

**NOTICE OF MEETING
CITY OF SOUTH PADRE ISLAND
DEVELOPMENT STANDARDS REVIEW TASK FORCE**

NOTE: One of more members of the City of South Padre Island City Council may attend this meeting; if so, this statement satisfies the requirements of the OPEN MEETINGS ACT.

NOTICE IS HEREBY GIVEN THAT THE DEVELOPMENT STANDARDS REVIEW TASK FORCE OF THE CITY OF SOUTH PADRE ISLAND, TEXAS, WILL HOLD A MEETING ON:

**TUESDAY, SEPTEMBER 8, 2015
10:00 A.M. AT THE MUNICIPAL BUILDING,
CITY COUNCIL CHAMBERS, 2ND FLOOR
4601 PADRE BOULEVARD, SOUTH PADRE ISLAND, TX**

1. Call to Order.
2. Pledge of Allegiance.
3. **Public Comments and Announcements:** *This is an opportunity for citizens to speak to Commissioners relating to agenda or non-agenda items. Speakers are required to address the Task Force at the podium and give their name before addressing their concerns. [Note: State law will not permit the Development Standards Review Task Force to discuss debate or consider items that are not on the agenda. Citizen Comments may be referred to City Staff or may be placed on the agenda of a future Development Standards Review Task Force meeting.]*
4. Approval of the July 14, 2015 and August 11, 2015 Regular Meeting Minutes.
5. Discussion and action regarding the amendment of Appendix Z of the Padre Boulevard and Entertainment District Code to add "Northern Resort District (NRD) Character Zone".
6. Adjournment.

DATED THIS THE 4TH DAY OF SEPTEMBER 2015.



Susan Hill, City Secretary

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFIED THAT THE ABOVE NOTICE OF MEETING OF THE DEVELOPMENT STANDARDS REVIEW TASK FORCE OF THE CITY OF SOUTH PADRE ISLAND, TEXAS IS A TRUE AND CORRENT COPY OF SAID NOTICE AND THAT I POSTED A TRUE AND CORRECT COPY OF SAID NOTICE ON THE BULLETIN BOARD AT CITY HALL/MUNICIPAL BUILDING ON **SEPTEMBER 4, 2015 AT/OR BEFORE 10:30 P.M.** AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.



Susan Hill, City Secretary

THIS FACILITY IS WHEELCHAIR ACCESSIBLE, AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATIONS OR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT BUILDING OFFICIAL, JAY MITCHIM; ADA DESIGNATED RESPONSIBLE PARTY AT (956)761-8103

DEVELOPMENT STANDARDS REVIEW TASK FORCE
MEETING MINUTES
JULY 14, 2015

1. Call to Order.

Gabby Vanounou called the meeting to order at 10:00 a.m. in the City Council Chambers on the Second Floor of the Municipal Complex Building: 4601 Padre Boulevard and declared a quorum of members present. Task Force members in attendance were: Joe Logan, Gabby Vanounou, and George Shelley. Members with an excused absence were Gary Olle and Gardner Treharne. Staff members present were: Sungman Kim, Development Director and Marta Martinez.

2. Pledge of Allegiance.

Gabby Vanounou led those present in the Pledge of Allegiance.

3. Public Comments and Announcements.

None.

4. Approval of the June 9, 2015 Regular Meeting Minutes.

Mr. Vanounou announced the item from the agenda and asked the Task Force Members if they had any corrections to the June 9, 2015 regular Meeting Minutes. Mr. Logan made a motion to approve as submitted. Mr. Shelley seconded the motion. The motion carried unanimously.

5. Discussion and action regarding text amendments to Table 5.1 – Schedule of Uses and Table 5.2 – Use Criteria of the form-based code, so that “Auto-related Sales or Service Establishment” are allowed within Town Center Crossing Zone. (Lots 2 – 6 Block 136 Town Center Crossing Character Zone)

Mr. Vanounou announced the item from the agenda and asked for a staff report. Dr. Kim gave a brief presentation regarding text amendments to Table 5.1 – Schedule of Uses and Table 5.2 – Use Criteria of the form-based code, so that “Auto-related Sales or Service Establishment” are allowed within Town Center Crossing Zone.

Mr. Vanounou then opened it up for discussion by the Task Force. The Task Force expressed their comments/concerns regarding this matter. After some discussion Mr. Vanounou made a motion to approve with the addition of cross access connection shall be required for a mechanic shop to achieve a better screening and all vehicles under repair and equipment within repair shall be contained within the building and shall not be visible from outside. Mr. Logan seconded the motion. The motion carried unanimously.

6. Discussion and action on Segway (Electric Personal Assistive Mobility Devices) regulations. (Task Force Member; Gabby Vanounou)

Mr. Vanounou made a motion to table this agenda item until next regular meeting. All Task Force Members were in favor

7. Discussion and possible action regarding Section 20-11.1 Outdoor displays-Regulations and Requirements. (Task Force Member; Gabby Vanounou)

Mr. Vanounou withdrew this agenda item.

8. Adjournment.

Since there was no further business to discuss, Mr. Vanounou adjourned the meeting at 10:24 a.m.

Marta Martinez, Secretary

Gabby Vanounou, Vice-Chairman

**DEVELOPMENT STANDARDS REVIEW TASK FORCE
MEETING MINUTES
AUGUST 11, 2015**

1. Call to Order.

Gardner Treharne called the meeting to order at 10:00 a.m. in the City Council Chambers on the Second Floor of the Municipal Complex Building: 4601 Padre Boulevard and declared a quorum of members present. Task Force members in attendance were: Gabby Vanounou, Gary Olle, Gardner Treharne, and George Shelley. Member with an excused absence was Joe Logan. Staff members present were: Sungman Kim, Development Director, Building Official Jay Mitchim, Building Inspector David Travis, Police Chief Randy Smith, and Marta Martinez. Also present was Council Member Alex Avalos.

2. Pledge of Allegiance.

Gardner Treharne led those present in the Pledge of Allegiance.

3. Public Comments and Announcements.

None.

4. Approval of the July 14, 2015 Regular Meeting Minutes.

Mr. Treharne announced the item from the agenda and asked the Task Force Members if they had any corrections to the July 14, 2015 regular Meeting Minutes. Mr. Vanounou made a motion to approve as submitted. Mr. Shelley seconded the motion. Mr. Treharne and Mr. Olle abstained. Tied vote 2:0:2 minutes will be placed on next regular meeting for final approval.

5. Discussion and action regarding a variance request by Gulfpoint Condominiums from Table 15-1 Residential Sign 2) Permanent multi-family or subdivision identification sign Max. Area of sign 24 sq. ft. of the City's Code of Ordinances. Applicant is requesting approval to place an approximately 52.07 sq. ft. sign. (200 Padre Boulevard; 4.205 Acres part of AD Dickinson Tract)

Mr. Treharne announced the item from the agenda and asked for a staff report. Mr. Mitchim stated that applicant is requesting approval of an approximately 52.07 sq. ft. of signage; maximum allowed is 24 sq. ft.

Mr. Treharne then opened it up for discussion by the Task Force. The Task Force expressed their comments/concerns regarding this matter. After some discussion the Task Force unanimously voted to deny the sign variance request.

6. Discussion and action on Segway (Electric Personal Assistive Mobility Devices) regulations. (Task Force Member; Gabby Vanounou)

Mr. Treharne announced the item from the agenda and asked for a staff report. Dr. Kim gave a brief presentation regarding Segway (Electric Personal Assistive Mobility Devices) regulations.

Mr. Treharne then opened it up for discussion by the Task Force. The Task Force expressed their comments/concerns regarding this matter. No action was taken.

Development Standards Review Task Force Minutes

August 11, 2015

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7. Adjournment.

Since there was no further business to discuss, Mr. Shelley made a motion to adjourn. Mr. Vanounou seconded the motion. The meeting was adjourned at 10:40 a.m.

Marta Martinez, Secretary

Gardner Treharne, Chairman

**DEVELOPMENT STANDARDS REVIEW TASK FORCE
AGENDA REQUEST FORM**

MEETING DATE: September 8, 2015

Item: 5

TO: Development Standards Review Task Force

FROM: Sungman Kim, Director of Development Services

ITEM DESCRIPTION:

Discussion and action regarding revision of the Section 20-8.1 Appendix "Z" Padre Boulevard and Entertainment District Code to add "Northern Resort District Character Zone".

DISCUSSION:

The Issue

1. In the past, there were lengthy discussion with CAB Partners LP to annex Pinnell properties located in the north of the City boundaries. The discussion was fruitful until the description of "Northern Resort District Character Zone" was drafted;
2. On April 3, 2013, the City Council added "Northern Resort District Character Zone" to the form-based code by Ordinance No. 13-07;
3. The annexation efforts went nowhere and the form-based code had not been updated;
4. On July 1, 2015, the form-based code was revised by Ordinance No. 15-8 and the "Northern Resort District Character Zone" was not included in the revision;
5. The City is currently working on to annex 350-acre Pinnell property in the north and the annexation is anticipated to be completed by November 18, 2015; and
6. This is an effort to correct the scrivener's error by re-adopting "Northern Resort District Character Zone" back to the form-based code.

Staff Recommendation

Staff recommends Development Standards Review Task Force review the proposed amendment and approve its recommendation to the Planning & Zoning Commission.
(Please see pages 11, 13-15, and 25-26 of the attached form-based code)

ORDINANCE NO. 13-07

AN ORDINANCE OF THE CITY OF SOUTH PADRE ISLAND, TEXAS, AMENDING CHAPTER 20 OF THE CODE OF ORDINANCES OF THE CITY OF SOUTH PADRE ISLAND PERTAINING TO ZONING AND ADDING SEC. 20-8.10, "NORTHERN RESORT DISTRICT 'NRD' CHARACTER ZONE" AND AMENDING APPENDIX Z OF THE PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR A PENALTY OF TWO THOUSAND DOLLARS (\$2000.00) FOR ANY VIOLATION; AND PROVIDING FOR PUBLICATION IN CAPTION FORM.

WHEREAS, the City Council has indicated a need to annex north of our current existing city limits; and

WHEREAS, a new character zone needs to be created to ensure property development occurs in a proper and consistent manner,

WHEREAS, the Northern Resort District "NRD" Character Zone guidelines and regulations have been developed and approved by the Planning and Zoning Commission and the Development Standards Review Task Force; and

WHEREAS, City Council, as required by Sec. 20-18(c), held a public hearing on the proposed amendment;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOUTH PADRE ISLAND, TEXAS:

Section 1. Chapter 20 of the Code of Ordinances of the City of South Padre Island is amended to add the following:

"Sec. 20-8.10. Northern Resort District "NRD" Character Zone

Intent: The Northern Resort District "NRD" Character Zone building form and development standards are intended to provide for more flexible, market-based development vision that balances pedestrian orientation with auto oriented development. Development standards in this district are intended to focus on establishing specific criteria under which developers could propose alternative and unique standards to implement a more market-responsive project, which contributes to and enhances the general seaside resort character of the district.

Generally, this district may accommodate a wide range of commercial (retail, entertainment, restaurant and office), lodging, and residential uses. Given the availability of undeveloped land along this section, there is more flexibility within this Character Zone for applicants to propose alternative development options.

The code governing the development of projects within this zone is incorporated herein as Appendix "Z" Padre Boulevard and Entertainment District Code, heretofore adopted and hereby amended to add section 6.8 to Article VI." (A true and correct copy is hereby attached as Exhibit "A," entitled Northern Resort District.)

Section 2. This ordinance repeals all portions of any prior ordinances or parts of ordinances of the Code of Ordinances in conflict herewith.

Section 3. Any violation of the above amended section of Chapter 20 of the Code of Ordinances of the City of South Padre Island may be punished by a fine not to exceed two thousand Dollars (\$2000.00) for each offense or for each day such offense shall continue and the penalty provisions of Section 21-2 of the Code of Ordinances is hereby adopted and incorporated for all purposes.

Section 4. If for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance for it is the definite intent of this City Council that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.


Section 5. This Ordinance shall become effective when published in caption form.

PASSED, APPROVED AND ADOPTED on First Reading, the 20th day of March, 2013.


PASSED, APPROVED AND ADOPTED on Second Reading, the 3rd day of April, 2013.

ATTEST:

CITY OF SOUTH PADRE ISLAND, TEXAS



SUSAN HILL, CITY SECRETARY



JO ANN EVANS, MAYOR PRO-TEM



PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE NORTHERN RESORT DISTRICT CHARACTER ZONE

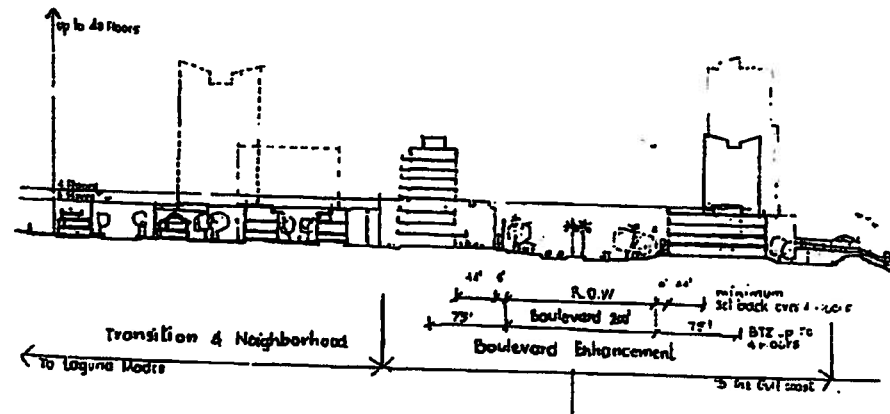
6.X Northern Resort District

6.X.1 Illustrations and Intent

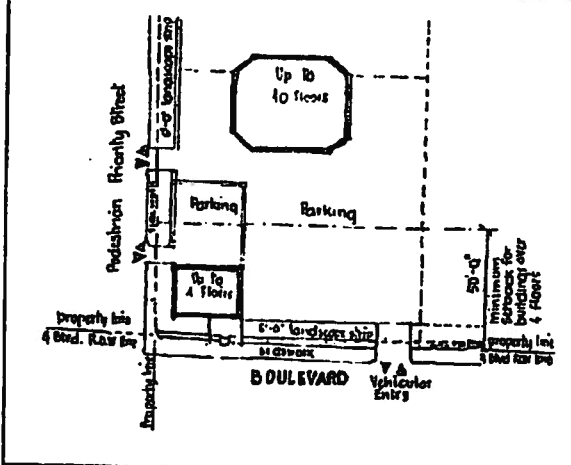
Note: The descriptions and illustration on this page are provided as an illustration of intent. The statements on this page are advisory only, and do not have the power of law. Refer to the standards on the following pages for the specific Building Form and Development Standards.

The "Northern Resort District Character Zone" building form and development standards are intended to provide for the implementation of a flexible, multi-use, market-based concept which establishes the relationship and character of both Gulf beachfront properties on the east of SPH 100 (Padre Boulevard extension) and the properties on the west of SPH 100 (Padre Boulevard extension) fronting on to the Laguna Madre.. The standards are intended to allow individual developers to establish unique and site specific criteria for their individual properties in a way which contributes to and enhances the general seaside resort character of the district.

The "Northern Resort District Character Zone" as a whole may accommodate a wide range of the land uses in response to appropriate market demand. The uses would include but not be limited to commercial, residential, entertainment, recreation, hospitality and other tourism related activities.



**PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE
NORTHERN RESORT DISTRICT CHARACTER ZONE**

6.X.6 Parking and Service Access	(i) Parking Location	Notes
	Surface / At Grade Parking	
	Pedestrian Priority Street / Civic Space / Boulevard setback	#10- For buildings four stories or less, on the West side of the Boulevard, surface / at grade parking shall be located behind the building or Min. 3 feet behind the building façade along Pedestrian Priority Streets or the Boulevard
	General Street Setback	6.X.7 Other Standards
	Side and Rear setback (distance from Property line)	(i) Encroachments: Canopies, signs, awnings, balconies and similar overhangs may encroach over any required setbacks as long as the vertical clearance is a minimum of 8 feet. In n case shall an encroachment be located over any side or rear property or over an on-street parking or travel lane.
	(ii) Required Off Street Parking Spaces	(ii) Arcades and Colonnades:
6.X.8 Façade Elements	Non- residential uses	1. Arcades and Colonnades are permitted within the build-to zone and shall be a minimum of 6' in depth
(i) Doors and Windows	Residential Uses	2. The minimum interior clearance height within an arcade or colonnade shall be 12'.
<ol style="list-style-type: none"> For all buildings of up to 4 floors with facades facing on to the Boulevard or Pedestrian Priority Streets there shall be no blank walls greater than 40ft in width on the ground floor facade of any building Doors and windows on the ground floor of any building shall comprise a minimum of 20% of the façade. Primary entrance doors of all buildings shall be facing civic spaces, the Boulevard or Pedestrian Priority Streets Windows and doors on facades directly facing towards a lot line shared with any single family residential lot and less than 10ft from the lot line shall have sills higher than 5ft on the ground floor unless a privacy fence (masonry or vegetative) or wall of at least 6 ft in height is constructed to obscure any direct views into adjacent properties. for all buildings over 4 floors located more than 50ft from the property line facing the Boulevard or Pedestrian Priority Streets window and doors shall be designed in accordance with mandatory PBED Code architectural styles. 	Lodging Uses	(iii) Neighborhood Transitions:
	Min. 1 space / 300 SF (gross)	1. A Neighborhood Transition Zone shall be established on all Highway Frontage Sites at 25' parallel to any lot line that is common with a single family residential lot.
	1.5 spaces / unit	2. Building height within this Neighborhood Transition Zone shall not exceed 3 floors. This standard shall apply to any parking structures located within the Neighborhood Transition Zone.
(i) Doors and Windows	(ii) Driveways and Service Areas	3. A privacy fence (masonry or opaque vegetative) of a 6' height shall be required when abutting a single family residential lot and shall be optional for all other adjacencies.
(i) Doors and Windows	Parking Driveway width	1. Driveways on lots having more than 250' Boulevard frontage may be located on the Boulevard in accordance with TXDOT standards. Off street loading and unloading shall not be located on the Boulevard or Pedestrian Priority Streets.
(i) Doors and Windows	1. Driveways on lots having more than 250' Boulevard frontage may be located on the Boulevard in accordance with TXDOT standards. Off street loading and unloading shall not be located on the Boulevard or Pedestrian Priority Streets.	2. Porte cocheres may be permitted on the Boulevard and Pedestrian Priority Streets to provide drop off and valet service.
(i) Doors and Windows	2. Porte cocheres may be permitted on the Boulevard and Pedestrian Priority Streets to provide drop off and valet service.	3. Shared Driveways and cross access agreements shall be required between lots to minimize curb cuts on properties on the Boulevard with less than 250' frontage.
(i) Doors and Windows	3. Shared Driveways and cross access agreements shall be required between lots to minimize curb cuts on properties on the Boulevard with less than 250' frontage.	

AFFIDAVIT OF PUBLICATION

STATE OF TEXAS)
COUNTY OF CAMERON)

Before me, the undersigned, a Notary Public in and for
Cameron County, Texas, personally appeared

AURELIO QUIROGA

known to me to be Representative of The Port Isabel-South Padre Press, who solemnly swears that the attached is a true copy of the publication appearing in said newspaper, a semi-weekly, published in the City of Port Isabel, Cameron County, Texas, continuously for more than one year, and that said publication appeared on the following dates:

April 11 20 13
____ 20 ____
____ 20 ____
____ 20 ____

Port Isabel-South Padre Press

By: [Signature]
Newspaper Representative

Signed [Signature]
Notary Public in and for
Cameron County, Texas

Dated at Port Isabel, Texas April 22 20 13

ORDINANCE NO. 13-07

AN ORDINANCE OF THE CITY OF SOUTH PADRE ISLAND, TEXAS, AMENDING CHAPTER 20 OF THE CODE OF ORDINANCES OF THE CITY OF SOUTH PADRE ISLAND PERTAINING TO ZONING AND ADDING SEC. 20-8.10, "NORTHERN RESORT DISTRICT 'NRD' CHARACTER ZONE" AND AMENDING APPENDIX Z OF THE PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR A PENALTY OF TWO THOUSAND DOLLARS (\$2000.00) FOR ANY VIOLATION; AND PROVIDING FOR PUBLICATION IN CAPTION FORM.

PASSED, APPROVED AND ADOPTED on First Reading, this 20th day of March, 2013.
PASSED, APPROVED AND ADOPTED on Second Reading, this 3rd day of April, 2013.

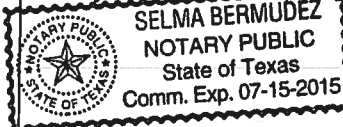
ATTEST: CITY OF SOUTH PADRE ISLAND, TEXAS

Robert N. Pinkerton, Jr., Mayor

Susan Hill, City Secretary

My Commission Expires

JULY 15, 2015



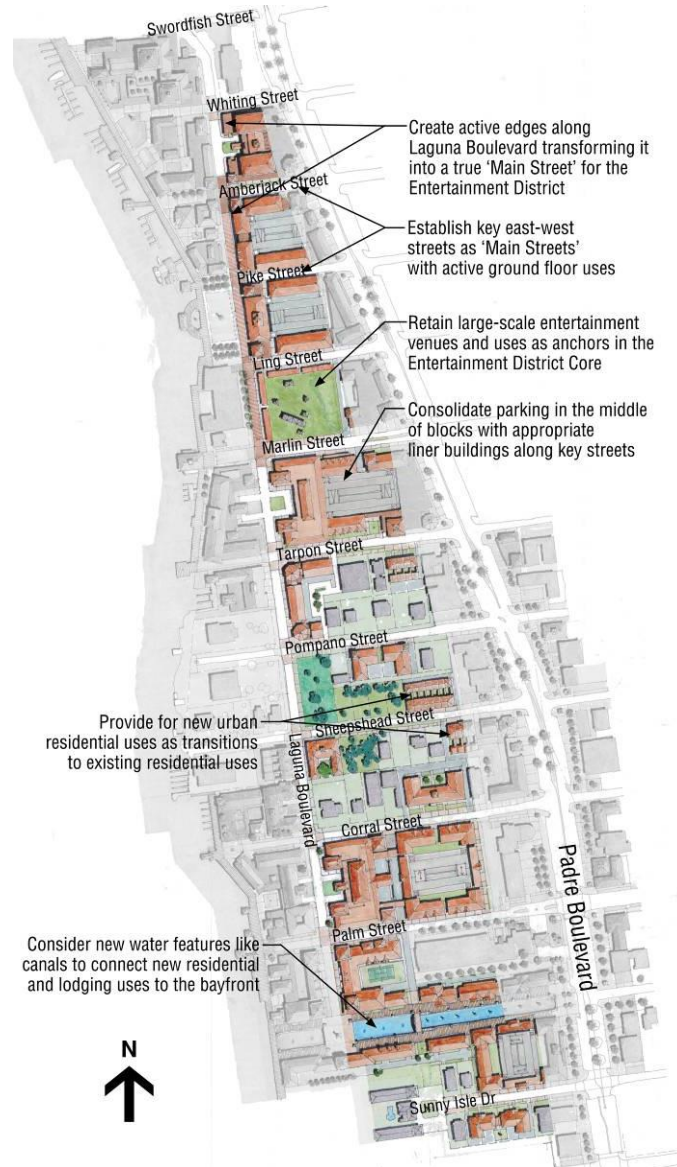
(Seal)

NOTE:

costs of this publication excluding Notary fee totals the sum of \$ _____, which is now payable to

THE PORT ISABEL-SOUTH PADRE PRESS
Port Isabel, Texas 78578

SECTION 20-8.1 APPENDIX "Z" PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE



Padre Boulevard and Entertainment District Form-Based Code

September, 2015

Originally Prepared by
Gateway Planning Group, Inc.

Revised by
Department of Development Services



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I. Introduction

1.1 Authority

This Padre Boulevard and Entertainment District Code (hereinafter, “the PBED Code”) is enacted as one of the instruments for implementing the public purposes and objectives of the adopted City of South Padre Island Comprehensive Plan and the Padre Boulevard and Entertainment District Plan. The Code is declared to be consistent with the Comprehensive Plan, and except as noted herein, supplants the application of all provisions of the City of South Padre Island City Ordinance as it pertains to land within the boundaries of the Padre Boulevard Corridor and Entertainment District (hereinafter, “the Corridor”) prior to the effective date of this PBED Code.

1.2 Purpose & Intent

The purpose of the PBED Code is to support economic development and reinvestment along this commercial corridor and within the dedicated entertainment district. Along Padre Boulevard, the PBED Code implements specific development nodes with a pedestrian-oriented mix of uses with convenient access between area neighborhoods and beach front, housing and neighborhood retail services. The intent is to revitalize Padre Boulevard to be an attractive, vibrant commercial corridor in the community, and to develop the Entertainment District into a walkable, mixed-use regional destination. Therefore, the goals of the PBED Code are to promote and provide a more functional and attractive community through the use of recognized principles of urban design and allow property owners flexibility in land use, while prescribing a higher level of detail in building design and form.

The followings are the basic concepts for new urbanism and smart growth leading into the purpose and intent of this code:

- 1.2.1 Create walkable neighborhoods (building frontage and parking backyard);
- 1.2.2 Encourage compact building design and mixed use;
- 1.2.3 Establish a strong sense of place;
- 1.2.4 Cluster developments and conserve open space;
- 1.2.5 Provide multi-modal transportation; and
- 1.2.6 Facilitate uses within walkable distance.

1.3 Economic Development

The Corridor and corresponding standards are created to support economic development, sustainable tax base, and job creation by establishing adjacency predictability of private development that supports and leverages public and private investment in and around Padre Boulevard and the Entertainment District.

1.4 Establishment of Specific Development Standards

The PBED Code implements the vision for the Corridor as established in the Regulating Plan (a part of the Zoning District Map; See Sec.20-5). The Regulating Plan shall provide general guidance to property owners, developers, and the City on the form, character, and intensity of future development within key locations along the corridor. Creation of different Character Zones within the Corridor enables specific site and locational standards to be enumerated and applied. Clear graphic standards are provided for location, height, and building elements. Such standards promote adjacency predictability, flexibility in land use, walkable mixed-use development, transitions to existing neighborhoods, and transportation choice.

II. Components of the PBED Code

2.1 The Regulating Plan (Zoning District Map)

The Regulating Plan for the Corridor shall be the official zoning map. It shall establish the development standards for all lots within the Corridor including:

2.1.1 Character Zones – The Corridor is distinguished into different “Character Zones”. Each Character Zone is intended to create a distinct urban form different from other Character Zone. Each Character Zone shall establish use and building standards including height, bulk, building and parking location, and functional design. The Regulating Plan classifies all lots with the Corridor into one of eight Character Zones.

2.1.2 Special Frontage Standards – Special Frontage Standards establish exceptions and/or special conditions for all buildings along designated streets. Special Frontage Standards shall apply in addition to the underlying Character Zone standards.

2.1.3 Street Designations – The Street Designations on the Regulating Plan include Pedestrian Priority Street, the Boulevard, and General Streets within the Corridor.

2.1.4 Required and Recommended Civic Space - The Required and Recommended Civic Space indicates where Paseos and Plazas are to be established to implement the vision for the Corridor.

2.2 Development Standards

The PBED Code (the text portion of this Code) enumerates the development standards with text and graphics for Character Zones, Schedule of Uses, Special Frontage Standards, building form, landscape, building design, architectural style, sustainability, signage, streetscape and lighting standards within the Corridor.

2.3 Using This Code

The following basic steps should be followed to determine the uses and development standards applicable on property within the Padre Boulevard Corridor zoning district:

2.3.1 Review the Table 3.1 to evaluate the applicability of the PBED Code based on scope of the proposed development.

2.3.2 Locate the subject property on Padre Boulevard and Entertainment District Corridor Regulating Plan (a part of the Zoning District Map).

- 2.3.3 Identify on the Regulating Plan:
- (i) the Character Zone in which the property is located;
 - (ii) the Street Designation along all its street frontages;
 - (iii) any Special Frontage Standards that may be applicable to the subject property and,
 - (iv) any civic space designations that may be applicable to the subject property.

2.3.4 Review the Schedule of Uses by Character Zone as listed in Table 5.1 to determine allowed uses.

2.3.5 Examine the corresponding zone standards in the Building Form and Development Standards in Section VI to determine the applicable development standards and Section IV for any Special Frontage standards that apply.

2.3.6 Refer to Section VIII for Signage Standards and also Padre Boulevard and Entertainment District Design Guidelines for Building Design Standards, Architectural Style Standards, Sustainability Standards that may apply to the development, and Open Space Standards.

The information organized within the above listed steps explains where the building will sit on the lot, the limits on its three dimensional form, the range of uses, and the palette of materials that will cover it. For more specific

dimensions and standards applicable to a particular property, consult with city staff.

3.1.1 All uses and buildings on all land within the Padre Boulevard Corridor zoning classification shall conform exclusively to this PBED Code. Table 3.1 shall determine which sections of the code apply to any proposed development based on the type and scope of the proposed development.

III. Administration

3.1 Applicability

Table 3.1 Padre Boulevard and Entertainment District Code Applicability Matrix

Code Section	Land Use Matrix	Building Form - Placement	Building Form - Height	Building Form - Parking & Service	Building Form - Street Screen	Building Form - Encroachments	Building Form - Façade Elements	Building Form - Residential Transition	Building Design Standards	Architectural Style Standards	Sustainability Standards	Streetscape/Landscape Standards	Signage	Civic/Open Space
Type of Development														
Commercial (retail, office, restaurant, lodging), mixed use building, apartment/multi-family building (3 or more units per lot), and live-work buildings														
New Construction	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Change of Use/Expansion of use*	X			X	X									
Expansion of Building Area														
0% - 49% increase in building area • Standards in applicable sections shall apply only to the expansions	X	X	X	X	X	X	X	X	X	X	X	X	X	X
50% or greater increase in building area AND less than \$50,000 or 50% increase in building /improvement value • Standards in applicable sections shall apply only to the expansions	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Any increase of building area AND \$50,000 or greater than 50% increase in building /improvement value • Standards in applicable sections shall apply the entire building including retrofitting of the existing building if non-conforming	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Expansion of parking area only (not in conjunction with a building or use expansion)														
Up to 10 spaces				X	X									
11 or more additional spaces				X	X						X	X		
Façade changes to existing buildings (regardless of value of improvement)														
Pedestrian Priority Street and Boulevard Street façades						X	X		X	X			X	
All other street façades						X							X	

Code Section	Land Use Matrix	Building Form - Placement	Building Form - Height	Building Form - Parking & Service	Building Form - Street Screen	Building Form - Encroachments	Building Form - Façade Elements	Building Form - Residential Transition	Building Design Standards	Architectural Style Standards	Sustainability Standards	Streetscape/Landscape Standards	Signage	Civic/Open Space
Signage														
Refacing or changing a panel on an existing sign														
Modification of an existing sign where cost of the modification is valued at <u>less than</u> fifty (50) % of the replacement value of the existing sign														
Modification of an existing sign where cost of the modification is valued at <u>more than</u> fifty (50) % of the replacement value of the existing sign													X	
New sign or complete replacement of an existing sign													X	
Residential Buildings (single family attached and detached buildings)														
New construction	X	X	X	X	X	X	X		X	X	X	X	X	X
Change of Use*	X			X	X									
Expansion of use/structure (any building addition, deck, porch, etc.)	X	X	X			X	X	X	X	X				
Expansion of use/structure (new accessory building/structure on the lot or pool)	X	X	X			X		X	X	X				
Façade changes														
Pedestrian Priority Street and Boulevard Street façades						X	X		X	X				
All other street facades						X								

* with no expansion of building

3.1.2 Provisions of this PBED Code are activated by “shall” when required; “should” when recommended; and “may” when optional.

3.1.3 The provisions of this PBED Code, when in conflict, shall take precedence over those of other City of South Padre Island codes, ordinances, regulations and standards as amended except as noted herein.

3.1.4 The development standards under Chapter 20 of the City of South Padre Island Code of Ordinances, as amended, shall not apply to the Padre Boulevard Corridor except as specifically referenced herein. Development standards not addressed in this

ordinance shall be governed by Chapter 20 of the City of South Padre Island Code of Ordinances to the extent they are not in conflict with the intent or standards of the PBED Code.

3.1.5 Sign Standards under Chapter 15, as amended, of the City of South Padre Island Code of Ordinances, shall not apply to the PBED District except as specifically referenced herein.

3.1.6 Terms used throughout this Code are defined in *Section X. Definitions* of this Code. For those terms not defined in *Section X. Definitions*, Section 20-3 of the City of South Padre Island Code of Ordinances shall apply. For terms not defined in either section,

they shall be accorded commonly accepted meanings. In the event of conflict, the definitions of this Code shall take precedence.

3.1.7 Where in conflict, numerical metrics shall take precedence over graphic metrics.

3.2 Development Review Process

3.2.1 Development within the Corridor that complies with the provisions of this Code shall be approved by the City Manager or designee. Section IX provides an overview of the development review process. In addition to complying with other applicable City regulations that are not in conflict with this Code, the applicant shall provide the information to adequately show compliance with this Code as required in Section 3.2.6. The City Manager or designee shall be responsible for the following:

- (i) Reviewing all development applications for compliance with the requirements of PBED Code.
- (ii) Approving development applications that are in compliance with the requirements of the PBED Code.
- (iii) Making determinations on the applications and interpretations of standards in this Code.
- (iv) Approving revisions to previously approved site plans that comply with this Code and all applicable city ordinances.
- (v) Approving any minor modifications to the approved Regulating Plan (Zoning District Map) and Code per Section 3.2.2.
- (vi) Forwarding any appeals to the decision of the City Manager and/or Design Exceptions to the Form-Based Code Review Committee.

3.2.2 Minor Modifications to the PBED Code: The City Manager or designee shall have the authority to

approve a request for minor modifications to PBED Code that:

- (i) Does not increase the building area and height permitted under this Code;
- (ii) Does not change the relationship between the buildings and the street unless needed to address base flood elevation requirements and/or to accommodate required access/parking;
- (iii) Does not allow the reduction of any parking requirement established in this Code; or

The City Manager or designee shall also have the authority to approve minor modifications outlined in Table 3.2. All minor modifications approved by the City Manager or designee shall be documented with the appropriate justification for the modification identified.

Table 3.2 Minor Modifications Allowed

Standard	Minor Modification Allowed	Criteria
Area/boundary of Character Zones (including any Required Civic/Open Spaces and any Special Frontage areas)	No more than a 15% change (increase or decrease) in the area.	<ul style="list-style-type: none"> • Shall not eliminate any Character Zone, required Public Civic Space, or Special Frontage designation. • Shall not change the overall boundary of the Regulating Plan • 15% measurement shall be based on the total area of that specific Character Zone or Special Frontage designation within the entire Corridor
Main Street Special Frontage	Allow the ground floor elevation of a building to be greater than 36” but less than 48” above the finished elevation of the sidewalk along that street frontage and also allow developments adjusting the ground floor elevation to address base flood elevation requirements.	<p>Proposed development shall meet one or more of the following conditions:</p> <ul style="list-style-type: none"> • The sidewalk along the subject building frontage shall be constructed at the same elevation of any adjacent sidewalks along the same street front, or • There are two parallel sidewalks constructed along the subject building frontage, one at the street elevation level and the second at the ground floor elevation level of the building, or • An alternative plan is proposed for sidewalk and building frontage design along multiple properties along the same block that provides continuous sidewalks and active storefronts with appropriate transitions between buildings and/or lots.
Building Form and Development Standards		
<ul style="list-style-type: none"> • Build to zones/setbacks 	Reasonable change in the maximum or minimum BTZ and setback.	<ul style="list-style-type: none"> • Changes to the build to zones and setbacks may only be due to any changes to the street cross sections, changes in the width of a sidewalk, changes due to the needs of access and parking, or to meet the base flood elevation requirements. • In no case shall the sidewalk be less than 6 feet in width
<ul style="list-style-type: none"> • Building Frontage 	Reasonable reduction in the required building frontage along each block of a Pedestrian Priority Street.	<ul style="list-style-type: none"> • Changes to accommodate required access and parking. Traffic circulation pattern that would best serve the site shall be selected. Sidewalk shall be constructed immediately after the building façade.
<ul style="list-style-type: none"> • Street screen 	Waiver of street screen requirement along The Boulevard Street.	<ul style="list-style-type: none"> • Requirement for a street screen may only be waived along a The Boulevard Street along the frontage of any interim surface parking lot (off-street) that is intended to be in-filled with a parking structure. •
Streetscape standards	Street tree planting, street lighting, and other streetscape standards may be adjusted based on the development context.	<ul style="list-style-type: none"> • Any changes to the streetscape standards shall be based on specific development context such as vegetation, natural features, drainage, and fire access and is subject to approval by the City.
Color Palette	Usage of colors that are not in the City’s Color Palette.	<ul style="list-style-type: none"> • Approval should only be issued when the proposed building form/style/design provides positive impacts through combination with the proposed color(s). Usage of one color, which is not normally accepted by the City’s color palette, throughout the entire building surface shall not be allowed.

* Appeals over the decision made by the City Manager or Designee and/or other changes beyond the thresholds established in Table 3.2 will be routinely heard by the Form-Based Code Review Committee.

3.2.3 Appeals: Any appeals to the decision of the City Manager on development applications or minor modifications will be heard by the Form-Based Code Review Committee (FBCRC) within 15 days of such a decision by the City Manager or designee. Appeals of decisions of the FBCRC shall be handled as a Special Development Plan application and ultimately reviewed by the City Council. If denied by the City Council, the appeal shall be taken in the District Court within thirty (30) days after the action or decisions of the City Council and all decisions which have not been appealed within thirty (30) days shall become final. After the appeal is taken, the procedure shall be governed by the rules of civil procedure.

3.2.4 Special Development Plans: A request for a modification to any of the standards of this Code other than Minor Modifications or Design Exceptions shall be reviewed and processed as Special Development Plans. Applications for Special Development Plans shall follow the process for a zoning change in Chapter 20-18 of the City of South Padre Island Code of Ordinances.

Special Development Plans (SDPs) are intended to allow applicants development flexibility to address specific market opportunities and/or contexts. An application for a Special Development Plan may only be considered by the City Council (CC) after the DSRTF and the Planning and Zoning Commission (P&Z) have made a recommendation. The City Manager or designee shall review, make recommendations on any SDPs, and shall forward all SDP applications to the DSRTF and the P&Z. In evaluating an SDP, CC may consider the extent to which the application meets any of the following:

- (i) the goals, intent, and vision for Padre Boulevard and Entertainment District
- (ii) provides an alternative “Master Plan” approach by consolidating multiple properties to create a predictable, market responsive development for the area
- (iii) fits the adjoining context by providing appropriate transitions
- (iv) provides public benefits such as usable civic and open spaces, livable streets, structured and shared parking, and linkages to transit
- (v) does not hinder future opportunities for higher intensity development

3.2.5 Information Required for Development Review. The full list of required materials is included in the Padre Boulevard Corridor development application available from the Development Services Department. In general, the following information is required, as applicable:

- (i) Site Plan
- (ii) Building Plans and Elevations
- (iii) Landscape Plan
- (iv) Material Specifications
- (v) Plans and Specifications for Proposed Signs
- (vi) Description of Proposed Scope of Work
- (vii) Photographs of Site and Existing Conditions

3.2.6 Plat Approval: Plat approval in the PBED shall follow the City’s Subdivision Ordinance as established in Chapter 23 of the City of South Padre Island Code of Ordinances.

3.2.7 Variances: Variances to any standards in this code and Chapter 20 Zoning of the Code of Ordinances shall meet the standards in Chapter 20-19 of the City of South Padre Island Code of Ordinance.

3.2.8 Vacations of public rights-of-way. Street vacations shall follow the standards for a Record Plat in Chapter 23.12 of the City of South Padre Island Code of Ordinances.

3.3 Non-Conforming Uses, Buildings, and Signs:

3.3.1 Regardless of transfer of ownership, existing Non-Conforming Buildings with a Non-Conforming Use that do not conform to the provisions of this Code may continue as long as the impacts of the non-conformity toward the zoning district is not increased.

3.3.2 Regardless of transfer of ownership, existing non-conforming buildings that do not conform to the provisions of this Code may change use within the same building, provided the new use is permitted in Table 5.1.

3.3.3 Regardless of transfer of ownership, existing Non-Conforming Signs that do not conform to the provisions of this Code may continue as they are until the sign is reconstructed or substantially modified such that the modifications are valued at more than fifty (50) % of the replacement value of the sign.

3.3.4 Any reconstruction or modification of or change to a Pedestrian Priority Street or Boulevard façade of a non-conforming building or non-conforming sign shall meet the provisions the Padre Boulevard Entertainment District Design Guidelines that affect the façade design of a building unless a Design Exception is granted by the City Manager/Designee, Form-Based Code Review Committee, and/or the City Council. In granting or denying Design Exception, the reviewer shall evaluate the extent to which the

proposed modifications result in greater or lesser conformance with the specifications of this Code and the extent to which the modifications meet the vision and intent of the PBED Code and the Design Guidelines.

3.4 Amendments to the Regulating Plan and/or Zoning Text: Amendments and changes to the Regulating Plan, text and property boundaries not otherwise permitted in this Code shall be considered by the Planning and Zoning Commission and approved by the City Council in accordance with the procedure set out in Chapter 20-18 of the City of South Padre Island Code of Ordinances.

IV. The Regulating Plan

4.1 Adoption of Regulating Plan. The Padre Boulevard and Entertainment District Regulating Plan as may be amended from time to time (See Sec. 20-5) is hereby adopted as a part of the official zoning map (Zoning District Map) for the Padre Boulevard and Entertainment District. Within any area subject to the approved Regulating Plan, this PBED Code becomes the exclusive and mandatory regulation.

4.2 Establishment of Character Zones

The following Character Zones are established. The designation of the specific Character Zone shall be established in the Regulating Plan.

4.2.1 Bayfront – The Bayfront Zone is intended to encourage the development of higher intensity mixed-use to support pedestrian activities by maximizing bayfront access and views. Development standards will emphasize the development of a safe public corridor and a sustainable activity center. Development within the Bayfront Zone shall meet the

- Building Form and Development Standards in Section 6.2 of this PBED Code.
- 4.2.2 Entertainment District Core – The Entertainment District Core Zone is intended to encourage the development of the area consistent with the vision for the Entertainment District that connects to the Bayfront to Padre Boulevard. The Entertainment District is intended to have the highest intensity of retail, restaurant, residential, and destination entertainment uses. Development standards will emphasize a pedestrian orientation along Laguna Blvd and key east-west streets such as Amberjacks, Ling and Marlin Streets. Development within the Entertainment District Core Zone shall meet the Building Form and Development Standards in Section 6.3 of this PBED Code.
- 4.2.3 Neighborhood Crossing – The Neighborhood Crossing Zone is intended to encourage the development of activity nodes with a range of commercial and residential uses at key locations along Padre Boulevard that provide bay to beach connectivity. The Neighborhood Crossing Zone shall meet the Building Form and Development Standards in Section 6.4 of this PBED Code.
- 4.2.4 Town Center Crossing – The Town Center Crossing Zone is intended to create a development node centered on major civic and public uses. Development standards will emphasize the creation and preservation of a strong public/civic identity at this crossing. Development within the Town Center Crossing Zone shall meet the Building Form and Development Standards in Section 6.4 of this PBED Code.
- 4.2.5 Padre Boulevard North – The Padre Boulevard North Zone is intended to provide for more flexible, market based development vision that balances pedestrian orientation with auto-oriented development. Development standards will focus on establishing specific criteria under which developers could propose alternative/unique standards to implement a more market responsive project. Development within the Padre Boulevard North Zone shall meet the Building Form and Development Standards in Section 6.5 of this PBED Code.
- 4.2.6 Padre Boulevard Central – The Padre Boulevard Central Zone is intended to establish consistent site development standards along Padre Boulevard that creates a more continuous pedestrian realm. Development within the Padre Boulevard Central Zone shall meet the Building Form and Development Standards in Section 6.6 of this PBED Code.
- 4.2.7 Padre Blvd South – The Padre Blvd South Zone is intended to encourage the redevelopment of the southern portion of Padre Boulevard as a true gateway to the Island. It is also intended to ensure that development along the Boulevard connects the Entertainment District to the beach. Development within the Padre Boulevard South Zone shall meet the Building Form and Development Standards in Section 6.6 of this PBED Code.
- 4.2.8 Neighborhood Transition – The Neighborhood Transition Zone is intended to provide for a range of smaller scale commercial (retail, office, and live-work) and residential transitions between Padre Boulevard and the neighborhoods to the east and west of the boulevard. Development standards will emphasize keeping a smaller building scale to be compatible with

adjoining neighborhoods. Development within the Neighborhood Transition Zone shall meet the Building Form and Development Standards in Section 6.7 of this PBED Code.

4.2.84.2.9 Northern Resort District – The Northern Resort District Character Zone building form and development standards are intended to provide for the implementation of a flexible, multi-use, market-based concept which establishes the relationship and character of both Gulf beachfront properties on the east of SPH 1000 (Padre Boulevard extension) and the properties on the west of SPH 100 (Padre Boulevard extension) fronting on to the Laguna Madre. The standards are intended to allow individual developers to establish unique and site specific criteria for their individual properties in a way which contributes to and enhances the general seaside resort character of the district. The Northern Resort District Character Zone as a whole may accommodate a wide range of the land uses in response to appropriate market demand. The uses would include but not be limited to commercial, residential, entertainment, recreation, hospitality and other tourism related activities.

4.3 Special Frontage Standards – Special Frontage Standards establish exceptions and special conditions for all buildings along designated street edges. Special Frontage Standards shall apply in addition to the underlying Character Zone standards. The following Special Frontage Standards as established in the Regulating Plan shall apply:

- 4.3.1 Main Street Frontage:
 - (i) Ground floors of all buildings designated as Main Street Frontage on the Regulating Plan shall not be occupied by residential units and/or lodging

rooms in hotels to a minimum depth of 30 feet as measured from the front building facade line.

4.4 Street Designations – The following Street Designations shall be established for all streets within the Island:

4.4.1 Pedestrian Priority Streets Established – Pedestrian Priority Streets are intended to provide the most pedestrian friendly development context. Buildings along these streets shall be held to the highest standard of pedestrian-oriented design. The Pedestrian Priority Streets are mainly the street sections that are critical neighborhood connectors as identified in the Regulating Plan.

4.4.2 Boulevard Established – The Boulevard designation is intended to balance pedestrian orientation with automobile accommodation. Typically, the Boulevard shall be a hybrid street that has a more pedestrian friendly development context at street intersections and accommodates auto-related functions and surface parking in the middle of the block. Surface parking shall be screened from the roadway with a street or living fence. Padre Boulevard shall be the designated Boulevard within the Corridor.

4.4.3 General Streets Established – General Streets are intended to accommodate a more auto-oriented uses, surface parking, and service functions on a site with automobile orientation. The General Streets are as identified in the Regulating Plan.

4.5 Open Space – The Regulating Plan indicates Required and Recommended Open Spaces including Paseos and Plazas. The specific standards for Public and Private Open Space are established in the Form-Based Code Design Guidelines.

V. Schedule of Permitted Uses

5.1 Permitted Uses. Due to the emphasis on urban form over land uses in the District, general use categories have been identified by Character Zone. Uses not listed in the following schedule (Table 5.1), but are substantially similar, may be permitted upon approval of the City Manager or designee, subject to City Council appeal.

Table 5.1 – Schedule of Uses (Land Use)

Character Zone	Bayfront	Entertainment District Core	Neighborhood Crossing	Town Center Crossing	Padre Boulevard North/Central	Padre Boulevard South	Neighborhood Transition	Northern Resort District
Commercial Uses (Office, Retail, Restaurant, Sales and Service Uses)								
Retail Sales with no drive through facility_(includes alcohol sales; bicycle, vehicle, and water sport sales & rental; general merchandise; pharmacy; cigarette & cigar sales; hardware stores, etc.) Excluded from this category are retail sales and service establishments geared towards the automobile.	P	P	P	P	P	P	NP	<u>P</u>
Head Shop (a retail outlet with the sale of paraphernalia related to the consumption of cannabis, other recreational drugs and/or new age herbs. Products typically include but are not limited to, water pipes, bong, roach clips, pipes, rolling papers, rolling machines, and whipped cream chargers containing nitrous oxide.)	NP	NP	NP	NP	NP	SE	NP	<u>NP</u>
Auto-related Sales or Service establishments (includes gasoline sales)	NP	NP	P/C	P/C	P/C	P/C	NP	<u>P/C</u>
Marine repairs	NP	NP	NP	NP	NP	NP	NP	<u>NP</u>
Finance, Insurance, and Real Estate establishments (with no drive through facility)	P	P	P	P	P	P	NP	<u>P</u>
Offices for business, professional, administrative, and technical services	P	P	P	P	P	P	P	<u>P</u>
Research laboratory headquarters, laboratories and associated facilities	NP	NP	NP	NP	P	P	NP	<u>P</u>
Food Service Uses such (includes seating on a sidewalk areas with no pedestrian obstruction; includes alcohol sales; with no drive through facility)	P	P	P	P	P	P	NP	<u>P</u>
Bar or drinking place	P	P	P	P	P	P	NP	<u>P</u>
Personal Services such as laundry, dry cleaners, hair care, etc.	P	P	P	P	P	P	NP	<u>P</u>
Tattoo and body piercing (with a state license)	NP	NP	NP	NP	NP	P	NP	<u>NP</u>
Permanent Makeup Application (with a state license)	NP	NP	NP	NP	NP	P	NP	<u>NP</u>
Retail bait stands	P	P	NP	NP	P	NP	NP	<u>P</u>
Pet and animal sales or service	P	P	P	P	P	P	NP	<u>P</u>
Any permitted use with a drive through facility	NP	NP	P/C	NP	P/C	P/C	NP	<u>P/C</u>
Arts, Entertainment, and Recreation Uses								
Indoor amusement or theme park establishment including bowling alleys, bingo parlor, games arcades, skating, etc.	P	P	P	P	P	P	NP	<u>P</u>
Outdoor amusement or theme park establishment including miniature golf, go-cart tracks, etc.	P/SUP	P/SUP	NP	NP	P/SUP	P/SUP	NP	<u>P/SUP</u>
Art galleries	P	P	P	P	P	P	P	<u>P</u>
Art, antique, apparel, appliance, furniture or electronics studio (includes retail, repair or fabrication uses)	P	P	P	P	P	P	NP	<u>P</u>
Fitness, recreational sports, gym, or athletic club	P	P	P	P	P	P	NP	<u>P</u>
Private clubs, fraternities, sororities and lodges that operate solely for the benefit of their members only	P	P	P	P	P	P	NP	<u>P</u>
Art, dance & music schools	P	P	P	P	P	P	NP	<u>P</u>
Marina or yachting club facility	P/SUP	NP	NP	NP	P/SUP	P/SUP	NP	<u>P/SUP</u>
Boat docks	P	NP	P	NP	P	P	NP	<u>P</u>
Museums and other special purpose recreational institutions	P	P	NP	P	P	P	NP	<u>P</u>
Parks, greens, plazas, squares, and playgrounds	P	P	P	P	P	P	P	<u>P</u>
Performing arts, theater, cinema, dance or music establishment	P	P	P	P	P	P	NP	<u>P</u>
Educational, Public Administration, Health Care and Other Institutional Uses								
Business associations and professional membership organizations	P	P	P	P	P	P	NP	<u>P</u>
Child day care and preschools	P	P	P	P	P	P	P	<u>P</u>

Character Zone	Bayfront	Entertainment District Core	Neighborhood Crossing	Town Center Crossing	Padre Boulevard North/Central	Padre Boulevard South	Neighborhood Transition	Northern Resort District
Schools, libraries, and community halls	P	P	P	P	P	P	NP	<u>P</u>
Universities and Colleges	P	P	P	P	P	P	NP	<u>P</u>
Technical, trade, and specialty schools	P	P	P	P	P	P	NP	<u>P</u>
Hospitals (General and Special), primary care office, urgent care centers, and dental clinics	NP	NP	P	P	P	P	NP	<u>P</u>
Nursing, supervision, and other rehabilitation services (including Substance Abuse Clinics)	NP	NP	P/SUP	P/SUP	P/SUP	P/SUP	NP	<u>P/SUP</u>
Civic uses	P	P	P	P	P	P	NP	<u>P</u>
Social and fraternal organizations	P	P	P	P	P	P	NP	<u>P</u>
Social services and philanthropic organizations	P	P	P	P	P	P	NP	<u>P</u>
Public administration uses (including government uses, public safety, health and human services)	P	P	P	P	P	P	NP	<u>P</u>
Religious Institutions	P	P	P	P	P	P	P	<u>P</u>
Funeral homes	P	P	P	P	P	P	NP	<u>P</u>
Residential Uses								
Home Occupations such as a dressmaker, physician/surgeon/dentist offices, a musician/artist studio etc.	P/A	P/A	P/A	P/A	P/A	P/A	P/A	<u>P/A</u>
Single family	SE	SE	SE	SE	SE	SE	SE	<u>P</u>
Multi-family residential (including apartment and condominiums)								
Ground floor	P/C	P/C	P/C	P/C	P/C	P/C	P	<u>P</u>
Upper floors	P	P	P	P	P	P	P	<u>P</u>
Residential Lofts	P	P	P	P	P	P	P	<u>P</u>
Weekend cottages	NP	NP	NP	NP	NP	NP	NP	<u>P</u>
Single-family residential attached dwelling unit (Townhomes)	SE	SE	P	P	P	P	P	<u>P</u>
Accessory residential unit (accessory building not exceed 50% of the floor area of the principal structure)	SE	SE	P/A	P/A	P/A	P/A	P/A	<u>P/A</u>
Residential accessory uses in a vacant lot that is contiguous with a residential single family lot having a principal building under common ownership	NA	NA	NA	NA	NA	NA	NA	<u>NA</u>
Short-term (less than 30 days) rentals	P	P	P	P	P	P	P	<u>P</u>
Mixed use structure (with uses allowed in the district)	P	P	P	P	P	P	P	<u>P</u>
Trailer parks (travel trailers)	NP	NP	NP	NP	NP	NP	NP	<u>NP</u>
Live-work unit	P	P	P	P	P	P	P	<u>P</u>
Other Uses								
Accessory uses (the sum of all accessory uses shall not constitute a total area larger than twenty (20) percent of the total building area of the principal use)	NP	NP	NP	NP	NP	NP	NP	<u>P</u>
Publishing (newspaper, books, periodicals, software)	P/C	P/C	P	P	P	P	NP	<u>P</u>
Motion picture and sound recording	P/C	P/C	P	P	P	P	NP	<u>P</u>
Telecommunications and broadcasting	P/C	P/C	P	P	P	P	NP	<u>P</u>
Information services and data processing	P/C	P/C	P	P	P	P	NP	<u>P</u>
Model homes or field offices for sales and promotion (until all the homes are sold; building permit is required and shall be valid for a one (1) year period; renewable if sales are still active)	P	P	P	P	P	P	P	<u>P</u>
Bed and Breakfast Establishments	NP	NP	NP	NP	P	P	P	<u>P</u>
Hotels and motels	P	P	P	P	P	P	NP	<u>P</u>
Hotels, motels and condominiums with more than twelve (12) units may include within the premises such businesses as bars, food establishments, barber shops, beauty parlors and other similar businesses	P	P	P	P	P	P	NP	<u>P</u>
Commercial parking	P/C	P/C	P/C	P/C	P/C	P/C	NP	<u>P/C</u>
Temporary commercial parking*	P	P	P	P	P	P	NP	<u>P</u>

Character Zone	Bayfront	Entertainment District Core	Neighborhood Crossing	Town Center Crossing	Padre Boulevard North/Central	Padre Boulevard South	Neighborhood Transition	Northern Resort District
Parking, surface (primary use of property)	P/C	P/C	P/C	P/C	P/C	P/C	P/C	<u>P/C</u>
Parking, surface (accessory use of property)	P	P	P	P	P	P	P	<u>P</u>
Parking, structured	P	P	P	P	P	P	NP	<u>P</u>
Private attached garage	P/A	P/A	NP	NP	NP	NP	P/A	<u>P/A</u>
Private detached garage	P/A	P/A	NP	NP	NP	NP	P/A	<u>P/A</u>
Impound lot	NP	NP	NP	NP	NP	NP	NP	<u>NP</u>
Outdoor storage	NP	NP	NP	NP	NP	NP	NP	<u>NP</u>
Helicopter landing/take-off pads	NP	NP	NP	NP	NP	NP	NP	<u>NP</u>
Community garden	P/C	P/C	P/C	P/C	P/C	P/C	P/C	<u>P/C</u>
Antennas including cell, accessory, and mounted on top of buildings.	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	<u>P/A/C</u>
Utility equipment (includes electrical transformers, gas meters, etc)	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	<u>P/A/C</u>
Wind energy equipment	P/A	P/A	P/A	P/A	P/A	P/A	P/A	<u>P/A</u>
Rain harvesting equipment	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	<u>P/A/C</u>
Solar energy equipment	P/A	P/A	P/A	P/A	P/A	P/A	P/A	<u>P/A</u>
Special Event	P/SUP	P/SUP	P/SUP	P/SUP	P/SUP	P/SUP	NP	<u>P/SUP</u>
Temporary buildings for construction (shall be removed upon completion or abandonment of construction work)	P	P	P	P	P	P	P	<u>P</u>

P: Permitted by right

P/C: Permitted with design criteria per Table 5.2

P/A: Permitted accessory use

P/A/C: Permitted as an accessory use with design criteria per Table 5.2

P/SUP: Permitted with a Specific Use Permit

SUP shall meet standards in Chapter 20-24 of the City Code of Ordinances

A: Accessory use to not exceed 25% of the primary use building square footage

SE: Special Exception

NA: Not applicable

NP: Not permitted

*All parking and maneuvering areas on a non-residential lot shall have dustproof paving or vegetative coverage. (Usage of Caliche or similar materials that may cause clogs in drainage system or create dust in the area are not allowed.)

5.2 Use Criteria: All uses listed as P/C in Table 5.1 shall also meet the following standards in Table 5.2

Table 5.2 – Use Criteria	
<i>Use</i>	<i>Location & Design Criteria</i>
Non-Residential Uses	
Auto-related Sales and Service	<ul style="list-style-type: none"> The building design shall conform to the requirements of the Padre Boulevard and Entertainment District Design Guidelines. Accessory structures, including canopies, kiosks, and car wash buildings, shall conform to or compliment the project architectural theme. This includes similar roof styles, column types, materials, textures, and colors. Service bays and car wash tunnel openings shall be oriented away from street view and screened from adjacent sites. If service bays and car wash openings toward street view are necessary, dense landscaping and/or architectural treatments shall be provided to screen and/or mitigate unattractive views and features from the street. Cross access connection shall be required for a mechanic shop to achieve a better screening. Building colors should emphasize earth tones. The use of highly reflective or glossy materials should be limited and will not be appropriate in all contexts. Such uses shall be designed so as to mitigate any negative impact on residential uses, including orientation and buffers. Where adjacent to residential zoning or residential uses, self-service or automatic car washes shall have sound attenuation devices, such as doors or screen walls, located at the entrances and/or exits of the car wash. All equipment within car wash tunnels shall be contained within the building. All vehicles under repair and equipment within repair bays shall be contained within the building and shall not be visible from outside. Canopy lighting shall be recessed and flush with its underside (ceiling). Full-service car washes shall provide shaded plazas and/or indoor waiting areas for customers. Gas pumps, canopies, and/or service bays shall not be located along any Pedestrian Priority Street frontage. Any buildings associated with the use shall also have a pedestrian entrance at a Pedestrian Priority Street and/or the Boulevard. No outdoor storage of vehicles or other products sold shall be permitted. All auto-related sales display shall be inside storefronts.
Any permitted use with a drive through facility	<ul style="list-style-type: none"> All drive through access (driveways) shall be from a street with a higher hierarchy. Drive through lanes and/or canopies shall not have frontage along any Pedestrian Priority Streets.
Residential Uses	
Multi-family residential Ground Floor	<ul style="list-style-type: none"> All ground floors along all Pedestrian Priority and Boulevard Frontages shall be built to Commercial Ready standards. Ground floors may be occupied by residential uses.
Other Uses	
Publishing (newspaper, books, periodicals, software)	<ul style="list-style-type: none"> Shall only be permitted on the upper floors of buildings
Motion Picture and sound recording	
Telecommunications and broadcasting (radio, TV, cable, wireless communications, telephone, etc)	
Information services and data processing	
Parking, surface (primary use of property)	<ul style="list-style-type: none"> Shall be permitted as an interim use of property (3 year increments) New surface parking shall be set back a minimum of 30' from the edge of the right-of-way of Pedestrian Priority Streets. New surface parking shall not be located at a street intersection for minimum of 30' along each street.
Sales from Kiosks	<ul style="list-style-type: none"> Kiosks shall only be permitted on civic/open spaces. Kiosks shall be no larger than 150 sq.ft. in area and no taller than 18' in height. Kiosk locations shall not impede pedestrian pathways or entrances to buildings Kiosks from which merchandise or food is sold shall be attended when open for business. Kiosks shall be constructed of similar materials or given a similar finish as adjacent buildings.

Table 5.2 – Use Criteria	
<i>Use</i>	<i>Location & Design Criteria</i>
	<ul style="list-style-type: none"> • All sides of a kiosk shall have a finished look with no externally visible utility equipment.
Community Garden	<ul style="list-style-type: none"> • Shall be no larger than 0.5 acres • Gardens shall be enclosed by a fence on all open sides. • Fences should be installed straight and plumb, with vertical supports at a minimum of 8' on center. Chicken wire, if used, should be continuously supported along all edges. • Fencing Materials: <ul style="list-style-type: none"> ○ <u>Permitted</u>: pressure treated wood (must be painted or stained medium to dark color), chicken wire, wrought iron, painted galvanized steel ○ <u>Not permitted</u>: chain link, bobbed wire, vinyl, un-painted/stained pressure treated wood, plywood
Antennas including cell, accessory and mounted (Excluded from this category are freestanding and commercial antennas and equipment buildings)	<ul style="list-style-type: none"> • Antennas shall be permitted on rooftops. • Antennas shall be screened entirely with a screen of same color as the principal building. • Antennas shall not be visible from adjacent Pedestrian Priority Street.
Rain water harvesting equipment	<ul style="list-style-type: none"> • Rain water harvesting equipment may not be installed along Pedestrian Priority Streets. • On all other frontages, they shall be screened with a Street Screen at least as high as the equipment being screened.
Utility equipment (includes electrical transformers, gas meters, etc)	<ul style="list-style-type: none"> • Utility equipment shall not be installed with frontage on Pedestrian Priority Streets. • On all other frontages, they shall be screened with a Street Screen at least as high as the equipment being screened.
Commercial Parking	<ul style="list-style-type: none"> • New surface parking shall be set back a minimum of 30' from the edge of the right-of-way of Pedestrian Priority Streets. • New surface parking shall not be located at a street intersection for minimum of 30' along each street. • Commercial parking shall not be allowed along any pedestrian priority street frontage.

VI. BUILDING FORM AND DEVELOPMENT STANDARDS

6.1 AREA REGULATIONS

6.1.1 Minimum Lot Size

- (i) Area of Lot: 2,500 square feet
- (ii) Width of Lot: 25 feet
- (iii) Depth of Lot: 100 feet

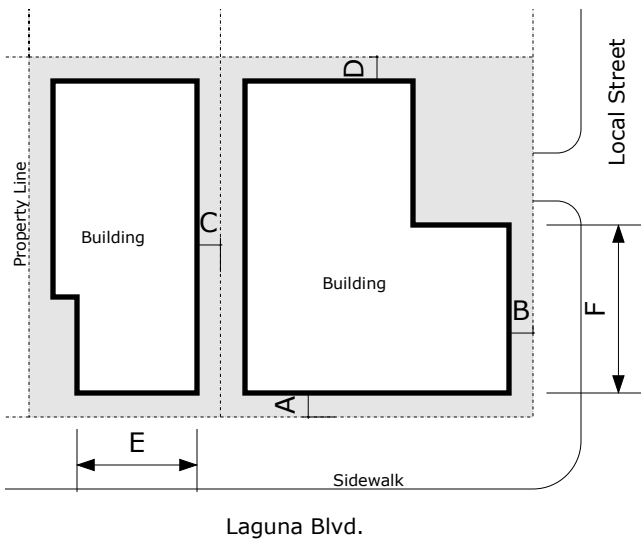
6.1.2 Single Retail Store Maximum Floor Area

No single retail store whether located in a single building, a combination of buildings, single tenant space, and/or combination of tenant spaces shall exceed twenty thousand (20,000) gross square feet of floor area in the aggregate. This size restriction shall apply to both new retail stores and expansion of existing retail stores.



6.2 BAYFRONT CHARACTER ZONE

6.2.1 Building Placement



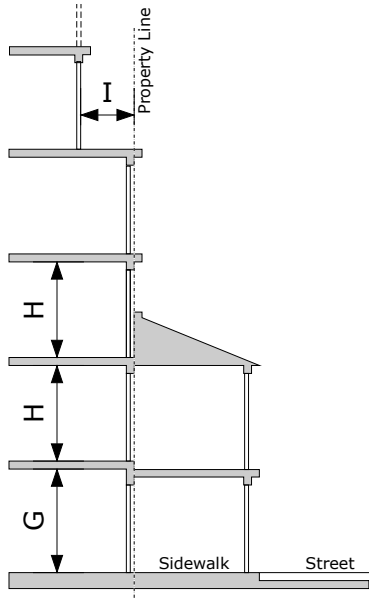
(i) Build-to-Zone (From property line)		
Laguna Blvd.	None	A
Local Street	None	B
Pedestrian Paseo	0'	B
* Arcades and colonnades are allowed within the BTZ with a minimum of 6' in depth and 12' interior clearance height.		
(ii) Setback		
Side	0' min.	C
Rear	0' min.	D
(iii) Building Frontage		
Laguna Blvd.	None	E
Local Street	None	F
Pedestrian Paseo	50% min.	F

6.2.3 Parking

- (i) Location Priority
 1. Front parking;
 2. Shared parking lot or parking building
 - Within 1,200 feet from the lot with the principal building.
 - The approval by the City Manager or designee required;
 - Shared parking agreement is required;
 3. Next to a building; and
 4. Ground (1st) floor parking;
- (ii) Design Criteria
 1. Min. 3 feet behind the property line.
 2. No side/rear setback for parking;
 3. Non-residential uses
 - Min. 1 space/300 SF (gross)
 4. Residential uses
 - Min. 1.5 space/unit
 5. Lodging uses
 - 0.75 spaces/lodging room
 6. Floor to floor heights shall not apply to parking floors.
 7. All parking/service areas shall be defined from the street by a 4' high screen (either the same building material with the principal structure or masonry or a vegetation) within the property line.
- (iii) Alternative Parking Measures

All development shall either meet the requirement for the number of parking or shall pay an equivalent fee-in-lieu as established by the City Council.
- (iv) Service Access
 1. Service access should not be located on a Pedestrian Paseo.
 2. Porte cocheres may be permitted.
 3. Shared driveway and cross access easements may be required between lots to minimize curb cuts.

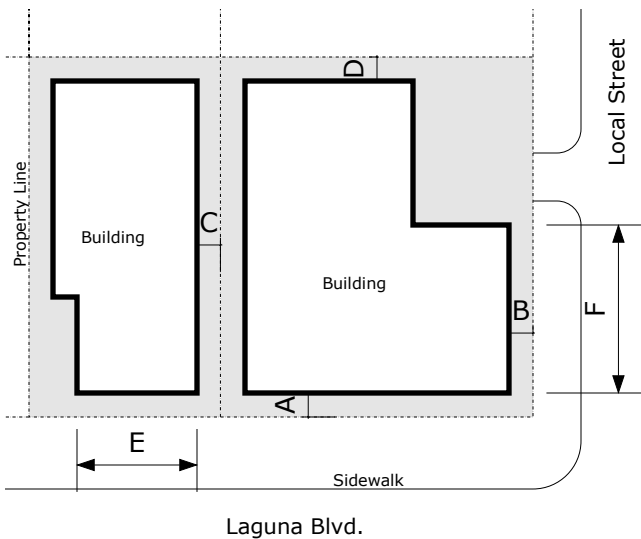
6.2.2 Building Height



(i) Max. Building Height	None	
(ii) 1st Floor Ceiling Height	12' min.	G
(iii) Upper Floor(s) Ceiling Height	8' min.	H
(iv) Step Back Distance (between 4th and 6th stories)	10' min.	I
(v) Sidewalk canopy and the second-floor balcony may be allowed if the vertical clearance meets a min. of 8 feet.		
(vi) Recessed entrances may be permitted if the upper floors meet the built-to-zone standards.		
(vii) Attics and mezzanines less than 7 feet (avg.) height shall not be counted as a story.		
(viii) Ground floors of all building fronting on Pedestrian Paseo and Laguna Blvd. shall be built to Commercial Ready standards.		

**PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE
6.3 ENTERTAINMENT DISTRICT CORE CHARACTER ZONE**

6.3.1 Building Placement



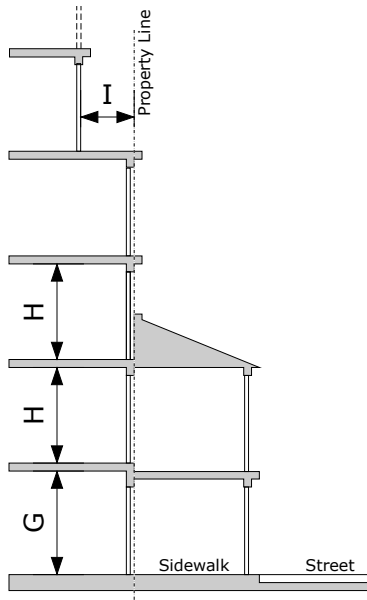
(i) Build-to-Zone (From property line)		
Laguna Blvd.	0'	A
Local Street	None	B
Pedestrian Priority St.	0'	
	(recommended)	B
* Arcades and colonnades are allowed within the BTZ with a minimum of 6' in depth and 12' interior clearance height.		
(ii) Setback		
Side	0' min.	C
Rear	0' min.	D
(iii) Building Frontage		
Laguna Blvd.	70% min.	E
Local Street	None	F
Pedestrian Priority St.	50% min.	
	(recommended)	F

6.3.3 Parking

- (i) Location Priority
 1. Shared parking lot or parking building
 - Within 1,200 feet from the lot with the principal building.
 - The approval by the City Manager or designee required;
 - Shared parking agreement is required;
 2. Behind a building;
 3. Next to a building;
 4. Ground (1st) floor parking; and
 5. Front parking - approval by the City Manager or designee required.
- (ii) Design Criteria
 1. Min. 3 feet behind the property line.
 2. No side/rear setback for parking;
 3. Non-residential uses
 - Min. 1 space/300 SF (gross)
 4. Residential uses
 - Min. 1.5 space/unit
 5. Lodging uses
 - 0.75 spaces/lodging room
 6. Floor to floor heights shall not apply to parking floors.
 7. All parking/service areas shall be defined from the street by a 4' high screen (either the same building material with the principal structure or masonry or a vegetation) within the property line.
- (iii) Alternative Parking Measures

All development shall either meet the requirement for the number of parking or shall pay an equivalent fee-in-lieu as established by the City Council.
- (iv) Service Access
 1. Service access should not be located on a Pedestrian Priority Street or on Laguna Blvd.
 2. Porte cocheres may be permitted.
 3. Shared driveway and cross access easements may be required between lots to minimize curb cuts.

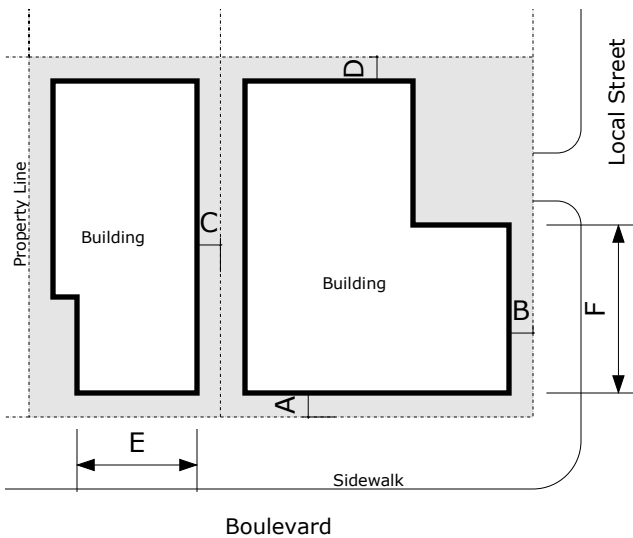
6.3.2 Building Height



- (i) Max. Building Height: None
- (ii) 1st Floor Ceiling Height: 12' min. G
- (iii) Upper Floor(s) Ceiling Height: 8' min. H
- (iv) Step Back Distance (between 4th and 6th stories): 10' min. I
- (v) Sidewalk canopy and the second-floor balcony may be allowed if the vertical clearance meets a min. of 8 feet.
- (vi) Recessed entrances may be permitted if the upper floors meet the built-to-zone standards.
- (vii) Attics and mezzanines less than 7 feet (avg.) height shall not be counted as a story.
- (viii) Ground floors of all building fronting on Pedestrian Priority Street and Laguna Blvd. shall be built to Commercial Ready standards.

**PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE
6.4 TOWN CENTER & NEIGHBORHOOD CROSSING CHARACTER ZONE**

6.4.1 Building Placement



- (i) Build-to-Zone (From property line)
 - Boulevard 10'-25' A
 - Local Street 5' min. B
 - Pedestrian Priority St. 5'-25' B

* Arcades and colonnades are allowed within the BTZ with a minimum of 6' in depth and 12' interior clearance height.
- (ii) Setback
 - Side 0' min. C
 - Rear 0' min. D
 - Rear toward a Single Family residential lot 10' min. D

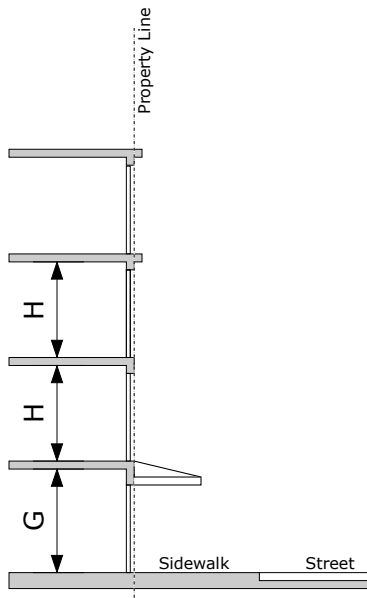
* A private fence (masonry or opaque vegetative) of a 6' height shall be required when abutting a single family residential lot.
- (iii) Building Frontage
 - Boulevard 50% min. E
 - Local Street None F
 - Pedestrian Priority St. 50% min. F

6.4.3 Parking

- (i) Location Priority
 1. Behind a building;
 2. Shared parking lot or parking building
 - Within 1,200 feet from the lot with the principal building.
 - The approval by the City Manager or designee required;
 - Shared parking agreement is required; and
 3. Next to a building.
- (ii) Design Criteria
 1. Min. 3 feet behind the property line.
 2. No side/rear setback for parking;
 3. Non-residential uses
 - Min. 1 space/500 SF (gross)
 4. Residential uses
 - Min. 1.5 space/unit
 5. Lodging uses
 - 0.75 spaces/lodging room
 6. Floor to floor heights shall not apply to parking floors.
 7. All parking/service areas shall be defined from the street by a 4' high screen (either the same building material with the principal structure or masonry or a vegetation) within the property line.
- (iii) Alternative Parking Measures

All development shall either meet the requirement for the number of parking or shall pay an equivalent fee-in-lieu as established by the City Council.
- (iv) Service Access
 1. Service access should not be located on a Pedestrian Priority Street or on Padre Blvd.
 2. Porte cocheres may be permitted.
 3. Shared driveway and cross access easements shall be required between lots to minimize curb cuts.

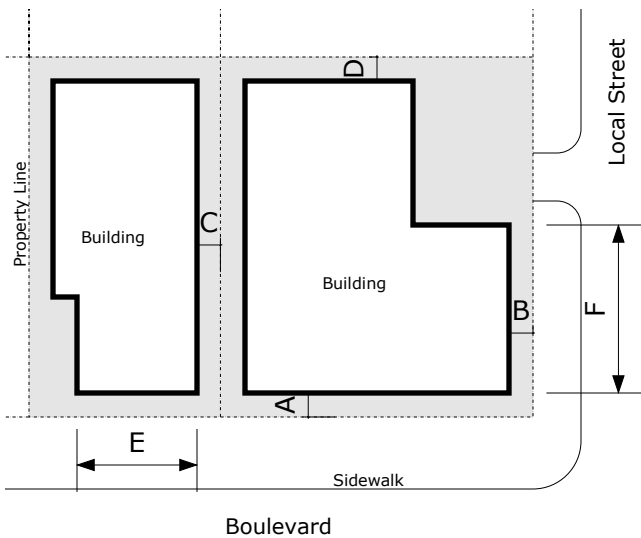
6.4.2 Building Height



- (i) Max. Building Height
 - Town Center 6 stories
 - Neighborhood Crossing 4 stories
- (ii) 1st Floor Ceiling Height 12' min. G
- (iii) Upper Floor(s) Ceiling Height 10' min. H
- (iv) Canopies, signs, awnings, balconies and similiar overhang may be allowed over any required setbacks or the sidewalk if the vertical clearance meets a min. of 8 feet.
- (v) Recessed entrances may be permitted if the upper floors meet the built-to-zone standards.
- (vi) Attics and mezzanines less than 7 feet (avg.) height shall not be counted as a story.
- (vii) Ground floors of all building fronting on Pedestrian Priority Street and Boulevard shall be built to Comercial Ready standards.

PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE
6.5 PADRE BOULEVARD NORTH CHARACTER ZONE

6.5.1 Building Placement

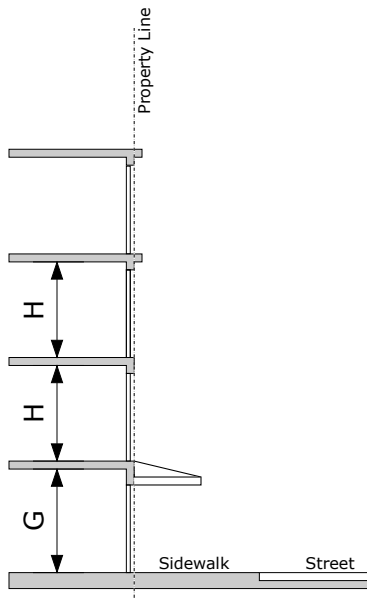


(i) Build-to-Zone (From property line)		
Boulevard	10' min.	A
Local Street	None	B
Pedestrian Priority St.	5'-25'	B
* Arcades and colonnades are allowed within the BTZ with a minimum of 6' in depth and 12' interior clearance height.		
(ii) Setback		
Side	0' min.	C
Rear	0' min.	D
Rear toward a Single Family residential lot	10' min.	D
* A private fence (masonry or opaque vegetative) of a 6' height shall be required when abutting a single family residential lot.		
(iii) Building Frontage		
Boulevard	None	E
Local Street	None	F
Pedestrian Priority St.	40% min.	F

6.5.3 Parking

- (i) Location Priority
 1. Front parking;
 2. Shared parking lot or parking building
 - Within 1,200 feet from the lot with the principal building.
 - The approval by the City Manager or designee required;
 - Shared parking agreement is required;
 3. Next to a building; and
 4. Behind a building.
- (ii) Design Criteria
 1. Min. 3 feet behind the property line.
 2. No side/rear setback for parking;
 3. Non-residential uses
 - Min. 1 space/300 SF (gross)
 4. Residential uses
 - Min. 1.5 space/unit
 5. Lodging uses
 - 0.75 spaces/lodging room
 6. Floor to floor heights shall not apply to parking floors.
 7. All parking/service areas shall be defined from the street by a 4' high screen (either the same building material with the principal structure or masonry or a vegetation) within the property line.

6.5.2 Building Height



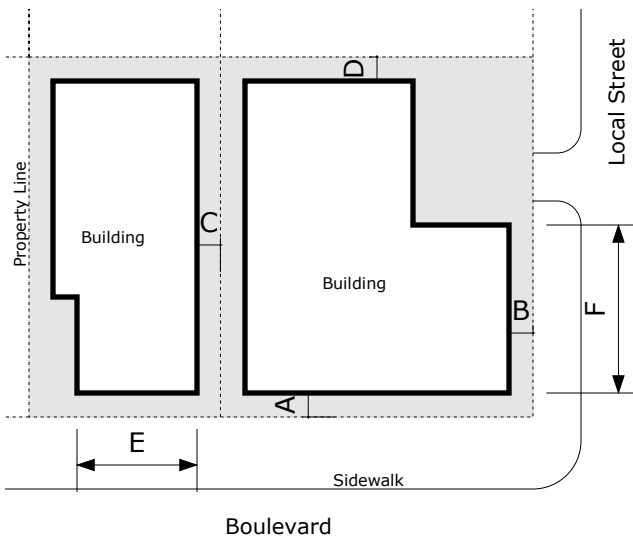
(i) Max. Building Height	None	
(Max. 4 stories within 300' of Padre Blvd.)		
(ii) 1st Floor Ceiling Height	12' min.	G
(iii) Upper Floor(s) Ceiling Height	10' min.	H
(iv) Canopies, signs, awnings, balconies and similiar overhang may be allowed over any required setbacks or the sidewalk if the vertical clearance meets a min. of 8 feet.		
(v) Recessed entrances may be permitted if the upper floors meet the built-to-zone standards.		
(vi) Attics and mezzanines less than 7 feet (avg.) height shall not be counted as a story.		
(vii) Ground floors of all building fronting on Pedestrian Priority Street and Boulevard shall be built to Comercial Ready standards.		

- (iii) Alternative Pakring Measures

All development shall either meet the requirement for the number of parking or shall pay an equivalent fee-in-lieu as established by the City Council.
- (iv) Service Access
 1. Service access should not be located on a Pedestrian Priority Street or on Padre Blvd.
 2. Porte cocheres may be permitted.
 3. Shared driveway and cross access easements shall be required between lots to minimize curb cuts.

**PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE
6.6 PADRE BOULEVARD SOUTH & CENTRAL CHARACTER ZONE**

6.6.1 Building Placement

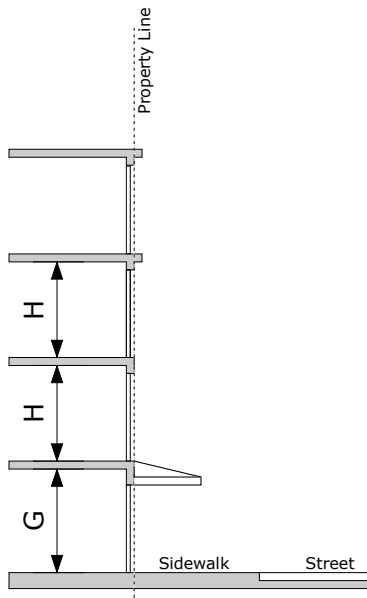


(i) Build-to-Zone (From property line)		
Boulevard	10'-75'	A
Local Street	5' min.	B
Pedestrian Priority St.	5'-25'	B
* Arcades and colonnades are allowed within the BTZ with a minimum of 6' in depth and 12' interior clearance height.		
(ii) Setback		
Side	0' min.	C
Rear	0' min.	D
Rear toward a Single Family residential lot	10' min.	D
* A private fence (masonry or opaque vegetative) of a 6' height shall be required when abutting a single family residential lot.		
(iii) Building Frontage		
Boulevard	25% min.	E
Local Street	None	F
Pedestrian Priority St.	50% min.	F

6.6.3 Parking

- (i) Location Priority
 1. Behind a building;
 2. Shared parking lot or parking building
 - Within 1,200 feet from the lot with the principal building.
 - The approval by the City Manager or designee required;
 - Shared parking agreement is required; and
 3. Next to a building.
- (ii) Design Criteria
 1. Min. 3 feet behind the property line.
 2. No side/rear setback for parking;
 3. Non-residential uses
 - Min. 1 space/300 SF (gross)
 4. Residential uses
 - Min. 1.5 space/unit
 5. Lodging uses
 - 0.75 spaces/lodging room
 6. Floor to floor heights shall not apply to parking floors.
 7. All parking/service areas shall be defined from the street by a 4' high screen (either the same building material with the principal structure or masonry or a vegetation) within the property line.

6.6.2 Building Height



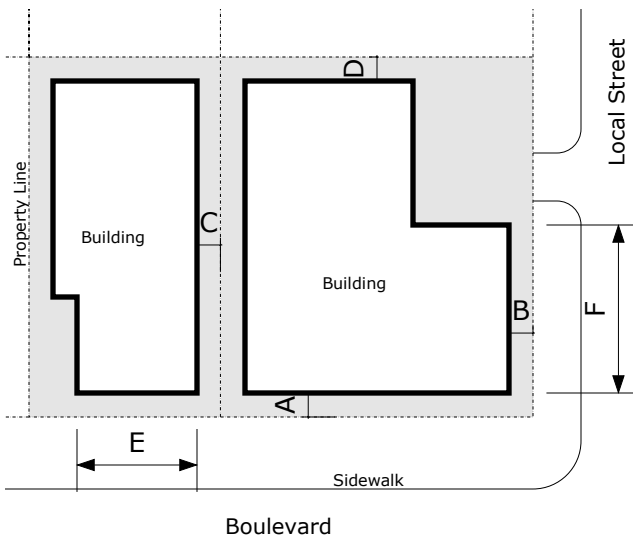
- (i) Max. Building Height: None (Max. 4 stories within 300' of Padre Blvd.)
- (ii) 1st Floor Ceiling Height: 12' min. G
- (iii) Upper Floor(s) Ceiling Height: 10' min. H
- (iv) Canopies, signs, awnings, balconies and similar overhang may be allowed over any required setbacks or the sidewalk if the vertical clearance meets a min. of 8 feet.
- (v) Recessed entrances may be permitted if the upper floors meet the built-to-zone standards.
- (vi) Attics and mezzanines less than 7 feet (avg.) height shall not be counted as a story.
- (vii) Ground floors of all building fronting on Pedestrian Priority Street and Boulevard shall be built to Commercial Ready standards.

- (iii) Alternative Parking Measures

All development shall either meet the requirement for the number of parking or shall pay an equivalent fee-in-lieu as established by the City Council.
- (iv) Service Access
 1. Service access should not be located on a Pedestrian Priority Street or on Padre Blvd.
 2. Porte cocheres may be permitted.
 3. Shared driveway and cross access easements shall be required between lots to minimize curb cuts.

**PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE
6.7 NEIGHBORHOOD TRANSITION CHARACTER ZONE**

6.7.1 Building Placement



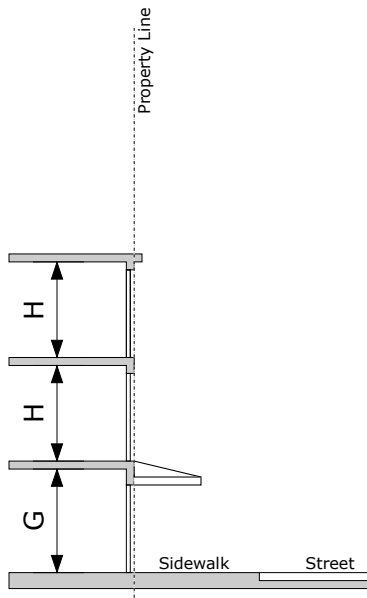
(i) Build-to-Zone (From property line)		
Boulevard	10'-75'	A
Local Street	None	B
Pedestrian Priority St.	5'-20'	B
* Arcades and colonnades are allowed within the BTZ with a minimum of 6' in depth and 12' interior clearance height.		
(ii) Setback		
Side	0' min.	C
Rear	0' min.	D
Rear toward a Single Family residential lot	10' min.	D
* A private fence (masonry or opaque vegetative) of a 6' height shall be required when abutting a single family residential lot.		
(iii) Building Frontage		
Boulevard	50% min.	E
Local Street	None	F
Pedestrian Priority St.	50% min.	F

6.7.3 Parking

- (i) Location Priority
 1. Behind a building;
 2. Next to a building;
 3. Front parking; and
 4. Shared parking lot or parking building
 - Within 1,200 feet from the lot with the principal building.
 - The approval by the City Manager or designee required;
 - Shared parking agreement is required;
- (ii) Design Criteria
 1. Min. 3 feet behind the property line.
 2. No side/rear setback for parking;
 3. Non-residential uses
 - Min. 1 space/500 SF (gross)
 4. Residential uses
 - Min. 1.5 space/unit
 5. Lodging uses
 - 0.75 spaces/lodging room
 6. Floor to floor heights shall not apply to parking floors.
 7. All parking/service areas shall be defined from the street by a 4' high screen (either the same building material with the principal structure or masonry or a vegetation) within the property line.
- (iii) Alternative Parking Measures

All development shall either meet the requirement for the number of parking or shall pay an equivalent fee-in-lieu as established by the City Council.
- (iv) Service Access
 1. Service access should not be located on a Pedestrian Priority Street or on Padre Blvd.
 2. Porte cocheres may be permitted.
 3. Shared driveway and cross access easements shall be required between lots to minimize curb cuts.

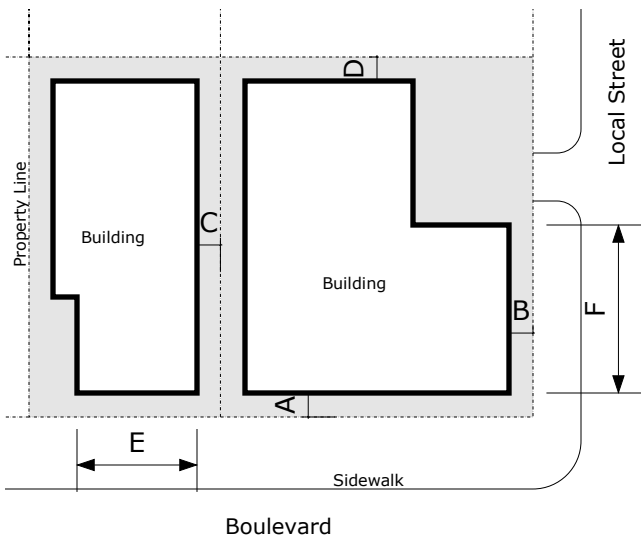
6.7.2 Building Height



- (i) Max. Building Height 3 stories
- (ii) 1st Floor Ceiling Height 12' min. G
- (iii) Upper Floor(s) Ceiling Height 8' min. H
- (iv) Canopies, signs, awnings, balconies and similar overhang may be allowed over any required setbacks or the sidewalk if the vertical clearance meets a min. of 8 feet.
- (v) Recessed entrances may be permitted if the upper floors meet the built-to-zone standards.
- (vi) Attics and mezzanines less than 7 feet (avg.) height shall not be counted as a story.
- (vii) Ground floors of all building fronting on Pedestrian Priority Street and Boulevard shall be built to Commercial Ready standards.

PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE
6.8 NORTHERN RESORT DISTRICT CHARACTER ZONE

6.8.1 Building Placement



- (i) Build-to-Zone (From property line)

Boulevard	10'-75'	A
Local Street	5' min.	B
Pedestrian Priority St.	5'-25'	B

* Arcades and colonnades are allowed within the BTZ with a minimum of 6' in depth and 12' interior clearance height.
- (ii) Setback

Side	0' min.	C
Rear	0' min.	D
Rear toward a Single Family residential lot	10' min.	D

* A private fence (masonry or opaque vegetative) of a 6' height shall be required when abutting a single family residential lot.
- (iii) Building Frontage

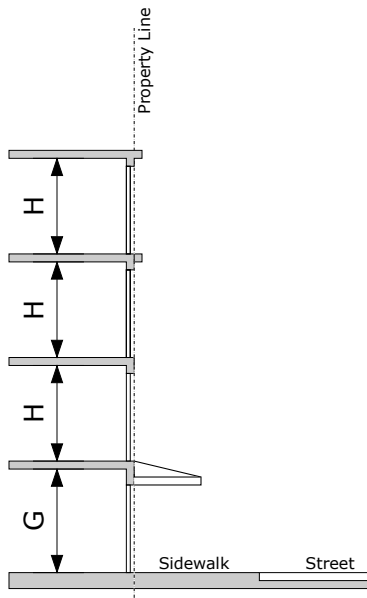
No less than 40% building frontage to be located in applicable BTZ E and F
- (iv) Block Standards: 250' min - 1200' max for the west of the Blvd; none for the east

6.8.3 Parking

- (i) Location Priority
 1. Behind a building;
 2. Next to a building (3' behind building facade);
 3. Front parking; and
 4. Shared parking lot or parking building
 - Within 250 feet from the lot with the principal building.
 - The approval by the City Manager or designee required;
 - Shared parking agreement is required;
- (ii) Design Criteria
 1. Min. 10 feet behind the property line along Boulevard/Pedestrian Priority/Civic Space; Min. 3 feet behind the property line along general street.
 2. No side/rear setback for parking;
 3. Non-residential uses
 - Min. 1 space/300 SF (gross)
 4. Residential uses
 - Min. 1.5 space/unit
 5. Lodging uses
 - 0.75 spaces/lodging room
 6. Floor to floor heights shall not apply to parking floors.
 7. All parking/service areas shall be defined from the street by a 4' high screen (either the same building material with the principal structure or masonry or a vegetation) within the property line.
- (iii) Alternative Parking Measures

All development shall either meet the requirement for the number of parking or shall pay an equivalent fee-in-lieu as established by the City Council.
- (iv) Service Access
 1. Service access should not be located on a Pedestrian Priority Street or on Padre Blvd.
 2. Porte cocheres may be permitted.
 3. Shared driveway and cross access easements shall be required between lots to minimize curb cuts.

6.8.2 Building Height



- (i) Max. Building Height

4 stories within 50' from Boulevard; 40 stories otherwise.
- (ii) 1st Floor Ceiling Height

15' min. for Commercial	
10' min. for Residential	G
- (iii) Upper Floor(s) Ceiling Height: 10' min. H
- (iv) Canopies, signs, awnings, balconies and similiar overhang may be allowed over any required setbacks or the sidewalk if the vertical clearance meets a min. of 8 feet.
- (v) Corner buildings up to 4 stories located on the boulevard frontage may exceed the max. building height by 25% for 20% of the building frontage along each corresponding street facade.
- (vi) Attics and mezzanines less than 7 feet (avg.) height shall not be counted as a story.
- (vii) Ground floors of all building fronting on Pedestrian Priority Street and Boulevard shall be built to Commercial Ready standards.

PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE
6.8 NORTHERN RESORT DISTRICT CHARACTER ZONE (Continued)

<p><u>6.8.4 Facade Elements (Site Specific)</u></p>	<p>(i) <u>This subsection replaces 7.1.1;</u></p> <p>(ii) <u>Doors and Windows;</u></p> <ol style="list-style-type: none"> 1. <u>For all buildings of up to 4 floors with facades facing on to the Boulevard or Pedestrian Priority Streets there shall be no blank walls greater than 40ft in width on the ground floor facade of any building.</u> 2. <u>Doors and windows on the ground floor of any building shall comprise a minimum of 20% of the facade.</u> 3. <u>Primary entrance doors of all buildings shall be facing civic spaces, the Boulevard or Pedestrian Priority Streets.</u> 4. <u>Windows and doors on facades directly facing towards a lot line shared with any single family residential lot and less than 10ft from the lot line shall have sills higher than 6ft on the ground floor unless a privacy fence (masonry or vegetative) or wall of at least 6ft in height is constructed to obscure any direct views into adjacent properties.</u> 5. <u>For all buildings over 4 floors located more than 50ft from the property line facing the Boulevard or Pedestrian Priority Streets, window and doors shall be designed in accordance with mandatory PBED Design Guidelines.</u>
<p><u>6.8.5 Additional Landscaping</u></p>	<p>(i) <u>This is in addition to the requirements of 7.2 Landscape Standards</u></p> <p>(ii) <u>For buildings fronting on to the Boulevard and Pedestrian Priority Streets the area between the property line and the building shall include a 6ft wide (min) landscaping strip with street trees or shrubs planted at 40ft centers (average) except at street intersections, where paving is optional up to 25ft along the building facade along each street frontage. Species of appropriate street trees or shrubs shall be selected from the Planting List in the PBED Design Guidelines.</u></p>
<p><u>6.8.6 Driveways and Streets</u></p>	<p>(i) <u>Driveways on lots having more than 250' Boulevard frontage may be located on the Boulevard in accordance with TXDOT standards.</u></p> <p>(ii) <u>Pedestrian Priority Streets and General Streets do not yet exist in the Zone, and are to be designated by the developer as they are developed.</u></p>

7.1 Facade Elements

7.1.1 Facade along Pedestrian Priority Street, Paseo and Boulevard

- (i) There shall be no blank walls greater than 25 feet in widths.
- (ii) Primary entrance door shall be provided on the facade. In the case of a corner lot, there shall be a primary entrance door on the side where the building is addressed.
- (iii) Doors and windows on ground floor of all buildings shall be between 40% and 90% of the ground floor facade area.
- (iv) Windows on the upper floors shall be a minimum of 20% of each upper floor facade area, which should be located between 3 ft. and 9 ft. above each finished floor.

7.1.2 Commercial Ready

Commercial ready means space constructed at a minimum ground floor height as established in each character zone which may be used for noncommercial uses and can be converted into retail/commercial use. Prior to the issuance of a certificate of occupancy for a retail/commercial use in a Commercial Ready space is to provide the flexibility of occupying a space in accordance with market demand and allowing the use in such space to change to retail/commercial uses accordingly.

7.2 Landscape Standards

7.2.1 Minimum Requirements

- (i) Single-Family Use: No less than 30% of the minimum front yard setback area.
- (ii) Townhouse: No less than 15% of the minimum front yard setback area.
- (iii) Commercial / Multifamily (Hotel, Motel, Condominium, Duplex, etc.): No less than 20% of the front-of-building area.
- (iv) Corner Lots: An additional 10% of the side-of-building area.
- (v) Developed Properties with No Building: No less than 10% of the entire lot.
- (vi) Other materials such as planters, bark mulch, brick, stone, natural forms, water forms, and aggregate (but not concrete or asphalt) may be used with the 80% coverage of live plant materials.

7.2.2 Tree Requirements

- (i) Min. one tree / 300 square feet
- (ii) No less than one tree shall be planted on each lot.

7.2.3 Line of Sight

All landscape installations must provide unobstructed views in accordance with sight triangle requirements as denoted within Article 2.22 of the *Standards and Specifications for the Acceptance of Public Improvements*.

7.2.4 Landscape Plan

- (i) Landscape plan shall be submitted with any application materials for a building permit.
- (ii) Approved landscape plan shall be valid as long as the building permit for the project is valid.
- (iii) The Building Inspector may at his/her discretion issue a temporary Certification of Occupancy, not to exceed 60 days, in the event of inclement weather, natural disasters, or for other good cause shown.

7.2.5 Maintenance

All landscaping required shall be maintained in a neat and healthy condition. Such Maintenance shall be an ongoing obligation of the owner of the property and prompt replacement shall be made of any damaged materials.

7.2.6 Enforcement

Should any person fail to comply with the requirements of this chapter, such failure shall constitute a violation as set forth in Section 20-17 and 21-2 of the City Ordinance.

**PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE
VIII. SIGNAGE STANDARDS**

8.1 Applicability. For new and substantially modified signs, the standards in Table 8.1 shall apply and sign permits shall be approved administratively by the City of South Padre Island Building Official unless specifically noted in this section. Except as specifically listed below, all other signage and sign standards shall comply with Chapter 15 of the City of South Padre Island City Ordinances, as amended.

8.2 Master Sign Plans. An applicant has the option to establish unique sign standards including size, color, type, design, and location. Such applications shall be reviewed as "Master Sign Plans" by the City of South Padre Island Building Official and are subject to approval of the City Council. In evaluating a Master Sign Plan, the City Council shall consider the extent to which the application meets the proposed Sign Plan:

- 8.2.1 Promotes consistency among signs within a development thus creating visual harmony between signs, buildings, and other components of the property;
- 8.2.2 Enhances the compatibility of signs with the architectural and site design features within a development;
- 8.2.3 Encourages signage that is in character with planned and existing uses thus creating a unique sense of place; and
- 8.2.4 Encourages multi-tenant commercial uses to develop a unique set of sign regulations in conjunction with development standards.

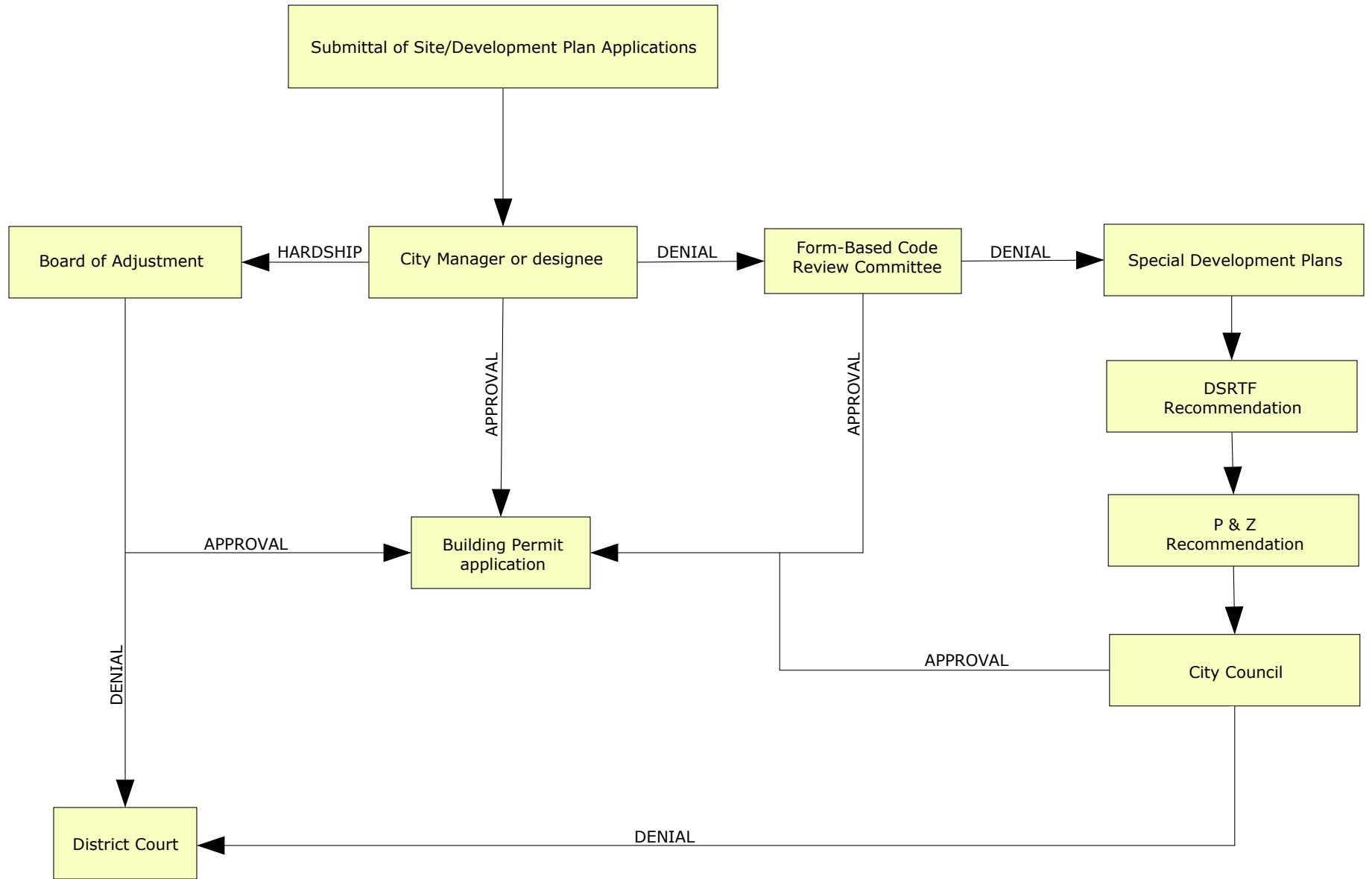
Table 8.1

Character Zone	Bayfront	Entertainment District Core	Neighborhood Crossings	Town Center Crossing	Padre Boulevard South	Padre Boulevard Central	Padre Boulevard North	Neighborhood Transition	Standard
Sign Type									
Wall Signs	P	P	P	P	P	P	P	P (comm. uses only)	<ul style="list-style-type: none"> • For all ground floor commercial uses (retail, office, and restaurant): One sign per tenant space per each street frontage, not to exceed more than 2 signs; area to be calculated at 1.5 sq. ft. per linear foot of public street frontage for the tenant space with a maximum of 100 sq. ft. per tenant. • Second and upper floor commercial uses may also be permitted one second floor wall sign per tenant space per public street frontage; area to be calculated at 1.5 sq. ft. per linear foot of second or upper floor frontage along that public street with a maximum of 125 sq.ft. • Institutional uses (non-profits and churches): One sign per tenant space; area to be calculated at 1.5 sq. ft. per linear foot of public street frontage with a maximum of 100 sq. ft. • Live-Work and Home occupations: One sign limited to an area of 20 sq. ft. max. • Building sign may encroach a maximum of 12" on to a sidewalk while maintaining a vertical clearance of 8 ft. from the finished sidewalk. • Building signs may be internally or externally lit. • Marquee signs as only permitted as specified below.
Monument Signs	P	P	P	P	P	P	P	NP	<ul style="list-style-type: none"> • One monument sign per lot per lot street frontage (no more than 2 per lot separated by at least 100 ft.) limited to a maximum of 50 sq. ft. per sign face and 6 ft. in height.
Window Signs	P	P	P	P	P	P	P	P (comm. uses only)	<ul style="list-style-type: none"> • Limited to 10% of the window area. • In the Neighborhood Transition Zone, window signs are only permitted for commercial uses (including the "work" component of live-work uses). <p>The following shall be exempt from this limitation:</p> <ul style="list-style-type: none"> • Addresses, closed/open signs, hours of operation, credit card logos, real estate signs, and now hiring signs. • Mannequins and storefront displays of merchandise sold. • Interior directory signage identifying shopping aisles and merchandise display areas.
Building Blade Signs	P	P	P	P	P	P	P	P (comm. uses only)	<ul style="list-style-type: none"> • One per building (commercial and mixed use buildings only) • Area = 30 sq. ft. maximum per sign face. • May encroach a maximum of 2 ft. over a sidewalk, but shall not encroach over any parking or travel lane. • Building blade signs may be attached to the building at the corners of building or along any street facing façade above the first floor facade.
Tenant Blade Signs	P	P	P	P	P	P	P	P (comm.)	<ul style="list-style-type: none"> • One per commercial tenant space (retail, office, or restaurant use) • Area = 16 sq. ft. maximum per sign face

Character Zone	Bayfront	Entertainment District Core	Neighborhood Crossings	Town Center Crossing	Padre Boulevard South	Padre Boulevard Central	Padre Boulevard North	Neighborhood Transition	Standard
Sign Type								uses only)	<ul style="list-style-type: none"> • May encroach a maximum of 2 ft. over a public sidewalk, but shall not encroach over any parking or travel lane. • Tenant blade signs shall be oriented perpendicular to the building façade and hung under the soffit of an arcade or under a canopy/awning or attached to the building façade immediately over the ground floor tenant space while maintaining a vertical clearance of 8 ft. from the finished sidewalk.
Marquee Signs	P	P	P	P	P	P	P	NP	<ul style="list-style-type: none"> • Permitted for theatres, auditoriums, and other public gathering venues of 100 persons or more • Marquee signs shall be attached to the building or located above or below a canopy only • Area = 100 sq.ft. maximum • Message board may be changeable copy (electronic and non-electronic). Electronic message boards shall be non-flashing.
For sale/for lease signs	P	P	P	P	P	P	P	P	<ul style="list-style-type: none"> • Size is limited to 32 sq. ft. per sign face • All other standards are the same as City of South Padre Island Sign Regulations.
Address signs	P	P	P	P	P	P	P	P	Same as City of South Padre Island Sign Regulations
Temporary construction signs	P	P	P	P	P	P	P	P	<ul style="list-style-type: none"> • 1 free standing sign per lot during construction only; limited to 32 sq. ft. • Regulations same as City of South Padre Island Temporary Signage regulations, Sec.15-6 (G)
Banners	P	P	P	P	P	P	P	P	Same as City of South Padre Island Sign Regulations
Sandwich board signs	P	P	P	P	P	P	P	P	<ul style="list-style-type: none"> • Permitted only for retail, service, or restaurant uses • Limited to 12 sq. ft. per sign face per storefront; • Sign may not exceed 5 ft. in height. • A minimum of 6 ft. of sidewalk shall remain clear. • Chalkboards may be used for daily changing of messages. Reader boards (electronic and non-electronic) shall be prohibited. • Sign shall be removed every day after the business is closed.
Light Pole Banners	P	P	P	P	P	P	P	P	<ul style="list-style-type: none"> • Permitted only with approval of the City Council. • Max. 10 sq. ft. per sign face. • Limited to one per light pole • All light pole banners shall be approved by the appropriate utility company prior to consideration by the City Council. • Light pole banners shall be limited to publicize community-wide events, holiday celebrations, public art, and other city sponsored events.
Directory signs	P	P	P	P	P	P	P	P	<ul style="list-style-type: none"> • Shall be allowed for all multi-tenant commercial and mixed use buildings only • One directory sign per multi-tenant building limited to 12 sq. ft. in area • Design of the sign shall be integral to the façade on which the sign is to be affixed.

P= Permitted; NP = Not permitted

**PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE
IX. DEVELOPMENT REVIEW PROCESS**



X. Definitions

In addition to Definitions of the City of South Padre Island City Ordinances, the following terms shall have the corresponding interpretations.

Arcade: is a portion of the main façade of the building that is at or near the Street-Setback Line and a colonnade supports the upper floors of the building. Arcades are intended for buildings with ground floor commercial or retail uses and the arcade may be one or two stories.

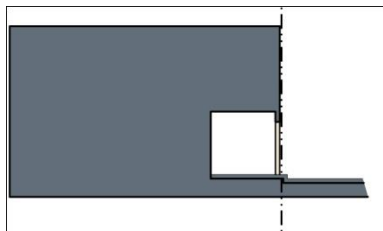


Image of an arcade

Attics/Mezzanines: the interior part of a building contained within a pitched roof structure or a partial story between two main stories of a building.

Auto-Related Sales and Service Uses: are establishments that provide retail sales and services related to automobiles including, but not limited to, cars, tires, batteries, gasoline, etc.

Balcony is a platform projecting from a second or higher story interior or exterior wall of a building, usually enclosed for privacy and protection by a rail. A balcony usually has French or sliding glass doors leading out to it, and can be entered from a living room or bedroom.



Block Face Dimensions means the linear dimension of a block along one of its street frontages.

Block Perimeter means the aggregate dimension of a block along all of its street frontages.

Block means the aggregate of lots, pedestrian passages and rear alleys, circumscribed on all sides by streets.

Boulevard means the street identified as such on the Regulating Plan. The Boulevard shall be a hybrid street that balances both automobile and pedestrian orientation with respect to the development context.

Build-to Zone means the area between the minimum and maximum setbacks within which the principal building’s front façade (building façade line) is to be located.

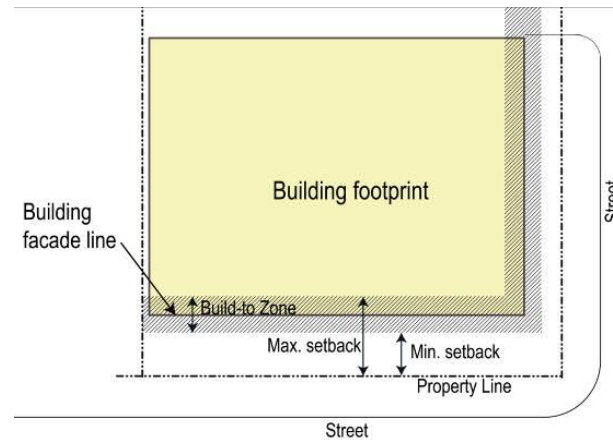
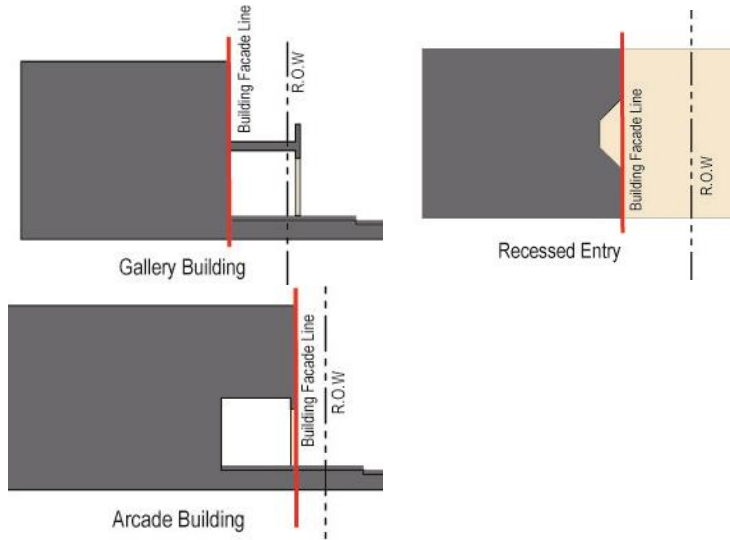


Illustration indicating the location of the build-to zone relative to the minimum and maximum setbacks and the building façade line

Building Façade Line means the vertical plane along a lot where the building’s front façade is actually located.



Building Façade Line Illustrations

Building Form Standards: the standards established for each Character Zone that specifies the height, bulk, orientation, and elements for all new construction and redevelopment.

Building Frontage: the percentage of the building’s front façade that is required to be located at the front Build-to Line or Zone as a proportion of the block frontage along that public street. Parks, plazas, squares, improved forecourts, and pedestrian breezeway frontages shall be considered as buildings for the calculation of building frontage.

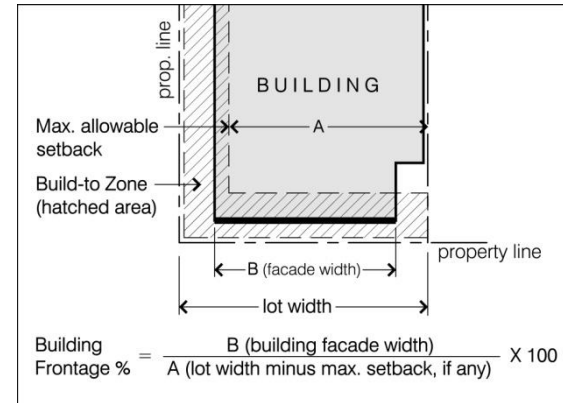


Image showing how a lot’s building frontage is calculated .

Character Zone means an area within the Padre Boulevard and Entertainment District that creates a distinct urban form different from other areas within the PBED. Character Zones are identified in the Regulating Plan.

City Manager means the City Manager of the City of South Padre Island or designee.

Civic/Open Space: a publicly accessible open space in the form of parks, courtyards, forecourts, plazas, greens, pocket parks, playgrounds, etc. They may be privately or publicly owned. For all residential uses, privately accessible open spaces such as courtyards, porches, and balconies may also be considered as Civic/Open Space for the purposes of this ordinance.

Plaza – a primarily hardscaped civic/open space with formal landscaping, available for civic purposes and commercial activities. A plaza shall be spatially defined by buildings.

Paseo: is a civic space dedicated for pedestrian movement located between blocks, buildings or along alleys. Paseos may terminate public streets within the PBED.



Image of a typical paseo

Commercial or Mixed Use Building means a building in which the ground floor of the building is built to commercial ready standards and any of the floors are occupied by non-residential or residential uses.

Commercial Ready means space constructed at a minimum ground floor height as established in each character zone which may be used for noncommercial uses and can be converted into retail/commercial use. Prior to the issuance of a certificate of occupancy for a retail/commercial use in a Commercial-Ready space, the space must comply with all building and construction codes for that use. The intent of Commercial-Ready space is to provide the flexibility of occupying a space in accordance with market demand and allowing the use in such space to change to retail/commercial uses accordingly.

Community Garden is a small to medium size garden cultivated by members of an area for small scale agricultural uses for the benefit of the same people. It may consist of individually tended plots on a shared parcel or may be communal (everyone shares a single plot).



Images of community gardens

Comprehensive Plan: City of South Padre Island Comprehensive Plan that establishes the blueprint for the long-term growth and development of the City.

Courtyard is a landscaped open space in the center of the block with no street frontage, surrounded by walls or buildings on all sides. It shall be large enough to allow for public activities and have sunlight during midday. It should be designed to connect to adjacent buildings or to the public sidewalk through a pedestrian passage.



Images of Courtyards

Daylighting: Daylighting in a building is the utilization of available sunlight by manipulating window placement, window fixtures, and room dimensions to maximize natural light in a space. Using daylighting minimizes the need for lamps and overhead lights and the energy required to power artificial lighting.

Design Exceptions: shall be any request to modify any standards in Section VI Building Form and Development Standards, Section VIII Signage Standards, and requirements from the Padre Boulevard and Entertainment District Design Guidelines.

Development Application: shall be any application for development that changes the outward appearance of a building or site within the Padre Boulevard and Entertainment District. It shall include applications for new buildings and signs, additions or modifications to existing buildings, signs or site. It shall include site plans, landscape plans, façade improvement plans, surface parking lot plans, sign applications, and similar requests but shall not include building permit applications.

Existing Development: shall be all development (buildings and uses) that existed on or before May 1, 2011.

Encroachment: any structural or non-structural element such as a sign, awning, canopy, terrace, or balcony, that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, into the Public R-O-W, or above a height limit.

Forecourt is similar to a Courtyard, however, it is located in the front of a building such that the forecourt is surrounded on two or three sides by wings of the building.



Image of a forecourt

Flood Zone Height or Base Flood Elevation: shall be the elevation of the 100-year flood zone as established by the Federal Emergency Management Agency (FEMA).

Gallery: is an extension of the main façade of the building that is at or near the front property line and the gallery may overlap the public sidewalk.

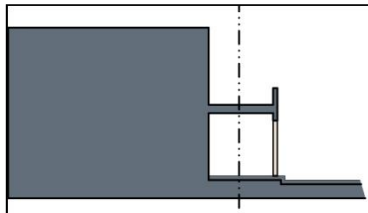


Image of a Gallery

General Street means a street intended to primarily accommodate access to parking, driveways, service, and other auto-related functions.

Hybrid Street: shall be the Boulevard that balances automobile accommodation with pedestrian accommodation.

Illustrative Concept Plan: shall be the design concepts and drawings developed during the Camp Bowie Corridor Code initiative.

Improvements: Improvements include anything that increases the dollar value or the usefulness of the property as defined by the Appraisal District. Such improvements include extension of utility service lines, filling or draining low areas, building raised areas, creating roads, parking lots and other access as well as erecting buildings, outbuildings and other fixed, permanent structures.

Institutional Uses: are uses that are related to non-profit organizations dedicated to religious or social functions.

Kiosk means a small temporary or permanent structure often open on one or more sides used for sales in civic/open spaces.

Live-Work Unit: means a mixed use building type with a dwelling unit that is also used for work purposes, provided that the ‘work’ component is restricted to the uses of professional office, artist’s workshop, studio, or other similar uses and is located on the street level and constructed as separate units under a condominium regime or as a single unit. The ‘work’ component is usually located on the ground floor which is built to Commercial Ready standards. The ‘live’ component may be located on the street level (behind the work component) or any other level of the building. Live-work unit is distinguished from a home occupation otherwise defined by this ordinance in that the work use is not required to be incidental to the dwelling unit, non-resident employees may be present on the premises and customers may be served on site.

Living Fence: shall be a Street Screen composed of landscaping in the form of vegetation.

New Development: shall be all development that substantially modified or built after the adoption of this Code.

Nursing, supervision, and other rehabilitation services: shall include inpatient nursing and rehabilitative services and can accommodate patients for extended care. This category shall also include convalescent homes, convalescent hospitals, inpatient care hospices, nursing homes, and rest homes with nursing care are a few examples of services these establishments provide. This category also includes mental retardation services (not licensed hospital care) to people with mental illness, substance abuse problems, psychiatric convalescent needs, etc. The focus of these services may include health care, but the primary purpose is protective supervision and counseling.

Patio is an outdoor space for dining or recreation that adjoins a residence and is often paved. It may also be a roofless inner courtyard within a residence, typically found in Spanish and Spanish-style dwellings.



Image of a patio

Pedestrian Priority Street means the streets identified as such on the Regulating Plan. Pedestrian Priority Streets are the primary pedestrian streets with the development context set to the highest standard of pedestrian-oriented design.

Playgrounds are open spaces designed and equipped for the recreation of children. These playgrounds should serve as quiet,

safe places -- protected from the street and typically located where children do not have to cross major to access. Playgrounds may be fenced. An open shelter, play structures or interactive art and fountains may be included with landscaping between. Shaded areas and seating shall be provided. Playground equipment and design must be reviewed and approved by the City prior to installation. A larger playground may be incorporated into the park, whereas a more intimate playground may be incorporated into the green.



Images of playgrounds

Private Open Space Amenity shall be any other private open space that could include a pool (swimming, lap pool, spa area), play courts (basket ball), or picnic areas with shade structures.

Regulating Plan: is a Zoning Map that shows the Character Zones, Street Types, Frontage Types, Civic Spaces, and other requirements applicable to the Padre Boulevard and Entertainment District subject to the standards in this Code. The details of the Regulating Plan can be found at the “Zoning District Map” as may be amended from time to time in Sec.20-5.

Retail Sales: Retail establishments are the final step in the distribution of merchandise. They are organized to sell in small quantities to many customers. Establishments in stores operate as fixed point-of-sale locations, which are designed to attract walk-in customers. Retail establishments often have displays of merchandise and sell to the general public for personal or household consumption, though they may also serve businesses

and institutions. Some establishments may further provide after-sales services, such as repair and installation. Included in, but not limited to this category, are durable consumer goods sales and service, consumer goods, other grocery, food, specialty food, beverage, dairy, etc, and health and personal services.

Residential Building means a building type that is built to accommodate only residential uses on all floors of the building such as townhomes, apartment buildings, duplexes, etc.

Roof terraces are flat areas on top of a building which are accessible for use as a recreation space for the residents and users of the building.



Image of a roof terrace

Service Uses: This is a category for limited personal service establishments which offer a range of personal services that include (but not limited to) clothing alterations, shoe repair, dry cleaners, laundry, health and beauty spas, tanning and nail salons, hair care, etc.

Sign, Building Blade: is a pedestrian-oriented sign that is affixed perpendicular to the corner of a building or along the front façade of a building above the ground floor to provide identification for the whole building.



Image of a Building Blade Sign

Sign, Tenant Blade: is a smaller pedestrian-oriented sign that is affixed perpendicular to the building façade under a canopy or awning or immediately over a tenant space and provides identification for individual tenants within a building.



Image of a Tenant Blade Signs

Sign, Freestanding: shall include both permanent and temporary signs placed within a building’s front yard. Freestanding signs may be Pole or Monument Signs.

Sign, Marquee: is a sign structure placed over the entrance to a theatre or other public gathering venue. It has signage stating either the name of the establishment or, in the case of theatres or other public venues, the name of the event, artist, and other details of the event appearing at that venue. The marquee is often identifiable by a surrounding cache of light bulbs, usually yellow or white, that flash intermittently or as chasing lights. Marquee signs may often be combined with Building Blade signs.



Image of a Marquee sign with a Building Blade Sign

Sign, Monument: is any freestanding sign which is connected to the ground and which has no clear space for the full width of the sign between the bottom of the sign and the surface of the ground. A monument sign may include a sign face and sign structure, and may also include a sign base and sign cap.



Image of a Monument Sign

Sign, Sandwich Board: is a portable sign consisting of two panels of equal size, which are hinged at the top or one panel with a support and placed on the ground or pavement so as to be self-supporting.



Images of sandwich board signs.

Special Development Plan: shall be any request to modify any standards in the Padre Boulevard and Entertainment District Code as well as the Padre Boulevard and Entertainment District Design Guidelines.

Street Screen: a freestanding wall or living fence built along the frontage line or in line with the building façade along the street. It may mask a parking lot or a loading/service area from view or provide privacy to a side yard and/or strengthen the spatial definition of the public realm.



Image of a combination masonry and living street screen

Transition Zones: are the areas with specific adjacencies within which certain limitations on building heights apply as established for each Frontage Type.