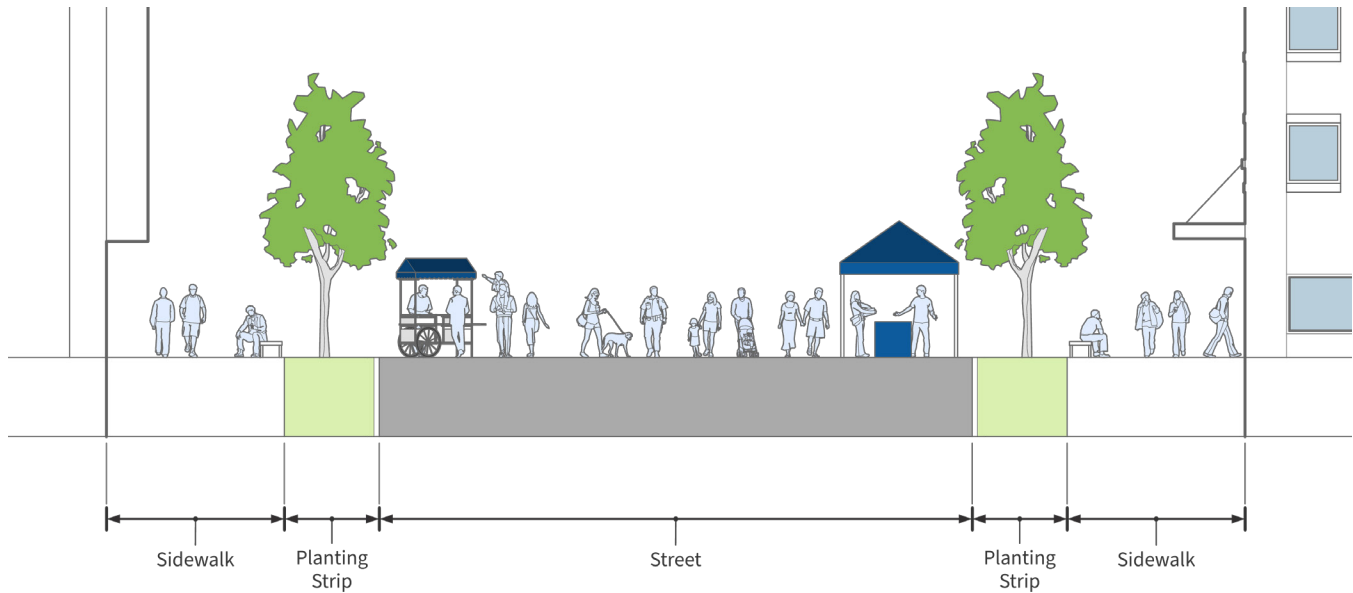
Access Streets are narrow, often service-oriented corridors that support functions like deliveries, utilities, emergency response, or parking access. While not designed for pedestrian activity, they are essential to the district’s infrastructure and internal circulation. These streets may include minimal sidewalks or lighting and are typically located at the rear or side of buildings. While not publicly prominent, their design must still support safety, drainage, and connectivity without compromising the quality of the adjacent pedestrian realm.

Landscape	Lighting
Street Trees Required	Lighting
Street Type A	Narrative Description
Street Type B	
Street Type C	

Future Installation

4 Streets, Access, and Connectivity

Street Type F - Shared Festival Street



STREET TYPE CHARACTERISTICS

Shared Festival Streets are flexible public corridors designed to prioritize pedestrian use while accommodating occasional vehicles for access or events. These streets often feature curbless paving, distinctive materials, and integrated furnishings that allow seamless transformation between everyday and event use. Located near civic buildings, plazas, or cultural anchors, they support frequent programming such as markets, performances, and festivals. Their design reinforces community identity and helps activate the district's public life year-round.

Landscape

Street Trees Required

Street Type A

Street Type B

Street Type C

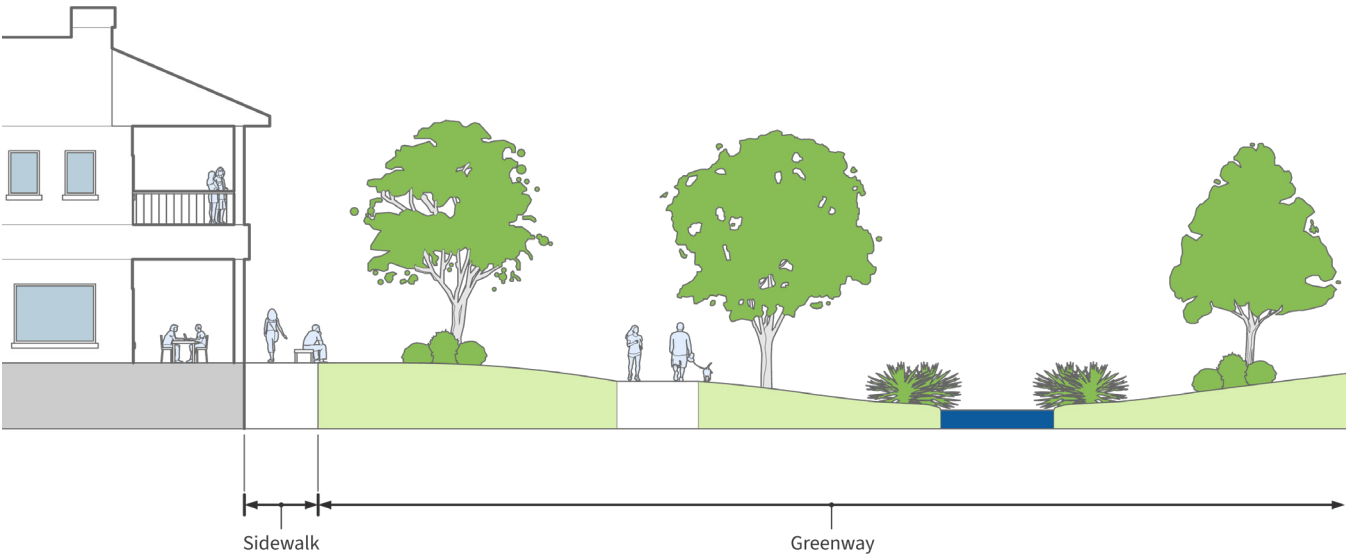
Lighting

Lighting

Narrative Description

Future Installment

Open Space Type - Creek/Greenway Frontage



STREET TYPE CHARACTERISTICS

This frontage type occurs along linear open space corridors such as Barron’s Branch Creek, a greenway, or similar public pedestrian way. It emphasizes pedestrian orientation, transparency, and landscape integration, shaping how buildings engage with adjacent natural or civic space. Frontages should include active uses, terraces, stoops, or entries that relate directly to the green space. Streetscape elements may include trails, overlooks, or ecological features. General vehicular traffic is prohibited, with only occasional service vehicle access allowed.

Landscape	Lighting
Street Trees Required	Lighting
Street Type A	Narrative Description
Street Type B	
Street Type C	

Future Installation

4 Streets, Access, and Connectivity

4.4 ACCESS AND CONNECTIVITY

4.4.1 Circulation Plan Required

- A. All development, except for single-family residential uses within previously platted subdivisions, shall prepare a circulation plan. The circulation plan shall meet the requirements of the Administrative Manual, which at minimum shall include:
 - 1. Street connectivity;
 - 2. Emergency and service vehicle access;
 - 3. Parking movements;
 - 4. Loading operations;
 - 5. Turning radii;
 - 6. Traffic calming measures where future “cut-through” traffic is likely; and
 - 7. Other similar issues identified by the Director of Infrastructure Services.
- B. The Director of Infrastructure Services may waive the requirement for a circulation plan on a case-by-case basis in the event that a development is expected to have no impact upon circulation or proposes no change in existing circulation patterns. This provision shall not be construed to exempt development that includes additional parking, driveways, or substantial modifications to the existing pedestrian network.
- C. A circulation plan shall be submitted with the respective site plan or subdivision application, as appropriate.

4.4.2 Street Connectivity

A. Purpose

Street and block patterns should include a clear hierarchy of well-connected streets that distribute traffic over multiple streets and avoid traffic congestion on principal routes. Within each development, the access and circulation system should accommodate the safe, accessible, efficient, and convenient movement of vehicles, bicycles, and pedestrians through the development, and provide ample opportunities for linking adjacent neighborhoods, properties, and land uses. Local neighborhood street systems are intended to provide multiple direct connections to and between local destinations such as parks, schools, and shopping.

B. Standards

1. Continuation and Connection to Public Roadways

The vehicular access and circulation for a development shall incorporate the continuation and connection of public street roadways and associated rights-of-way that have been extended or connected to the boundary of the development site from existing or approved abutting developments.

2. Extension of Circulation System to Site Boundaries

The vehicular access and circulation for a development shall provide for the extension or connection of proposed internal public street roadways and associated rights-of-way to those boundaries of the development site whenever such extensions or connections are or may be necessary to ensure that the development site or the abutting property will have:

- a. At least two vehicular access points to and from an external through street system;
- b. Convenient and efficient access by vehicles needed to provide police, fire, and emergency services; and
- c. Convenient and efficient access by vehicles needed to provide other public services.

3. Connection to Bikeways and Sidewalks

An extension or connection of a public street roadway and right-of-way to an abutting property, street, or right-of-way shall include the extension or connection of associated bikeways and sidewalks.



4. Temporary Turnaround

The Director of Infrastructure Services and/or the City Engineer may require a temporary turnaround at the end of a roadway extension if needed to facilitate traffic flow or to accommodate emergency vehicles pending the roadway's connection to other roadways.

5. Waiver or Modification of Connection Requirements

The Director of Infrastructure Services and/or the City Engineer may waive or modify the requirements or standards for extension or connection of a public roadway from or to an abutting property if such extension is impractical or undesirable because it would:

- a. Require crossing a significant physical barrier or environmentally sensitive area (e.g., watercourses, floodplains, riparian areas, steep slopes; wildfire hazard areas);
- b. Require the extension or connection of a proposed internal public street to an abutting property with existing development whose design makes it unlikely that the street will ever be part of a network of public streets (for example, the abutting existing development has no public streets, or there are no "stubbed-out" street rights-of-way or open corridors between the proposed development site and public streets in the abutting development to accommodate a current or future extension or connection);
- c. Require the extension or connection of a proposed internal public street to an abutting property owned by a government or public utility to which vehicular access is restricted, or other property to which vehicular access is restricted by easement or deed.

C. Cul-de-Sacs and Dead-End Streets

- 1. Where residential developments have cul-de-sacs or dead-end streets, such streets shall be connected to the closest local or collector street or to cul-de-sacs in adjoining subdivisions via a sidewalk or multi-use path, except where deemed impractical by the Director.
- 2. All stub streets and temporary dead-end streets greater than 150 feet in length shall terminate in a cul-de-sac.

D. Gates and Restrictions on Access to Streets, Driveways, or Alleys

The standards of this subsection apply to all residential, commercial, and industrial development. They do not apply to individual detached houses with gated private driveways. For the purpose of this provision and this section, the term "gate" means any barrier or similar device that would allow access or passage to a certain person, group of people, or type of traffic and not to the general public or to transient traffic.

1. Gating of Public Streets

Public streets, sidewalks, bicycle and pedestrian pathways, and public alleys may not be gated.

2. Approval Required

No other street, driveway, sidewalk, bicycle or pedestrian pathway, or alley may be gated and no vehicular or pedestrian/bicycle (traffic) access may be otherwise restricted along any street without the City's express written approval, in accordance with the standards of this section.

3. New Streets and Alleys

Permission to restrict access from public streets to private streets or to gate or otherwise restrict access to private streets, driveways, sidewalks, bicycle and pedestrian pathways, and alleys may be granted by the City Engineer in conjunction with the Director of Infrastructure Services or Designee, provided that the proposed design does not result in a restriction of access to any existing street, sidewalk, bicycle or pedestrian pathway, or alley. Before approval of any restriction on access to a newly created street, sidewalk, bicycle or pedestrian pathway, or alley, the City Engineer in conjunction with the Director of Infrastructure Services shall forward the request to the Fire District and any other relevant agencies for their review and comment.

4 Streets, Access, and Connectivity

E. Driveways and Access

1. General

- a. Every lot shall have sufficient access providing reasonable means of ingress and egress for emergency vehicles and for those needing access to the property for its intended use.
- b. All driveway entrances and other openings onto streets shall be constructed so that:
 - i. Vehicles may safely enter and exit the property;
 - ii. Interference with the free and convenient flow of traffic in abutting or surrounding streets is minimized; and
 - iii. Shared driveways are provided to the maximum extent feasible to minimize the number of access points to streets (except for driveways within residential subdivisions or along private residential streets).
- c. Unobstructed, direct, and convenient access for vehicles to and from a public street shall be provided for all off-street parking spaces. Except for residential driveways, access from any parking area to a public street shall be designed to allow vehicles to enter and exit in forward drive.
- d. All private driveways shall be surfaced with materials that have textures and colors that would enhance visual compatibility with native site surroundings. Such materials may include paving blocks or bricks, exposed aggregate concrete and asphalt, but specifically does not include uncolored concrete.
- e. All driveways from existing private or public roads that interfere with a natural or constructed drainage course shall provide a drainage culvert that meets the Engineering Standards.

2. Driveways Fronting State Highways

Unless otherwise approved by the City Engineer, driveways providing ingress and/or egress from State highways shall comply with the following:

- a. Only one driveway access point per property shall be allowed.
- b. Driveways along State highways shall not be located closer than 40 feet from another driveway.
- c. Access approval from the Texas Department of Transportation shall be obtained.

3. Residential

In addition to the above general requirements, all residential development shall be subject to the following:

- a. There shall be no direct driveway access (ingress or egress) from any single-family residential lots to any arterial street or highway unless no other legal access alternative is available.
- b. Multi-family development sites shall include a minimum of two access points to the maximum extent practicable. An exception may be made by the Fire Marshal where a site is landlocked by existing development or other physical or legal constraints, or where existing natural features on the site require the use of protective measures that would otherwise make a second access drive infeasible, or where the small size of the site makes dual access unnecessary.
- c. Driveways shall be no less than 20 feet in length from the face of a garage or other structure intended to house vehicles to the near edge of the sidewalk or public right-of-way.
- d. Within the front setback, each driveway at its widest point shall not be wider than the following, measured at right angles to the center line of the driveway, except as that distance may be increased by permissible curb return radii:
 - i. Single-car driveway: 12 feet
 - ii. Two-car driveway: 24 feet
 - iii. Three-car driveway: 36 feet



- e. Driveways providing access to single-family residential lots shall be located a minimum of 30 feet from any road intersection.
- 4. Non-Residential

In addition to the above general requirements, all non-residential development shall be subject to the following:

 - a. Vehicle Maneuvering

Vehicles shall not be allowed to back out or otherwise maneuver from a property into a city arterial or roadway if, in the opinion of the City Engineer, a potential traffic safety concern is present.
 - b. General Engineering Standards

All driveways providing access to a public right-of-way shall comply with the Waco Development Guide.

F. Visibility Triangles

1. On all lots or parcels of land on which a front setback is required, no obstruction that will obscure the view of motor vehicle drivers shall be placed within the triangular area formed by joining points measured 30 feet along the property line from the intersection of two streets, or by joining points measured 10 feet back along a driveway and lot line from the point of intersection of the driveway and lot line. On a site-specific basis; as an alternative, the City Engineer may apply AASHTO standards based on a site-specific evaluation of intersection visibility.
2. Within the area of the triangle there shall be no sight-obscuring or partly obscuring wall, fence, sign, or foliage that could grow higher than 36 inches above curb grade or, in the case of trees, foliage lower than six feet.
3. Vertical measurement shall be made from the top of the curb on the street adjacent to the nearest street of the triangle or, if no curb exists, from the edge of the nearest traveled way.

Placeholder for graphic. (NOTE: Several standards may be illustrated in a single graphic.)

G. Cross-Access between Adjacent Uses

1. All non-residential development shall be designed to allow for cross-access to adjacent properties to encourage shared parking and shared access points on public or private streets, even if no current connection exists (in order to enable future connections). This may be established by one or more of the following:
 - a. Connecting streets and drives;
 - b. Coordinating parking structure and parking lot entrances;
 - c. Common service/delivery areas;
 - d. Legally shared parking structures and parking lots;
 - e. Linkages between parking lots and parking structures; or
 - f. Providing shared driveways for two adjacent lots from public rights-of-way to minimize curb cuts.
2. When cross-access is deemed impractical by the Director and/or City Engineer based on topography, the presence of natural features, or vehicular or pedestrian safety factors, this requirement may be waived provided that appropriate bicycle and pedestrian connections are provided between adjacent developments or land uses.
3. Cross-access and maintenance agreements associated with such interconnections shall be provided, if necessary, with the associated subdivision or development application.

4 Streets, Access, and Connectivity

H. Pedestrian and Bicycle Circulation

1. Sidewalks

Sidewalks shall be installed on both sides of all arterials, collector streets, and local streets, including cul-de-sacs, and within and along the frontage of all new development or redevelopment.

2. On-Site Pedestrian Walkways

All development shall provide an on-site system of pedestrian walkways that meets the following standards:

a. Areas to Connect

On-site pedestrian walkways shall provide direct access and connections to and between:

- i. The primary entrance or entrances to each building, including pad site buildings;
- ii. Any sidewalks, walkways, or multi-use paths on adjacent properties that extend to the boundaries shared with the development;
- iii. Any parking areas intended to serve the development;
- iv. Any sidewalk system along the perimeter streets adjacent to the development;
- v. Any public transit station areas, transit stops, park and ride facilities, or other transit facilities on-site or along an adjacent street;
- vi. Any adjacent residential neighborhoods (planned or existing); and
- vii. Any adjacent or on-site public park, trail system, open space, greenway, or other public or civic use or amenity.

Placeholder for graphic. (NOTE: Several standards may be illustrated in a single graphic.)

b. Walkway Design

Required on-site pedestrian walkways shall be a minimum width of five feet; however, the Director and/or City Engineer may require a wider walkway based on site characteristics such as, but not limited to, anticipated pedestrian volume, street classification, and zoning of adjacent properties. All required walkways shall:

- i. Be distinguishable from areas used by vehicles using one or more of the following techniques:
 - a. Changing surfacing material, patterns, and/or paving color, but not including the painting of the paving material;
 - b. Changing paving height;
 - c. Decorative bollards;
 - d. Raised median walkways with landscaped buffers;
- ii. Be designed with similar and/or complementary details, colors, and finishes as other interconnected walkways;
- iii. Have adequate lighting for security and safety;
- iv. Be conveniently and centrally located on the subject property;
- v. Be ADA accessible; and
- vi. Not include barriers that limit pedestrian access between the subject property and adjacent properties.

3. Pedestrian Access through Parking Areas



All parking lots that contain more than 50 parking spaces shall include pedestrian walkways through the parking lot to the primary building entrance or a sidewalk providing access to the primary building entrance. At a minimum, walkways shall be provided for every three driving aisles or at a distance of not more than 150 foot intervals, whichever is less.

4. Pedestrian Access through Parking Garages

Pedestrian walkways shall be provided through parking garages from the parking area to the abutting public right-of-way and sidewalk and/or to the primary entrance of the building served. Pedestrian walkways shall not use vehicle entrance or exit driveways from the parking area to a public right-of-way.

5. Use and Maintenance of Sidewalks, Walkways, and Trails

a. Restrictions on Use

Sidewalks, walkways, and trails are intended to provide pedestrian and bicycle access. Vehicle parking, garbage containers, merchandise storage or display, utility boxes and poles, signs, trees, and other obstructions shall not encroach into the required minimum width of any required sidewalk, trail, walkway, or other pedestrian way.

b. Maintenance

Sidewalks, trails, and walkways required by this title shall be maintained in usable condition throughout the year.

c. Bicycle Circulation

Designated bicycle lanes are required in the design of all arterial and collector streets where low traffic speeds and volumes allow bicyclists and motorists to share the road safely.

5 Building Standards

COMMENTARY:

This article establishes a unified and enforceable framework for shaping the form, frontage, and architectural quality of new development across downtown Waco's four subareas. It consists of three integrated components:

- *Building Types, which define allowable building forms and massing;*
- *Building Frontage Standards, which govern the relationship between buildings and streets; and*
- *Building Design Standards, which address architectural elements, materials, and spatial composition.*

These standards are derived from the Waco Downtown Strategic Roadmap (2023), the 2008 Downtown Design Guidelines, and best practices from peer form-based codes (including South Bend, IN), with tailoring to Waco's local context. The intent is to provide a clear, administrable, and context-sensitive set of rules that raise the quality of development, support walkability and economic resilience, and reinforce the distinct identity of each district. Collectively, these standards shift the focus of zoning toward form and public realm outcomes, ensuring predictable results and supporting a vibrant, human-scaled downtown.

5.1 PURPOSE

The purpose of this Article is to guide the physical form, frontage conditions, and architectural quality of new development across downtown Waco in a manner that reinforces walkability, supports mixed-use activity, and expresses the unique character of each district. These standards are designed to ensure that buildings contribute positively to the public realm, respond to their context, and promote a cohesive, human-scaled urban environment. By focusing on form and design rather than solely on use or density, this Article provides a predictable, transparent framework for developers, designers, and the public. It advances the goals of the Waco Downtown Strategic Roadmap by encouraging incremental, high-quality development and public-private alignment in shaping downtown's future.

5.2 APPLICABILITY

5.2.1 Generally

These standards apply to:

- A. All new buildings within the Downtown Form-Based Code boundary;
- B. Major renovations or additions exceeding 50% of the building's assessed value; and
- C. Changes to building facades visible from public streets or civic spaces.

5.2.2 Exceptions

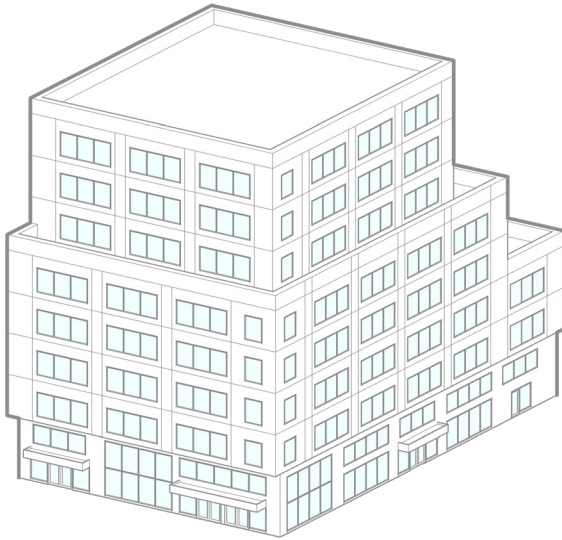
Exceptions may be granted for:

- A. Historic buildings or contributing structures listed on local, state, or national registers (subject to preservation guidelines).
- B. Structures designated as "high priority" in the local survey of historic properties.
- C. Temporary structures or accessory buildings under 200 square feet.

5.3 BUILDING TYPES

The following pages set forth a set of seven Building Types for the Downtown Districts, describing typical characteristics for each type, in addition to providing further guidance on use, form, and frontage.

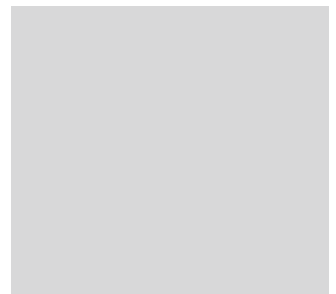
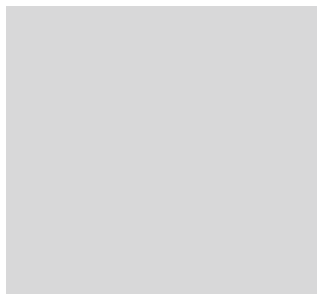
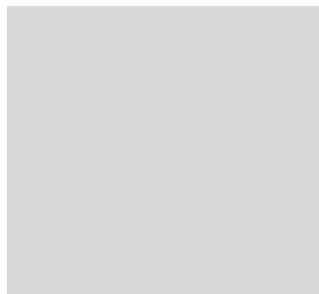
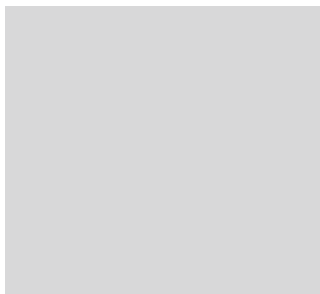
High-Rise Tower



BUILDING TYPE CHARACTERISTICS

The high-rise building is a vertical, mixed-use or single-use structure that typically exceeds [eight] stories and serves as a visual and functional landmark. While relatively rare in Waco, this building form may be appropriate on limited sites where exceptional design, careful massing, and high public visibility justify additional height. High-rise buildings contribute to the city's skyline, reinforce major corridors or civic destinations, and can accommodate a wide range of uses, including residential, hospitality, or office. To ensure compatibility with the surrounding context, high-rises must include podiums or active street-level frontages, upper-story stepbacks, and human-scaled architectural detailing. Their placement is strategic, helping orient people within the city and supporting economic development while upholding the goals of walkability and design excellence.

ILLUSTRATIVE EXAMPLES



Building Type Standards

Building Dimensions

Ground Floor Height (min)	15 ft (at street-facing frontages)	Ensures active use at ground level while allowing residential or office above
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Building Footprint (max)

Uses

- Mixed-use, office, or multifamily residential
- May include structured parking or civic/institutional space

Form

- 8+ stories typically; may go higher by zone
- Larger massing; requires articulation and upper-story stepbacks to minimize canyonization effect on public spaces

Frontage

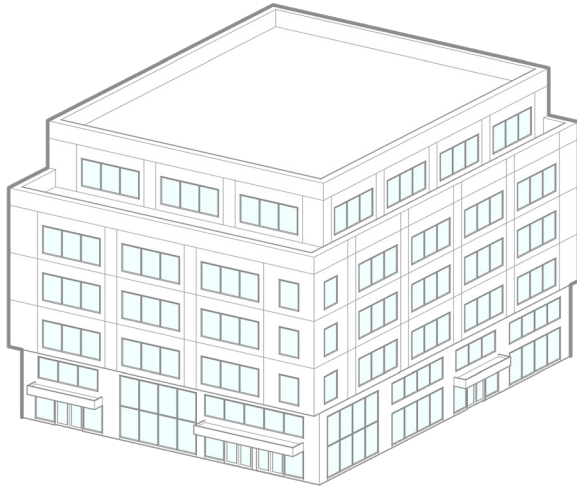
- Active and transparent at ground level
- Multiple entrances and frontage breaks
- Build-to-line or shallow setback

Other

TBD

5 Building Standards

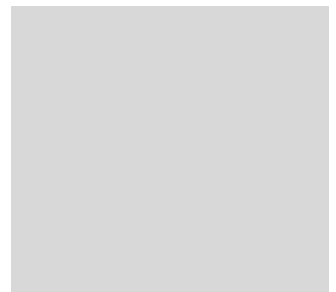
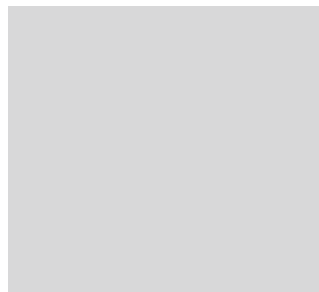
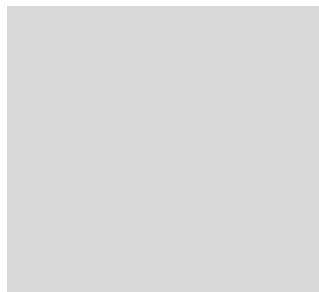
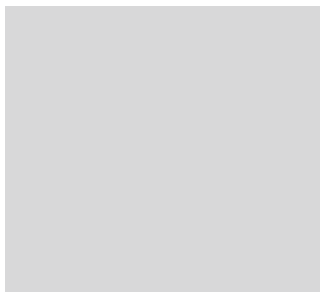
Mid-Rise Tower



BUILDING TYPE CHARACTERISTICS

The mid-rise is a larger mixed-use or residential building type ranging from four to eight stories. It is typically organized around a courtyard, liner building, or structured parking core, and can accommodate a variety of uses at upper and ground levels. Mid-rise buildings are designed to frame major streets and public spaces, reinforce key district centers, and support increased intensity near transportation corridors or major civic destinations. This type features clearly defined base, middle, and top expressions, and is expected to maintain a high level of design detail and material quality. In downtown Waco, mid-rise buildings define some parts of Waco Square, front University Parks Boulevard, and anchor key development sites in the Ballpark District and Barron's Branch. Mid-rise buildings are often paired with shopfront or civic ground floors and are essential for supporting the district's residential and employment density goals.

ILLUSTRATIVE EXAMPLES



Building Type Standards

Building Dimensions

Ground Floor Height (min)	15 ft (at street-facing frontages)	Ensures active use at ground level while allowing residential or office above
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Building Footprint (max)

Uses

- Mixed-use, office, or multifamily residential
- May include structured parking or civic/institutional space

Form

- 4–8 stories typically; may go higher by zone
- Larger massing; requires articulation and upper-story setbacks to minimize canyonization effect on public spaces

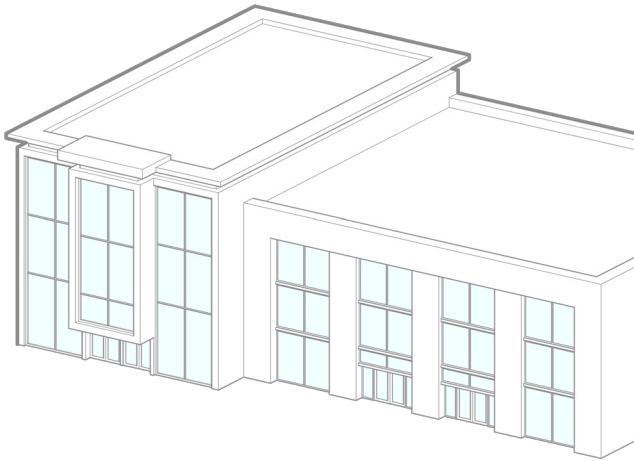
Frontage

- Active and transparent at ground level
- Multiple entrances and frontage breaks
- Build-to-line or shallow setback

Other

TBD

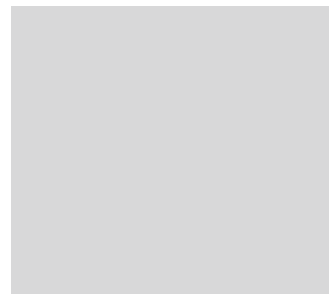
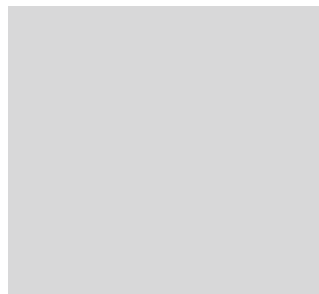
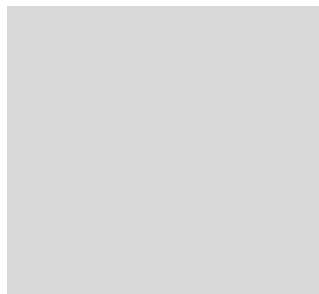
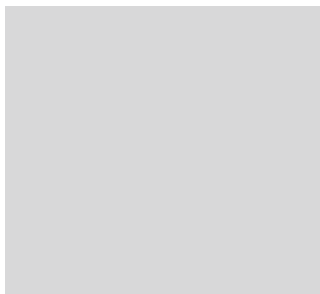
Civic Building



BUILDING TYPE CHARACTERISTICS

The civic building type accommodates public institutions, cultural venues, performance spaces, and other community-serving facilities. These buildings often serve as visual landmarks and should be designed with a distinct architectural presence that reflects their public role. Civic buildings may vary significantly in height and footprint depending on program but should maintain a high level of public interface at the ground floor, including transparent facades, forecourts, and prominent entries. In downtown Waco, civic buildings include elements such as the performing arts center, convention center, libraries, and future community facilities located within all four subareas. Their design must balance functional needs with contributions to the public realm, including access to plazas, festival streets, or greenways. Civic buildings are encouraged to anchor major open spaces and serve as focal points within their blocks.

ILLUSTRATIVE EXAMPLES



Building Type Standards

Building Dimensions

Ground Floor Height (min)	Varies (recommended 16 ft min)	Depends on program, but typically generous ceiling heights and public presence
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Building Footprint (max)

Uses

- Public or institutional functions (e.g. library, school, museum, community hall)

Form

- Varies widely by program
- Often designed as a freestanding structure
- Emphasizes hierarchy, symmetry, or landmark status

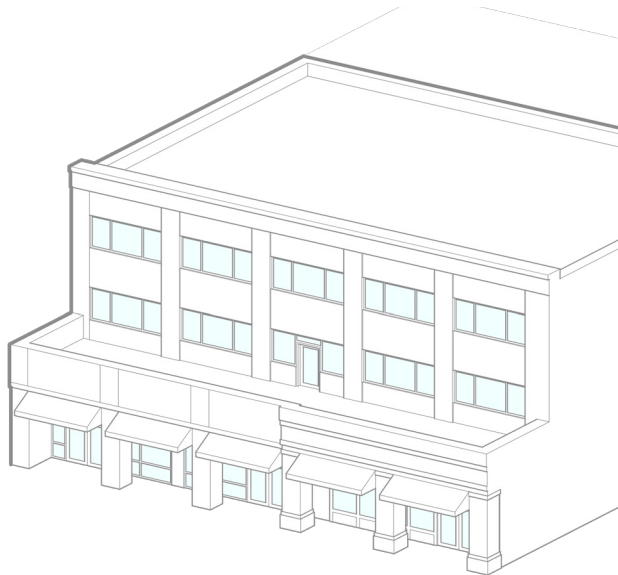
Frontage

- Grand entry, plaza, or forecourt
- Clear pedestrian access
- Flexible setback depending on site and context

Other

TBD

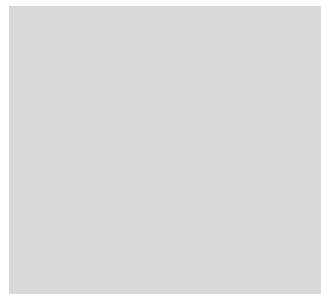
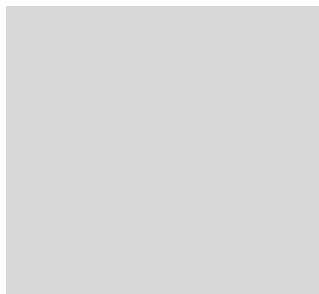
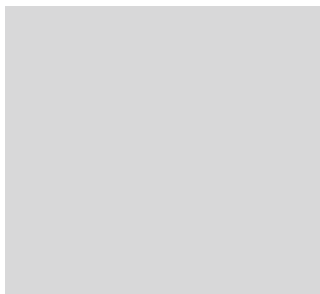
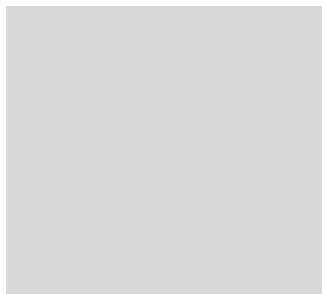
Shopfront Building



BUILDING TYPE CHARACTERISTICS

The shopfront is a flexible, mixed-use building type characterized by ground-floor commercial or civic uses with large storefront windows and direct sidewalk access. Upper stories may accommodate residential, office, or hospitality uses. This type supports active street life, accommodates small businesses, and reinforces the walkability of downtown blocks. Shopfront buildings are typically two to six stories, with flat or modestly pitched roofs, and facades that align closely with the sidewalk to define the street edge. Shopfronts are a key component of vibrant pedestrian corridors such as Mary Avenue, Calle Dos, and key frontages in Waco Square and the Ballpark District. Their ground-floor transparency and rhythm of entries make them ideal for festival streets, retail corridors, and civic frontages. This type is often required along designated active frontages and can be adapted to corner or mid-block conditions.

ILLUSTRATIVE EXAMPLES



Building Type Standards

Building Dimensions

Ground Floor Height (min)	15 ft	Supports retail, dining, and transparent facades with generous proportions
---------------------------	-------	--

Building Footprint (max)

Uses

- Ground-floor retail, food, or service
- Upper-floor office or residential

Form

- 2–4 stories
- Regular bays with tall first-floor ceilings
- Can stand alone or in a row

Frontage

- Transparent ground floor
- Recessed or flush entries
- Minimal or zero setback

Other

TBD

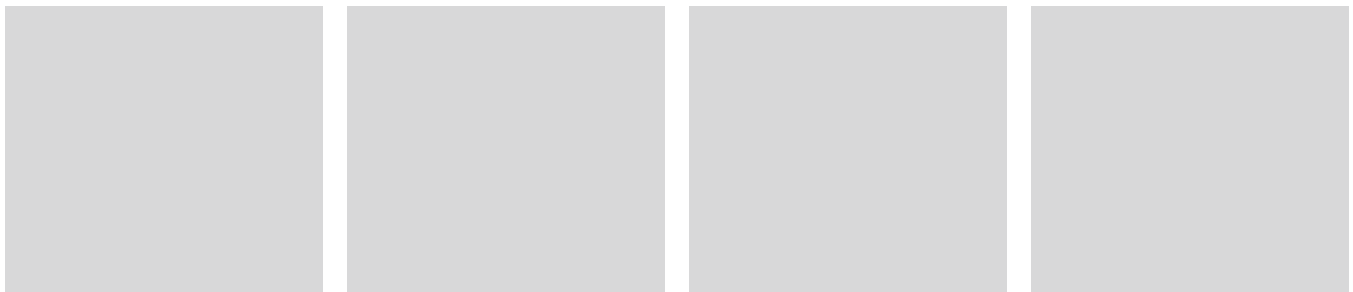
Townhouse



BUILDING TYPE CHARACTERISTICS

The townhouse is a narrow, multi-story residential building that is attached or closely spaced in a row. This building type provides a walkable, fine-grained form of urban housing with individual entries at the street. It supports a more intimate scale of development and contributes to vibrant neighborhoods with a residential character. Townhouses are typically two to three stories, with entries defined by stoops, porches, or small forecourts, creating a clear transition between public and private space. This type is well-suited for quieter residential blocks, transitional zones, and edges of civic spaces where lower-scale development is appropriate. In downtown Waco, townhouses appear in areas such as Barron's Branch and Washington Street in Waco Square, where they help integrate density while maintaining a pedestrian-friendly scale. They may also be used in combination with other types to create a diverse but coherent block pattern.

ILLUSTRATIVE EXAMPLES



Building Type Standards

Building Dimensions

Ground Floor Height (min)	10 ft	Maintains livable residential scale; may include stoops or porches
---------------------------	-------	--

Building Footprint (max)

Uses

- Primarily residential
- Occasional live/work or home office

Form

- 2–3 stories
- Narrow footprint on individual lots
- Typically attached in a row

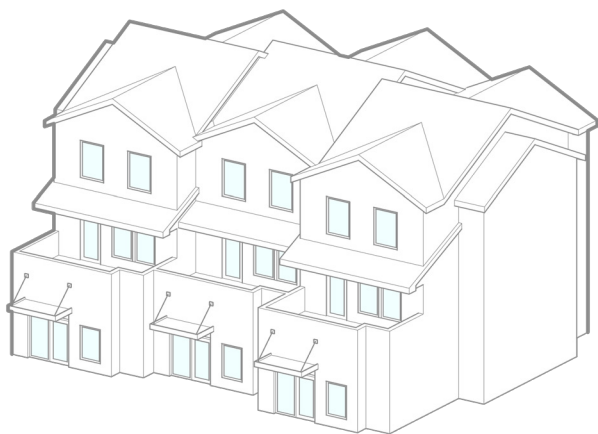
Frontage

- Stoops or small porches
- Direct sidewalk entries
- Moderate setbacks with privacy transitions

Other

TBD

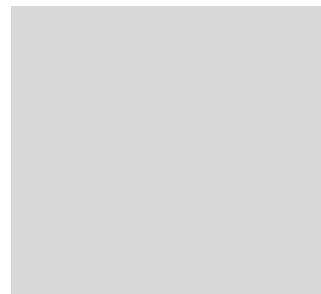
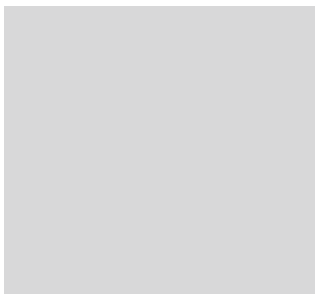
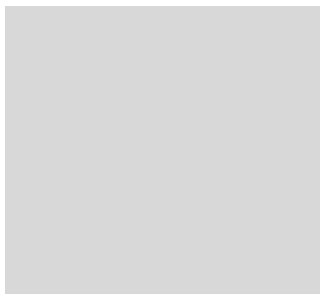
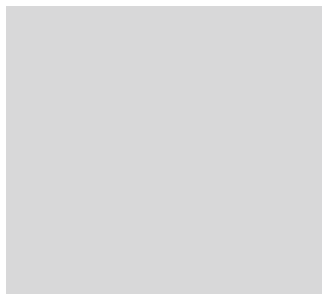
Live-Work



BUILDING TYPE CHARACTERISTICS

The live-work building is a flexible, small-scale form that integrates ground-floor workspace or commercial use with residential space above or behind. It is typically 2–3 stories and designed to accommodate creative enterprises, professional offices, studios, or retail at the street level, while also providing housing for the owner or tenant. This form supports economic diversity, neighborhood activation, and incremental development, particularly in transitional zones between residential and mixed-use areas. With individual entries and adaptable layouts, live-work units contribute to a fine-grained, human-scaled streetscape while offering owners the ability to invest in both business and home.

ILLUSTRATIVE EXAMPLES



Building Type Standards

Building Dimensions

Ground Floor Height (min)	12 ft	Allows workspace, galleries, or small commercial use with residential flexibility
---------------------------	-------	---

Building Footprint (max)

Uses

- Ground floor: studio, office, retail, or maker space
- Upper/back: residential (must be occupied by owner or tenant)

Form

- 2–3 stories
- Typically narrow and attached or semi-attached
- Adaptable floorplates; may include internal vertical separation

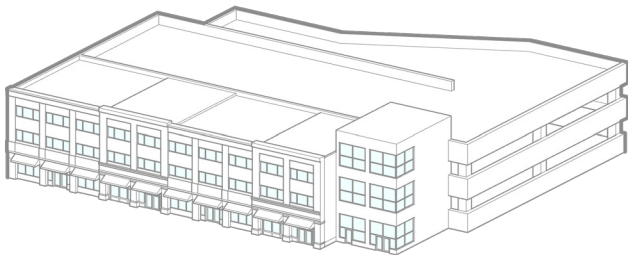
Frontage

- Individual entries with stoops, porches, or recessed doors
- Moderate setbacks depending on street type
- Ground-floor transparency encouraged if office or commercial

Other

TBD

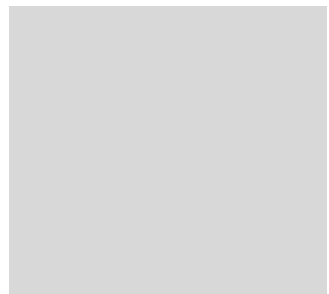
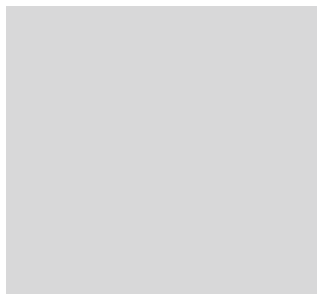
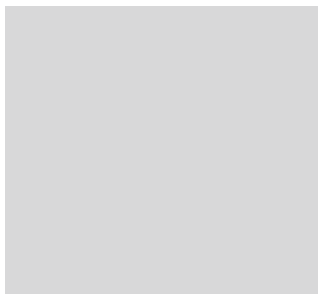
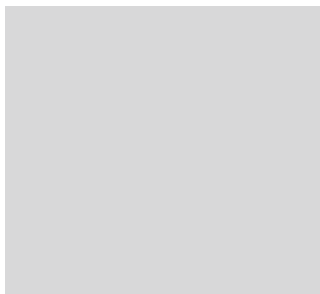
Liner Building



BUILDING TYPE CHARACTERISTICS

The liner building is a narrow structure designed to mask the edge of a parking garage, service area, or podium structure with active uses. It typically includes retail, office, or residential spaces and is limited in depth but extends horizontally to activate the street edge. The liner building plays a critical urban design role by maintaining continuity of frontage and pedestrian interest where otherwise blank walls or structured parking would dominate. In downtown Waco, liner buildings are particularly important along key frontages in Waco Square, Mary Avenue, and Ballpark, where structured parking may be necessary but must not interrupt the quality of the pedestrian realm. Liner buildings are usually two to six stories and may be combined with shopfront, office, or live/work units. They ensure visual cohesion and help preserve a continuous streetwall in more intense development contexts.

ILLUSTRATIVE EXAMPLES



Building Type Standards

Building Dimensions

Ground Floor Height (min)	12 ft	Ensures adequate depth and visibility when wrapping parking or service areas
---------------------------	-------	--

Building Footprint (max)

Uses

- Commercial, residential, or live/work
- Designed to screen structured parking or service areas

Form

- Shallow depth (often 30–40 feet)
- 2–6 stories
- Attached or semi-attached

Frontage

- Continuous, activated edge
- Shopfront, stoop, or porch entries depending on context
- Zero to shallow setbacks

Other

TBD

5.4 BUILDING FRONTAGE TYPES

Frontage Type - Stoop

FRONTAGE TYPE DESCRIPTION

A small raised entry with steps or a landing, typically used for residential units, providing a transition between private interiors and the public sidewalk.

Frontage Type Standards

Dimensions

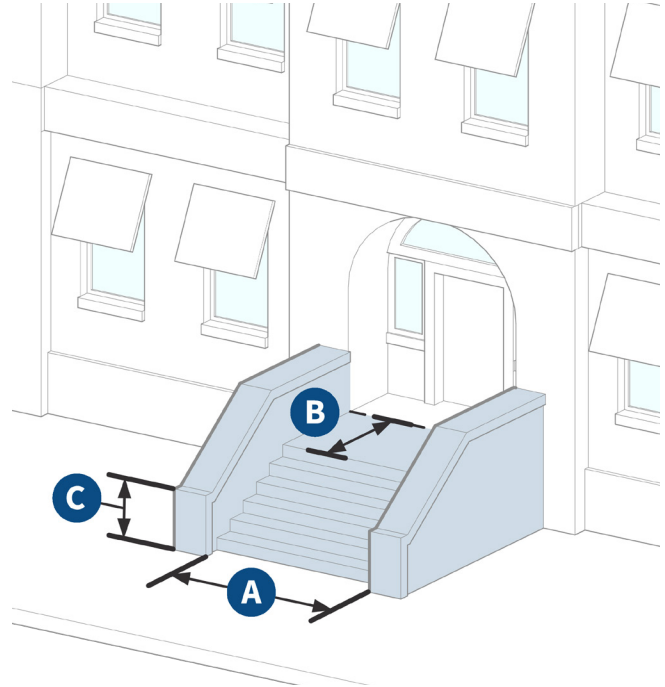
Width, Clear A

Depth, Clear B

Ground Floor Height, Clear C

Standards

Narrative Description



Frontage Type - Porch

FRONTAGE TYPE DESCRIPTION

A covered, ground-level or raised outdoor space that extends the front of a residential building, enhancing public realm engagement with a semi-private buffer.

Frontage Type Standards

Dimensions

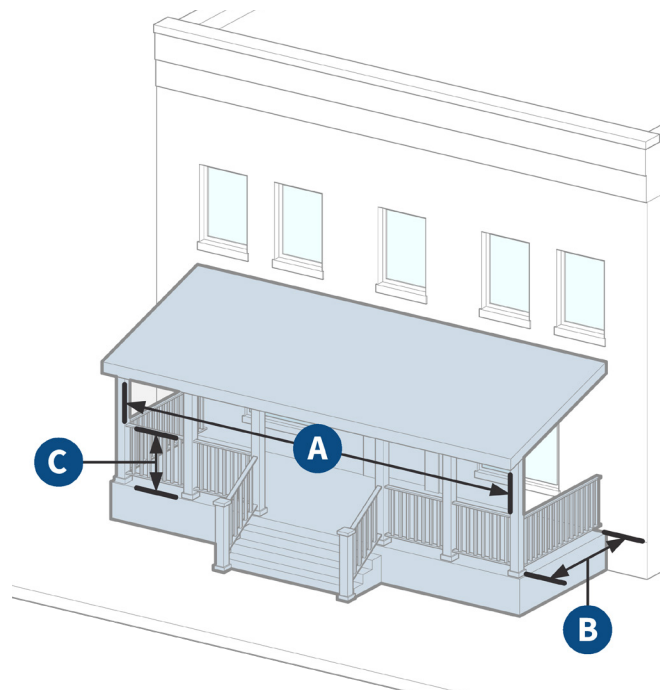
Width, Clear A

Depth, Clear B

Ground Floor Height, Clear C

Standards

Narrative Description



Frontage Type - Storefront

FRONTAGE TYPE DESCRIPTION

A commercial frontage with large storefront windows, minimal setbacks, and direct access from the sidewalk, supporting active ground-floor uses.

Frontage Type Standards

Dimensions

Depth of Recessed Entry

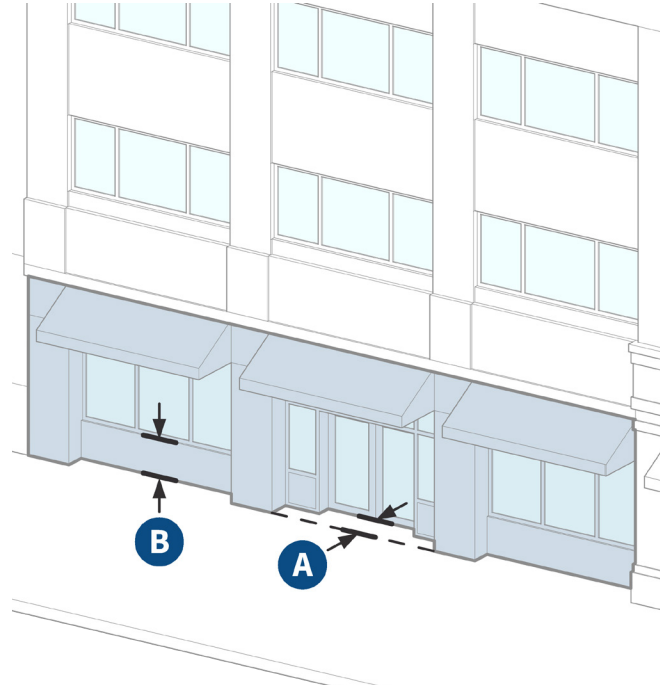
A

Sill Height

B

Standards

Narrative Description



Frontage Type - Terrace or Forecourt

FRONTAGE TYPE DESCRIPTION

Catintur, conecabo. Ed quam fuga. Diatio. Picae corit, corum illestia quidell aciati beati tem la abore lat dusa doluptas doluptur? Qui ium aliti inctinimi, sim faccus.

Frontage Type Standards

Dimensions

Depth, Clear

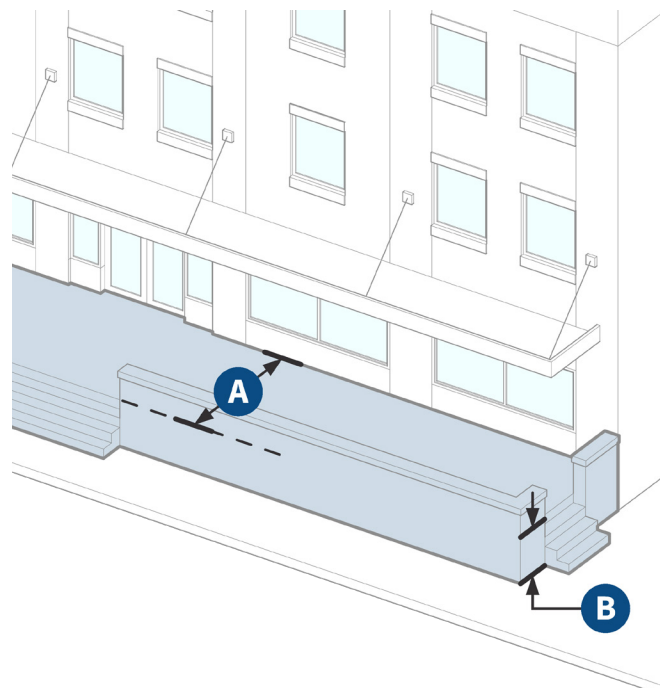
A

Finished Level above Sidewalk

B

Standards

Narrative Description



Frontage Type - Arcade

FRONTAGE TYPE DESCRIPTION

Catintur, conecabo. Ed quam fuga. Diatio. Picae corit, corum illestia quidell aciatu beati tem la abore lat dusa doluptas doluptur? Qui ium aliti inctinimi, sim faccus.

Frontage Type Standards

Dimensions

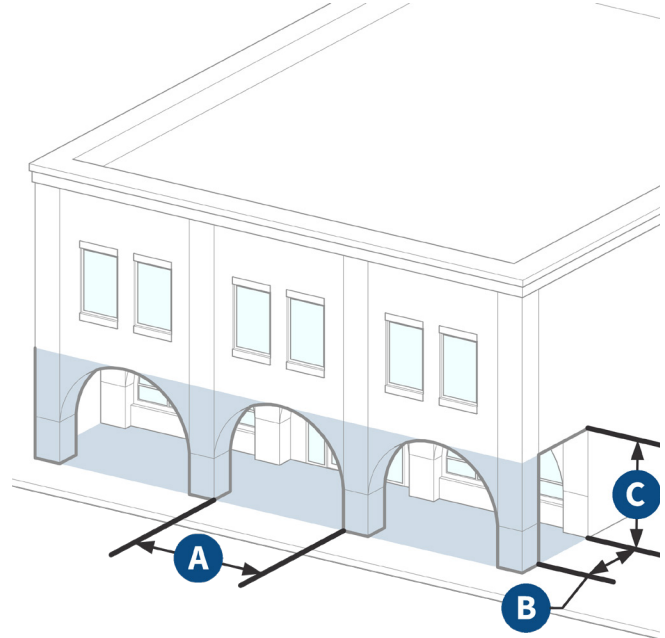
Width, Clear (A)

Depth, Clear (B)

Ground Floor Height, Clear (C)

Standards

Narrative Description



Frontage Type - Gallery

FRONTAGE TYPE DESCRIPTION

Catintur, conecabo. Ed quam fuga. Diatio. Picae corit, corum illestia quidell aciatu beati tem la abore lat dusa doluptas doluptur? Qui ium aliti inctinimi, sim faccus.

Frontage Type Standards

Dimensions

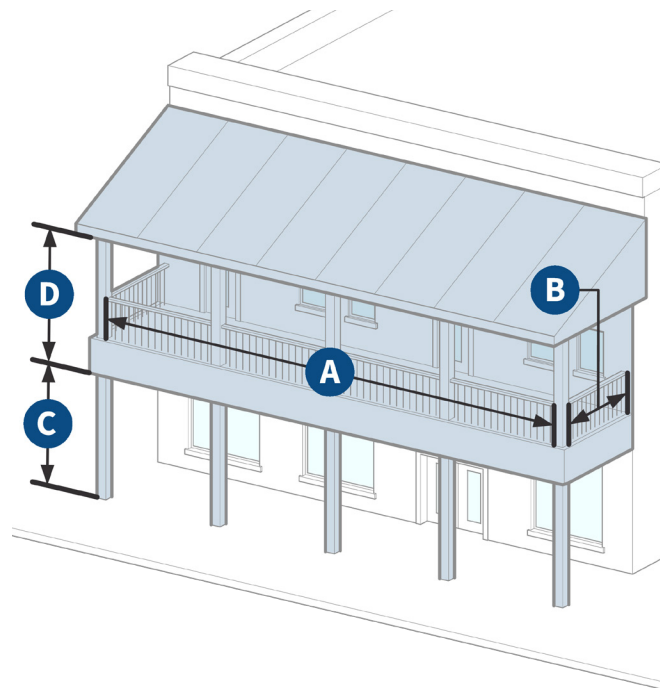
Width, Clear (A)

Depth, Clear (B)

Ground Floor Height, Clear (C)

Standards

Narrative Description



5.5 BUILDING DESIGN**COMMENTARY:**

This section establishes building design standards that apply across all downtown subareas, focusing on ten key topics essential to shaping high-quality, walkable urban form. These standards are adapted from multiple sources, including the 2008 Waco Downtown Design Guidelines, best practices from cities like South Bend, and most importantly, the Waco Downtown Strategic Roadmap (2023). While the Roadmap outlines a wide range of design goals, this section distills and formalizes the highest-priority topics into enforceable standards that are clear, actionable, and easy to administer. Each standard is organized by intent and framed using plain language to support consistency across subareas, while still allowing flexibility for district-specific expression. Together, these standards ensure that buildings actively contribute to the public realm and reinforce the distinctive character of each neighborhood within downtown Waco.

5.5.1 Building Orientation**A. Intent**

Buildings should be oriented to promote walkability, reinforce public spaces, and create welcoming, human-scaled frontages. The primary objective is to frame streets and civic spaces with active, engaging building forms that contribute to a safe and attractive pedestrian environment.

B. Standards**1. Primary Orientation**

Buildings shall orient their main entrance and front façade toward the adjacent street or public space.

2. Corner Lots

Buildings on corner lots shall address both street frontages, either with two activated façades or a wrapped corner design.

3. Public Space Frontage

Buildings that face public open spaces, parks, or greenways shall treat those edges as primary frontages



and apply the same standards for activation and transparency as street frontages.

4. Service Location

Service areas, utilities, and blank walls shall be located away from primary frontages and screened from public view.

5. Setback Zone Use

Setback zones along frontages shall be treated as extensions of the public realm and may include landscaping, outdoor seating, or patios, but shall not include parking.

5.5.2 Frontage Composition

A. Intent

The composition of frontages should enhance the character of the street, encourage pedestrian activity, and ensure a visually engaging public realm. Frontages should reflect the use and context of the building while maintaining a consistent rhythm and quality of materials.

B. Standards

1. Defined Frontage Zone

The building façade shall occupy the majority of the required setback zone, with allowances for breaks as defined in the district standards.

2. Transparency

Ground-floor street-facing façades shall include a minimum percentage of transparent glazing, as specified in the transparency standards.

3. Entry Frequency

Primary building entrances shall be located at regular intervals to support pedestrian access and shall be clearly visible from the street.

4. Articulation

Façades shall include architectural features such as windows, projections, material changes, or pilasters at regular spacing to avoid long blank walls and establish visual rhythm.

5. Frontage Type Coordination

Each frontage shall correspond to one of the allowed frontage types in the district and comply with the associated dimensional and design standards.

5.5.3 Façade Transparency

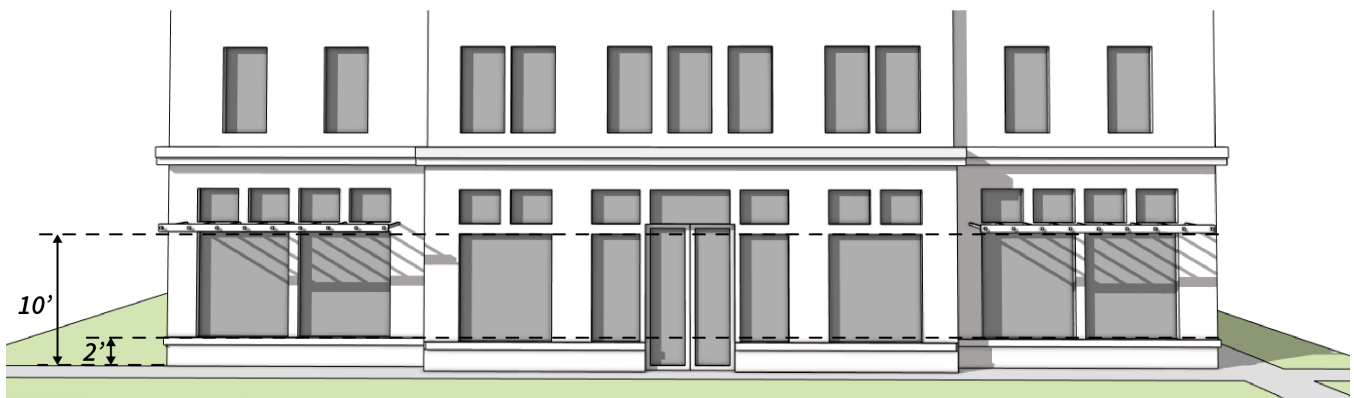
A. Intent

Transparent ground-floor façades support safety, comfort, and economic activity by creating visual connections between interior spaces and the public realm. Windows and clear glazing encourage engagement and allow buildings to contribute to a lively pedestrian environment.

B. Standards

1. Minimum Transparency

Ground-floor façades facing a public street or public space shall provide a minimum of 50 percent clear glazing between two and ten feet above sidewalk grade.



2. Upper-Story Transparency

Upper-story façades facing a public street or open space shall provide a minimum of 25 percent window coverage per floor.

3. Window Design

Windows shall be transparent and shall not be mirrored, heavily tinted, or obscured by interior shelving, film, or display that limits visibility.

4. Blank Walls

Building façades shall not include blank walls exceeding 20 feet in horizontal length along any street-facing frontage.



5.5.4 Ground-Floor Activation

A. Intent

Ground-floor design plays a central role in shaping the pedestrian experience. Active uses, frequent entries, and engaging design help animate the street edge and encourage foot traffic, social interaction, and retail vitality.

B. Standards

1. Permitted Active Uses

Ground-floor spaces facing public streets shall include active uses such as retail, food service, lobbies, civic entries, live/work units, or residential entries.

2. Entry Frequency

Street-facing façades shall include a building entrance at least every 50 feet, unless otherwise specified by the frontage type.

3. Floor Height

The ground floor of mixed-use or commercial buildings shall have a minimum floor-to-ceiling height of 14 feet to support flexibility of use. See also the minimum heights for building types specified in ---.



5 Building Standards

4. Interior Visibility

The layout of ground-floor spaces shall ensure interior activity is visible from the street. Storage rooms, mechanical equipment, or restrooms shall not be located directly behind primary storefront glazing.

5. Public-Private Interface

Transitions between sidewalk and ground-floor space may include recessed entries, awnings, outdoor seating, or landscaped setback zones, as permitted by frontage type.

5.5.5 Façade Articulation

A. Intent

Façade articulation adds interest, rhythm, and scale to building frontages, improving the pedestrian experience and preventing large, monotonous surfaces. These design strategies help buildings relate more effectively to both their urban context and human scale.

B. Standards

1. Façade Relief

Buildings shall incorporate façade depth and relief through features such as recessed or projected entries, balconies, window reveals, awnings, or other architectural elements.

2. Vertical Articulation

Buildings shall include vertical divisions such as columns, pilasters, bays, or window groupings at intervals of no more than 30 feet along any street-facing façade.

3. Horizontal Articulation

Buildings over two stories in height shall include horizontal expression lines (such as cornices, belt courses, or changes in material) that visually differentiate the ground floor from upper stories.



4. Material Variation

Façades shall include a minimum of two visually distinct materials or finishes along each primary street frontage, with changes occurring at logical breaks such as corners, floor lines, or structural bays.

5. Blank Wall Prohibition

Street-facing façades shall not include any uninterrupted wall plane exceeding 20 feet in horizontal length without a change in plane of at least 12 inches or a visually significant design element.

6. Corner Emphasis

Buildings located on corner lots shall include special architectural treatment at the corner, such as a chamfered or curved corner, enhanced entry, additional height, or material emphasis.

5.5.6 Materials and Detailing**A. Intent**

The use of high-quality, durable, and well-composed materials reinforces the character of downtown Waco and ensures that buildings contribute positively to the public realm. Materials and detailing should support a consistent, human-scaled architectural language while allowing room for creativity and contemporary expression.

B. Standards**1. Primary Materials**

The primary materials for all façades visible from a public street or open space shall be limited to masonry (brick, stone, or cast stone), fiber cement panel, architectural precast concrete, or stucco with a smooth or lightly textured finish.

2. Prohibited Materials

The following materials shall not be used on any façade visible from a public street or public space: vinyl siding, reflective glass, faux stone (e.g., EIFS with stone appearance), plywood panel systems, or corrugated metal (except as limited accent material). Painted concrete block is prohibited unless integrally colored and burnished.

3. Material Transitions

Transitions between different materials shall occur at logical break points in the building massing—such as at an inside corner, structural column, or floor line—not at arbitrary vertical seams.

4. Durability at Base

The ground-floor façade up to a height of 36 inches shall be constructed of durable materials resistant to damage and staining, such as stone, brick, or architectural concrete.

5. Architectural Detailing

Buildings shall include visible detailing such as lintels, sills, cornices, belt courses, reveals, and similar features to provide depth, shadow, and richness at the street level.

6. Color Palette

Color schemes shall be composed of complementary tones with no more than three primary façade colors per building. Bright or fluorescent colors may only be used as limited accents.

7. Mechanical Screening

All mechanical equipment, vents, and utility connections visible from the public realm shall be screened with materials compatible with the building façade and integrated into the overall composition.

5.5.7 Rooflines**A. Intent**

Rooflines should contribute to a visually coherent streetscape, reinforce building form, and effectively conceal mechanical equipment. Variation and detailing should support building articulation without introducing unnecessary complexity.

B. Standards

1. Roof Form

Roofs shall be consistent with the building's overall architectural character, with flat or shallow-pitched roofs preferred for commercial and mixed-use buildings.

2. Screening of Equipment

Mechanical equipment located on rooftops shall be fully screened from view using parapets or architecturally integrated enclosures.

3. Parapets and Coping

Parapets shall be used where needed to create a clean edge and conceal roof-mounted equipment; coping details shall be used to provide a finished appearance.

4. Sloped Roofs

Where sloped roofs are used, they shall be designed with consistent pitch and materials; overhangs shall be scaled appropriately to the building and contribute to shading where applicable.

5.5.8 Structured Parking Design

A. Intent

Parking structures should be designed as integral parts of the urban environment, minimizing negative visual impacts and supporting pedestrian activity through proper ground-floor treatment.

B. Standards

1. Ground-Floor Activation

Parking structures shall include active uses or liner buildings along any frontage facing public streets, pedestrian ways, or civic spaces.

2. Entry Location

Vehicular entrances to structured parking shall be located on access streets where possible and shall not dominate street frontages.

3. Lighting and Screening

Lighting within structured parking shall be screened or designed to avoid glare visible from the public realm.

5.5.9 Screening and Service Areas

A. Intent

Service functions, utilities, and mechanical equipment shall be screened from view and located to minimize their impact on the public realm and adjacent properties.

B. Standards

1. Location of Service Areas

Dumpsters, loading areas, and mechanical equipment shall be located to the side or rear of buildings and not along primary frontages.

2. Screening Design

Service and utility areas shall be screened using materials that match or are compatible with the primary building.

3. Overhead Doors and Bays

Loading bays or overhead service doors shall not face streets classified as Type A or Type D, unless fully screened and integrated into the building design.

4. Wall-Mounted Equipment

Wall-mounted HVAC or utility equipment shall be located away from public streets and screened by architectural elements or landscaping.

5.5.10 Lighting Standards

A. Intent

Lighting should support safety, visibility, and nighttime use of public spaces while avoiding excessive glare or spillover onto adjacent properties.

B. Standards

1. Pedestrian Lighting

Pedestrian-scale lighting shall be provided along streets, walkways, plazas, and other public spaces to ensure adequate visibility and safety.

2. Shielding

All exterior lighting fixtures shall be fully shielded and directed downward to reduce glare and light spillover.

3. Architectural Lighting

Lighting used to accent building features shall be subtle and shall not cause glare visible from the sidewalk or adjacent units.

4. Lighting Levels

Lighting levels shall be consistent with IESNA standards for the applicable context and shall not exceed what is necessary for safety and visibility.

5.5.11 Building Additions and Adaptive Reuse

A. Intent

Additions and renovations should reinforce the positive characteristics of existing buildings while allowing for contemporary interventions that enhance usability and functionality.

B. Standards

1. Compatibility

Additions shall be compatible with the scale, proportions, and materials of the existing building, without replicating historic elements in a false or stylistic manner.

2. Setback Transitions

Where existing buildings do not meet current setback standards, additions shall attempt to bring the building closer to compliance, particularly on Type A and D frontages.

3. Facade Retention

When feasible, existing primary façades shall be preserved or sensitively rehabilitated, particularly if contributing to the district's character.

4. Modern Interventions

Contemporary materials or detailing may be used in additions when clearly differentiated from the original structure and designed to complement the overall form.

5.6 ALLOWED ENCROACHMENTS

Encroachment	Allowed distance outside setback zone (ft)	Notes
Stoop	6'	Must maintain 3 ft clear path to sidewalk; must be uncovered or open-sided
Porch	10'	Must be open on at least 2 sides; may be roofed; columns allowed
Awning/canopy	6'	Must be at least 8 ft above sidewalk; may not interfere with street trees/lights
Balcony (upper floor)	5'	Must be at least 10 ft above grade; may include decorative railings
Bay window/projection	5'	Max width 8 ft per projection; must be part of primary facade articulation
Outdoor seating (shopfront)	Into full setback and onto sidewalk (if permitted)	Subject to [outdoor dining permit], must maintain minimum clear path per public works standards
Stairs/ramps (accessibility)	As needed to meet code	May encroach into setback if no other feasible access route exists

6.1 PURPOSE

6.1.1 Purpose

The article identifies the land uses allowed in Waco’s zoning districts and establishes definitions and additional standards that apply to certain uses with unique characteristics or impacts.

6.2 APPLICABILITY

6.2.1 Organization

- **X.X: Table of Allowed Uses**, lists uses allowed by zoning district and provides cross-references to applicable use-specific standards.
- **X.X: Use-Specific Standards**, establishes use-specific standards applicable to specific land uses.
- **X.X Accessory Uses and Structures**, establishes standards applicable to accessory uses and structures.
- **X.X: Temporary Uses and Structures**, establishes standards applicable to temporary uses and structures.

Explanation of Table Abbreviations

Uses Permitted By-Right

A  in a cell indicates that the use is permitted by-right in the respective zoning district. Permitted uses are subject to all other applicable regulations of this code.

Uses Requiring a Special Use Permit

A  in a cell indicates that the use is only permitted in the respective zoning district with approval of a Special Use Permit pursuant to §XX: Special Use Permit.

Prohibited Uses

An “-” indicates that the use is prohibited in the respective zoning district.

Accessory Uses

An “A” in a cell indicates that the use is only permitted in the respective zoning district as an accessory use. If the letter “A” is accompanied by the symbol  in the same cell, the use is only permitted in the respective zoning district as an accessory use and requires approval of a Special Use Permit pursuant to §XX: Special Use Permit.

Use-Specific Standards

A use permission that includes an “*” indicates that a use specific standard applies to that land use in the respective zoning district. Regardless of whether or not a use is allowed by right or with approval of a Special Use Permit, additional standards may be applicable to that use. Use-specific standards are identified and cross-referenced in the last column of

the table.

Table Organization

In §XX: Table of Allowed Uses, land uses and activities are classified into general use categories and specific use types based on common functional, intensity, product, or physical characteristics such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and site conditions.

The use categories (such as “Residential”) are intended as an indexing tool and are not regulatory; however, the use types and definitions (such as Dwelling, Duplex” and “Assisted Living Facility”) within the category or subcategory are regulatory. This classification provides a basis for consistently assigning present and future land uses into appropriate zoning districts. This classification does not list every use or activity that may appropriately exist within each use category. In those instances, §XX: Classification of New and Unlisted Uses establishes the process for use determination.

Use for Other Purposes Prohibited

Approval of a use listed in §XX: Table of Allowed Uses, and compliance with the applicable use-specific standards for that use authorizes that use only. Buildings and structures shall not be erected, altered, or enlarged except for the uses listed in §XX: Table of Allowed Uses. All other uses not specifically listed are prohibited and shall be unlawful unless the Director has determined an appropriate use type for the unlisted use pursuant to the procedure in §XX: Classification of New and Unlisted Uses below.

Required Licenses, Permits, and Operation Rules

- All uses required by any unit of local, state, or federal government to have an approval, license, or permit to operate are required to have that local, state, or federal approval, license, or permit in effect at all times, and failure to do so is a violation of this code.
- All uses subject to the operational standards of a local, state, or federal government agency, including—without limitation—the regulations contained in the Code of Ordinances, shall operate in compliance with those standards and regulations at all times, and failure to do so is a violation of this code.

Classification of New and Unlisted Uses

The following procedure shall apply if an application is submitted for a use type that is not specifically listed in §XX: Table of Allowed Uses. Submission and approval of such an application shall be required prior to approval of any permit or development approval associated with the use.

Director Interpretation of Appropriate Use Type

The Director shall determine the appropriate use type for the proposed use pursuant to the procedures in §XX: Interpretations. In making such determination, the Director shall consider the potential impacts of the proposed use including the nature of the use and whether it includes dwellings, sales, processing, or storage; and typical operations, employment characteristics, impact on adjacent properties, intensity nuisances, parking demands, requirements for public utilities, and transportation requirements.

Uses and Use-Specific Standards Requiring a Code Text Amendment

In making a determination on a new or unlisted use, the Director may determine that such new or unlisted use requires a text amendment of this code. The Director may also determine that code text amendments for additional use-specific standards are necessary to reduce potential impacts to surrounding properties or the community. Code text amendments shall follow the procedures in §XX: Zoning Text Amendment.

Appeal of Director's Determination

An appeal of the Director's determination shall be made pursuant to the procedures in §XX: Appeal of Administrative Decision.



6.3 USE TABLE

	Applicable Districts				Use-Specific	Off-Street
Residential Uses	DT-BB	DT-WS	DT-MA	DT-BP	Standards	Parking Req'd
Household living						
Dwelling, live-work	●	●	●	●		1 space/unit
Dwelling, multifamily	●	●	●	●		1 space/unit
Dwelling, single-family (attached)	●	●	●	●		1 space/unit
Public, Institutional, and Civic Uses						
Adult and child care facilities						
Day care center, adult or child	●	●	●	●		1 space per 4 persons maximum occupancy per Building code
Community and cultural facilities						
Clubs, lodges, fraternities and sororities	●	●	●	●		1 space / 500 sf of GFA
Cultural facilities	●	●	●	●		
Health, physical and cultural services	-	-	●	●		
Parks, playgrounds, and open space	●	●	●	●		
Public facilities	●	●	●	●		
Religious institutions	●	●	●	●		
Communication Facilities						
Wireless communication facilities						
Wireless communication facilities, building-mounted	●	●	●	●		n/a
Wireless communication facilities, stealth building-mounted	●	●	●	●		n/a
Industrial Uses						
Industrial services						
Manufacturing, artisan	●	●	●	●		1 space / 500 sf of GFA
Utilities						
Public utility, minor	●	●	●	●		n/a
Use Allowances:	● Permitted	A Permitted as Accessory Use	● Permitted subject to Conditions	● Special Permit		

6 Uses Allowed

	Applicable Districts				Use-Specific	Off-Street
Accessory Uses	DT-BB	DT-WS	DT-MA	DT-BP	Standards	Parking Req'd
Accessory uses						
Parking facility, private	A	A	A	A		n/a
Storage, enclosed facility	A	A	A	A		n/a
Commercial Uses						
Agricultural and animal-related services						
Agriculture, commercial	●	●	●	●		n/a
Food and beverage establishments						
Beer and wine sales, off-premise consumption	●	●	●	●		1 space / 350 sf of GFA
Brewpub, distillery, or winery	●	●	●	●		
Restaurant	●	●	●	●		
Lodging facilities						
Hotel, full service	●	-	-	●		1 space per guestroom, plus 1 space per 300 sq. ft. of conference, banquet, or meeting space
Short term rental type I	●	●	●	●		
Short term rental type II	●	●	●	●		
Office, business, and professional services						
Bank or financial institution	●	●	●	●		1 space / 400 sf of GFA
Office	●	●	●	●		
Personal services						
Personal services, general	●	●	●	●		1 space / 400 sf of GFA
Laundromat, self-service	●	●	●	●		
Retail Sales						
Retail sales, less than 15,000 square feet GFA	●	●	●	●		1 space / 400 sf of GFA
Vehicles, Repair and Equipment						
Parking facility	●	●	●	●		n/a

Use Allowances:



Permitted



A Permitted as
Accessory Use



Permitted subject
to Conditions



Special Permit



6.4 USE DEFINITIONS

Residential Uses

Household Living

Uses characterized by residential occupancy of a dwelling unit by a “Family.” Common accessory uses include accessory dwelling units, recreational activities, raising of household pets, personal gardens, personal storage buildings, hobbies, and resident parking. Specific use types include:

Dwelling, Live-Work

A dwelling unit containing an integrated living and working space in different areas of the unit.

Dwelling, Multifamily

One or more buildings or portion of buildings on a single lot or tract that contains three or more individual dwelling units, where each unit is occupied by one family living independently of each other and maintaining separate cooking facilities and where each unit has an individual entrance to the outdoors or to a common hallway. This definition includes condominium units as defined by the Texas Property Code.

Dwelling, Single-Family (Attached)

Three or more single-family dwelling units that are attached side by side under one roof that share a common vertical side or rear wall reaching from the building foundation to the roof structure, each of which is occupied by one family on its own lot or tract. This definition includes townhouses and “Zero-Lot-Line Dwelling (Attached)”.

Public, Institutional, and Civic Uses

Adult and Child Care Facilities

Uses in this category include temporary care facilities on a less than 24-hour basis for adults and children of varying ages. Activities include supervision, education, and recreation for care facility participants. Accessory uses commonly include recreation, personal storage buildings, and parking.

Day Care Center, Adult or Child

A facility, other than a “community home I or II,” “convalescent or rest homes,” or “licensed group

homes,” where children, elderly, and/or functionally impaired adults receive care from a provider for a period of less than 24 hours per day. The term “Day Care Center” includes but is not limited to the following: nursery schools, child care centers, kindergartens and play groups; but does not include kindergartens accredited or recognized by the Texas State Board of Education or that are supported in whole or in part by state tax funds. A “Day Care Center” exempt from state licensing requirements shall provide proof of exemption.

Community and Cultural Facilities

Uses including buildings, structures, or facilities to provide a service to the public. Accessory uses may include limited retail, concessions, parking, and maintenance facilities. Specific use types include:

Clubs, Lodges, Fraternities and Sororities

A nonprofit membership organization that holds regular meetings, whose members pay dues, which is organized for a common interest, usually cultural, civic, religious, or social, and that has formal written membership requirements. A “club, lodge, fraternity and sorority” may, subject to other regulations controlling such uses, maintain dining facilities; engage in professional entertainment for the enjoyment of members and their guests; or store, sell, possess, or serve any alcoholic beverage permitted by the law of the State of Texas and the City.

Cultural Facilities

An establishment operated as a repository for a collection of nature, scientific, religious, education, literary curiosities, or objects of interest or works of art, not including the regular sale or distribution of the objects collected. A cultural facility may also include meeting rooms, offices for museum personnel, retail sales of goods that are related in topic with the primary purpose of the museum, and similar support facilities.

Health, Physical and Cultural Services

See note below.

Parks, Playgrounds, and Open Space

6 Uses Allowed

Public, Institutional, and Civic Uses (cont)

Land designated for parks and recreation uses or to be left in a generally natural state, regardless of whether it is owned by a public entity or whether it is open to the general public.

Public Facilities

Any noncommercial public building containing uses for the purpose of promoting the general health, safety, and welfare of the citizens of Waco. This definition includes, but is not limited to fire stations, government offices, libraries, police stations, and recreation centers.

Religious Institutions

Structures and outdoor or indoor facilities used for public worship and accessory educational, cultural, and social activities. Accessory uses may include offices related to the operation of the organization, meeting rooms, columbariums, and similar support facilities.

Communication Facilities

Wireless Communication Facilities

A facility used to provide personal wireless services as defined at 47 U.S.C. Section 332(c)(7)(C); or wireless information services provided to the public or to such classes of users as to be effectively available directly to the public via licensed or unlicensed frequencies; or wireless utility monitoring and control services. A wireless communications facility includes an antenna or antennas, including without limitation, directional, omni-directional and parabolic antennas, support equipment and their permitted supporting structure, but does not include the support structure to which the wireless communications facility or its components are attached if the use of such structure for the wireless communications facility is not the primary use. The term does not include commercial television, radio, microwave towers, ham radio operations, or mobile transmitting devices used by wireless service subscribers, such as vehicle or handheld radios/telephones and their associated transmitting antennas.

Wireless Communication Facilities, Building-Mounted

A WCF that is mounted on a building or on the roof a building with a primary purpose to be a use other than as an antenna support structure.

Wireless Communication Facilities, Stealth Building-Mounted

A WCF that is mounted on a building or on the roof a building with a primary purpose to be a use other than as an antenna support structure that is incorporated into the structure in such a way as to camouflage the antenna and support structure.

Industrial Uses

Industrial Services

Uses in this category include the extraction of raw materials, small-scale manufacturing activities, and limited transportation activities. Contractors and similar uses perform services off-site. Few customers come to the site. Accessory activities may include sales, offices, parking, and storage.

Manufacturing, Artisan

An establishment or business where an artist, artisan, or craftsperson teaches, makes, or fabricates crafts or products by hand or with minimal automation and may include direct sales to consumers. This definition includes but is not limited to small-scale fabrication, manufacturing, and other small-scale, low-impact industrial uses and processes such as welding and sculpting.

Utilities

Uses including all lines, buildings, easements, passageways, or structures used or intended to be used by any public or private utility related to the provision, distribution, collection, transmission, or disposal of power, oil, gas, water, sanitary sewage, communication signals, or other similar public services at a local level. Specific use types include:

Public Utility, Minor

Includes activities and facilities necessary to support the principal (major) utility facility including, but not limited to, conduits, drains, hydrants, lines, meters, poles, pipes, transformers, and transmission lines use to distribute and transmit electrical power, gas, water, and other public utilities.

Accessory Uses**Parking Facility, Private**

A facility incidental to a principal use that is below and/or above grade, constructed and used for the parking of motor vehicles.

Storage, Enclosed Facility

The incidental keeping of goods, materials, or equipment in a location enclosed by walls and a roof.

Commercial Uses**Agricultural and Animal-Related Services**

This category includes agricultural and farming activities, including nurseries and facilities for processing and selling agricultural products. Agricultural uses involve farming, dairying, pasturage, apiculture, horticulture, floriculture, viticulture, and animal husbandry. Animal-related uses include the boarding and care of animals on a commercial basis. Accessory uses may include confinement facilities for animals, parking, and storage areas.

Agriculture, Commercial

The land use of animal husbandry, farming, cultivation of crops, dairying, pasturage, floriculture, horticulture, viticulture, aquaculture, hydroponics, together with necessary accompanying accessory uses, buildings, or structures for housing, packing, treating, or storing said products. This definition includes associated dwellings for those involved in agricultural uses.

Food and Beverage Establishments

Uses in this category include establishments that serve prepared food or beverages for consumption on or off the premises. Accessory uses may include food preparation areas, offices, and parking.

Beer and Wine Sales, Off-Premise Consumption

A licensed retail sales establishment selling packaged and sealed alcoholic beer and wine for consumption off-site.

Brewpub, Distillery, or Winery

A small brewery, cidery, distillery, or winery serving beer, wine, or other alcohol for consumption on-site or sale of the same for consumption off-site, but is not sold to other drinking establishments or

restaurants. A limited quantity, up to 25 percent of total annual production, may be sold to wholesalers. Such uses may operate in conjunction with a bar, lounge, or tavern and/or a restaurant.

Restaurant

A commercial establishment where food and beverages are prepared, served, and consumed primarily within the principal building.

Lodging Facilities

Establishments that provide lodging services for a defined period of time with incidental food, drink, and other sales and services intended for the convenience of guests. Accessory uses may include food preparation areas, offices, and parking. Specific use types include:

Hotel, Full Service

A building or group of buildings providing transient lodging accommodations to the general public for compensation for periods of time not exceeding 30 consecutive days that includes ancillary facilities and services such as restaurants, meeting rooms, personal services, recreational facilities, daily housekeeping service, and 24-hour front desk service. The term “Hotel, Full Service” does not include “Bed and Breakfast, Residence Hotel,” or “Short Term Rental.”

Short Term Rental Type I

An owner or a designated operator occupied residential property where short term lodging is provided to only one group at a time per dwelling unit. Non-conforming single family residential properties that contain more than one dwelling unit shall rent to only one group at a time. The owner or a designated operator must reside in the primary structure on the property and be present at the property for the duration of any short term rental.

Short Term Rental Type II

A single family or duplex residential property where short term lodging is provided to only one group at a time per dwelling unit. Non-conforming single family residential properties that contain more than one dwelling unit shall rent to only one group at a time. The property is not part of a multi-family residential use. The owner or a designated operator does not reside on the property or is not present at the property for the duration of any short term rental.

Commercial Uses (cont)

Office, Business, and Professional Services

Uses in this category provide executive, management, administrative, governmental, or professional services, but do not sell merchandise except as incidental to a permitted use or provide individual services related to personal needs directly to customers at the site of the business, or that receive goods from or return goods to the customer, which have been treated or processed at that location or another location. Typical uses include real estate, insurance, property management, investment, employment, travel, advertising, law, architecture, design, engineering, accounting, call centers, and similar offices. Accessory uses may include cafeterias, health facilities, parking, or other amenities primarily for the use of employees in the firm or building. Specific use types include:

Bank or Financial Institution

A federal- or state-regulated facility that provides financial and banking services to individuals and businesses. These services may include deposit banking and closely related functions such as making loans, investments, and fiduciary activities. Accessory uses may include automatic teller machines and offices.

Office

A building where services are provided and/or business is conducted including administrative, professional, governmental, or clerical operations. Typical examples include fire service, ambulance, judicial court or government offices, post office, real estate, political and philanthropic offices, television and radio broadcasting, call centers, insurance, property management, investment, financial, employment, travel, advertising, law, architecture, design, engineering, accounting, and similar offices. This use includes accessory uses such as restaurants, coffee shops, health facilities, limited retail sales, or other amenities primarily for the use of employees in the business or building.

Personal Services

Uses in this category provide individual services related to personal needs directly to customers at the site of the business, or that receive goods from or return goods to the customer, which have been treated or processed at that location or another location.

Personal Service, General

Establishments primarily engaged in providing services involving the care of a person or of the care or repair of his or her personal goods or apparel. Personal services usually includes but is not limited to: laundry (including cleaning and pressing service), beauty shops, barbershops, shoe repair, personal copying/shipping services, health spas, licensed massage therapy, photographic studios, tailor/seamstress shop, indoor equipment/party/event rental, tanning salon, bicycle and sports equipment repair, small appliance repair, and similar uses. This definition does not include “Laundromat, Self-Service” or “Commercial Laundry Facility.”

Laundromat, Self-Service

An establishment providing washing or drying on the premises for rental use where the patron may personally supervise the washing and handling of their laundry. This definition includes automatic, self-service only, or hand laundries.

Retail Sales

Establishments engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods. This use does not include any form of retail sales or other use listed separately in this section.

Retail Sales, Less than 15,000 Square Feet GFA

A retail sales establishment with between 15,000 and 50,000 square feet of gross floor area.

Vehicles, Repair and Equipment

Uses in this category include a broad range of uses for the maintenance, repair, sale, or rental of motor vehicles and related equipment. Accessory uses may include incidental repair and storage and offices.

Equipment Sales or Rental

The sales and rental of supplies and equipment primarily intended for homeowner use and minor residential gardening and construction projects, but not including car or truck rentals. All maintenance of equipment shall be conducted within an enclosed building.



Parking Facility

The ownership, lease, operation, or management of a commercial surface parking lot, above-ground structure, or below-ground structure in which fees are charged.

6.5 USE-SPECIFIC STANDARDS

7 Definitions and Rules of Interpretation

7.1 RULES OF INTERPRETATION

7.2 RULES OF MEASUREMENT

7.3 OTHER TERMS DEFINED

A

Access Street

A local street providing direct vehicular access to building frontages, typically with slower traffic and on-street parking.

Accessory Building

A subordinate structure on the same lot as the primary building, used for functions such as storage, garages, or secondary residential units.

Active Frontage

A building frontage designed with frequent doors, windows, and transparent materials to engage pedestrians and support ground-floor activity.

Adaptive Reuse

The process of repurposing an existing building for a use different from its original design, often to preserve character and reduce waste.

Adaptable Floorplate

A building layout that supports a range of uses over time by accommodating different spatial or structural configurations.

Alley Street

A narrow, secondary street (considered a type of Access street in this code) that provides service access to the rear of buildings, typically not intended for primary pedestrian or retail use.

Arterial / Gateway Street

A high-capacity street serving as a major entrance into downtown or a district, often prioritized for visibility, identity, and multimodal movement.

Articulation

The use of architectural features (such as bays, windows, materials, and projections) to break up large façades and create visual interest.

B

Building Components

The individual elements that make up a building's design, including massing, rooflines, entries, fenestration, and materials.

Building Form

The overall shape, size, and massing of a building, including its relationship to the street, lot, and public realm.

Building Setback

The required minimum or maximum distance a building must be located from a lot line.

C

Civic

Refers to buildings, spaces, or uses that serve a public, institutional, or cultural function such as libraries, museums, or plazas.

Civic Ground Floor

The ground-level floor of a civic or public building, often featuring distinctive materials, grand entries, or transparency.

Circulation Street

A street primarily intended to move vehicles through an area, with less emphasis on pedestrian interaction or frontage activation.

Courtyard

An open space enclosed on at least three sides by a building, used for light, air, recreation, or public gathering.

Creek / Greenway Frontage – Barron’s Branch Street

A special frontage condition in Barron’s Branch where buildings face the creek or greenway and must engage with it through transparency, entries, or landscape.

Creek Corridor

A linear open space that follows a natural waterway and may include trails, plantings, or stormwater features, often shaping adjacent development.

Curb Cut

A break in the curb allowing vehicular access to a site or driveway.

D

Distance between Entries

The spacing between primary building entrances along a frontage, often regulated to promote walkability and pedestrian access.

E

Edge - Active / Activated / Quieter

Describes the character of a building or space edge: "active" for highly engaging frontages; "quieter" for residential or low-intensity uses.

Entry Placement

The location of a primary entrance along a building frontage, often required to be visible from and accessible to the public sidewalk.

F

Festival Street

A street designed for periodic closure to vehicles and programmed for public events, markets, or performances.

Flexible Mixed-Use Program / Flexible Programming

A design approach that allows buildings or spaces

to accommodate a variety of uses over time, such as retail, office, or residential.

Focal Point / Civic Focal Point

A building, space, or feature designed to be visually prominent and serve as an organizing element for public activity.

Forecourt

A small courtyard or open space in front of a building entrance, sometimes landscaped or paved, that provides a formal entry sequence.

Frontage Break

A gap or recess in a building frontage, typically used to allow access, light, or variation along the street.

Flush Entry

A door or entrance located at the same elevation as the adjacent sidewalk or path, without steps or ramps.

G

Grand Entry

A formal, oversized, or architecturally significant building entrance, typically used for civic or landmark buildings.

Green Boulevard

A wide street or corridor that integrates landscaping, multimodal travel, and environmental features such as stormwater treatment.

Greenway

A continuous open space designed primarily for pedestrians and cyclists, often following a natural feature like a creek or utility corridor.

Ground Floor / Street-level Activation

Design elements at the ground floor that promote pedestrian interest, including storefronts, patios, entries, and transparency.

H

Height Bonus

An incentive allowing additional building height in exchange for meeting specific public benefit criteria such as affordable housing or design excellence.

7 Definitions and Rules of Interpretation

I

Incremental Development

Small-scale, phased development often led by local or individual builders that adds fine-grained diversity to a district.

J

K

L

Limited-access corridor

A roadway with few intersections and restricted entry points, typically intended for fast, regional travel rather than local access.

Local / Entertainment Street

A street designed to support high levels of pedestrian activity and entertainment uses, often with flexible programming.

M

Masonry

Durable construction material such as brick, stone, or concrete block, often used to convey permanence and craftsmanship.

N

O

P

Parking Core

A centralized parking structure or zone intended to serve multiple buildings and reduce the need for surface parking.

Paseo

A pedestrian-only path or narrow street used to connect buildings, plazas, or streets through mid-block routes.

Pedestrian-only Street

A street or corridor fully closed to vehicles and designed exclusively for pedestrian use and activation.

Plaza

A hardscaped public space, often surrounded by buildings, intended for gathering, performances, or casual use.

Porch

A covered outdoor space attached to a building entrance, typically raised and partially enclosed.

Primary Front Façade

The main public-facing side of a building, often required to meet design and transparency standards.

Privacy Transition

A design feature such as a fence, hedge, porch, or elevation change that buffers private uses from the public realm.

Public Realm Interface

The relationship between a building and the public space it faces, including how it addresses the street, sidewalk, or plaza.

Public Realm Quality

The design and condition of shared public spaces, including streetscapes, parks, and plazas, in terms of comfort, safety, and visual appeal.

Q

R

Recessed Entry

An entryway set back slightly from the building's primary plane, often providing shelter and depth to the façade.

S

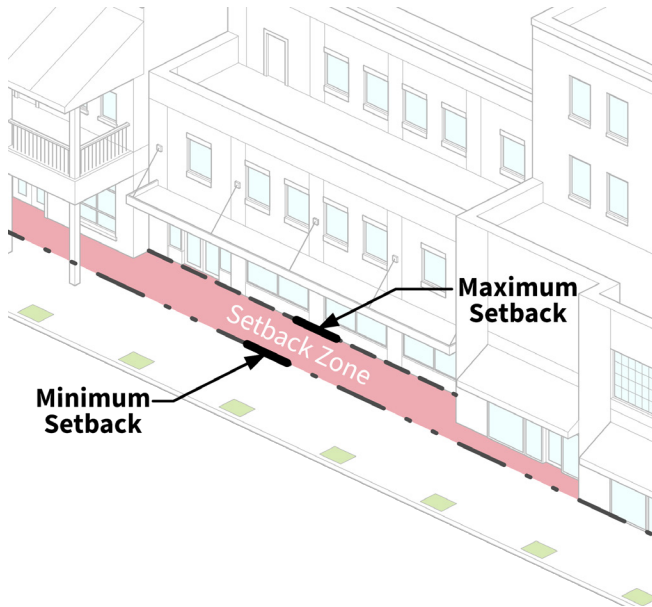
Semi-attached

A building configuration where units share one side wall but remain separated on others; often used in townhouses.



Setback Zone

The area between a building and the adjacent lot line (front, side, or rear), defined by a minimum and/or maximum setback distance. Buildings must be placed within this zone unless otherwise specified. The setback zone may include stoops, porches, landscaping, or other elements that create a transition between the sidewalk and the building frontage, supporting a pedestrian-friendly environment.



Shared Festival Street – City Hall Park

A shared-use street adjacent to City Hall designed to accommodate both everyday traffic and special events.

Shared Festival Street – Festival Plaza

A flexible public street adjacent to the civic square, intended for frequent event use and occasional vehicular access.

Shopfront

A ground-floor frontage type with high transparency and commercial entrances, designed to attract pedestrian activity and retail use.

Sill

The base of a window opening, often used as a reference point for minimum transparency or material changes.

Signature Architecture

A building or design element that features distinctive,

high-quality, and expressive architecture intended to serve as a visual landmark or focal point. Signature architecture typically demonstrates exceptional design, materials, and detailing that exceed base standards and contribute to the identity, character, or civic prominence of a site or district. It may be required or encouraged in key locations such as corners, gateways, or cultural nodes.”

Stoop

A small entry platform or set of steps leading to a building entrance, typically raised above the sidewalk.

Streetwall Buildout

The extent to which a building or series of buildings continuously frames the edge of the street, creating a defined public space.

T

Transparency / Transparent Frontage

The percentage of a façade that is composed of clear, see-through windows, typically measured on the ground floor to ensure visibility.

Transition / Transitional Zone

An area that buffers between different intensities of use or scale, often featuring flexible building forms or mixed uses.

Tree Lawn

A landscaped strip between the curb and sidewalk, typically planted with street trees and grass.

U

Upper Story Stepback

A setback of upper floors above a certain height to reduce building mass and maintain pedestrian scale at street level.

Urban Fabric

The physical pattern and texture of the built environment, including blocks, streets, buildings, and open space.

Urban Intensity

A measure of density, activity level, and development scale typical of walkable, mixed-use environments.

7 Definitions and Rules of Interpretation

V

W

X

Y

Z