Chapter 4 Site design standards

10.401 Intent

Site design standards establish design criteria and minimum standards for development in the city. The rules are intended to:

- Enhance and protect Hutto's character, built environment, quality of life and community image through clearly articulated development design goals and policies, design guidelines and minimum design standards.
- Protect and promote Hutto's long-term vitality through design standards that encourage and reward high quality development, while discouraging less attractive and less enduring alternatives.
- Minimize adverse impacts of vehicular circulation to existing neighborhoods and to the surrounding physical environment.
- Enhance and protect the security and health, safety and welfare of Hutto residents.

10.402 General standards

10.402.1 Utilities

10.402.1.1 Utility lines
All new utility lines must be placed underground. Transmission lines at least 345 kilovolts are exempted.

10.402.1.2 Utility boxes

- Utility boxes must be as small as possible.
- Utility boxes greater than 2 ft. tall cannot be placed in the clear vision area, or interfere with use of streets, alleys, sidewalks, and bicycle paths.
- Utility boxes in the front yard on a block must be painted a uniform earth tone color.

Utility location and screening requirements are found throughout this section.

10.403 Bulk, setbacks and buffers

10.403.1 Intent

Bulk, setback and buffer standards regulate the placement of buildings and other improvements on a parcel. Land use regulations traditionally regulated building placement so adequate light and air can be provided to building occupants, and to slow the spread of fires from building to building. However, building placement can be an important element in defining a community's sense of place.

10.403.2 Applicability

This section applies in the following areas.

City of Hutto conventional zoned areas	City of Hutto FBC Form Based Code zoning district	City of Hutto OT Old Town zoning district	Hutto extraterritorial jurisdiction (ETJ)
Yes	**Yes, for bufferyard only.**	**Only as described by Section 10.503 and use requirements of Chapter 3**	**No**

10.403.3 Lot dimensions and area

Required lot dimensions and area are:

	Zoning district										
	SF-R	SF-1	SF-1 alley load, cul-de-sac or detached garage	SF-1 zero lot line	SF-1 village	SF-2	MF	MH	B-1	B-2	LI/I
Lot area (min)	87,120 sq. ft. (2 ac)	7,800 sq. ft.	5,500 sq. ft.	5,000 sq. ft.	4,500 sq. ft.	4,500 sq. ft.	20,000 sq. ft.	217,800 sq. ft. (5 ac)	43,560 sq. ft. (1 ac)	43,560 sq. ft. (1 ac)	87,120 sq. ft. (2 ac)
Lot width at building line (min)	200 ft.	60 ft.	50 ft.	45 ft.	45 ft.	45 ft.	100 ft.	200 ft.	100 ft.	100 ft.	200 ft.

- Flag lots must have at least 50 ft. frontage along a public right-of-way.
- Width to depth ratio of lots for single household and two household dwelling developments shall be at least 1:3, as determined by the smallest rectangle enclosing the extreme limits of the lot.
- Within a townhouse development, internal lots for the purpose of individual ownership of dwellings with undivided interest in the common areas and facilities may be less than 4,500 square feet in area and have a lot width less than 45 feet.

Lot configuration standards, governing the arrangement of lots in a subdivision, are in Section 10.202.2.

10.403.4 Building envelope

10.403.4.1 General
If there is a conflict among the setback and landscape/bufferyard standards in this code when applied to a certain site, the more restrictive standards will apply.

10.403.4.2 Primary and accessory structures
Default bulk standards for primary and accessory structures are as follows:

	Zoning district									
	SF-R	SF-1	SF-1 zero lot line	SF-1 village	SF-2	MF	MH	B-1	B-2	LI/I
Front yard (min)	50 ft.	25 ft.	15 ft.	15 ft.	20 ft.	25 ft.	25 ft. MH site	5 ft.	10 ft.	25 ft.
Front yard on loop lane (min)	n/a	15 ft.	10 ft.	10 ft.	n/a	n/a	n/a	n/a	n/a	n/a
Front yard: garage door (min)	50 ft.; 40 ft. side load	25 ft.; 20 ft. side load	25 ft.; 20 ft. side load	25 ft.; 20 ft. side load	25 ft.	25 ft.	n/a	20 ft.	25 ft.	25 ft.

	Zoning district									
	SF-R	**SF-1**	**SF-1 zero lot line**	**SF-1 village**	**SF-2**	**MF**	**MH**	**B-1**	**B-2**	**LI/I**
Side yard (min)	20 ft.	5 ft.	0 ft. one side, 12 ft. other	5 ft.	5 ft.; 0 ft. for common walls	15 ft.	25 ft. MH site	0 ft. for common walls or 10 ft.; from * SF-R:20 ft., SF-1:20 ft., SF-2:10 ft.	0 ft. for common walls or 10 ft.; from * SF-R:30 ft., SF-1:30 ft., SF-2:20 ft.	0 ft. for common walls or 10 ft.; from * SF-R:30 ft., SF-1:30 ft., SF-2:30 ft., MF:30 ft., MH:30 ft. or building height
Rear yard (min)	50 ft.	20 ft.	10 ft.	20 ft. (house and garage)	20 ft.	25 ft.	25 ft. MH site	25 ft.; from * SF-R:20 ft., SF-1:20 ft., SF-2:10 ft. or building height	25 ft.; from * SF-R:30 ft., SF-1:30 ft., SF-2:20 ft. or building height	25 ft.; from * SF-R:30 ft., SF-1:30 ft., SF-2:30 ft., MF:30 ft., MH:30 ft.
Side and rear yard for accessory building (min)	20 ft.	5 ft.	5 ft.	5 ft.	5 ft.; 0 ft. for common walls	15 ft.	25 ft. MH site	Same as main building	Same as main building	Same as main building
Spacing between buildings (min)	n/a	n/a	n/a	n/a	n/a	20 ft.	15 ft.	0 ft. for common walls or 20 ft.	0 ft. for common walls or 50% height of taller building, but at least 20 ft.	0 ft. for common walls or 50% height of taller building, but at least 20 ft.
Building height (max)	45 ft. / 3 stories	35 ft. / 2.5 stories	35 ft. / 2.5 stories	35 ft. / 2.5 stories	35 ft. / 3 stories	35 feet; 45 feet along Freeways, Arterials, and Major Non-Residential Collectors	1 story	35 feet	45 feet	45 feet
Building height, accessory (max)	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	1 story	15 ft.	15 ft.	15 ft.

	Zoning district									
	SF-R	SF-1	SF-1 zero lot line	SF-1 village	SF-2	MF	MH	B-1	B-2	LI/I

- Accessory structures are prohibited between the front building line of the primary building and the public right-of-way.
- The cumulative gross floor area of all accessory structures on the site may be no more than 25% of the yard where they are located.
- Accessory structures must be placed at least 10 ft. or a distance equivalent to their height from primary structures on a site, whatever is lesser.
- Building permitting and setback standards do not apply to accessory structures no more than 200 sq. ft.

* Bufferyard standards (Section 10.403.6) may affect setbacks.

Illustrations of setbacks and yards for various lot and building configurations are included in Section 10.202.2.

10.403.4.3 Riparian setbacks

Minimum structural setbacks from riparian areas (edge of 100-year floodplain or delineated wetlands) are:
- Watercourses draining an area at least 0.5 square mile and having a defined bed and bank, designated 100 year flood plains, and Category 3 wetlands: 25 ft.
- Watercourses draining an area of 0.5-20 square miles, and Category 2 wetlands: 75 ft.
- Watercourses draining an area of greater than 20 square miles, and Category 1 wetlands: 125 ft.

10.403.4.4 Swimming pools and spas
Bulk standards for swimming pools and spas are:
a. Edge of in-ground or above ground pool, and in-ground spas:
   - Must be located at least 3 ft. from any freestanding structure, and at least 5 ft. from all side and rear lot lines;
   - May not be located within a utility easement; and
   - Must be placed in a rear or side yard.
b. Edge of concrete deck:
   - Must be located at least 5 ft. from all side and rear lot lines;
   - May not be located within a utility easement; and
   - Must be placed in a rear or side yard.
c. Edge of wood pool deck:
   - Same as for accessory structure in underlying zoning district.

General standards for pools are in Section 10.311.9.

10.403.5 Setback encroachments and exceptions

These uses and structures may encroach into a yard or required setback as follows.

Type of structure or use	Residential uses	Non-residential uses
Air conditioning equipment	Any part of the side and rear yard	n/a
Arbors and trellises	Any yard, at least 5 ft. from neighboring PL	
Awnings	no more than 3 ft. into front, side or rear setback; may hang over easements	no more than 6 ft. into front, side or rear setback; may hang over easements; may hang over public ROW with approval of City Council
Backflow prevention devices	Any part of the side and rear yard	Any yard on the site
Bay windows, chimneys, entry vestibules less than 8 ft. wide and less than 33% of the wall length, overhanging eaves	no more than 3 ft. into any setback	
Newspaper vending boxes, pay telephones	n/a	Any yard on the site; property must be occupied by a principal building
Open deck greater than 5 ft. above grade	at least 5 ft. into rear setback, if area underneath is left unscreened/unenclosed	n/a
Open deck no more than 5 ft. above grade	Into rear setback, at least 10 ft. from PL	n/a
Ramps and other access devices required by the ADA.	Any yard on the site	
Retaining walls	Any yard on the site	
Satellite dishes at least 1m in diameter	Aide and rear yard, at least 10 ft. from PL	

Encroachments across property lines, into the public right-of-way, or into utility, drainage, access, conservation or riparian easements are prohibited.

10.403.6 Bufferyard

10.403.6.1 Bufferyards between lots
Bufferyards are required between certain land uses to prevent or minimize potential nuisances such as noise or light, and to provide a transition between uses that may not be compatible with each other.

10.403.6.2 Bufferyard standards

- Bufferyards shall be landscaped in accordance with the tree and shrub standards found in Section 10.407.5.4.
- No site development shall be permitted within a required bufferyard. This includes, but not limited to, parking, drive aisles, alleys, accessory buildings, dumpsters, storage, or light fixtures. Passive recreation, including pedestrian trails and seating areas, may be permitted within required bufferyards, provided that the required depth of the bufferyard and all required plantings are provided.
- A non-residential use developed in a residential zoning district will be required to provide a low level bufferyard adjacent to residential development, as defined in Section 10.403.6.3(a).
- Detention or retention ponds may be permitted within up to 25% of the required bufferyard if it is determined by the City Engineer that there is no other feasible option for the detention of stormwater. If detention or retention is located within the required bufferyard, the requirements of this section shall be met in full within the remaining bufferyard area, and additional screening or aesthetic treatment of the pond may be required depending on the location and circumstances of the site.
- The Development Services Director may approve up to a 50% bufferyard reduction for properties abutting a drainage easement or other designated open space.
- Development within or adjacent to PUD,FBC, or OT districts shall be subject to the bufferyard requirements for the most appropriate zoning district based on the use of the property.
- Notwithstanding Section 10.403.6.3, Development Services staff may require a masonry wall within a required bufferyard in order to mitigate nuisances caused by light, noise, odor, or any other source.

10.403.6.3 Required bufferyards

The table below indicates the level of bufferyard required between each zoning district or land use. Letters “a” to “c” correspond to the type of bufferyard required and the specific situations in which the bufferyard is required. A box with “--” indicates that a bufferyard is not required between those development types.

Development providing bufferyard	Adjacent district									
	REC	**SF-R**	**SF-1**	**SF-2**	**MH**	**MF**	**B-1**	**B-2**	**LI**	**I**
REC	--	--	--	--	--	--	--	--	--	--
SF-R	--	--	--	--	--	--	--	--	--	--
SF-1	a	a	--	--	--	--	--	--	--	--
SF-2	a	a	a	--	--	--	--	--	--	--
MH	b	b	b	b	--	--	--	--	--	--
MF	b	b	b	b	b	--	--	--	--	--
B-1	b	b	b	a	a	a	--	--	--	--
B-2	c	c	c	b	b	b	--	--	--	--
LI	c	c	c	c	c	c	b	a	--	--
I	c	c	c	c	c	c	c	b	a	--

a. A low level bufferyard ("a") shall consist of the following:
   - A 10 ft. wide planting area; or a 5 ft. wide planting area plus a 6+ ft. tall masonry wall;
   - Two (2) native tall trees and one (1) native short tree per every fifty (50) linear feet of bufferyard.
   - For bufferyards where the optional 6+ ft. tall masonry wall is not provided, a continuous landscape hedge not less than 3 ft. in height is required.

b. A medium level bufferyard ("b") shall consist of the following:
   - A 20 ft. wide planting area; or a 15 ft. wide planting area plus a 6+ ft. tall masonry wall;
   - Two (2) native tall trees and one (1) native short tree per every fifty (50) linear feet of bufferyard.
   - For bufferyards where the optional 6+ ft. tall masonry wall is not provided, a continuous landscape hedge not less than 3 ft. in height is required.

c. A high level bufferyard ("c") shall consist of the following:
   - A 30 ft. wide planting area; or a 25 ft. wide planting area plus a 6+ ft. tall masonry wall;
   - Two (2) native tall trees and one (1) native short tree per every fifty (50) linear feet of bufferyard.
   - For bufferyards where the optional 6+ ft. tall masonry wall is not provided, a continuous landscape hedge not less than 3 ft. in height is required.

10.403.6.4 Bufferyards adjacent to development perimeter walls
Where a development perimeter wall is provided, a bufferyard consisting of the following shall be provided between the wall and the street:
- A 10 ft. wide planting area;
- Two (2) native tall trees and one (1) native short tree per every fifty (50) linear feet of bufferyard, and;
- A continuous landscape hedge not less than 3 ft. in height.

10.403.7 Residential adjacency

10.403.7.1 Loading area screening
Off-street loading areas must be fully screened from view of residential districts. Wing walls, landscape screens, changes in building orientation, and/or other architectural elements must be used to buffer loading docks no more than 150 ft. from a residential district or area, lodging establishment, nursing home or assisted living facility.

10.403.7.2 Vehicle intensive use screening
Wing walls, landscape screens, changes in building orientation, and/or other architectural elements must be used to buffer drive-through aisles and mechanical commercial uses when they are no more than 150 ft. from a residential district or area, lodging establishment, nursing home or assisted living facility.

10.403.7.3 Vehicle service bays
Vehicle service bays and loading area garage doors must face away from residential districts, unless separated by a building or permanent architectural feature at least the height of the service bays. Walls separating service bays from a residential district must be masonry (stone, brick, decorative CMU, similar materials) with no openings.

10.403.7.4 Dumpster enclosures
Dumpster enclosures in nonresidential zoning districts must be at least 25 ft. from a residential zoning district.

10.404 Site design

10.404.1 Applicability

This section applies in the following areas.

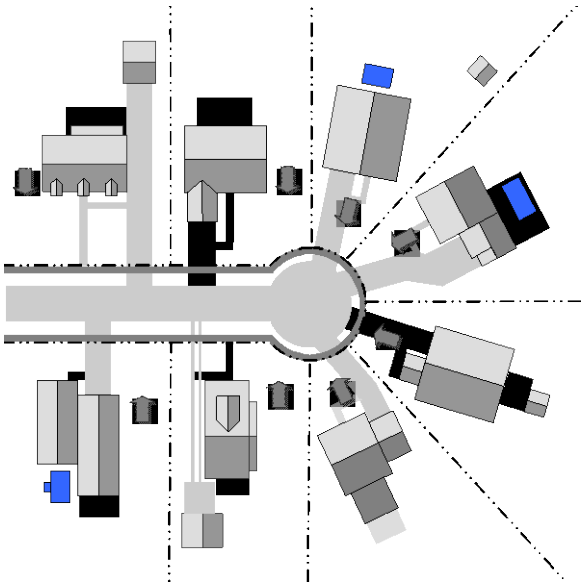
City of Hutto conventional zoned areas	City of Hutto FBC Form Based Code zoning district	City of Hutto OT Old Town zoning district	Hutto extraterritorial jurisdiction (ETJ)
Yes	**Only as described by Section 10.502 and use requirements of Chapter 3**	**Only as described by Section 10.503 and use requirements of Chapter 3**	**No**

10.404.2 Siting and orientation: one and two household dwellings and development

10.404.2.1 Applicability
These standards apply to all development in the SF-R, SF-1, and SF-2 districts.

10.404.2.2 Building orientation

One and two household dwellings must be oriented where the front façade is parallel to and facing the street as much as possible, and not another dwelling on an adjacent lot. On corner lots, houses may face the corner or either fronting street.



10.404.3 Siting and orientation: multiple household and manufactured home development and structures

10.404.3.1 Applicability
These standards apply to all development in the MF and MH districts.

10.404.3.2 Building orientation
Buildings must be oriented towards either the perimeter streets, or an internal drive or road network that recreates a traditional grid or traditional village, rather than orientation only to internal parking lots.

10.404.3.3 Common open space

10.404.3.3.1 *Common open space required*
The minimum amount of common open space (as a percentage of net land area) is 20%.

10.404.3.3.2 *Common open space siting*
Common open space must be amassed into meaningful, quality open spaces. Clustering of buildings is encouraged to minimize small, narrow, unassigned strips in front of and between buildings. Designated common open space may be in a natural, undisturbed state, landscaped for more formal courtyards or plazas, or developed for active or passive recreation.

Common open space land must be compact and contiguous to the maximum extent practicable, unless the land is used as a continuation of an existing greenway, trail, or other linear park, or unless specific topographic features require a different configuration.

Common open space must be reasonably accessible to all residents of the development:

10.404.3.3.3 *Areas not considered as common open space*
The following do not count towards require common open space:

- Private lots, yards, balconies and patios dedicated for use by a specific unit.
- Public right-of-way or private streets and drives.
- Open parking areas and driveways for dwellings.
- Land covered by structures except ancillary structures associated with use of open space such as gazebos and picnic shelters.
- Designated outdoor storage areas.
- Land areas between buildings, and between building and parking lots or driveways, of greater than 40 ft.
- Required perimeter setbacks.
- Detention/retention facilities, including drainage swales, unless designed for use as accessible and useable year-round community amenities by the residents of the development (e.g., picnic areas, passive recreation areas, playgrounds, ponds for fishing and/or boating, etc.).
- Areas under high-tension power lines.
- Wetlands that are saturated for greater than 50% of the year.

10.404.3.4 Manufactured home parks
The following additional standards apply to manufactured home parks.

10.404.3.4.1 *Manufactured home spaces*
Manufactured home spaces must:

- Be at least 2,500 sq. ft.
- Abut an internal street that permits movement of manufactured homes to and from the space.
- Have a front yard of at least 25 ft. and side and rear yard of at least 15 ft.
- Be flat and stable, so the placed manufactured home does not heave, shift, tilt or settle unevenly.

10.404.3.4.2 *Manufactured home park site development*
A manufactured home park must:

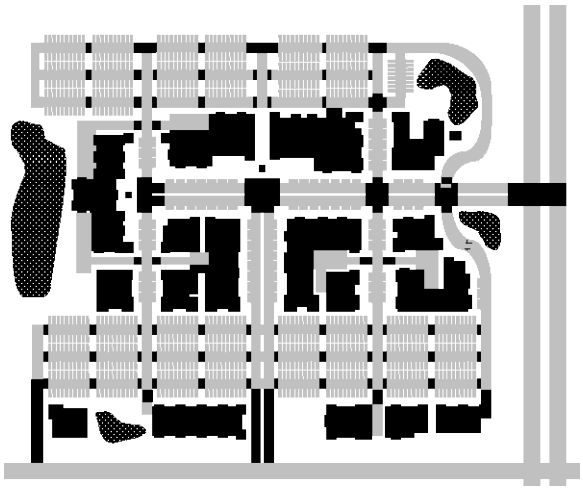
- Occupy an at-least-100,000-sq.-ft.-site, and include at least 20 spaces.
- Have at least 5,000 sq. ft. for each space.
- Provide an amenity center.

10.404.4 Siting and orientation: non-residential sites and structures

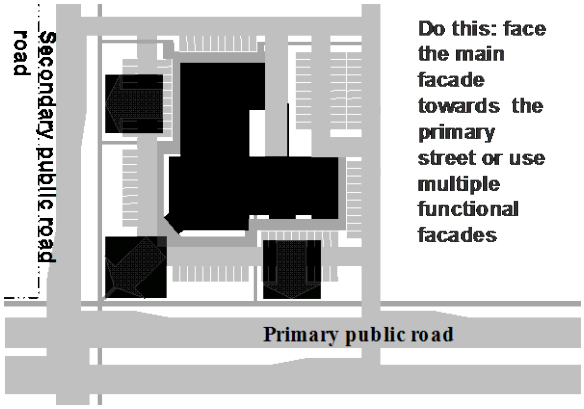
10.404.4.1 Applicability
These standards apply to all development in the B-1, B-2 and LI districts, and non-residential sites and structures not subject to FBC or OT district design standards.

10.404.4.2 Orientation to streets
The primary façade and pedestrian entrance of a building must be oriented towards the public right-of-way when not facing an internal village street.

In shopping and commercial centers, and developments with multiple buildings, buildings must be oriented towards either the perimeter streets, or an internal drive or road network that recreates a village street, rather than orientation only to internal parking lots.



Retail Village

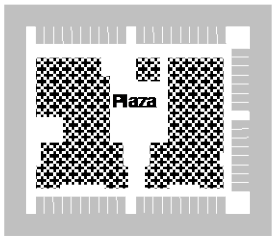


10.404.4.3 Orientation to walkways
One main building entrance must open directly onto a connecting walkway with pedestrian frontage. Sides of a principal building facing a public street must have one or more customer entrances. When a principal building faces more than two public streets, this requirement will apply only to two sides.

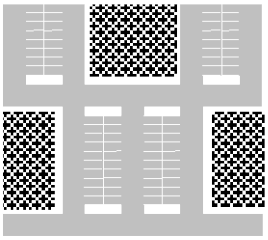
10.404.4.4 Plazas
Commercial buildings must be placed in a way that creates plazas and pedestrian gathering areas that are large enough to buffer pedestrians from traffic and circulation areas.

10.404.4.5 Views
Commercial buildings must be oriented to promote views through and into each commercial development.

10.404.4.6 Clustering
Clustering of buildings in larger master planned and multiple building projects is strongly encouraged.



Do this: cluster buildings to create plazas and pedestrian gathering areas



Don't do this : separate buildings with parking lots

10.404.4.7 Building perimeter wall spacing from driving surfaces
Building walls must be placed at least 10 ft. from drive aisles and parking areas around the entire building perimeter. This buffer area may be breached for loading areas, drive-through windows and garage access.

10.404.4.8 Solar orientation
When building orientation to the east and west is unavoidable, landscaping, canopies, arcades, roof overhangs, or similar features must be used to shade facades and walls that face into the sun for a large portion of the morning or afternoon.

10.404.5 Sidewalks

10.404.5.1 Sidewalks required
Sidewalks in conformance to Section 10.610 and Section 10.611 must be provided along public or private street frontages. A continuous internal pedestrian walkway at least 5 ft. wide must be provided from the perimeter public sidewalk to the primary public entrance of a non-residential building or multiple household residential development.

10.404.5.2 Sidewalks required for use change
Sidewalks in conformance to Section 10.610 and Section 10.611 must be constructed along the public right-of-way adjacent to any lot that changes use. A Certificate of Occupancy for new construction will not be issued until the sidewalk is constructed and accepted by the city.

10.404.6 Internal pedestrian circulation

10.404.6.1 Applicability
The following standards apply to all development in the MF, MH, B-1, B-2, REC. LI, and I districts, and non-residential sites and structures not subject to the FBC or OT district standards.

10.404.6.2 Internal walkways
Internal walkways extending the full length of a building must be provided along all façades or walls featuring a customer entrance and along all façades abutting public parking areas. Internal walkways must be placed at least 6 ft. or more from the façade or wall along at least 30% of its length, to provide beds for foundation landscaping, outdoor seating and patios, and building articulation. Sidewalks are not required in service areas.

10.404.6.3 Pedestrian connectivity
Connecting walkways, at least 6 ft. wide for commercial development and at least 5 ft. for development in the MF and MH districts, must link sidewalks with building entries through parking areas, all points in the development, and buildings on adjacent parcels. Circulation patterns must be as obvious and simple as possible. All likely pedestrian routes must be considered in the design phase of a development to prevent

shortcuts through parking and landscape areas. An internal pedestrian walkway at least 6 ft. wide must be provided from the perimeter public sidewalk to the primary public entrance.

10.404.6.4 Conflict points
Internal pedestrian walkways must be distinguished from driving surfaces by textured pavement, to emphasize conflict points and enhance pedestrian safety.

Well-defined conflict point

10.404.6.5 Aggregation of plazas
Pedestrian areas and plazas shall be aggregated, and not distributed in low impact areas such as building peripheries, areas behind structures, or where they are barely visible.

10.404.6.6 Orientation of plazas
Pedestrian areas and plazas shall be oriented to views of activities, architectural landmarks or distinctive natural land forms wherever possible.

10.404.7 Signature elements

Primary vehicular entrances to businesses, office and industrial parks, shopping and commercial centers, and development in MF and MH districts, on sites at least 10 acres, must include one or more signature elements. A signature element may include:

- Public art, with a theme unrelated to the primary use(s) of the site.
- Water feature, such as a water fountain or waterfall.
- Clock or bell tower.

10.404.8 Public transit facilities

- Commercial and residential developments that could generate high volumes of transit use must include accommodation for current and future public transit facilities. Transit facilities must be provided in a way to make transit an attractive mode of travel for both employees and patrons.
- Transit routes, access points and shelter locations should be addressed along streets in and on the perimeter of nonresidential projects. Bus stop areas and bus shelters must be placed close to significant clusters of buildings.
- There must be an uninterrupted durable pedestrian path connecting transit stops and/or shelters with the nearest sidewalk or pedestrian path.

10.404.9 Service areas

10.404.9.1 Applicability
These standards apply to all development in the MF, MH, B-1, B-2 and LI districts, and non-residential sites and structures not subject to the FBC or OT district standards.

10.404.9.2 Orientation
- Service entrances, loading docks, waste disposal areas and similar uses must be oriented toward service roads and away from the public right-of-way and residential areas, unless adequately screened.
- Service areas cannot be placed where they will be readily visible from adjacent buildings or where they will harm important or identified view corridors.

10.404.9.3 Screening
Service entrances, loading docks, waste disposal areas and similar uses must be screened from public streets, pedestrian gathering areas and primary entrances with fencing, walls and/or landscaping, with design compatible with the architectural theme of the host building.

Wing wall used to screen loading dock

10.404.9.4 Coordination of service area locations
Service area location must be coordinated with adjacent developments wherever possible, so shared service drives can be used.

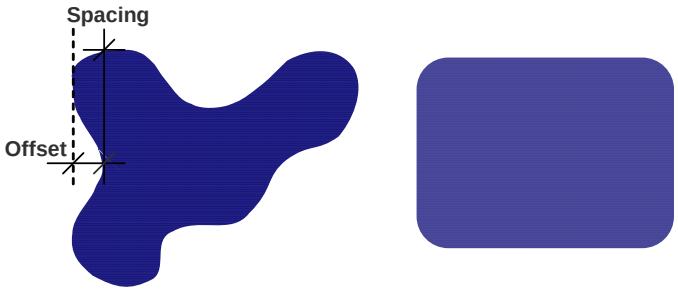
10.404.9.5 Access routes
- Service circulation in a development must be designed to provide safe movement for anticipated vehicles.
- Fire lanes and routes for service, emergency and utility access must be clearly marked.

10.404.9.6 Gas tank vent pipes
Tank vent pipes must be screened, placed in an inconspicuous location and painted a dark color, or integrated into the building architecture.

Mechanical and electrical equipment screening requirements are included in architectural design standards.

10.404.10 Water bodies and retention areas

10.404.10.1 Shape
Permanent wet retention ponds must be designed to appear natural by having edge alignment offsets that are at least 10 ft. and spaced no more than 100 ft. apart.



Do this – provide offsets of at least 10' spaced at least 100' apart

Don't do this – basic rectangular wet retention pond

10.404.10.2 Project incorporation
Natural and manmade water bodies at least 20,000 sq. ft. placed next to a public right-of-way must be integrated into the overall design of a project in one of the following ways:

- Provide a walkway at least 8 ft. wide, with native tall trees on average 25 ft. centers, and shaded benches or picnic tables every 150 linear feet.
- Provide a public access pier with covered structure and seating, and appropriate pedestrian access.
- Provide a plaza or courtyard at least 200 sq. ft. with shaded benches and/or picnic tables next to the water body.

10.404.10.3 Slope

- Retention basins must be designed with at least 5:1 side slopes to 2 ft. below the normal water line.
- Fenced retention basins will only be approved in extreme situations, and will be placed to the side and/or rear of the parcel as far from the public right-of-way as possible.

10.404.10.4 Fencing
Metal decorative fences may be used to fence manmade water bodies and retention basins in conformance to fence design standards in Section 10.408.

10.404.11 Land disturbance

New development should respect and maintain the natural topography on a site through sensitive site organization and minimizing land disturbance. Layout of new development should follow and respect the natural topography of the site to the maximum extent possible. Overlot grading to create a large level lot or site is prohibited. Extensive grading or unusual site improvements (e.g. large retaining walls) to force a preconceived design onto a particular piece of property is strongly discouraged. Berms, channels, swales, and similar man-made changes to the landscape must be designed and graded to be an integral part of the natural landscape and to provide a smooth transition in changes of slope.

10.404.12 Defensible space

New development and related open space must be designed to facilitate principles of Crime Prevention Through Environmental Design (CPTED). CPTED strategies include natural territorial reinforcement, natural surveillance, natural access control, maintenance and activity support.

CPTED operates on 4 essential principles:
(1) Natural Surveillance – People are less likely to commit a crime if they think someone will see them do it. Lighting, landscaping, and building transparency can play large roles in maximizing natural surveillance.
(2) Natural Access Control – Aim to direct the flow of people to minimize the opportunity for crime. Rather than rely strictly on keeping intruders out with fences, etc., the design of walkways, signs, and building design play important roles in this.
(3) Territorial Reinforcement - Clearly distinguishing public spaces from private spaces can enhance the public's perceived proprietorship on a space. Physical design elements such as pavement treatment, landscaping, and signage can provide this reinforcement.
(4) Maintenance – If one broken window or nuisance is allowed to exist, more will likely follow. Maintenance codes and private covenants can provide beneficial safeguards against such issues.

If you would like more information on CPTED, please feel free to discuss the topic with City staff.

10.405 Parking and access

10.405.1 Intent

The on-site vehicular circulation and parking system is a critical factor in the safety and success of a development. The parking/access/circulation system should provide safe, efficient, convenient, and functional movement of multiple modes of transportation both on and off the site where pedestrian/bicycle/vehicle conflicts are minimized. However, site planning that considers only the convenience of drivers can result in a dysfunctional built environment centered entirely on the motor vehicle; garagescapes and large seas of parking, for example.

Parking standards are intended to ensure vehicles are accommodated in the built environment, but their presence does not dominate it.

10.405.2 Applicability

This section applies in the following areas.

City of Hutto conventional zoned areas	City of Hutto FBC Form Based Code zoning district	City of Hutto OT Old Town zoning district	Hutto extraterritorial jurisdiction (ETJ)
Yes	**Only as described by Section 10.502 and use requirements of Chapter 3**	**Only as described by Section 10.503 and use requirements of Chapter 3**	**No**

10.405.3 General standards

10.405.3.1 Applicability
Parking, access and design standards apply to all uses, unless otherwise stated. Vehicle display and storage areas at vehicle dealers, vehicle repair businesses and vehicle storage facilities, and areas intended for the storage or movement of vehicles on industrial sites are not exempt.

10.405.3.2 Large vehicles and equipment
Outdoor storage or overnight parking of semi-trucks, semi-trailers, and other vehicles having a gross vehicle weight rating of at least 17,000 pounds is prohibited in residential and commercial districts. Exceptions are pickup trucks, personal recreational vehicles not being used for habitation, and vehicles

associated with a business on a commercial site. Construction equipment may only be stored on lots in residential and commercial districts while construction is permitted.

10.405.4 Access

10.405.4.1 Shared access

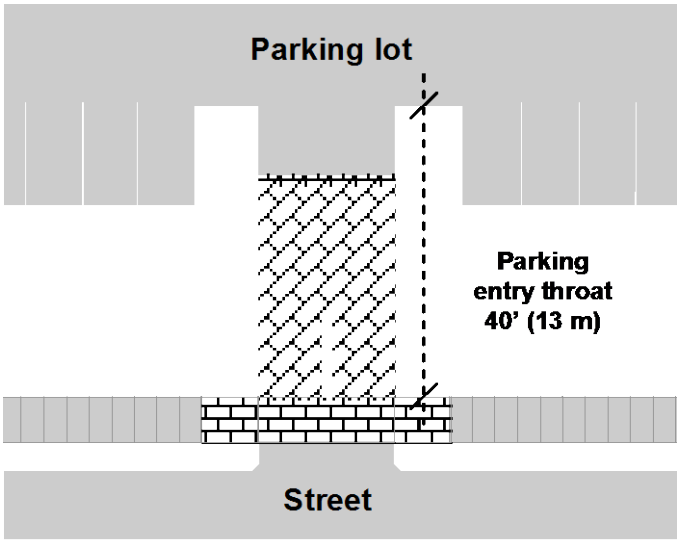
- Shared and master planned access, rearage roads and/or access easements across parcels will be required where considered necessary by Development Services staff and/or city engineer, to minimize potential congestion, decrease accident potential and reduce the number of curb cuts and conflict points along a street.
- Commercial and individual development must be designed to provide for shared access with adjacent commercial and industrial parcels. Provisions must be made for connection of pedestrian and vehicle circulation systems with adjacent parcels.
- Property owners cannot block access to parking lot connections on adjacent parcels.

10.405.4.2 Curb cuts

- Curb cuts and ramps must be placed at convenient and safe locations. Curb cuts must be limited to the fewest necessary to provide workable access to the parking area.
- Curb cuts must be spaced at intervals of at least 250 ft., or at least 500 ft. along major arterials, unless this would prevent access to a separate property (not an outparcel) and a rearage road is not possible.
- When a parcel fronts on two different streets, or a street and a rearage road, the curb cut must be from the street with the lower functional classification.
- Curb cuts and ramps must avoid crossing or funneling traffic through loading areas, drive-through aisles and outdoor trash storage and collection areas.

10.405.4.3 Driveway throats

- Driveway throats to parking areas serving <50,000 sq. ft. of commercial, industrial or civic GFA accessing non-arterial streets must be at least 20 ft. long.
- Driveway throats to parking areas serving at least 50,000 sq. ft. of commercial, industrial or civic GFA, and those accessing arterial streets, must be at least 40 ft. long.
- Driveway throat length is measured from the right-of-way line.



10.405.4.4 Entry orientation

Entrance drives should align with focal points in a development such as landmark towers or landscape features.

10.405.4.5 Emergency access
Site design elements must reasonably accommodate access standards of emergency vehicles and services.

10.405.4.6 Service functions
Service functions must be integrated into the circulation pattern in a way that minimizes interaction with customer vehicles and pedestrians.

10.405.4.7 Connectivity for multifamily residential and manufactured home development
Multifamily residential and manufactured home development must not be planned as “pods” isolated from surrounding development, but instead must be integrated into the larger grid of public streets and private access driveways. Multifamily and manufactured home development must have pedestrian and vehicular connections to adjacent residential development, and where practical, adjacent commercial development.

10.405.5 Circulation

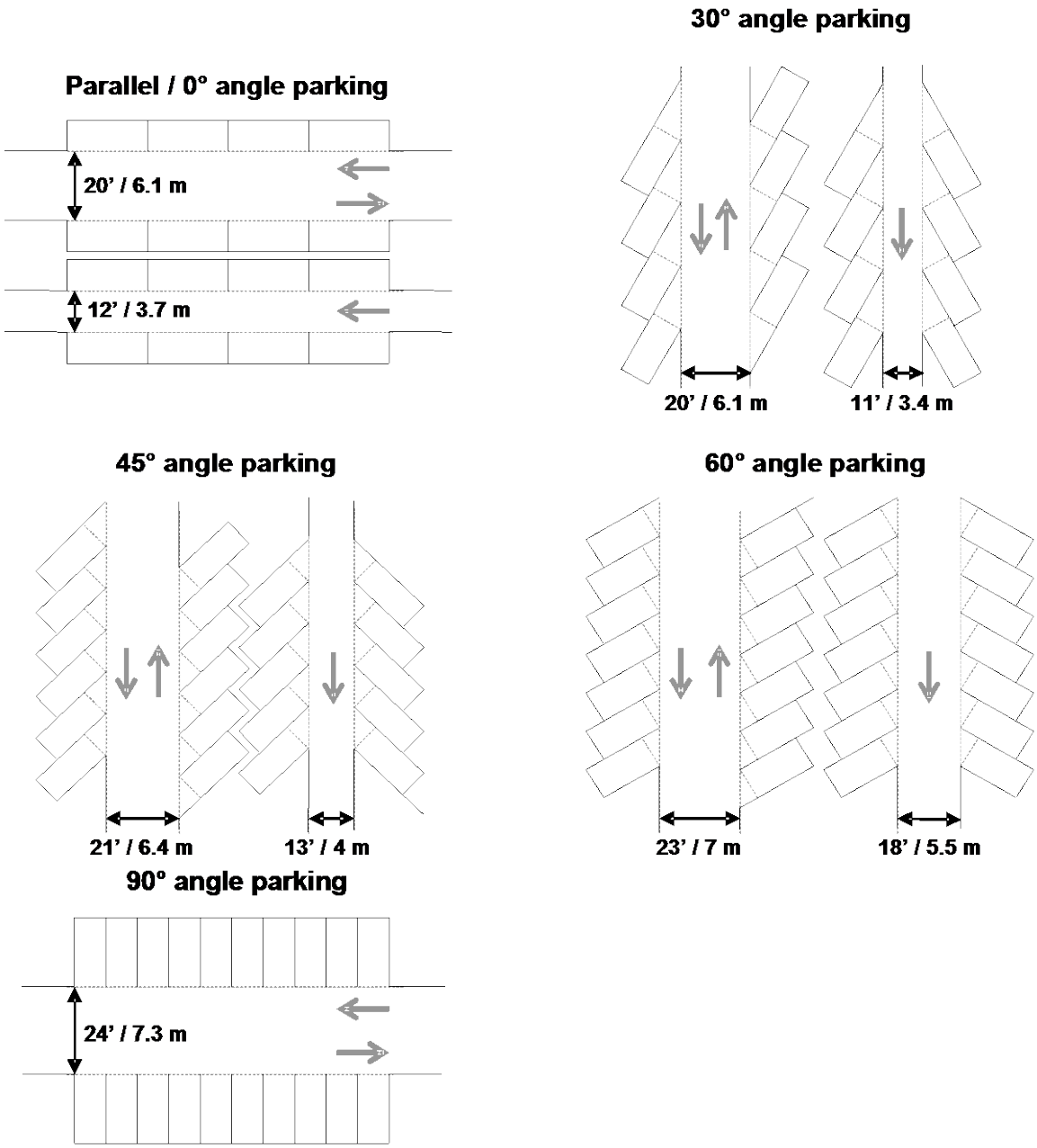
10.405.5.1 Circulation routes
- Circulation and parking areas in a development must be designed to be safe, efficient, and attractive, considering use by all modes of transportation.
- Parking lots must provide well-defined circulation routes for vehicles, bicycles and pedestrians.
- Circulation routes must focus on main entries and exits, and identify secondary access points.
- Redundant circulation cannot reduce land available for landscaping or walkways.
- Vehicle circulation paths must be designed and sited to calm traffic without the need for vertical deflection devices such as speed bumps and humps. Horizontal-deflection and psychological traffic calming (traffic circles, corner neckdowns, chicanes, tapers, landscape medians, small turn radii, decorative paving) is encouraged.

10.405.5.2 Safety and conflict points
- Circulation areas must be designed so vehicles can proceed safely without posing a danger to pedestrians or other vehicles, and without interfering with parking areas. Standard traffic control devices and signs must be used to direct traffic where necessary.
- To the maximum extent practicable, pedestrians and vehicles must be separated through walkways or sidewalks. Where complete separation of pedestrians and vehicles is not possible, landscaping, bollards, decorative paving, lighting and other permanent methods must be used to delineate pedestrian areas and other conflict points.

10.405.6 Parking aisles

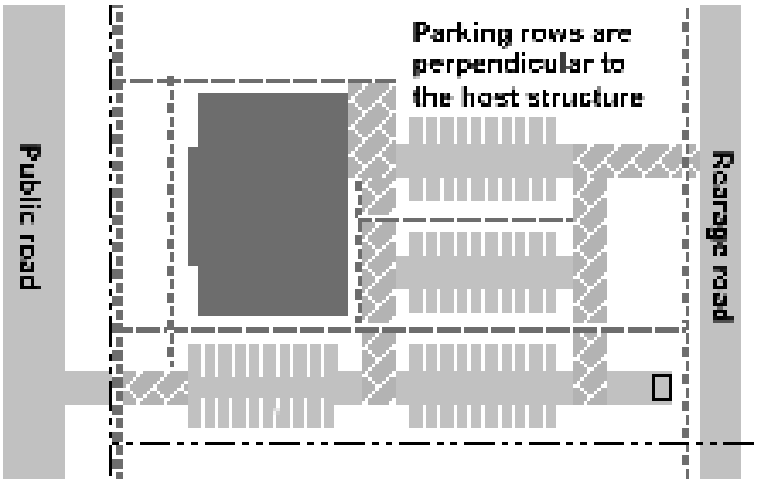
10.405.6.1 Aisle and curb cut dimensions
Access drive lanes and aisles must have the following widths (excluding added width from curb return areas) at the gutter line:
- Residential driveway: 8 ft. - 24 ft.
- Residential parking lot: 10 ft. - 14 ft. one way, 20 ft. - 24 ft. two way
- Nonresidential parking lot to 99 spaces: 10 ft. - 14 ft. one way, 20 ft. - 24 ft. two way
- Nonresidential parking lot 100 spaces or more: 10 ft. - 24 ft. one way, 24 ft. - 36 ft. two way

Parking area aisles must have these minimum widths:
- Angle 0° / parallel to aisle: at least 12 ft. one way, at least 20 ft. two way.
- Angle 30°: at least 11 ft. one way, at least 20 ft. two way.
- Angle 45°: at least 13 ft. one way, at least 21 ft. two way.
- Angle 60°: at least 18 ft. one way, at least 23 ft. two way.
- Angle 90°: at least 24 ft.



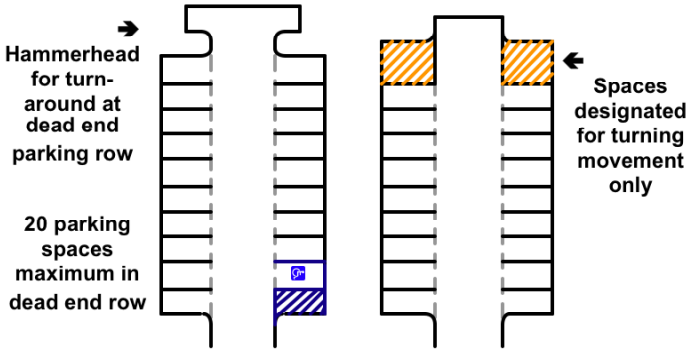
10.405.6.2 Aisle orientation

In large parking lots, parking aisles must be oriented perpendicular to buildings where possible in order to minimize the need for pedestrians to walk parallel to moving cars and across landscaped areas.



10.405.6.3 Mixture of angles and one-way and two-way aisles
Mixture of one-way and two-way parking aisles, or different degrees of angled parking in a parking area is prohibited, except when individual parking areas are separated by a landscape buffer at least 5 ft. wide, with limited access.

10.405.6.4 Dead end aisles
- Dead end aisles must be avoided wherever possible. Where a dead end aisle is unavoidable, adequate space for unimpeded turn-around must be provided.
- Dead end aisles may have no more than 20 parking spaces.



10.405.6.5 Head-in/head-out and parallel parking from the public right-of-way
Parking areas must be designed so vehicles can leave without backing or fronting out onto a public street, or having to reenter a public street to access another aisle on the same lot. Driveways for individual dwelling units are exempted.

10.405.7 Stacking/queuing areas

10.405.7.1 Drive-through aisles
- Off-street stacking lanes for drive-through aisles must be provided as follows:
- Bank teller window, ATM: at least 60 ft. measured from teller, window or ATM.
- Restaurant drive-through: at least 40 ft. measured from order box, at least 60 ft. between order box and first payment or pick-up window.
- Car wash: at least 60 ft. measured from the wash bay entrance.
- Other uses with drive-through windows (pharmacy, dry cleaners, etc): at least 60 ft. measured from window.

Drive-through aisles must be physically separated from parking and circulation areas, and:
- Cannot interfere with the on-site parking and circulation for other vehicles on the site.
- Cannot interfere with on-site parking.
- Cannot result in traffic queuing into a drive aisle, adjacent property or street.

Drive-through aisles must be 10 ft. - 12 ft. wide.

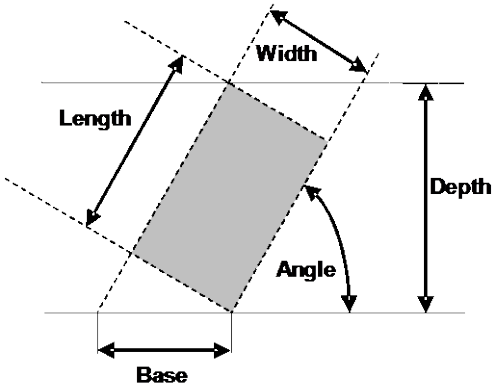
Drive-through aisles, elements and windows cannot be on a street-facing side of the building.

10.405.7.2 Gas pumps
There must be at least 20 ft. space for one vehicle stacked behind the vehicle at the far end of a row of gas pumps, and room for other vehicles to bypass stacked vehicles at fueling areas.

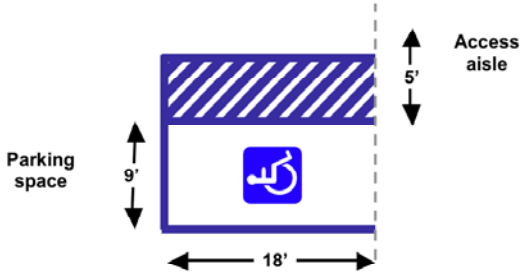
10.405.8 Parking and loading space bulk standards

10.405.8.1 Parking space dimensions
- Parking spaces must have the following dimensions:
- Standard parking space (perpendicular or angled to the aisle): 9 ft. x 18 ft.
- Standard parking space (parallel to the aisle): 7 ft. x 23 ft.
- Handicapped parking space: 9 ft. x 18 ft., plus a clear 5 ft. x 18 ft. loading area to the side. Two handicapped spaces may share one loading area.
- Motorcycle space: 4.5 ft. x 9 ft.
- Off-street loading space: 12 ft. x 25 ft.
- Bicycle space: a stationary object where a user can secure both wheels and the frame of the bicycle with a 6 ft. cable and lock. The stationary object may be a freestanding bicycle rack, a wall-mounted bracket; an enclosed bicycle locker; a three point bicycle rack; or a fenced, covered, locked or guarded bicycle storage area.

Parking space measurements

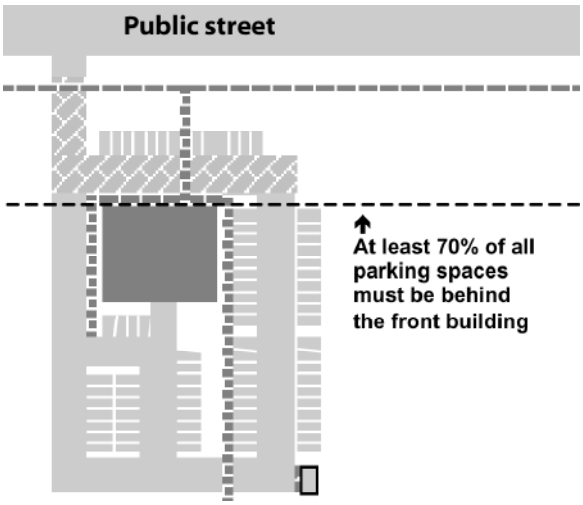


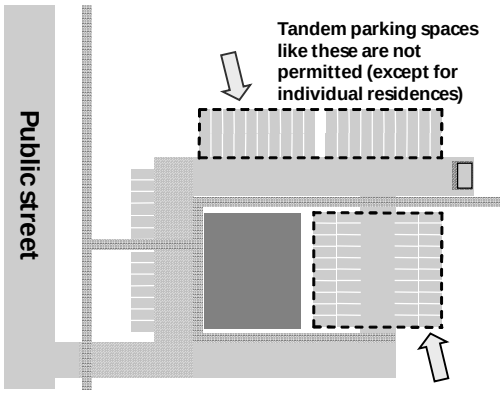
Handicapped parking space



10.405.8.2 Parking space location
- Parking for non-residential uses on non-corner lots must have at least 40% of the parking spaces placed behind the front building line.
- Parking for non-residential projects on corner lots must have at least 30% of the parking spaces placed behind the front building line.
- Only one drive aisle is permitted between a public right-of-way and a structure no more than 50,000 sq. ft. that fronts it.

10.405.8.3 Tandem parking
Tandem parking spaces, where the only access to a parking space is from another parking space, are permitted only for individual residential units.





10.405.8.4 Single household and two household dwelling lot coverage
Parking and driveway areas may cover no more than 33% of the front yard of a single household detached, single household village, single household zero lot line or two household dwelling, or no more than 50% of the front yard at the end of a cul-de-sac.

10.405.9 Parking and loading space number standards

10.405.9.1 Required parking spaces
Uses should offer only the minimum amount of parking that is necessary to meet anticipated normal demand. The number of required off-street parking and truck loading spaces for a use is as follows.

Residential use classification	Required spaces (minimum)	Maximum spaces	Required loading spaces (minimum)
Dwelling unit: single household	2 per dwelling	n/a	n/a
Dwelling unit: single household + accessory unit, at least 2 units	1.5 per dwelling	n/a	n/a
Group homes	1 per employee + 1 per 4 residents (if residents may have cars)	n/a	n/a

Commercial use classification	Required spaces (minimum)	Maximum spaces	Required loading spaces (minimum)
Multi-tenant retail buildings (shopping centers); indoor recreation facility	1 per 400 sq. ft. GFA	1 per 200 sq. ft. GFA	1 per tenant; may be waived by Development Services staff
Restaurant, bar/tavern, adult oriented use (live entertainment), nightclub, club/lodge	1 per 150 sq. ft. GFA	1 per 75 sq. ft. GFA	1
Retail uses, including: adult oriented use (retail only); art studio, performing; art studio, visual; bank; bakery, retail; convenience store; funeral home; gas station; grocery store; instructional facility; large item sales and rental; personal and business service shop; print shop; retail store; vehicle minor repair.	1 per 400 sq. ft. GFA	1 per 200 sq. ft. GFA	1 per tenant; may be waived by Development Services staff
Office uses, including medical office, professional office, veterinary clinic	1 per 400 sq. ft. GFA	1 per 200 sq. ft. GFA	1 per building
Child day care facility, pet day care and boarding, elderly day care facility	1 per employee + 3 (n/a for child day care in a home)	1 per employee + 6 (n/a for child day care in a home)	n/a
Lodging establishment (all) (restaurants, bars, nightclubs and other accessory uses computed separately)	1.2 per guest room + 1 per 100 sq. ft. GFA meeting/banquet room	1.5 per guest room + 1 per 50 sq. ft. GFA meeting/banquet room	1 + 1 per 5000 sq. ft. GFA meeting room area
Entertainment facility: theater	1 per 4 seats	1 per 2 seats	1
Farm product sales, flea market, kennel, plant nursery, greenhouse	No requirements	n/a	n/a

Industrial use classification	Required spaces (minimum)	Maximum spaces	Required loading spaces (minimum)
Light industrial use, trade use, vehicle major repair	1 per 1000 sq. ft. GFA	1 per 333.3 sq. ft. GFA	1 per 2500 sq. ft. GFA or 2 per user/tenant, whatever is more
Self-storage facility	5 at office	10 at office	n/a
Research laboratory	1 per 400 sq. ft. GFA	1 per 200 sq. ft. GFA	1 per building
Warehouse and distribution facility	1 per 2000 sq. ft. GFA	1 per 1000 sq. ft. GFA	1 per 5000 sq. ft. GFA
Vehicle storage facility	1 per 400 sq. ft. GFA office space + 1 per stored vehicle	1 per 200 sq. ft. GFA office space + 1 per stored vehicle	n/a

Institutional use classification	Required spaces (minimum)	Maximum spaces	Required loading spaces (minimum)
Cemetery, park, amenity center	No requirements	No requirements	No requirements
Community facility	1 per 500 sq. ft. GFA	1 per 100 sq. ft. GFA	n/a
Golf course	1 per 400 sq. ft. GFA clubhouse and pro shop + 2.5 per hole + 1 per 3 driving range tees	1 per 200 sq. ft. GFA clubhouse and pro shop + 5 per hole + 1 per 1.5 driving range tees	1 per clubhouse
Hospital (excluding general medical office space)	0.5 per bed + 1 per 500 sq. ft. GFA inpatient treatment area + 1 per 400 sq. ft. GFA outpatient treatment area	0.75 per bed + 1 per 250 sq. ft. GFA inpatient treatment area + 1 per 200 sq. ft. GFA outpatient treatment area	1 per 20,000 sq. ft. GFA
Place of worship or assembly	1 per 5 seats in primary sanctuary or assembly area	1 per 3 seats in primary sanctuary or assembly area	Required for accessory uses (school, etc)
School: elementary, middle and high	1 per 10 seats in auditorium/cafatorium	1 per 3 seats in auditorium/cafatorium	1 per cafeteria + 1 per gymnasium + 1 per assembly hall + 1 bus per 2 classrooms

Temporary use classification	Required spaces (minimum)	Maximum spaces	Required loading spaces (minimum)
Christmas tree lot, carnival, construction equipment field storage lot, vehicle sales-off site	No set minimum; parking plan requires approval by CD staff	No set maximum; parking plan requires approval by CD staff	No set minimum; parking plan requires approval by CD staff
Construction field office	3 per facility	6 per facility	n/a
Garage sale, lot sales office, model home	No requirements	No requirements	No requirements

Accessory use classification	Required spaces (minimum)	Maximum spaces	Required loading spaces (minimum)
Agricultural activity, antenna-radio hobbyist, antenna-non-residential use, boat house, CMRS facility (attached), dock, home occupation, satellite dish, swimming pool	No requirements	No requirements	No requirements
CMRS facility (freestanding), public utility substation	No requirements	No requirements	1 per site
Drive-through facility	Refer to queuing area standards	n/a	n/a

10.405.9.2 Variance to maximum parking requirements

A variance to exceed maximum parking requirements may be considered if the developer shows the permitted maximum number of spaces will not meet the normal day-to-day needs of a proposed use. Corporate standards or worst-case scenarios based on rare events are not grounds for a variance. The Zoning Board of Adjustment may place conditions on a variance, such as requiring porous or textured pavement or additional landscaping.

10.405.9.3 Handicapped designated parking spaces

Handicapped designated parking spaces must be placed on the shortest possible accessible route of travel to an accessible building entrance. The number of handicapped designated parking spaces required for nonresidential uses is:

Total spaces	<25	36-50	51-75	76-100	101-150	151-200	201-300	301-400	401-500	501-1000	greater than 1000
Handicapped spaces	1	2	3	4	5	6	7	8	9	2%	20 + 1 per additional 100 total spaces

10.405.9.4 Motorcycle parking spaces
One or more motorcycle parking spaces must be provided for every 100 standard vehicle parking spaces provided for non-residential uses, when the parking lot has greater than 50 spaces.

10.405.9.5 Bicycle parking
One or more bicycle parking spaces must be provided for every 20 vehicle parking spaces required as a minimum for non-residential uses. Bicycle parking design must follow standards recommended by the Association of Professional and Bicycle Professionals.

10.405.9.6 Shared parking facilities
Where different non-residential uses create staggered parking demand periods, shared parking calculations among adjacent parcels may be used to justify reducing the amount of required parking.

10.405.9.7 On-street parking
Designated on-street parking spaces no more than 200 ft. from the main entrance of a building with a commercial use may be counted towards the required amount of parking spaces for a use in the B-1 and B-2 districts. On-street parking being counted towards the required amount of parking spaces for any use or business must not encroach into residential areas.

10.405.9.8 Building or use enlargement
- When a building or use is enlarged 25% or more, more parking and loading spaces must be provided based on the enlargement.

10.405.9.9 Space computation and fractions
Fractional results will be rounded up when computing the number of required parking and loading spaces.

10.405.10 Landscaping areas

Landscape planting standards are in Section 10.407.

10.405.10.1 Applicability
- These standards do not apply to single household detached, single household village, single household zero lot line, two household dwellings, or parks and greenspaces over 5 acres in area.
- Specific plant material standards are detailed in the landscaping standards in this chapter. Parking setback and bufferyard standards are detailed in the bulk standards section in this chapter.

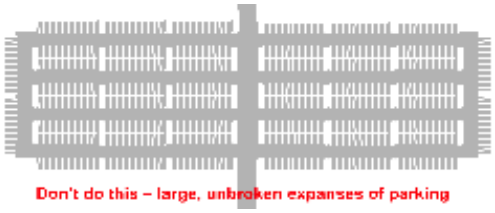
10.405.10.2 Parking lot interior landscaping
Landscape areas must consist of at least 7% of the interior space of a parking lot. Landscaped islands must be evenly distributed to the maximum extent practicable.

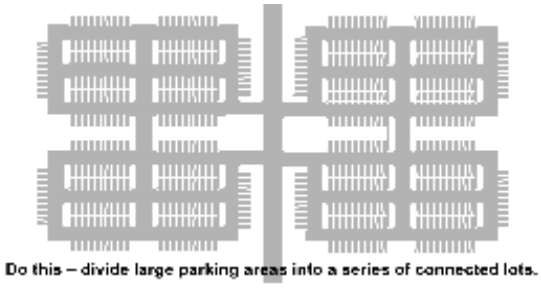
10.405.10.3 Parking lot entrances
Landscape islands at least 10 ft. wide must be used to define parking lot entrances and the location and pattern of internal access drives, and provide pedestrian refuge areas and walkways.

10.405.10.4 Parking rows
- Landscape islands of at least 180 sq. ft. must be placed at both ends of a parking row.

- Parking rows cannot extend for greater than 10 spaces without an interrupting landscape island of at least 180 sq. ft.

10.405.10.5 Division of large parking lots
Large parking lots must be visually and functionally segmented into smaller lots with no more than 150 parking spaces, by landscape islands at least 15 ft. wide.





10.405.10.6 Connecting walkways
The landscape area following a connecting walkway must be at least 15 ft. wide.

10.405.10.7 Parking overflow to landscaped areas
Parking cannot overflow onto areas outside of the designated parking area that does not meet the minimum pavement standards for the use. Parking and vehicle display on pedestrian and landscaped areas is prohibited.

10.405.10.8 Street corners
A corner landscape area must be provided if parking or a drive aisle is between a building and the street corner. Parking spaces and drive aisles must be at least 30 ft. from the intersection point of property lines at the corner.

10.405.11 Development standards

10.405.11.1 Surface standards and paving materials

10.405.11.1.1 *Permanent surfacing*

- Parking and loading areas must have a permanent surface of asphalt, concrete, brick, paver blocks or a solid surface of similar or better durability and performance characteristics.
- Porous pavement and concrete may be used for individual parking spaces and lightly used drive aisles. Porous pavement and concrete is discouraged for busy drive aisles, service drives and truck/freight loading areas. Porous pavement cannot be used for handicapped parking spaces.

10.405.11.1.2 *Permanent surfacing exception: single and two household dwellings*

- Porous pavement may be used as a parking surface for single and two household dwellings.
- Driveways may have a “Hollywood driveway” design, where the driving surface is broken up into paved tracks at least 2.5 ft. wide for the wheels, separated by a 3-ft. planted strip.
- Parking on an unpaved surface is prohibited.

Hollywood driveway

10.405.11.1.3 *Permanent surfacing exception: temporary uses*
Permanent parking surfaces are not required for temporary uses. A parking plan must be approved for temporary uses, subject to Development Services staff review.

10.405.11.2 Grading and drainage
Parking and loading areas must be graded and drained to dispose of all surface water, in conformance to the approved drainage plan for the site.

10.405.11.3 Markings
- Parking spaces, aisles, entryways, loading spaces and queue spaces surfaced in permanent materials must be marked to show their location.
- Handicapped parking spaces must be marked with the international symbol of accessibility on the space and on a sign at the head of the parking space.
- Motorcycle parking spaces must be marked with a sign at the head of the space, from 3 ft. and 5 ft. above the parking surface.
- Parking space markings for one, two and three household dwellings are not required.

10.405.11.4 Shopping cart return areas
Shopping cart return areas must be defined by landscaping and curbs.

10.406 Architectural design

10.406.1 Intent

Architecture is a major contributing factor to Hutto's unique sense of place. Architectural design regulations are intended to promote quality architecture, and preserve the city's sense of place.

10.406.2 Applicability

This section applies in the following areas.

City of Hutto conventional zoned areas	City of Hutto FBC Form Based Code zoning district	City of Hutto OT Old Town zoning district	Hutto extraterritorial jurisdiction (ETJ)
Yes	**Only as described by Section 10.502 and use requirements of Chapter 3**	**Only as described by Section 10.503 and use requirements of Chapter 3**	**No**

10.406.3 Single household detached and two to four household residence design

10.406.3.1 Intent
The intent of this section is to enhance Hutto's unique character by requiring interesting, high quality residential architectural design.

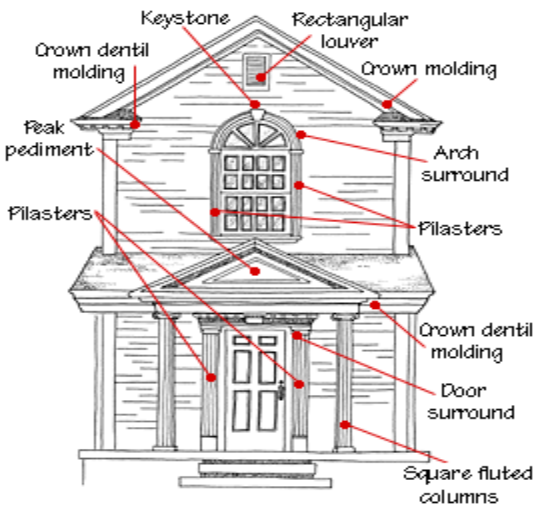
10.406.3.2 Façades
Façades must be articulated by using color, arrangement, or change in materials to emphasize the façade elements. Exterior wall planes may be varied in height, depth or direction. Design elements and detailing, including the presence of windows and window treatments (for walls that face the public right-of-way), trim detailing, and exterior wall materials, must be continued completely around the structure. Doors and windows must be detailed to add visual interest to the façade.

Tradtional design, large eaves, porch, gables

Traditional design, large eaves, front porch

Fenestration on side elevation

Articulation, material element emphasis, porch



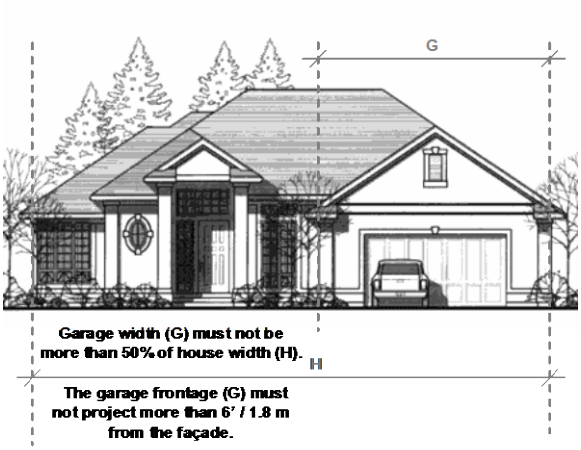
Common Examples of Detailing

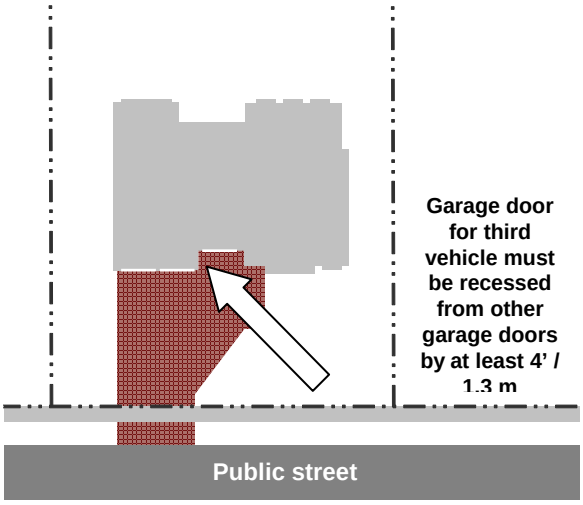
Example of Detailing continued around structure

10.406.3.3 Garages

10.406.3.3.1 *Front-loading garages*

New housing development must avoid front elevations resulting in a streetscape dominated by the sight of garage doors. A front-loading garage, or the area including the garage door and 4 ft. around the garage door, whichever is wider, may occupy no more than 50% of the house linear frontage, and may protrude no more than 6 ft. from the longest front wall.





Slightly projecting front garage (no more than 6 ft. from façade)

Recessed front loading garage

Side loading garage

Side loading garage

Detached garage

Three car garage

10.406.3.4 Repetitive design

Development of ten or more single household detached, single household village, single household zero lot line, and two household dwellings must have five or more different elevations, or a number of elevations equal to at least 10% of the number of lots in the development phase, whichever is more. (Different trim levels on houses with a nearly identical floor plan are not considered different elevations.) Houses of the same elevation, including those with identical, similar or mirrored floor plans, cannot be placed on adjacent lots or directly across the street from each other.

Same elevation on non-adjacent lots

Diversity in elevations (even within the same architectural style), no duplicate elevations adjacent

10.406.3.5 Required elements

Single household detached/zero lot line/village and two to four household dwellings built after this code was adopted must include at least one of the following elements:

- Side, rear or alley loaded garage, or detached garage.
- Masonry (brick, stone) wainscot at least 4 ft. on all exterior walls, if the side and rear walls are not those materials.
- Functional front porch at least 100 sq. ft.
- One of the following green building certifications:
    - National Association of Home Builders *National Green Building Program*: ANSI ICC 700-2008 National Green Building Standard, Bronze, Silver, or Gold.
    - U.S. Green Building Council *Leadership in Energy and Environmental Design (LEED)*: Certified, Silver, Gold or Platinum.

10.406.3.6 Mechanical equipment screening

- Rooftop mechanical equipment is prohibited.
- Ground mounted mechanical equipment (air conditioning units, utility boxes, etc.) must be hidden or screened with architecturally integral wing walls or living screening material that will grow to the same height as the equipment being screened, or placed where they are not visible from the public right-of-way.
- Solar panels are exempt from mechanical equipment screening standards.

10.406.4 Single household attached and multiple household residence design

10.406.4.1 Intent

These standards are intended to provide a distinctive, quality, consistent, architectural character and style in new multiple household residential development that avoids monotonous and featureless building

massing and design, and ensure building design and architectural compatibility in a multi-unit development.

10.406.4.2 Architectural style

- Distinct groups of buildings must share a common, identifiable, complementary design or style in a multiple household residential development. This includes non-residential structures in the development such as amenity centers, laundry and maintenance buildings, garages, carports, and dumpster enclosures.
- A multiple household residential structure must have a single definitive, consistent style. Mixing of various architectural styles on the same building is inappropriate.

10.406.4.3 Form and mass

- A single, large, dominant building mass should be avoided.
- Multiple household residential building designs should incorporate visually heavier and more massive elements at the building base, and lighter elements above the base.
- Changes in mass should be related to entrances, the integral structure and/or the interior space organization and activities, and not just for cosmetic effect.

10.406.4.4 Exterior walls

10.406.4.4.1 *Pattern*

Facades must be articulated with bays, insets, balconies, porches, or stoops related to entrances and windows.

10.406.4.4.2 *Four sided design*

All walls must include materials and design characteristics consistent with those on the front. Lesser quality materials or details for side or rear walls are prohibited.

10.406.4.4.3 *Long walls and façades*

- The maximum length of a multiple household residential building is 200 ft.
- Wall and roof planes must have offsets or setbacks with a differential in horizontal plane of at least 4 ft. every no more than 50 ft.
- Up to six townhouse units may be attached in a single row.

10.406.4.4.4 *Building entries*

- Building entries next to a public street, private drive or parking area must be pedestrian-scaled, providing an expression of human activity or use in relation to building size. Doors, windows, entranceways, and other features such as corners, setbacks, and offsets can be used to create pedestrian scale.
- Common balconies on perimeter walls providing access to two or more units are prohibited.

10.406.4.4.5 *Garage doors*

- Front-loading garages doors may comprise no more than 50% of the total length of the front façade of a multiple household residential building's front façade. Every two single-bay garage doors or every double garage door must be offset by at least 4 ft. from the plane of an adjacent garage door.
- Garage doors must integrate into the overall design of the site with color, and texture.

10.406.4.4.6 *Windows and transparency*

- All walls and elevations on all floors of multiple household buildings must have windows, except when necessary to assure privacy for adjacent property owners.
- Windows should be located to maximize the possibility of occupant surveillance of entryways and common areas.

10.406.4.4.7 *Building roofs*

- On buildings with pitched roofs, the minimum roof pitch is 6:12.
- On buildings where flat roofs are the predominant roof type, parapet walls must vary in height and/or shape at least once every no more than 50 ft. along a wall.
- On buildings where sloping roofs are the predominant roof type, each building must have a variety of roof forms.
- Roof forms must be designed to correspond and denote building elements and functions such as entrances and arcades.

10.406.4.5 Materials and color

10.406.4.5.1 *Building materials*

- Predominant building exterior materials must be high quality, and used in their natural context and color. Masonry, stone and/or brick must be used as dominant (at least 50% of exterior surface area) exterior materials. Wood, fiber-cement siding and stucco are examples of appropriate secondary exterior materials.
- A waiver to building material standards may be considered for buildings designed in a modern or postmodern architectural style.
- T-1-11 and other plywood-based siding materials are prohibited.
- Prefabricated and pre-engineered buildings are prohibited.

10.406.4.5.2 *Roof materials*

Roof materials must be high quality, durable and consistent with local architectural themes. Acceptable roof materials include concrete tile, high profile asphalt shingles, metal shingles and split seam metal.

10.406.4.5.3 *Material or color changes*

Material or color changes must only occur at a change of plane or reveal line. Piecemeal embellishment and frequent material changes are prohibited.

10.406.4.6 Mechanical equipment screening

- Rooftop mechanical equipment must be hidden or screened with architecturally integral elements at least as high as the equipment to be screened. Makeshift equipment screens, such as wooden or plastic fences, are prohibited.
- Ground mounted mechanical equipment must be hidden or screened with architecturally integral wing walls and/or landscaping.
- Mechanical equipment must be located where their acoustics will not be disruptive to residents.
- Solar panels are exempt from mechanical equipment screening standards.

10.406.5 Manufactured housing design

10.406.5.1 Intent

Manufactured home design that is aesthetically and spatially similar to site built houses will ensure their compatibility with the existing built environment, and meet the city's goals of providing affordable housing.

10.406.5.2 Design standards

Manufactured housing must meet the following minimum standards.

- Minimum living area is 600 sq. ft. No outside horizontal dimension must be less than 14 ft., except extensions comprising no more than 50% of the total enclosed floor area.
- Exterior siding material, excluding skirting, must be nonmetallic.
- Houses must be skirted in 90 days of installation. Skirting must be metal, masonry, pressure-treated wood, or other non-degradable material that is compatible with the design and exterior materials of the primary structure.
- Houses must be tied down securely in conformance to applicable regulations before occupancy.

- Houses must be of adequate quality and safe design, as certified by a label stating the unit is constructed in conformance to the federal Manufactured home Construction and Safety Standards in effect on the date of manufacture, or other applicable standards required by state and federal law. Manufactured houses without certification, but meeting all other standards, may be accepted as safe and quality construction provided:
    - Electrical material, devices, appliances and equipment are in safe condition.
    - Mechanical systems including space and water heating are in safe condition.
    - Plumbing, gas piping, and wastewater systems are in safe condition.
- Houses must be in sound structural condition. Structures that show evidence of fire damage are not acceptable.
- Manufactured houses must be installed by a party licensed by the State of Texas in conformance to state law, or the frame must be supported by and tied to a foundation system capable of safely supporting loads imposed as determined by the character of the soil. Minimum acceptable foundation design must be a series of 8 in. grout-filled concrete block piers spaced no more than 8 ft. on center, and bearing on 1 ft. x 1 ft. solid concrete footings. A tie-down and anchoring system separate and apart from the foundation must be provided as recommended by the manufacturer, if different from the foundation ties.
- Axle and hitch assemblies must be removed on placement on the foundation.
- Electrical power supply must be from a meter installation on the building, or from a permanently installed meter.
- Garage and carport additions must cover a paved parking area, be connected to the street with a paved driveway, meet setback standards, and have roof and siding material compatible with the primary structure.
- Patio and porch covers are permitted if they cover an improved patio or porch deck, and meet setback standards.
- Living area additions must meet the minimum building setback standards, have roof and siding material that is compatible with the host structure, and meet setback standards.
- The house must be sited on level ground. All walls and floors must be level.

10.406.5.3 Design standards: outside the MH district

Manufactured housing outside of the MH district must meet these design criteria and those above, to ensure compatibility with site built houses.

- Manufactured housing must conform to all single household home design standards.
- Roof forms, design elements, exterior building materials and window shapes should attempt to reproduce the character of architectural styles common to site-built houses in the surrounding area.
- The house must be built on a permanent foundation that puts the floor no more than 12 in. above grade. The floor may be greater than 12 in. above grade if the house includes a porch (not a deck) at least 100 sq. ft., architecturally integrated in the house design. Exposed crawl spaces are prohibited. Skirts must be constructed of the same materials used to surface the house.
- Garages must be closely integrated with the building architecture. Attached garages are encouraged.
- Exterior building materials must be equal or better in quality to what would be found on a site-built house. Metal siding and vertical siding is prohibited.
- The smallest rectangle enclosing the building footprint, excluding covered patios, garages, carports, screened porches, and decks, must have a width-to-length or length-to-width ratio of 1:1 to 1:3.
- The main entry to the house must face the street. A gabled-end entry is required.
- At least 80% of the roof surface must have a pitch of at least 8:12. The roofline must have four planes or more, and have overhanging eaves of at least 18 in. The roof cannot be weighed down with objects not structurally integrated into the house.
- Exterior doors must be at least 80 in. high. Exterior doors must include plate hinges, panels and windows.
- Carefully sized and placed windows must create a strong street presence. Windows must be casement type; surface-applied windows are prohibited.
- Corner boards must be at least 6 in. wide.

10.406.6 Commercial, office, public, institutional, and mixed use building design

10.406.6.1 Intent

Building design must contribute to Hutto's sense of place by using predominant materials, elements, features, color range and activity areas tailored specifically to the site and its context. Standard formula or prototype building designs must be modified if necessary to conform to Unified Development Code design standards. In shopping and commercial centers or multiple building developments, individual buildings must include predominant characteristics shared by all buildings in the development, so the development forms a cohesive place.

10.406.6.2 Architectural style

- Distinct groups of buildings on a site must share a common, identifiable, complementary design or style. This includes accessory structures such as freestanding canopies, accessory and maintenance buildings, and dumpster enclosures.
- A building must have a single definitive, consistent style. Mixing of various architectural styles on the same building is discouraged.

10.406.6.3 Form and mass

A single, large, dominant building mass must be avoided in new buildings and projects involving changes to the mass of existing buildings. Changes in mass should be related to entrances, tenant spaces, the integral structure and/or the interior space organization and activities, and not just for cosmetic effect. False fronts incorporating only changes in color and/or parapet treatment are prohibited.

10.406.6.4 Exterior walls

10.406.6.4.1 *Base and top*

Façades and walls must have a recognizable base with (but not limited to):

- thicker walls, ledges or sills;
- integrally textured materials such as stone or other masonry;
- integrally colored and patterned materials such as smooth-finished stone;
- lighter or darker colored materials, mullions or panels; or
- planters;

And a recognizable top with (but not limited to):

- cornice treatments, other than colored stripes or bands alone, with integrally textured materials such as stone or other masonry or differently colored materials;
- sloping roof with overhangs and brackets;
- stepped parapets.

Example of sloping roofed building with recognizable base and top.

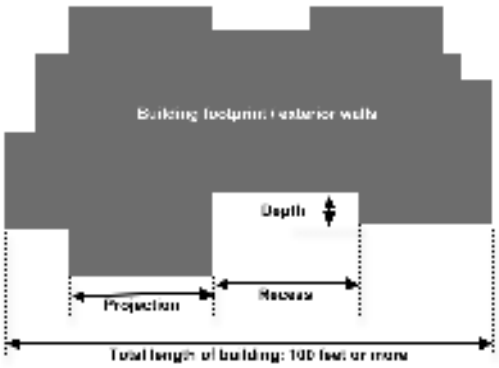
Example of flat roofed building with recognizable base and top.

10.406.6.4.2 *Four sided design*

All walls must include materials and design characteristics consistent with those on the front.

Four sided design

10.406.6.4.3 *Long walls and façades; projections and recesses*
Walls at least 100 ft. long must include wall plane projections or recesses having at least 3% depth of the façade length, and extending at least 20% of the façade length.



Projections/recesses must comprise 20% or more of the façade length with a minimum depth of 3% of the façade length

Large retail store with projections and recesses

10.406.6.4.4 *Exterior walls*
Exterior walls cannot have a blank, uninterrupted length greater than 30 ft. without including two or more of these features: change in plane, change in texture or masonry pattern, windows, or other equivalent element(s) that subdivide the wall into human scale proportions. Side or rear walls may include false windows and door openings defined by frames, sills and lintels, or similarly proportioned modulations, only when actual doors and windows are not possible because of the building use.

10.406.6.4.5 *Primary building entrances*
Primary building entrances must be clearly defined and recessed or framed by a sheltering element such as an awning, arcade or portico to provide shelter from the sun and inclement weather.

Well-defined building entrance

10.406.6.4.6 *Retail building entrances*

Anchor stores, at least 25% of the stores in a shopping center; and freestanding, single-use buildings, must have a clearly defined, highly visible customer entrance with four or more of the following elements:

- Arcades
- Arches
- Canopies or porticos
- Details such as tile work and moldings integrated into the building structure and design
- Display windows
- Integral planters or wing walls that include landscaped areas and/or places for sitting
- Outdoor patios
- Overhangs
- Peaked roof forms
- Raised corniced parapets over the door
- Recesses and/or projections

An additional at least 25% of the stores in a shopping center must have two or more of the elements listed above.

Projections, arches, raised cornice parapet, integrated tile work and moulding

Outdoor patio, display windows

Peaked roof form, canopy, display windows, projections

Peaked roof form, projections, arcade, display window, arches

10.406.6.4.7 *Awnings*

Awnings may only be used in detached increments above individual windows, doors and entries.

Separate awnings above individual windows

10.406.6.4.8 *Transparency in commercial buildings*

- At ground level, buildings must have a high level of transparency. Façades and walls that face the street, pedestrian walkways, plazas and parking areas (excluding the building rear) must be transparent between 2 ft. and 7 ft. above the grade or walkway along at least 75% of its length.
- Side walls must be transparent between 2 ft. and 7 ft. above the grade or walkway along at least 25% of its length.
- Where the internal arrangement of a building makes it impossible to provide transparency along a portion of a wall, a combination of sculptural, mosaic, or bas-relief artwork and transparent window areas or displays may substitute for 50% of required transparent areas, except when fronting plaza areas.

Good door and window coverage on prominent elevations

10.406.6.4.9 *Garage doors*

- Garage bay doors must be segmented, with windows covering at least 50% of the garage surface. Roll-up garage doors are prohibited. Garage doors must be recessed at least 2 ft. behind the building façade.
- Vehicle service areas and bays must be screened or sited so visibility from the public right-of-way is as low as possible. Bay doors cannot face the street or be visible from residential zoning districts.
- Garage bay doors must be integrated into the overall design of the site with color, texture, and windows.

Integrated into building architecture

10.406.6.5 Building roofs

10.406.6.5.1 *Roof form design*

Roof forms must correspond to and denote building elements and functions such as entrances, arcades and porches. Roof forms should relate to adjacent buildings or developments.

10.406.6.5.2 *Required features*

Sloping roofs must have one of the following features:

- Overhanging eaves, extending at least 1.5 ft. past the supporting walls.
- Sloping roofs that do not exceed the average height of the supporting walls, with an average slope of at least 1 ft. of vertical rise for every 3 ft. of horizontal run and no more than 1 ft. of vertical rise for every 1 ft. of horizontal run.

10.406.6.5.3 *Roof lines*
The continuous plane of a roof line must be no more than 100 ft.

Varied roofline plane

10.406.6.5.4 *Drive-through areas*
Drive though areas must be architecturally integrated into the host structure.

Drive-through architecturally integrated into host structure

10.406.6.6 Canopies

10.406.6.6.1 *Architectural integration*
Canopies must include design elements found on the main building, including color, materials and roof pitch.

10.406.6.6.2 *Canopy support poles*
Canopy support poles must include decorative corbels consistent with the overall architectural theme of the site, or pole covers at least 18 in. wide with a similar surface material and architectural treatments as the dominant material on the main structure.

10.406.6.6.3 *Canopy fascias*
Canopy fascias must be the same color as the dominant color of the main building. Striping and banding on canopies is prohibited.

Canopy design integrated into site

10.406.6.7 Materials and color

10.406.6.7.1 *Building materials*
- Predominant building exterior materials must be high quality, and used in their natural context and color. Masonry (stone, brick, decorative CMU and similar materials) must be used as dominant (at least 50% of exterior surface area) exterior materials. Fiber-cement siding and textured concrete/EIFS are examples of appropriate secondary exterior materials.
- Corrugated metal may be used to reinforce a vernacular design theme. Corrugated metal may have a cumulative surface area of no more than 25% of the area of all exterior walls for a building.
- Building-integrated photovoltaics (BIPV) may substitute for any amount of predominant and secondary exterior materials.
- Smooth-faced concrete block, painted masonry, and tilt-up and precast concrete panels are prohibited.
- T-1-11 and other plywood-based siding materials are prohibited.
- Prefabricated and pre-engineered metal buildings and panels are prohibited.

10.406.6.7.2 *Roof materials*
- Roof materials must be high quality, durable and consistent with local architectural themes. Acceptable roof materials include concrete tile, high profile asphalt shingles, metal shingles, split seam metal, photovoltaic roof tiles and shingles, and solar panels.
- Green roofs are permitted and strongly encouraged.

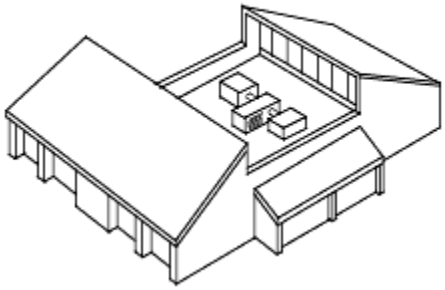
10.406.6.7.3 *Building colors*
- Building colors must be low reflecting, muted and neutral or earth toned. Roof colors should be muted and compatible with the dominant building color.

- High intensity colors, metallic colors, black or grey, fluorescent colors, single color schemes and groups of stripes are prohibited as the predominant building color or color scheme.
- High intensity colors, and black or grey, may be used on building trim and accents.

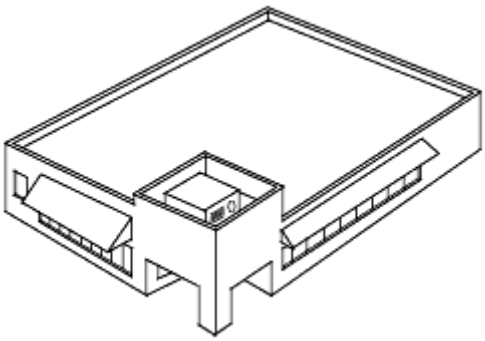
10.406.6.7.4 *Material or color changes*
Material or color changes must occur only at a change of plane or reveal line. Material or color changes at outside corners, piecemeal embellishment, and frequent material changes are prohibited.

Change in materials at a change in plane.

10.406.6.8 Mechanical equipment screening
- Rooftop mechanical equipment must be hidden or screened with architecturally integral elements at least as high as the equipment to be screened. Makeshift equipment screens, such as wood or plastic fences, are prohibited.
- Ground mounted mechanical equipment must be hidden or screened with architecturally integral wing walls and/or landscaping.
- Solar panels are exempt from mechanical equipment screening standards.



Example of appropriate screening for rooftop mechanical equipment



Example of appropriate screening for rooftop mechanical equipment

10.406.6.9 Utility equipment screening
- Electrical meters, switch boxes, panels, conduit, and related utility equipment must be placed in the most inconspicuous location possible.
- Utility equipment must be painted or coated to match the color of the mounting surface.

- Utility equipment located in an area that may be frequently seen by the general public must be screened with a wing wall architecturally integrated into the host structure.

Utility equipment at back of building painted to match wall

Utility equipment in more visible location screened by wing wall

10.406.6.10 Co-branded uses

Co-branded uses such as restaurants and convenience stores must be well integrated into the host structure. Using disharmonious architectural elements, such as a different façade or roof pitch from the rest of the host structure, to emphasize the presence or corporate identity of a co-branded use, is prohibited.

Cobranded uses with harmonious architectural elements

10.406.7 Industrial building design

10.406.7.1 Intent

The public infrequently visits industrial sites. However, industrial areas are often quite visible to the city's residents and visitors. Quality architectural design creates a professional environment that reflects positively on Hutto and its businesses. This section shall not apply to industrial structures over 200,000 sq. ft. in area.

10.406.7.2 Character and image

- In industrial parks, each building must include predominant characteristics shared by all buildings in the development, so the development forms a cohesive place.
- Distinct groups of buildings on a site must share a common, identifiable, complementary design or style. This includes accessory structures such as freestanding canopies, accessory and maintenance buildings, and dumpster enclosures.

10.406.7.3 Form and mass

A single, large, dominant building mass should be avoided in new buildings and, as much as possible, in projects involving changes to the mass of existing buildings. Changes in mass must be related to entrances, the integral structure and/or the organization of interior spaces and activities and not merely for cosmetic effect.

10.406.7.4 Exterior walls and façades

10.406.7.4.1 *Pattern*

Façades and walls must include a repeating pattern with an expression of architectural or structural bays through a change in plane, such as an offset, reveal, pilaster, projecting ribs, fenestration patterns, or piers; and any of the following elements:

- color change
- texture change
- material module change

All elements must repeat at intervals of no more than 30 ft.

10.406.7.4.2 *Four sided design*

All façades and walls must include materials and design characteristics consistent with those on the front façade. Inferior or lesser quality materials for side or rear walls are prohibited.

10.406.7.4.3 *Garage doors*

Bay doors must be screened using wing walls, carefully placed berms on the site, or other effective screening and site planning techniques, or otherwise sited so visibility from the public right-of-way is minimized. Bay doors must be integrated into the overall design theme of the site with color, texture, and windows. Segmented garage bay doors with windows are preferred to roll-up garage doors.

10.406.7.4.4 *Primary building entrances*

Primary building entrances must be clearly defined and recessed or framed by a sheltering element such as an awning, arcade or portico to provide shelter from the sun and inclement weather.

10.406.7.5 Building roofs

10.406.7.5.1 *Green roofs*

Green roofs and solar panels are strongly encouraged.

10.406.7.6 Materials and color

10.406.7.6.1 *Building materials*

- Durable, high quality building materials must be used. Brick, stone, split-face CMU, EIFS, detailed tilt-up concrete panels, and building-integrated photovoltaics (BIPV) are examples of appropriate building materials.
- T-1-11 and other plywood-based siding materials are prohibited.
- Prefabricated and pre-engineered metal buildings and panels are prohibited.

10.406.7.6.2 *Building colors*

- Building colors must be low reflecting, muted and neutral or earth toned. Roof colors must be muted and compatible with the dominant building color.
- High intensity colors, metallic colors, black or grey, fluorescent colors, singe color schemes and groups of stripes are prohibited as the predominant building color or color scheme.
- Brighter high-intensity colors, and black or grey, may be used on building trim and accents.

10.406.7.6.3 *Material or color changes*
Material or color changes must occur only at a change of plane or reveal line. Piecemeal embellishment and frequent material changes are prohibited.

Industrial building design: appropriate

Industrial building design: appropriate

Industrial building design: appropriate

Industrial building design: appropriate

10.406.7.7 Mechanical equipment screening
- Rooftop mechanical equipment must be hidden or screened with architecturally integral elements at least as high as the equipment to be screened. Makeshift equipment screens, such as wooden or plastic fences, are prohibited.
- Ground mounted mechanical equipment must be hidden or screened with architecturally integral wing walls and/or landscaping.
- Solar panels are exempt from mechanical equipment screening standards.

10.406.7.8 Utility equipment screening
- Electrical meters, switch boxes, panels, conduit, and related utility equipment must be placed in the most inconspicuous location possible.
- Utility equipment must be painted or coated to match the color of the mounting surface.
- Utility equipment located in an area that may be frequently seen by the general public must be screened with a wing wall architecturally integrated into the host structure.

10.407 Landscaping

10.407.1 Intent

Landscaping standards are established to:

- Improve the environment by:
  - Creating a tree canopy over built up areas of the city, and reducing the urban heat island effect.
  - Promoting the conservation of water.
  - Providing shade and climate control.
  - Providing air purification and controlling airborne particulates.
  - Providing wildlife habitat.
  - Providing erosion and stormwater runoff control.
  - Providing control of noxious weeds, invasive plants and exotic plants.
  - Encouraging native and/or adaptive plants.
  - Preserving existing trees and vegetation.
- Provide buffers between incompatible uses or site areas.
- Provide an attractive appearance in areas of public use or view.
- Improve natural and recreational areas.
- Screen service areas and structures.
- Reinforce a pedestrian friendly environment.
- Break up the mass of buildings and soften architectural materials.
- Enhance the quality and appearance of new or existing development in the city.

American Forests recommends the following tree canopy goals for metropolitan areas in the Southwest.

- Average tree cover counting all zones: 25%
- Suburban residential zone: 35%
- Urban residential zones: 18%
- Central business districts: 9%

10.407.2 Applicability

This section applies in the following areas.

City of Hutto conventional zoned areas	City of Hutto FBC Form Based Code zoning district	City of Hutto OT Old Town zoning district	Hutto extraterritorial jurisdiction (ETJ)
Yes	**Only as described by Section 10.502 and use requirements of Chapter 3**	**Only as described by Section 10.503 and use requirements of Chapter 3**	**No**

10.407.3 General standards

10.407.3.1 Agricultural uses
Landscape standards do not apply to active agricultural uses.

10.407.3.2 Visibility
Shrubs growing to at least 3 ft. tall must be placed at least 10 ft. from curb cuts. This is to maintain clear driver sight distance at driveway-street intersections.

10.407.3.3 Utilities
Trees must be placed at least 10 ft. from streetlights and 5 ft. from wet utilities, unless otherwise approved by the City Engineer. Trees must be placed at least 4 ft. from gas lines, unless otherwise approved by the City Engineer. Conduit may be required to protect underground electric lines near trees. Root barriers shall be required when trees are within right-of-way.

10.407.3.4 Clear zone at intersections
Trees in tree lawns must be at least 15 ft. from the curb return corner at street intersections.

10.407.4 Required landscaping: single, two, three and four household dwellings

10.407.4.1 Tree number
Lots with single, two, three and four household dwellings must have at least the following number of trees:

- One native tall tree or two more native short trees for every 2500 sq. ft. of lot area.
- Tree lawn area: 1 native tall tree per 30 ft. - 40 ft. of linear street frontage, if utilities are not under the tree lawn.

Existing native tall and short trees conforming to Section 10.407.4.3 may be used to meet minimum tree planting requirements.

10.407.4.2 Shrub number
Lots with single, two, three and four household dwellings must have one or more native shrubs for every 1000 sq. ft. of lot area. All of the required shrubs must be placed in the front half of the lot. Lots at least 50,000 sq. ft. do not need more than 100 shrubs.

10.407.4.3 Tree and shrub size
Native tall and short trees must have a trunk of at least 2 in. caliper. Planted shrubs must have at least 1 gallon container or be at least 2 ft. tall, and grow to a height of at least 2 ft.

10.407.4.4 Ground cover
Ground cover must be planted on areas of developed parcels that are not part of an impervious surface, covered with porous paving, occupied by shrubbery or gardens, or under a tree drip line.

10.407.5 Required landscaping-non-residential and 5+ household residential development

10.407.5.1 Minimum landscaped area
Parcels with a non-residential use or 5+ household residential structures must be landscaped as follows. Additional plants may be required per bufferyard standards in Section 10.403.6, and mechanical equipment screening requirements.

10.407.5.1.1 *Minimum percentage*
A minimum percentage of the total area being developed shall be landscaped in accordance with the following percentages:

- Commercial uses: 15%
- Multifamily dwellings: 20%
- Office and professional uses: 15%
- Institutional and civic uses: 15%
- Industrial or manufacturing uses: 10%

10.407.5.1.2 *Tree and shrub requirement*
For every 500 square feet of landscaping required, or portion thereof, at least two (2) large trees and four (4) shrubs are required. Two (2) small ornamental trees may be substituted for one (1) required large tree, not to exceed 50% of the required large trees.

10.407.5.1.3 *Detention areas*
Detention areas shall not be counted toward the required minimum landscaped area.

10.407.5.2 Parking lot and vehicular use screening
The perimeter of all vehicular use areas including parking areas, drive aisles, and loading areas shall be screened as follows:

- Vehicular use areas shall be screened from all abutting rights-of-way by a continuous landscaped area not less than 10 ft. deep.
- Vehicular use areas shall be screened from all abutting private property by a continuous landscaped area not less than 8 ft. deep.
- Landscape screening shall contain one (1) large tree per thirty (30) linear feet, or portion thereof, and a continuous hedge not less than 3 ft. in height.
- In addition to the required vehicular use screening, all outdoor parking shall have landscaping islands within the parking area equal to not less than 7% of the gross parking lot area.
- Landscape islands shall be required on both ends of all parking aisles, if such spaces are not adjacent to another landscaped area or entry throat.
- Not more than ten (10) consecutive parking spaces shall be provided without a landscaped island.
- Landscape islands shall be a minimum of 9 ft. wide and 18 ft. deep, and shall contain at least one (1) large tree and four (4) shrubs.
- Driveways and entry throats shall contain at least one (1) large tree and five (5) shrubs on each side.
- Required parking lot landscaping may be counted toward the minimum landscaped area required in Section 10.407.5.1.

10.407.5.4 Tree and shrub standards
The following standards apply to trees and shrubs:

- Native tall trees must have a caliper of at least 3 in. Native short trees must have a caliper of at least 2 in. Planted shrubs must have a minimum 3-gallon container or be at least 2 ft. tall.
- Planting areas for each tree provided shall have a minimum undisturbed pervious area of at least 100 square feet and shall be planted or covered with grass, mulch, or other appropriate ground cover.
- Each development shall provide at least three (3) different species. No more than 50% of all trees, per development, shall be of the same species.
- Two (2) small ornamental trees may be substituted for one (1) required large tree, not to exceed 50% of the required large trees.
- Trees and shrubs may be clustered in groups, to present a natural environment and ease maintenance. All trees must be placed on the parcel being developed, unless approved by the Director of Development Services.
- Ground cover must be planted on areas on a developed parcel that are not part of an impervious surface, covered with porous paving, occupied by shrubbery or gardens, or under a tree drip line.
- All tree and shrub species shall be selected from the list of approved species in Section 10.407.6. Deviations from this list must be approved by the Director of Development Services.

10.407.6 Materials, maintenance and replacement

10.407.6.1 Plant materials
Plant choice must consider the Central Texas climate and site conditions.

Hutto is in USDA Plant Hardiness Zone 8b. Two different ecoregions, Post Oak Savannah and Blackland Prairie, converge in Hutto. The Edwards Plateau ecoregion is a very short distance to the west.

Plants included on the following lists were selected by one or more of the following criteria or factors: hardiness, resistance to disease, suitability relative to local climate and soil conditions, adaptability for transplantation, longevity, adaptability to various landscape conditions, resistance to drought, aesthetic qualities, shade provision, windbreak provision, and screening qualities.

10.407.6.2 Native tall trees

Native and adapted tall trees that can be planted or used to meet landscaping requirements include the following.

- American Beech (Fagus grandifolia)
- Anaqua (Ehretia anacua)
- Autumn Blaze Maple (Acer freemanii)
- Bald Cypress (Taxodium distichum var. distichum)
- Bigtooth Maple (Acer grandidentatum)
- Black Walnut (Juglans nigra)
- Blackjack Oak (Quercus marilandica)
- Bur Oak (Quercus macrocarpa)
- Carpathian English Walnut (Juglans regia 'Carpathian')
- Cedar Elm (female only) (Ulmus crassifolia)
- Chinquapin Oak (Quercus muhlenbergii)
- Durand Oak (Quercus sinuate)
- Escarpment Live Oak (Quercus fusiformis)
- Goldenraintree (Koelreuteria paniculata)
- Holly Oak (Quercus ilex)
- Kentucky Coffee Tree (Gymnocladus dioica)
- Lacebark Elm (female only) (Ulmus parvifolia)
- Longleaf Pine (Pinus palustris)
- Magnolia (Magnolia grandiflora)
- Monterey Oak (Quercus polymorpha)
- Montezuma Cypress (Taxodium mucronatum)
- Northern Catalpa (Catalpa speciosa)
- Overcup Oak (Quercus lyrata)
- Pecan (Carya illinoiensis)
- Red Maple (female only) (Acer rubrum)
- Red Oak (Quercus lobatae)
- Sawtooth Oak (Quercus acutissima)
- Scarlet Oak (Quercus coccinea)
- Shumard Oak (Quercus shumardii)
- Southern Live Oak (Quercus virginiana)
- Southern Magnolia (Magnolia grandiflora)
- Sugar Maple (Acer saccharum)
- Sweetgum (Liquidambar styraciflua)
- Texas Ash (female only) (Fraxinus texensis)
- Texas Red Oak (Quercus texana)
- Western Soapberry (Sapindus drummondii)
- White Oak (Quercus alba)
- Winged Elm (female only) (Ulmus alata)
- Yellow Buckeye (Aesculus pavia var. flavescens)
- Yellow Popular (Liriodendron tulipifera)

- Established deciduous and semi-deciduous (not coniferous or palm) canopy trees at least 30 ft. tall with a trunk of at least 4 in. caliper of other species, that are not on the nuisance tree list.

10.407.6.3 Native short trees

Native and adapted short trees that can be planted or used to meet landscaping requirements include the following.

- American Smoke Tree (Cotinus obovatus)
- Anacacho Orchid Tree (Bauhinia lunarioides)
- Big Tooth Maple (Acer grandidentatum)
- Blackhaw Viburnum (Viburnum prunifolium)
- Carolina Buckthorn (Frangula caroliniana)
- Cherry Laurel (Prunus caroliniana)
- Chitalpa (Chitalpa)
- Crape Myrtle (Lagerstroemia indica)
- Desert Willow (Chilopsis linearis)
- Downy Serviceberry (Amelanchier arborea)
- Eastern Redbud (Cercis canadensis)
- Eve's Necklace (Styphnolobium affine)
- Evergreen Sumac (Rhus virens)
- Goldenball Lead Tree (Leucaena retusa)
- Kidneywood (Eysenhardtia texana)
- Lacey Oak (Quercus laceyi)
- Mexican Buckeye (Ungnadia speciosa)
- Mexican Plum (Prunus Mexicana)
- Mexican Poinciana (Caesalpinia mexicana)
- Mexican Redbud (Cercis canadensis var. Mexicana)
- Mountain Laurel (Calia secundiflora)
- Possumhaw Holly (Aquifoliaceae Ilex decidua)
- Red Buckeye (Aesculus pavia)
- Rough Leaf Dogwood (Cornaceae Cornus drummondii)
- Rusty Blackhaw Viburnum (Viburnum rufidulum)
- Saucer Magnolia (Magnolia x soulangiana)
- Smokeberry (Cotinus coggygria)
- Soapberry (Sapindus drummondii)
- Spicebush (Lauraceae Lindera benzoin)
- Sweetbay Magnolia (Magnolia virginiana)
- Texas Madrone (Arbutus xalapensis)
- Texas Mountain Laurel (Sophora secundiflora)
- Texas Persimmon (Diospyros texana)
- Texas Pistachio (Pistacia texana)
- Texas Redbud (Cercis canadensis var. texensis)
- Western Soapberry (Sapindus drummondii)
- Yaupon Holly (Ilex vomitoria)
- Established deciduous and semi-deciduous trees 10 ft. - <30 ft. tall with a trunk of at least 3 in. caliper of other species, that are not on the nuisance tree list.

10.407.6.4 Native shrubs

Recommended native and adapted shrubs that can be planted or used to meet landscaping requirements include the following.

- Abelia (Abelia)
- Agarita Mahonia trifoliolata)
- Agave (Agavaceae)

- American Beautyberry (Callicarpa Americana)
- American Hazelnut (Corylus americana)
- Azalea (any) (Azalea x kosteranum)
- Bamboo Muhly (Muhlenbergia dumosa)
- Barbados Cherry (Malpighia glabra)
- Beautybush (Kolkwitzia amabilis)
- Big Muhly (Muhlenbergia lindheimeri)
- Black Dalea (Dalea frutescens)
- Boxwood (Schaefferia)
- Burford Holly (Ilex cornuta 'Burfordii')
- Bush Germander (Teucrium fruticans)
- Butterfly Bush (Buddleja davidii, Buddleja marrubiifolia)
- Caellia (Camellia)
- Cenizo/Texas Sage (Leucophyllum frutescens)
- Coralberry (Symhoricarpos orbiculatus)
- Cotoneaster (Cotoneaste)
- Deer Muhly (Muhlenbergia rigens)
- Dwarf Chinese Holly (Ilex cornuta Rotunda)
- Elaeagnus (Elaeagnus pungens)
- Flame Acanthus (Anisacanthus quadrifidus)
- Flowering Senna (Senna corymbosa)
- Forsythia (Forsythia x intermedia)
- Fragrant Mimosa (Mimosa borealis)
- Fragrant Sumac (Rhus aromatica)
- Germander (Teucrium fruticans)
- Gray Dogwood (Cornus racemosa)
- Gulf Muhly (Muhlenbergia capillaris)
- Hydrangea (any) (Hydrangea)
- Inland Sea Oats (Chasmanthium latifolium)
- Japanese Barberry (Berberis thunbergii)
- Mexican Feather Grass (Nassella tenuissima)
- Mock Orange (Philadelphus coronarius)
- Mountain Sage (Salvia regal)
- Nandina (Nandina domestica compacta)
- Primrose Jasmine (Jasminum mesnyi)
- Rhododendron (any) (Rhododendron)
- Rose of Sharon (Hibiscus syriacus)
- Sage (Salvia)
- Sideoats Grama (Bouteloua curtipendula)
- Silky Dogwood (Cornus amomum)
- Skull Cap (Leguminosae Scutellaris)
- Sweet Mockorange (Philadelphus coronarius)
- Texas Dwarf Palmetto (Sabal minor)
- Texas Lantana (Lantana horrida)
- Texas Sage (Leucophyllum frutescens)
- Texas Sotol (Dasylirion texanum)
- Turk's Cap (Malvaviscus arboretus)
- Upright Rosemary (Rosmarinus officinalis)
- Viburnum (all) (Viburnum)
- Witch Hazel (Hamamelidaceae Hamamelis virginiana)
- Wooly Butterfly Bush (Buddleia marrubiifolia)

- Yellow Bells (Tecoma stans)
- Yucca (Yucca)

10.407.6.5 Nuisance plants

Nuisance plants include the following. Nuisance plants cannot be planted or used to meet the City's landscaping requirements, and are not protected by tree preservation, replacement, protection and removal standards.

Trees

- American Sweetgum (Liquidambar styraciflua)
- Arizona Ash (Fraxinus velutin)
- Bois d'arc (Maclura pomifera)
- Boxelder Maple (Acer negundo)
- Bradford Pear (Pyrus calleryana bradfordii)
- Brazilian Pepper (Schinus terebinthifolius)
- Cedar (all) (Cedrus)
- Chinaberry (Melia azedarach)
- Chinese Parasol Tree (Firmiana simplex)
- Chinese Pistache (Pistacia chinensis)
- Chinese Tallow (Sapium sebiferum)
- Cottonwood (outside riparian areas) (Populus deltoides)
- Elephant Ear (Alocasia spp., Colocasia spp.)
- Eucalyptus (all) (Eucalyptus)
- Euonymus (all) (Euonymus)
- Hackberry (Celtis occidentalis)
- Honey Locust (Gleditsia triacanthos)
- Honeysuckle (all) (Lonicera)
- Japanese Zelkova (Zelkova serrata)
- Juniper (males) (Juniperus)
- Leland Cypress (Cupressocyparis leylandii)
- Lombardy Poplar (Populus nigra)
- Mesquite (Prosopis glandulosa)
- Mimosa, Silk Tree (Albizzia julibrissin)
- Monkey Puzzle (Araucaria araucana)
- Mulberry (all) (Morus)
- Olive (Olea, Elenganus)
- Paulownia (Paulownia tomentosa)
- Red-Tipped Photinia (Photinia x fraseri)
- Silver Maple (Acer saccharinum)
- Sycamore (Platanus occidentalis)
- Tree of Heaven (Ailanthus altissima)
- Vitex (Vitex agnus-castus)

Shrubs

- Chinese Photinia (Photinia spp.)
- Common Privet (Ligustrum sinense, L. vulgare)
- Japanese Ligustrum (Ligustrum lucidum)
- Nandina (berrying varieties) (Nandina domestica)
- Photinia (all) (Photinia)
- Pyracantha, Firethorn (Pyracantha spp.)
- Russian Olive (Elaeagnus angustifolia)
- Wax Leaf Ligustrum (Ligustrum japonicum)

Vines

- Cat's Claw Vine (Macfadyena unguis-cati)
- English Ivy (Hedera helix)
- Japanese Honeysuckle (Lonicera japonica)
- Kudzu (Pueraria lobata)
- Poison Ivy (Toxicodendron radicans)
- Vinca (Vinca major, V. Minor)
- Wisteria (non-native) (Wisteria sinensis, W. floribunda)

Other

- Eurasian Watermilfoil (Myriophyllum spicatum)
- Giant Cane (Arundo donax)
- Holly Fern (Cyrtomium falcatum)
- Hydrillia (Hydrilla verticillata)
- Johnson Grass (Sorghum halepense)
- Running Bamboo (Phyllostachys aurea)
- Water Hyacinth (Eichhornia crassipes)

All plants listed in Texas Administrative Code Section 19.300 (Noxious and Invasive Plant List), and listed as Invasive and Noxious Weeds by the USDA Natural Resources Conservation Service, are also considered nuisance plants. Other plants may be prohibited at the discretion of Development Services staff on a case-by-case basis.

10.407.6.6 Xeriscaping

Xeriscaping is strongly encouraged for water conservation. Xeriscaping consists of areas planted with drought-tolerant plants, shrubs and groundcover.

10.407.6.7 Turf and drainage

St. Augustine, Centipede and Bermuda turf are prohibited in areas that drain directly to an adjacent lake, creek, or conservation easement, to prevent fertilizer runoff.

10.407.6.8 Planting beds

Shrub and ground cover planting beds must be separated from turf grass with edging, and must have open surface areas covered with mulch.

10.407.6.9 Topsoil

Topsoil removed during construction activity must be conserved for later use on areas requiring re-vegetation and landscaping, to the maximum extent practicable.

10.407.6.10 Plant quality

Landscape plants must be free of defects, and of normal health, height, leaf density and spread appropriate to the species, as defined by American Association of Nurserymen standards.

10.407.6.11 Installation

Landscaping must be installed using sound horticultural practices, in a way that encourages quick establishment and healthy growth. Landscaping in each phase must either be installed or the installation must be secured with a letter of credit, escrow or performance bond for 150% of landscaping value before a certificate of occupancy for any building in a phase is issued.

10.407.6.12 Maintenance

Trees and vegetation, irrigation systems, fences, walls and other landscape elements are considered elements of the project in the same way as parking, building materials and other site details. The applicant, landowner or successors must be jointly and severally responsible for regular maintenance of

all landscaping elements in good condition. Landscaping must be maintained free from disease, pests, weeds and litter.

10.407.6.13 Replacement
Landscape elements that are removed or dead must be promptly replaced.

10.407.7 Irrigation

10.407.7.1 Automatic irrigation required
All plants on newly developed parcels, except those developed for single household and two household dwellings, must be irrigated, with these exceptions:

- Plants that do not require irrigation for establishment.
- Mature xeriscape areas, with established plants that do not require irrigation for survival.
- Trees established for two years or more.

10.407.7.2 Irrigation plan required
An irrigation plan must be included in the landscape plan for site plan review, if applicable.

10.407.8 Tree preservation and removal

10.407.8.1 Tree removal permits

10.407.8.1.1 *Tree removal permit required*
A clearing and tree removal permit is required for removal of trees with a DBH of at least 6 in. on an undeveloped or redevelopment site, or at least 2.5 in. on a developed non-residential site, regardless of health.

10.407.8.1.2 *Permit fees*
Permit fees are set by City Council. No fee is imposed for permits to remove nuisance trees, or diseased, dangerous or dead trees.

10.407.8.2 Tree preservation, removal and replacement: undeveloped and redevelopment sites

10.407.8.2.1 *Nuisance trees*
Nuisance trees may be removed from an undeveloped lot anytime. Replacement of nuisance trees is not required. No tree removal permit is needed for removing nuisance trees.

10.407.8.2.2 *Diseased, dangerous and dead trees*
Diseased, dangerous and dead trees of all species may be removed from an undeveloped lot anytime. Replacement of removed diseased, dangerous and dead trees is not required. No tree removal permit is needed for removing nuisance trees.

10.407.8.2.3 *Healthy protected trees (native tall and small trees)*
Healthy protected trees on a vacant parcel or redevelopment site may only be removed when the parcel is developed or redeveloped. A tree inventory and survey, showing the location, size, species and condition of existing protected trees on a lot, must be submitted and approved with a preliminary subdivision, site plan or building permit for a development, whichever comes first.

Site features must be designed to minimize disturbance to protected trees. Tree wells or cut areas may be used to preserve the original grade around the tree.

At least 50% of the total number of healthy protected trees must remain or be relocated on the site, with remaining trees being the largest and healthiest on the site. Gross DBH loss of protected trees to be removed must be replaced 1:1. Replacement trees must be planted either on the development

site or elsewhere in the city, in areas approved by Development Services staff. Replacement trees must have a DBH of at least 2.5 in.

A protected tree may be designated for removal if it meets one of the following criteria.

- It is in an existing or proposed easement or stormwater management system and cannot be saved.
- It is placed where it will create a safety or health hazard, or a nuisance to existing or proposed structures or vehicle or pedestrian routes.
- It is placed where it interferes with the installation, delivery, or maintenance of existing utility services to the site.

10.407.8.3 Tree preservation, removal and replacement: developed lots

10.407.8.3.1 *Nuisance trees*
Nuisance trees may be removed from a developed lot anytime. Replacement of nuisance trees is not required, unless the number of trees falls below the minimum required for the site. No tree removal permit is needed for removing nuisance trees.

10.407.8.3.2 *Diseased, dangerous and dead trees*
Diseased, dangerous and dead trees of all non-nuisance species may be removed from a developed lot anytime. The gross DBH loss of trees to be removed must be replaced 1:1 (1 in. replaced for every 1 in. lost) once replacement trees reach maturity. Replacement trees must be planted either on the development site or elsewhere in the city, in areas approved by Development Services staff. Replacement trees must have a DBH of at least 2.5 in. No tree removal permit is needed for removing diseased, dangerous or dead trees.

10.407.8.3.3 *Healthy protected trees (native tall and small trees)*
Healthy native tall and small trees with a DBH of 2.5 in. or more that cannot be considered diseased, dangerous or dead may be removed if the gross DBH loss is replaced 1:1 (1 in. replaced for every 1 in. lost).

10.407.8.4 Tree removal and replacement: signs
Signs are considered nonconforming uses that should eventually be removed; trees are living things that are far more difficult to replace. Healthy trees of all species and sizes, including species defined as nuisance trees, cannot be removed with the intent of increasing the visibility of an existing sign.

10.407.8.5 Tree replacement conditions

10.407.8.5.1 *Replacement plant types*
Replacement trees must be a combination of native tall and short trees that keeps or brings the site in conformance with minimum required landscaping standards.

10.407.8.5.2 *Replacement trees*
Replacement trees must be placed on site, or in areas approved by Development Services staff as a condition of the tree removal permit.

10.407.8.5.3 *Landscape requirements*
Existing and replacement trees may be used to meet landscape requirements. After tree removal and replacement, the number and placement of trees on a parcel must continue to conform to landscaping requirements.

10.407.8.5.4 *Fee instead of replacement*
A fee equal to replacement tree and planting costs may be paid a fund for tree planting on public property, instead of tree replacement. Fee equivalents cannot be used as a waiver from minimum planting requirements for a site.

10.407.8.5.5 *Maintenance*
Replacement trees must be maintained in good condition for one year after planting. In that year, the property owner must guarantee survival.

10.407.8.5.6 *Unauthorized removal*
The gross DBH loss of trees that are removed in violation of this section by the property owner, developer or any party acting on their behalf must be replaced 2:1 (2 in. replaced for every 1 in. lost) with native tall trees. For illegal vegetation clearance to increase the visibility of signs, replacement native tall trees must be planted in the cleared area, with 1 in. DBH for every 10 sq. ft. cleared.

10.407.9 Tree protection during construction

10.407.9.1 Tree protection zone
During construction, perimeter fencing must be erected around protected trees, at least 6 ft. from the trunk or one-half of the drip line, whichever is more. Large parcels with protected trees and separated from construction or land clearing areas, street rights-of-way and utility easements may be “ribboned off,” by placing post stakes at least 50 ft. apart and tying ribbon or rope from stake to stake along the perimeter. Storage or movement of equipment, material, debris or fill in the tree protection zone is prohibited.

10.407.9.2 Storage near trees
During construction, equipment cleaning or storage or disposal or waste material such as paints, oils, solvents, asphalt, concrete, motor oil or other material harmful to trees cannot be placed in the drip line of protected trees or group of trees.

10.407.9.3 Attachment to trees
Damaging attachments, wires, signs or permits cannot be fastened to protected trees.

10.407.9.4 Trenching
Trenches or footings must be at least 8 ft. from trunk bases. In the drip line of protected trees, no cut or fill may be at least 4 in. deep unless a qualified arborist or forester evaluates and approves the disturbance. When trenching for utilities, tunneling under large diameter roots is required to prevent root damage. The developer is responsible for coordination with utility companies when trenching near protected trees.

10.407.9.5 Root preservation
During grading, roots at least 1 in. in must be cut off cleanly with a handsaw about 12 in. behind the line of excavation. If roots at least 3 in. in diameter are encountered in the excavation zone, the root cannot be cut. The job will be stopped in this area, and the arborist must inspect the root. If the root is where a footing will be placed, an alternative footing that bridges the roots with pilings and grade beams must be used. Exposed roots must be protected with moist backfill soil.

10.407.9.6 Grades
Raising the grade around tree trunks is prohibited. This causes trunk rotting, and serious damage or death to the tree. Finished grades must slope away from trunks to avoid water concentrated at tree bases.

10.407.9.7 Low hanging limbs
Low hanging limbs of protected trees cannot be pruned before grading or equipment mobilization on the site. Perimeter fencing must be placed to avoid tearing limbs by heavy equipment. Limbs that must be removed will require authorization by Development Services staff.

10.407.10 Required site furniture

A parcel with a non-residential and a non-industrial use must have the following furniture. Furniture must be functional. All amenities shall be owned, operated and maintained by the private property owner.

- Sidewalks along a street or internal drive: (choose any 2 of the following) 1 bench, 1 trash can, 1 bike rack, or 1 masonry planter per 100 ft. linear sidewalk.
- Internal walkways: (choose any 2 of the following) 1 bench, 1 trash can, 1 bike rack, or 1 masonry planter per 100 ft. linear walkway.
- Plazas: 1 bench per 50 sq. ft. and 1 trash can per 100 sq. ft. plaza area.
- Colonnades, loggias: 1 bench and 1 trash can per 50 ft.
- Bus stops: 2 benches and 1 trash can per stop.

10.408 Fences and walls

10.408.1 Intent

Fence design requirements are intended to ensure that fences complement the built environment, contribute to the overall atmosphere of Hutto as a friendly, inviting city, while functioning effectively at their intended task, and:

- To protect people, property and animals.
- To delineate property boundaries with secure and attractive structures and plantings.
- To ensure and require adequate maintenance and the upgrading of fencing to current material standards as upgrading occurs.
- To support community design goals by establishing standards appropriate to various land uses.
- To avoid poorly-maintained “fence canyons” through the city.
- To provide relief from noise generated by traffic and externalities of commercial and industrial uses.

10.408.2 Applicability

This section applies in the following areas.

City of Hutto conventional zoned areas	City of Hutto FBC Form Based Code zoning district	City of Hutto OT Old Town zoning district	Hutto extraterritorial jurisdiction (ETJ)
Yes	**Only as described by Section 10.502 and use requirements of Chapter 3**	**Only as described by Section 10.503 and use requirements of Chapter 3**	**No**

10.408.3 General standards

10.408.3.1 Placement

10.408.3.1.1 *Public right-of-way*
Fences and walls cannot be placed in the public right-of-way.

10.408.3.1.2 *Tree preservation*
Fences must be placed where they will not threaten significant vegetation.

10.408.3.2 Materials

10.408.3.2.1 *Finished side out*
Fences with an unfinished or rough side and a finished or smooth side must be placed so the finished or smooth side faces out.

10.408.3.2.2 *Prohibited materials*
Materials not originally intended for use in constructing a fence are prohibited as fencing and screening materials. Examples of prohibited materials include plywood, particleboard, corrugated metal sheets (not incorporated into a frame), railroad ties, tires, door panels, and other makeshift materials.

10.408.3.2.3 *Barbed wire and electric fences*
Electrically charged, barbed wire and razor wire fences are prohibited. Exceptions are fences used to enclose livestock on farms, serve a public or quasi-public institution for public safety or security purposes, and temporarily securing construction vehicles and materials on a construction site.

10.408.3.2.4 *Columns*
Columns, pilasters, piers, finials and posts may be no more than 6 in. taller than the fence it joins.

10.408.3.3 Maintenance

10.408.3.3.1 *General maintenance*
Fences and adjacent landscaping must be maintained by their owners in good structural condition and repair. This includes general maintenance, painting and staining, and the replacement of broken, warped or missing portions with materials or equal or better quality that are consistent in design. Fences, walls and hedges must be vertically aligned and maintained upright; and in good structural or living condition. Angled or non-vertical fence support posts are prohibited.

10.408.3.3.2 *Development perimeter walls*
Individual property owners cannot alter development perimeter walls that are owned or controlled by a property owner's association.

10.408.3.4 Landscaping
Landscaping at a fence or wall may be required per landscape requirements in Section 10.407.

10.408.4 Permitted fences, walls and hedges

The following fence, wall and hedge types are *permitted* and optional.

Permitted fence Area / purpose	Height	Linear transparency	Acceptable types/materials
Agricultural use	no more than 5 ft.	at least 50% along at least 50% of height, excluding columns; at least 75% along entire height in clear vision area	Wire (smooth, high-tensile, woven, mesh, hog wire, cable rail) Chain link Pipe Ornamental (metal, plastic) Picket (wood, plastic) Ranch (wood, plastic) Masonry (stone, brick, similar materials) Shrubbery hedge

Permitted fence Area / purpose	Height	Linear transparency	Acceptable types/materials
Residential front yard	no more than 3.5 ft. (42 in.)	at least 50% along at least 50% of height, excluding columns; at least 75% along entire height in clear vision area	Wood frame wire Ornamental (metal, plastic) Picket (wood, plastic) Ranch (wood, plastic) Masonry (stone, brick, similar materials) Shrubbery hedge
Residential side and rear yard	no more than 6.0 ft. (72")	at least 50% along at least 50% of height, excluding columns, when next to trails or parks; otherwise, may be solid	Wood frame wire Chain link (plastic coated; no slats. Ornamental (metal, plastic) Picket (wood, plastic) Ranch (wood, plastic) Privacy (wood, plastic) Masonry (stone, brick, similar materials) Shrubbery hedge
Tennis / basketball court	no more than 12 ft.	at least 75%	Ornamental (metal, plastic) Chain link (plastic coated only)
	Cannot substitute for other fence types when forming a boundary fence.		
Perimeter security fencing (LI/I districts only)	no more than 8 ft.	at least 75%, excluding columns in front yard; may be solid behind the building line	Ornamental (metal) Masonry (stone, brick, split face CMU, similar materials)
	Masonry must be used adjacent to outdoor storage areas.		
Temporary perimeter security fencing (construction sites only)	no more than 8 ft.	Any	Wire (smooth, high-tensile, woven, mesh, hog wire, cable rail) Ornamental (metal, plastic) Picket, lattice (wood, plastic) Ranch (wood, plastic) Privacy (wood, plastic) Chain link
	The fence must be removed when construction ends.		
Park, open space	no more than 4 ft. 5 ft. for dog park	at least 75%, excluding columns	Wood frame wire Ornamental (metal, plastic) Picket, lattice (wood, plastic) Ranch (wood, plastic) Masonry (stone, brick, decorative CMU, similar materials) Shrubbery hedge Chain link (plastic coated, for dog parks and athletic fields only)
	Outdoor storage area fencing requirements apply to equipment storage yards and similar areas.		
Parking area: non-residential and 3+ household residential development	no more than 3.5 ft. (42 in.)	at least 50% along at least 50% of height, excluding columns; at least 75% along entire height in clear vision area	Wood frame wire Ornamental (metal, plastic) Picket, lattice (wood, plastic) Ranch (wood, plastic) Bollard and chain Masonry (stone, brick, decorative CMU, similar materials) Shrubbery hedge
Retention and detention pond or basin	no more than 6 ft.	at least 75%, excluding columns	Ornamental (metal)

Photos of various fence types can be seen in the definitions Section 10.202.2.

10.408.5 Required fences, walls and hedges

The following fence, wall and hedge types are *required.*

Required fence Area / purpose	Height	Linear transparency	Acceptable types/materials
Swimming pool	4 ft. - 6 ft.	at least 50%	Wood frame wire Ornamental (metal, plastic) Picket, lattice (wood, plastic) Chain link (but not at a public pool)
	Openings or gaps in the fence must be no more than 4 in. If the perimeter fencing on the lot meets these standards, an added fence surrounding the swimming pool is not required. Construction of fence must comply with ICC Building Code requirements, as adopted.		
Outdoor storage area	6 ft. - 8 ft.; may be taller if it screens tall objects	no more than 25%; must be solid when next to or visible from residential district or area	Privacy (plastic) Masonry (stone, brick, decorative CMU, similar materials)
	Should include the same materials, finishes and detailing as the host structure. Masonry (stone, brick, decorative CMU, similar materials) is required when the storage area is next to or visible from a residential district or area.		
Vehicle inventory area next to residential districts	6 ft. - 8 ft.	Must be solid	Masonry (stone, brick, decorative CMU, similar materials)
	Should include the same materials, finishes and detailing as the host structure.		
Residential development RV storage area	8 ft. - 10 ft.	Must be solid; gate may have transparency	Masonry (stone, brick, decorative CMU, similar materials)
	Must include the same materials, finishes and architectural detailing as the development perimeter wall; otherwise, must conform to development perimeter wall design standards.		
Dumpster and utility area	7 ft. - 8 ft.	Must be solid	Masonry (stone, brick, decorative CMU, similar materials)
	Must include the same materials, finishes and detailing as the host structure. Gates must be visually and structurally solid; must be metal. Dumpsters and compacters cannot be unscreened, unless they are used for a construction or demolition project on the site.		
Loading area wing wall	Up to the building parapet; height determined in site plan review	Must be solid	Masonry (stone, brick, decorative CMU, similar materials)
	Must include the same materials, finishes and detailing as the host structure.		
Utility substation or facility	6 ft. - 12 ft., or sufficient to conceal the substation.	Must be solid	Masonry (stone, brick, decorative CMU, similar materials)

Required fence Area / purpose	Height	Linear transparency	Acceptable types/materials
Development perimeter wall	6 ft. min. 8 ft. max. 4 ft. max. when adjacent to open space	Any	Ornamental (metal) Masonry (stone, brick, decorative CMU, similar materials) Ornamental metal must be used in areas adjacent to common open space to preserve public views. Precast concrete walls (h-post and single panel) may only be used to replace existing stockade fence-based perimeter walls. Existing stockade fence-based perimeter walls may also be replaced by fences conforming with existing perimeter fencing. If replacement fencing material is wood, masonry columns with a cross-section of at least 18 in. x 18 in. at no more than 50 ft. intervals, and at turning and end points are required. Also required for wood replacement fencing are stained and sealed pickets a minimum of 6 in. wide, metal poles staked at least 4 ft. into the ground by concrete, and top caps that match fencing in material.
	Required for residential subdivisions with more than one double frontage or corner lot, where the adjacent street at the rear or side of the lots is a collector, minor arterial or major arterial street. Walls must include masonry columns with a cross-section of at least 18 in. x 18 in. at no more than 50 ft. intervals, and turning and end points.		

Fencing may also be required under bufferyard requirements in Section 10.403.6.

10.408.6 Gated communities

Gated communities are prohibited.

10.409 Outdoor lighting

Performance standards in Section 10.312.6 address excessive lighting, glare, and other negative externalities of site lighting.

10.409.1 Intent

Poorly designed exterior lighting can adversely affect abutting properties and contribute to light pollution. Regulating exterior lighting can control its negative effects, while still allowing property owners and businesses to meet functional security and safety needs.

10.409.2 Applicability

This section applies in the following areas.

City of Hutto conventional zoned areas	City of Hutto FBC Form Based Code zoning district	City of Hutto OT Old Town zoning district	Hutto extraterritorial jurisdiction (ETJ)
Yes	**Yes; except where in conflict with Section 10.502**	**Yes; except where in conflict with Section 10.503**	**No**

10.409.3 General standards

10.409.3.1 Display levels and light pollution

- Lighting must be designed to minimize light pollution and spillage on adjacent properties.
- Illumination at the property line must be no more than 5 lux for non cut-off lights, and no more than 15 lux for cut-off lights. Streetlights are exempted.
- Illumination spillover onto adjacent residential zoned properties must be no more than 5 lux. Streetlights are excepted
- Streetlights in public right-of-way shall be solar-powered wherever possible.

10.409.3.2 Shielding

Outdoor lighting must be shielded, except that at athletic fields. Shielding is achieved when light rays are not emitted above the horizontal plane of a fixture. The cone of illumination must be at least 30° downward from the horizontal plane.

10.409.3.3 Illumination of background and foreground spaces

- Background spaces such as parking lots must be illuminated as unobtrusively as possible to meet the functional needs of circulation, security and safety.
- Foreground spaces, such as building entrances and plaza seating areas, must use proximate lighting that defines the space without glare.

10.409.3.4 Confusion with warning devices

Lighting devices that may be confused with warning, emergency or traffic signals are prohibited.

10.409.3.5 Lighting as advertising

Lighting cannot be used for advertising or attracting attention.

10.409.4 Permitted lighting

The following light sources are permitted:

- Incandescent. Fluorescent. Warm white and natural lamps must be used to reduce detrimental effects.
- Metal halide. Light must be filtered with a glass, acrylic or translucent enclosure of the light source.
- High-pressure sodium. Must be color corrected.
- Light-emitting diode. Warm white and natural lamps must be used to reduce detrimental effects.
- Glass tubes filled with neon, argon, or krypton. Limited decorative lighting only.

Types of light sources must be consistent throughout a commercial center or master-planned development.

10.409.5 Prohibited lighting

The following light sources are prohibited:

- Laser source light.
- Strobe light.
- Flashing, blinking, or variably intense light, intentional or resulting from a defect. Exceptions are:
    - Traditional holiday lighting not used to draw attention to a sign.

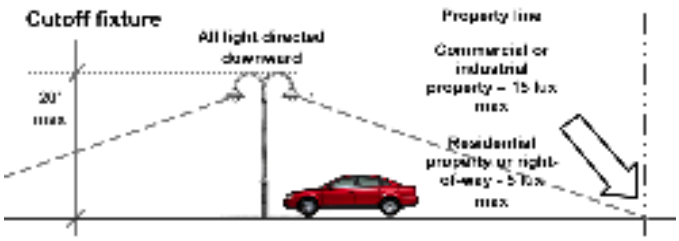
- o Flashing or blinking lights required by law.
- Beacon or searchlight, including temporary display. Beacons are permitted on structures where the Federal Aviation Administration requires them.

10.409.6 Light poles

10.409.6.1 Height

Maximum light pole height is:

- Parking areas: 20 ft.
- Pedestrian areas and drive aisles: 16 ft.
- Sports fields: 60 ft.
- Temporary lighting at construction sites: 60 ft.
- Street-alley: 12 ft.
- Street-local and collector: 16 ft.
- Street-arterial: 24 ft.



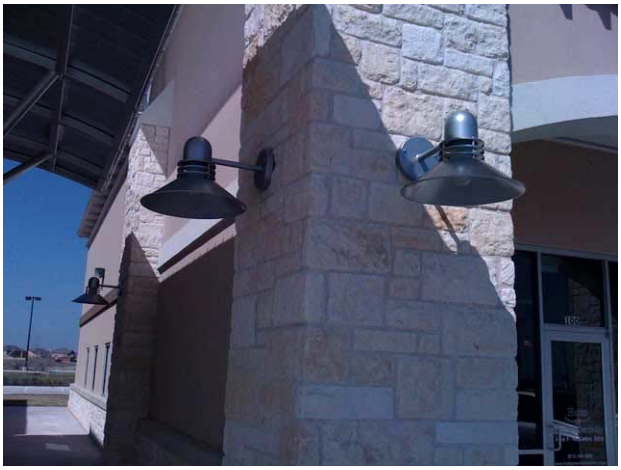
10.409.6.2 Design

- Light poles should have a base, middle and top.
- Light pole design must be consistent with the style, character and period of architecture on the site.
- Cobra head light poles are prohibited in residential areas and pedestrian-oriented commercial streets. Decorative cobra head street light poles may only be used on arterial streets, and streets in vehicle-oriented commercial and industrial areas. Where used, cobra head street light poles must incorporate a supplemental non-cobra style light mounted at a 12 ft. - 14 ft. height to illuminate the sidewalk.
- Bare metal poles are prohibited.
- Elevated form bases greater than 4 in. above grade are prohibited.
- Light poles must be placed in landscape areas wherever possible. Light poles must not obstruct sidewalks or bicycle paths.

10.409.7 Attached light fixtures

10.409.7.1 Sconces

- Sconces or gooseneck lighting fixtures may be used to illuminate areas near building walls. Sconces must direct light downward against the building wall and immediately adjacent areas.
- Light fixture design must be consistent with the style, character and period of the host structure.



An example of contemporary gooseneck lighting.

10.409.7.2 Wall packs

- Wall packs may only be used at the rear of industrial buildings to light unsafe areas. They cannot be used to draw attention to the building or provide general building or site lighting.
- Wall packs must be fully shielded to direct the light downward.
- Source output per wall pack must be no more than 1500 lumens.

10.409.7.3 Awnings

Awnings and canopy fascias cannot be internally illuminated.

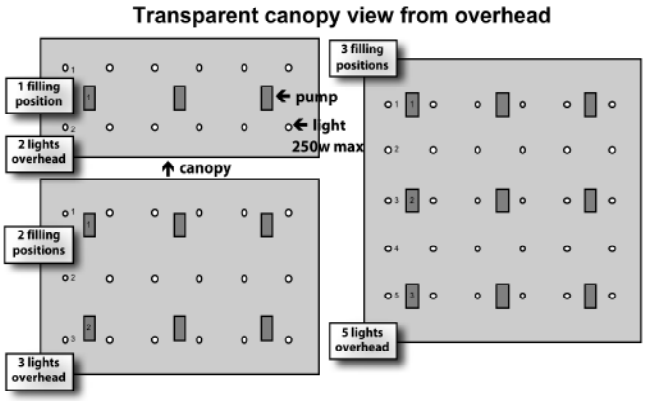
10.409.8 Gas station canopies

10.409.8.1 Design

- Lighting fixtures, including lenses, must be completely recessed into to the canopy ceiling if it is flat, or no lower than 1 ft. above the lowest point of the canopy roof or fascia if it is sloped.
- Source output per fixture must be no more than 3750 lumens.
- Canopy fascias cannot be illuminated, except logo signs permitted by sign requirements in Section 10.410.

10.409.8.2 Number

- Canopies one pump deep may have up to two lighting fixtures per filling space.
- Canopies two pumps deep may have up to three lighting fixtures per two filling spaces.
- Canopies three pumps deep may have up to five lighting fixtures per three filling spaces.



10.409.9 Floodlights

- Floodlights may be used only to light sports fields, outdoor recreation areas and construction sites.
- Floodlights must be fully shielded or provided with sharp cut-off ability, to minimize uplight, spill-light and glare.

10.409.10 Accent lighting

- Bottom-mounted lights used to illuminate landscaping and water features, or provide visual accents, are permitted.
- Pole mounted accent lighting greater than 1 ft. tall is prohibited.
- Roof-mounted and rooftop accent lighting is prohibited.
- Banding of building plane changes (cornices, building corners, column edges, etc) with neon or other illumination is prohibited.

10.409.11 Signs

- Signs may be illuminated internally.
- Bottom mounted lights may illuminate a monument sign no more than 8 ft. tall. Lighting should not spill over the edge of the sign face.
- Exposed bulbs that outline a sign are prohibited.
- Blinking, chasing, or other changes in illumination intensity, color, or direction, intentional or not, are prohibited. This includes electronic message centers.

General sign requirements are in Section 10.410.

10.409.12 Alternative conformance

Development Services staff may consider an alternative lighting plan. Alternative lighting plans must clearly identify and discuss modifications, proposed alternatives, and how the alternative plan will meet the intent of this section better than a plan conforming to this section. Development Services staff will consider the proposed design protects natural areas from light intrusion, enhances neighborhood continuity and connectivity, and shows innovative and creative design.

10.410 Signs

10.410.1 Intent

Standards for use, placement, size and design of signs are intended to:

- Protect the public from signs that are poorly designed, constructed or maintained; and signs that are dangerously distracting to pedestrians and motorists by their message delivery and placement.
- Preserve and enhance property values; create a more attractive business climate, increase the quality of life for residents, and protect the unique character of the city's built and natural environment, by curbing visual pollution resulting from excessive signs.
- Contribute to a built environment that will differentiate Hutto from adjacent municipalities, and reinforce the city's identity and desired character.
- Protect residential areas adjoining non-residential areas from adverse visual impacts of nearby signs.
- Reduce clutter, confusion and visual pollution caused by sign oversaturation, and visual blight from poorly designed and maintained signs, and thus increase sign legibility and effectiveness.
- Protect public health, safety and welfare.

10.410.2 Applicability

This section applies in the following areas.

City of Hutto conventional zoned areas	City of Hutto FBC Form Based Code zoning district	City of Hutto OT Old Town zoning district	Hutto extraterritorial jurisdiction (ETJ)
Yes; except Section 10.410.4	**Yes; except Section 10.410.3**	**Yes; except Section 10.410.3**	**Yes**

10.410.3 Permitted signs in conventional zoning districts

10.410.3.1 Agricultural uses
The following signs are permitted on lots with agricultural uses, and vacant parcels not subdivided or zoned for residential use.

Type		Number	Maximum area	Maximum height	Minimum setback
Permanent	Attached (wall) or freestanding (monument, pole), at farm stands, or retail operations selling products produced on site	1	32 sq. ft.	Freestanding: 6 ft. Attached: below roofline	Freestanding: 5 ft. from property lines
	Freestanding (monument, pole), at farms, ranches, or similar operations	1 per driveway entrance	32 sq. ft.	6 ft.; 10 ft. to bottom if arched over driveway entrance	5 ft. from property lines
	A-frame	1; display only during business hours	12 sq. ft.	4 ft.	As close to the building entrance as possible
Temporary: property with construction	Freestanding (pole) or attached (wall)	1 per street frontage	32 sq. ft. per sign	Freestanding: 6 ft. Attached: below roofline	Freestanding: 5 ft. from property lines
Temporary: property for sale or rent	Freestanding (pole) or attached (wall)	1 per street frontage	32 sq. ft. per sign	Freestanding: 6 ft. Attached: below roofline	Freestanding: 5 ft. from property lines
Temporary displays	Allowed only for agricultural uses, per Section 10.410.7				

10.410.3.2 Residential uses

The following signs are permitted on lots with residential uses and no others.

Type		Number	Maximum area	Maximum height	Minimum setback
Permanent: development identification	Freestanding (monument or integrated into entry feature)	2 per entrance into the development	32 sq. ft. per sign	6 ft.; may be taller if integrated into entry feature (fountain, etc)	5 ft. from property lines
Temporary: property with construction	Freestanding (pole) or attached (wall)	1 per street frontage	4 sq. ft. per sign	Freestanding: 6 ft. Attached – below roofline	Freestanding: 5 ft. from property lines
Temporary: property for sale or rent	Freestanding (pole) or attached (wall)	1 per street frontage	4 sq. ft. per sign	Freestanding: 6 ft. attached: below roofline	Freestanding: 5 ft. from property lines
Temporary: property with model home	Freestanding (pole)	1 per house	12 sq. ft. per sign	4 ft.	5 ft. from property lines
Temporary: new residential development	Freestanding (pole) or attached (wall)	1 per entrance into the development	32 sq. ft. per sign	Freestanding: 6 ft. Attached: below roofline	Freestanding: 5 ft. from property lines
	Freestanding (flag)	1 per 50 linear feet of project frontage; up to 6 for the development	15 sq. ft. per flag	20 ft.	5 ft. from property lines
	Freestanding (pole)	1 per 50 linear feet of project frontage; up to 6 for the development	12 sq. ft. per sign	4 ft.	5 ft. from property lines
Temporary displays	Only for rental multiple household dwelling complexes, subject to Section 10.410.7.				

10.410.3.3 Institutional and civic uses

The following signs are permitted on lots with institutional and civic uses, and no others.

Type		Number	Maximum area	Maximum height	Minimum setback
Permanent	Freestanding (pole, monument)	1	32 sq. ft.	6 ft.	5 ft. from property lines
	Attached (awning, canopy, projecting, wall, window)	2 per wall	Building total = 0.5 sq. ft. per façade frontage ft	Below roofline	n/a
Temporary: property with construction	Attached (wall) or freestanding (pole)	1 per street frontage	12 sq. ft. per sign	Freestanding: 6 ft. Attached: below roofline.	Freestanding: 5 ft. from property lines
Temporary: property for sale or rent	Attached (wall) or freestanding (pole)	1 per street frontage	12 sq. ft. per sign	Freestanding: 6 ft. Attached: below roofline.	Freestanding: 5 ft. from property lines
Temporary displays	Subject to Section 10.410.7.				

10.410.3.4 Commercial, retail and industrial uses, and B-1, B-2, LI, I and REC districts
The following signs are permitted on lots with commercial, retail and industrial uses, and all uses in the B-1, B-2, LI, I and REC districts, and no others.

Type		Number	Maximum area	Maximum height	Minimum setback
Permanent	Freestanding (monument): single use/ building sites and outparcels	1, or 2 (1 per street frontage) if on corner lot with ≥1,000 ft. of linear frontage	32 sq. ft. per sign	6 ft.	5 ft. from property lines. 100 ft. from other freestanding signs on the site.
	Freestanding (monument): multi-tenant building/retail center <100,000 sq. ft. GFA	1 per street frontage	48 sq. ft. per sign	8 ft.	5 ft. from property lines. 100 ft. from other freestanding signs on the site.
	Freestanding (monument): multi-tenant building/retail center ≥100,000 sq. ft. GFA	1 per street frontage or per 1000 ft. of linear frontage	64 sq. ft. per sign	12 ft.	5 ft. from property lines. 100 ft. from other freestanding signs on the site.
	Attached (awning, canopy, projecting, wall and window): single use/ building sites	Any, up to maximum permitted area for the wall	Front/façade: 1.0 sq. ft. per linear wall frontage ft. Side and rear walls: 0.50 sq. ft. per linear wall frontage ft.	Below roofline	n/a
	Attached (awning, canopy, projecting, wall and window): multi-tenant building/ shopping center sites	Any, up to maximum permitted area for the tenant frontage of the wall where the signage will be placed	Same permitted area as single use/building sites, allocated by tenant frontage for an individual façade or wall. May be further restricted by master sign plan	Below roofline	n/a
	Attached (gas station canopy; instead of freestanding signs)	1 on each side	no more than 32 sq. ft. per sign	n/a	n/a
	Attached (sculptural)	1 per building or tenant space	no more than 32 sq. ft. (height at tallest point × width at widest point)	at least 50% of sculpture height below roofline or parapet wall	n/a

Permanent	Freestanding (Pole) (SH 130 Frontage only): Single use (pole with stucco finish and base) Allowed only instead of a Monument Sign	1 fronting SH130 per every 1,000 feet frontage	180 sq. ft. per sign	24 ft (as measured from the finished elevation of the frontage road in front of the center)	5 ft. from property lines. 100 ft. from other freestanding signs on the site.
	Freestanding (Pole) (SH 130 Frontage only): Multi-tenant multi-building/retail center ≥100,000 sq. ft. GFA (pole with stucco finish and base) Allowed only instead of a Multi-Tenant Monument Sign	1 fronting SH130 per every 1,000 feet frontage	180 sq. ft. per sign	30 ft (as measured from the finished elevation of the frontage road in front of the center)	5 ft. from property lines. 100 ft. from other freestanding signs on the site.
Temporary: Construction – "Coming Soon"	Freestanding	2 per vehicle entrance	64 sq. ft. per sign	6 ft.	5 ft. from property lines
Temporary: A-frame	A-frame	1; display only during business hours	12 sq. ft.	4 ft.	As close to the building entrance as possible
Temporary: property for sale or rent	Attached (wall) or freestanding (pole)	1 per street frontage	1 sq. ft. per acre per sign, 32 sq. ft. per sign minimum allocation, not to exceed 128 sq. ft. per sign.	Freestanding: 6 ft. Attached: below roofline.	Freestanding: 5 ft. from property lines
Temporary displays	Subject to provisions of Section 10.410.7.				

10.410.4 Permitted signs in FBC and OT District Sign Standards

10.401.3.5.1 Applicability:

1. All signs shall comply with this section unless specifically listed herein.
2. For all new signs and modifications to existing signs, the standards in the table below shall apply and sign permits may be approved administratively, unless specifically noted in this section.
3. An applicant has the option to establish unique sign standards through a Master Sign Plan that includes standards for size, color, type, design, and location based upon specific performance criteria. In the FBC district, a Master Sign Plan shall be considered per Section 10.203.1. A Master Sign Plan in the OT district shall be reviewed by Development Services staff and approved by the Historic Preservation Commission (HPC).
4. Non conforming signs shall meet Section 10.410.11 of the City of Hutto UDC.

10.401.3.5.2 Prohibited Signs:

The following sign types are prohibited unless approved as part of a Master Sign Plan or otherwise noted:

1. Freestanding Pole signs
2. Animated signs
3. Streamers and pennants
4. Inflatables and balloons

10.401.3.5.3 General Sign Standards: Signs shall be designed to be compatible with not just the historic character of the area but convey quality and permanence. To this end, the following sign standards shall apply by sign type:

Sign Type	Maximum Number	Maximum Area	Maximum Height	Minimum Setback	Other Standards
Permanent Signs					
i. Freestanding Monument sign (single use/building site and/or outparcel)	1 per street frontage	32 sq.ft./ sign face	6 feet	4 feet	Standards for all monument signs: 1. All monument signs shall include a sign face and a sign structure (sides, base and cap). a. The sign base and sign structure shall be brick, stone, or masonry material matching the front façade of the building. b. The sign face shall be framed by a minimum of 6" of brick, stone, or masonry material matching the front façade of the building. c. The monument sign base shall be a maximum of 2 feet in height and shall be included in the calculation of total height. 2. Maximum total height is measured from the finished grade at the center of the sign to the top of the sign cap. If the finished grade at the center of the sign is higher or lower than the finished grade of the fronting street, then the height shall be measured from the finished grade of the fronting street. 3. Monument signs shall not block any driveway or street sight triangles 4. Monument signs shall only be permitted along: a. street frontages where the building setback is 10 feet or greater; OR b. US 79 frontage; OR c. FM 1660 frontage 5. Following standards shall also apply to monument signs with message boards: a. Shall only be permitted for public, non-profit, institutional, and religious uses. b. Shall not include flashing letters or words or rapidly changing
ii. Freestanding Monument sign (multi-tenant building/retail center <50,000 sq.ft. GFA	1 per street frontage	48 sq.ft. / sign face; divided into no more than 4 sign panels/sign face	8 feet	4 feet	
iii. Freestanding Monument sign (multi-tenant building/retail center ≥50,000 sq.ft. GFA	1 per street frontage or per 1,000 feet of linear street frontage	64 sq.ft. / sign face; divided into no more than 6 sign panels/sign face	10 feet	6 feet	
iv. Freestanding Monument sign (with message board – electronic or non-electronic)	1 per lot	32 sq.ft./sign face	6 feet	4 feet	

Sign Type	Maximum Number	Maximum Area	Maximum Height	Minimum Setback	Other Standards
					messages 6. Message boards: a. Electronic changeable copy/message board/variable message signs whose message portion is enclosed with glass, plastic, or other durable material and who provide an auto-dimming feature based on natural ambient light conditions. Auto-dimming feature must not allow any changeable copy/message board to exceed a brightness of 7,000 NITs in daylight or 500 NITs for night use. Such signs also cannot be animated; messages must remain static for at least sixty seconds, and display no more than four colors any one time in a static pattern.
v. Attached sign – primary (building)	1 per street frontage	1.5 sq.ft. for every linear foot of building frontage up to max. of 100 sq.ft. (for single tenant façade) 2.0 sq.ft. for every linear width of tenant frontage up to a max of 100 sq.ft. for each tenant (for multi-tenant facades)	Located on the building façade above 8' and below the top of the parapet.	NA	The following shall apply to building signs: 1. Signs may be internally or externally lit. 2. All exposed conduit, junction boxes, and electrical transformer boxes must be concealed from public view. 3. Individual channel letters (with or without internal illumination) shall be utilized. Channel letters incorporated on a cloud background may also acceptable. 4. Wireways shall be preferred over exposed raceways if channel letters are not possible, and shall be as thin and narrow as possible so as to not extend in width or height beyond the area of the sign's lettering or graphics, finished to match the color and texture of the façade background, or be integrated into the overall design of the sign. 5. Exposed raceways shall not be permitted. 6. Plain rectangular cabinet box type signs shall not be permitted unless in the shape of a logo or unique design that is integral to the sign.
vi. Attached sign – secondary (side/rear building façade, awning, or	1 additional side/rear building façade sign	0.75 sq.ft. for every linear foot of building	Located on the building façade	NA	1. Same standards as above for secondary building signs 2. On multi-tenant buildings, secondary building signs shall only be permitted

Sign Type	Maximum Number	Maximum Area	Maximum Height	Minimum Setback	Other Standards
canopy)	1 per awning or canopy over 6 feet in width	frontage or tenant frontage up to max. of 75 sq.ft. 16 sq.ft. for each awning or canopy sign	above 8' and below the top of the parapet.		if the tenant space is adjoining the building façade where the secondary sign is proposed. 3. Awnings narrower than 6 feet may include a logo only (no larger than 4 sq.ft. per awning) 4. Awnings shall NOT be vinyl or plastic 5. Awnings shall be of made of a fade-resistant material and kept in good repair and condition.
vii. Attached sign (building projecting sign– single or multi-tenant building)	1 per street fronting building façade	50 sq.ft. per sign face	Above the awning or canopy line	NA	1. Will not obstruct any pedestrian or vehicular way (vertical clearance of 8 ft. from the finished sidewalk if it is non-illuminated and 11 ft from the finished sidewalk if it is illuminated). 2. Sign may project no more than 50% of the width of the sidewalk or 6 ft. from building façade line (whichever is less). 3. Sign may not extend above building parapet line or eaves line. 4. Shall be located over the canopy line
viii. Attached sign or tenant projecting sign (under awning or canopy projecting – multi-tenant building)	1 per tenant space	16 sq.ft./sign face per tenant space	Min. vertical clearance of 8' required under the sign	NA	1. May encroach a maximum of 3 ft. over a public sidewalk, but shall not encroach over any parking or travel lane. 2. Tenant projecting 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.
ix. Attached sign (sculptural)	1 per tenant space (in lieu of a tenant projecting sign)	16 sq.ft./sign face per tenant space	Min. vertical clearance of 8' required under the sign	NA	1. Total area of the sign shall be measured by adding all the three plane areas of the 3 dimensional sign. 2. At least 50% of the height of the sign shall be located below the parapet or roof line.
x. Attached sign (marquee sign)	1 per building (in lieu of a primary building sign and building projecting	100 sq.ft. per sign	Min. vertical clearance of 8' required under the marquee	NA	1. Permitted for theaters, auditoriums, and other public gathering venues of 100 persons or more 2. Marquee signs shall be attached to the building or located above or below canopy 3. Message boards may have changeable copy (electronic and

Sign Type	Maximum Number	Maximum Area	Maximum Height	Minimum Setback	Other Standards
	sign)				non-electronic). Electronic message boards shall be non flashing. If LED sings are used for the Marquee, they shall be covered by a lens diffuser.
xi. Attached sign (neon sign)	1 per tenant	Varies	Min. vertical clearance of 8'		1. Shall only be permitted through review and approval by the Historic Preservation Commission.
xii. Attached sign (window sign)	NA	25% of each window area	NA	NA	1. Window signs should not obscure the visibility into a shop for the passerby. Every effort should be made to integrate window signs with store window displays. 2. No fluorescent materials shall be used for window signs. 3. Window signs are only permitted on the first story of the building. 4. Temporary advertising placards, banners, pennants, trademarks, or other descriptive material may be placed on the inside of the glass. However, they shall be integrated with a storefront display of merchandise in the store. 5. Business name, address, hours of operation, entrance/exit information, and emergency phone numbers may be displayed on primary entrance door. 6. Business address, closed/open signs, hours of operation, credit card logos, real estate signs and 'now hiring' signs are exempt from the maximum area limitation. 7. Mannequins and storefront displays of merchandise sold are not considered window signs. 8. Interior directory signage identifying shopping aisles and merchandise display areas shall also be exempt from the window sign limitation. 9. Small neon "open" signs are permitted.
xiii. Attached sign (permanent menu board – restaurants only)	1 per tenant (restaurants and cafes only)	4 sq.ft.	NA	NA	1. Permanent menu boards may be mounted on the railing of the sidewalk café or on the wall next to the entrance door into the restaurant or café.

Sign Type	Maximum Number	Maximum Area	Maximum Height	Minimum Setback	Other Standards
					2. Such menu boards may be illuminated by the smallest light fixture needed to provide appropriate illumination.
xiv. Attached sign (building directory – multi-tenant buildings or sites)	1 per building	12 sq.ft.	NA	NA	1. Shall be allowed for all multi-tenant commercial and mixed use buildings only mainly to provide signage to upper floor tenants. 2. The directory sign shall be affixed on the ground floor façade of the building next to the doorway or entrance that provides access to the upper floor tenants.
xv. Painted on wall signs (murals)	Varies	Varies	NA	NA	1. Shall only be permitted through review and approval by the Historic Preservation Commission in the OT district.
Temporary Signs					
i. Portable sign (A-frame or sandwich board)	1 per tenant	12 sq.ft. per sign face	4 feet	NA	1. Sign shall be placed in front of the respective tenant space. 2. A minimum of 6 ft. of sidewalk shall remain clear. 3. Chalkboards may be used for daily changing of messages. Readerboards (electronic and non-electronic) shall be prohibited. 4. Sign shall be removed every day after the business is closed.
ii. Banners - Seasonal	1 per tenant	32 sq.ft.	NA	NA	1. Shall be permitted no more than twice in each calendar year for no more than 30 continuous days at a time.
iii. Banners - “Grand opening”	1 per tenant	64 sq.ft.	NA	NA	1. Shall be permitted one time with a new business that has obtained a certificate of occupancy from the city for no more than 45 continuous days.
iv. Storefront window displays	NA	NA	NA	NA	1. Storefront window displays shall be exempt so long as they display mannequins and merchandise being sold.
v. For sale, rent or lease sign	1 per tenant space (window) ; and 1 per site (freestanding)	32 sq.ft. per sign	6 feet for free standing signs	6 feet for free standing signs	1. Shall not block any sign triangles for driveways and streets
vi. Construction sign - “Coming Soon”	1 per site (may be	64 sq.ft.	6 feet for a freestandi	NA	

Sign Type	Maximum Number	Maximum Area	Maximum Height	Minimum Setback	Other Standards
	freestanding or sign attached to a wall or fence)		ng sign		
vii. Special event signs	1 per site	32 sq. ft. per sign	NA	NA	1. Shall be permitted to be placed no more than 4 weeks prior to the event and removed within 2 working days after the event
Exempt Signs					
i. City, state, or country flags					• No corporate logos allowed
ii. Political signs					• Shall be removed immediately after the election
iii. Traffic control or safety sign					
iv. Wayfinding signs within the public right of way					• Per any city or public agency plans
v. Directional signs internal to a site without visibility from any public street					• If adjoining any residential uses, lighting shall be minimally intrusive and directed away from residential uses to the extent possible.

10.410.5 Exempted signs

These signs are permitted in all districts, unless noted.

- Address numbers and family name identification on residences.
- City-owned/operated signs.
- Off-site directional kiosk signs authorized by the City of Hutto.
- Directional sign: one freestanding sign per curb cut in commercial and industrial districts only. Signs may be no more than 4 ft. tall and no more than 6 sq. ft. in area.
- For sale, for rent and for lease signs on vehicles, boats, trailers and other personal property.
- Garage sale signs: up to three signs, each no more than 4 sq. ft., may be displayed only while the garage sale is in progress. Garage sale signs must be placed outside of the right-of-way and public property. Garage sale signs may be placed within City of Hutto right-of-way (not County or State right-of-way) if written permission from an adjacent property owner is attached to said sign. Said garage sale sign must be removed before 5:00 PM on the last day of the sale. This amendment supersedes Chapter 8, Article 8.05 of the City of Hutto Code of Ordinances.
- Hippopotamus statues no more than 3 ft. tall painted with the name, logo and/or trademark colors of the business or sponsor displaying them.

Hippopotamus statue

- Historical markers, plaques, grave markers, cornerstones and commemorative tablets.
- Works of fine art that in no way identify or advertise a product or business.
- National, state, local and decorative non-commercial flags, each no more than 50 sq. ft. in area, flown for their intended purpose under generally accepted flag protocol, on a flagpole or building mounted staff no taller than the maximum permitted building height in the underlying zoning district, and not acting as a form of advertising.
- Open house signs: up to three signs may be used, displayed outside the public right-of-way and public property. Open house signs may be placed within City of Hutto right-of-way (not County or State right-of-way) if written permission from an adjacent property owner is attached to said sign. Said open house sign shall be displayed only while the open house is in progress or for 16 hours in a one-week period, whichever is shorter. The sign must be removed immediately after the open house. Signs may be no more than 4 sq. ft. in area, and no more than 4 ft. tall. This amendment supersedes Chapter 8, Article 8.05 of the City of Hutto Code of Ordinances.
- Public Information Signs, provided such signs are removed no more than 3 days after event.
- Public utility warning and underground utility identification signs.
- Religious symbols (cross, Star of David, star and crescent, etc.). Signs where the shape of a religious symbol is an integral part of the sign design are not exempted.
- Signs manufactured as a standard, integral part of a mass-produced product accessory to a commercial, public or semi-public use, including telephone booths, mail and newspaper boxes, vending machines, automated teller machines, gas pumps and vacuums.
- Signs, notices, placards, certificates and official papers authorized or required by statute, government agency or court.
- Signs for rest rooms, accepted credit cards, business organization membership (Chamber of Commerce, Better Business Bureau, etc.), meetings of civic groups, and business hours, displayed at a business.
- Signs identifying zones in parking lots, no more than 6 sq. ft. in area.
- Signs on concessions and rides at special events such as fairs and festivals.
- Signs painted on vehicles and trailers that are operating and registered, used in everyday business activities, parked in areas appropriate for their use as vehicles normally used during business hours, and not being used only for attracting business.
- Temporary decorations and displays that are clearly associated with a national, local, or religious holiday or celebration, provided there are no fire, traffic, or pedestrian hazards.

10.410.6 Prohibited signs

The following signs are prohibited in all districts, unless noted.

- Off-premise signs, except for directional kiosk signs authorized by the City of Hutto and wayfinding sign program as authorized by the City of Hutto.
- Signs with changing light, color or motion effects, intentional or resulting from a defect. This prohibition includes, but is not limited to:
    - Blinking, flashing, chasing, strobe and alternating color lights, integrated into a sign or not.
    - Electronic message centers.
    - Signs incorporating "eye catchers" and similar shiny devices designed to reflect light and create a glimmering or flashing effect.
    - Signs with animated or rotating parts.
    - Signs emitting flame, smoke, steam or other visual matter.

  This prohibition does not apply to:
    - Electronic changeable copy/message board/variable message signs whose message portion is enclosed with glass, plastic, or other durable material and who provide an auto-dimming feature based on natural ambient light conditions. Auto-dimming feature must not allow any changeable copy/message board to exceed a brightness of 7,000 NITs in daylight or 500 NITs for night use. Such signs also cannot be animated, messages must remain static for at least sixty seconds, and display no more than four colors any one time in a static pattern.
    - Signs with flashing or chasing lights on concessions and rides at special events such as fairs and festivals.
    - Holiday decorations and light strings displayed during December. Light strings cannot outline or highlight a sign.
    - Rotating barber poles, that may or may not be internally lit, at a legitimate barber or beauty shop.
    - Rudimentary time and temperature displays that are not potentially distracting to drivers.
    - Warning signs and markers placed by, or authorized by and on behalf of government agencies.

- Signs placed in or over the public right-of-way or public property. The city may remove signs in the public right-of-way or on public property.

  This prohibition does not apply to:
    - Signs placed by government authorities.
    - Banners placed on a light pole, utility pole, or over a street, as part of a special event of general civic interest.
    - Kiosk and way-finding signs.
    - Temporary garage sale and open house signs in compliance with Section 10.410.5 and this Code, and if no more than three (3) signs are located on any lot or abutting any lot.
    - Temporary political campaign sign or literature may be placed on public property that serves as an early voting location or an election day voting location. Only signs and literature that refer to a candidate or issue that is on the ballot at a particular voting location may be placed at that voting location. A maximum of ten (10) signs per candidate or issue may be placed at each polling location.
    - Temporary political sign or literature placed on public property being used as a polling location may not:
        - be placed within the public right-of-way;
        - have an effective area greater than three (3) sq. ft.;
        - be more than four (4) ft. high;
        - be illuminated or have any moving elements;
        - be within one-hundred (100) ft. of an outside door through which a voter may enter the public building;
        - be on driveways, parking areas, or medians within parking areas on the premises, with the exception of political campaign signs attached to vehicles lawfully parked at the premises;

- be attached, placed or otherwise affixed in any area designated as a planting or landscaped area or to any tree, shrub, building, pole or other improvement;
- be placed within ten (10) ft. of the public road way adjacent to the premises;
- be placed on the premises earlier than twenty-four (24) hours before the commencement of early voting if being placed at an early voting location or the commencement of election day voting if being placed at an election day voting location; and remain on the premises more than twenty-four (24) hours after early voting has ended if placed at an early voting location or after election day voting has ended if being placed at an election day voting location.

- Signs placed on vehicles and trailers that are parked and used primarily as a sign.
- Signs and posters placed on trees, fences, light poles and utility poles, except parking lot zone signs on light poles.
- Banners, pennants, balloons, streamers, and other temporary signs, except on a temporary basis as permitted in Section 10.410.7.
- Attached signs placed on a roof or above a parapet wall of a building. This prohibition does not apply to sculptural signs.
- Attached domed, bullnose and bubble-style awning signs.
- Freestanding signs placed where they might obscure a clear view of traffic on intersecting streets, and traffic warning and control signals and signs.
- Signs that closely resemble or imitate official signs and traffic control devices.
- Signs blocking doors, windows, vents, stairs and ramps.
- Signs built and displayed without a sign permit, if a sign permit is required.
- Signs built from materials usually used for temporary signs (cloth, thin plastic, corrugated plastic, etc.) displayed as permanent signs, except for no more than 30 days or less in place of a damaged, removed or permitted but unbuilt sign
- Portable signs, including signs originally built as portable signs permanently mounted on a building or the ground.
- Snipe, spam, and bandit signs.
- Large objects such as motor vehicles, boats, aircraft, engine blocks, home appliances, heavy equipment, industrial machinery, and similar objects used as or included in signs.
- Signs not expressly permitted in this section or elsewhere in this code.

10.410.7 Temporary signs and displays

10.410.7.1 Temporary displays

Temporary displays may include these items, only as permitted in Section 10.410.3 and 10.410.4

- Banners, no more than 32 sq. ft.
- Banners placed over the street to identify special events of general civic interest. The banners cannot be used for commercial advertising. Sponsor identification may be displayed on no more than 25% of the banner face area.
- Pennants, streamers, and small (no more than 12 in. diameter) balloons.
- Balloons and other inflatable objects no more than 12 ft. in height. Balloons and inflatable objects cannot be placed on top of a building. Inflatable objects cannot have flailing or animated elements.
- New development marketing flags.
- Grand Opening Banners, no more than 64 sq. ft. and removed after 45 days after opening of the business.

A business may have up to ten temporary displays in a calendar year, with a time of no more than 15 days for each display. No more than two consecutive displays shall be permitted.

10.410.7.2 Construction – “Coming Soon” sign display time

Temporary signs may be displayed up to 18 months. Signs must be removed in 48 hours after construction is complete.

10.410.7.3 Real estate sign display time
Temporary signs on property for sale or rent must be removed in 48 hours after the lease or sale of the identified property.

10.410.7.4 Temporary development sign display time
- Temporary signs at developments may be displayed for up to one year, or until the last house or unit in the development is sold, whichever is later.
- Temporary development signs at rental communities may be displayed for up to one year, or until 90% of units are occupied, whichever is later.

10.410.8 Substitution of noncommercial message

Noncommercial copy may be substituted for commercial copy on any permitted sign. If noncommercial copy is substituted, the resulting sign will continue to be treated as the original commercial sign under this code and will not be treated as an outdoor advertising display. Content of noncommercial copy on a sign otherwise permitted by this code may be changed without complying with provisions required for sign copy or design approval.

10.410.9 Sign design

10.410.9.1 Color
Colors for sign frames and supports must match the primary finish and colors of buildings on the site.

10.410.9.2 Illumination
- Illumination must be shielded so there is no glare in the public right-of-way and adjacent properties, and directed so it does not point towards the sky.
- Illumination must be steady and even over the entire sign face. The full number of lighting elements must be kept in working condition.

10.410.9.3 Materials
- Internally lit channel letters and halo lit letters are preferred for attached signs. Domed, bullnose and bubble-style awning signs, and internally illuminated box signs, are prohibited as attached signs.
- The sign base of permanent freestanding signs must match the dominant masonry surface material of the main building on the site.

10.410.9.4 Attached sign placement
- Attached signs cannot overlap features such as cornices, eaves, window and door frames, columns and other decorative elements.
- Signs must be placed at least 3 ft. from the vertical edge of a wall and other attached signs.

10.410.9.5 Attached sign height
- Attached signs must be placed entirely below the lowest point of a building's parapet wall, except signs on water towers and smokestacks.
- The lowest point of a projecting or awning sign must be at least 8 ft. above the sidewalk.

10.410.9.6 Window sign area
- Window signs may cover no more than 25% of a window area.
- Window signs are not considered in measuring the overall sign face area on a wall.

10.410.9.7 Freestanding sign placement
- Freestanding signs cannot be placed where they obscure important architectural features such as entrances, display windows or decorative elements when seen from the public right-of-way.

- Freestanding signs cannot be placed in or project over the public right-of-way, or create a visual obstruction in a vertical space between 3 ft. and 10 ft. above the curb in the clear vision area.

10.410.9.8 Freestanding sign landscaping
Landscaping must form a cluster at the base of freestanding signs, in an area at least 25% of the sign height around the footprint.

10.410.9.9 A-frame signs
A-frame signs must be secured firmly in place. Securing may include anchoring to the wall of the building or weighing down with sandbags. Sandbags cannot protrude from the sides of sign.

10.410.9.10 Sign Master Plans
Development Services staff may require a Sign Master Plan to be submitted and approved with a concept plan or site plan for a development. Sign type, color, scheme, size and illumination in the center must be coordinated and compatible with the architectural character on the site.

10.410.10 Sign permits

10.410.10.1 Sign permit required
Sign permits are required for the following sign types:
- New permanent signs, excluding window signs.
- New development signs.
- New real estate, construction and temporary development signs at least 12 sq. ft.
- Temporary displays.
- A-frame signs (permit duration one year; may be renewed)
- Expansion to the face area or height, or change in the dimensions of an existing sign
- Change in the location of an existing sign.
- Change in the logo, name or message displayed on an existing sign, except altering the copy on changeable copy faces.

10.410.10.2 Sign permit and specific use permit approval required
Specific use permit review and approval, and a sign permit, is required for a sculptural sign.

10.410.10.3 Sign permit not required
Sign permits are not required for the following sign types:
- Exempted signs.
- Window signs.

10.410.10.4 Revocation
Sign permits will be revoked if there is any violation of this code or misrepresentation of any information in the permit application.

10.410.10.5 Pending violations
Sign permits will not be issued for businesses or locations where existing signs violate this code, except to replace an illegal sign with a legal sign.

10.410.10.6 Expiration
Sign permits expire six months after permit issuance, if the signs are not built.

10.410.11 Sign maintenance

10.410.11.1 Building code conformance
Signs must be built and maintained in conformance to structural, electrical and safety standards of the most current International Building Code, as adopted by the City.

10.410.11.2 Condition
Signs must be kept clean and in good repair, visually and structurally. Braces, bolts, clips, fastenings and supporting frames must be securely affixed to the support structure or wall. Signs must be kept free of rust, rot, insect infestations, bird nests and other deterioration.

10.410.11.3 Blank signs
Sign faces that are unreadable, not maintained, or removed, leaving only the shell or support structure, must be replaced in 30 days or the sign must be removed. This is not an exception to the prohibition of nonconforming sign replacement.

10.410.11.4 Unsafe signs
Signs that are unsecured, unsafe or in danger of falling; or damaged, destroyed, taken down or removed for any purpose other than copy change, must be removed or repaired to conform to this code.

10.410.11.5 Removal
- When sign removal is required, the entire sign and supporting structure must be removed.
- Signs painted directly on an exposed masonry wall must be removed by a process that strips the entire sign from the wall, not by painting over the sign. Signs declared historic by the Historic Preservation Commission are exempt.

10.410.12 Nonconforming and abandoned signs

10.410.12.1 Nonconforming signs
Provisions for nonconforming and abandoned signs are in Section 10.206.5.

10.410.12.2 Abandoned signs
Signs are considered abandoned if they:
- Advertise or identify an object, person, institution, business, product, service, event or location that no longer exists or is no longer relevant; or

- Abandoned signs must be removed by the sign owner, property owner or the city at the owner's expense. Abandoned signs cannot be reused. Signs declared historic by the Historic Preservation Commission are exempt.

10.411 Use specific design standards

10.411.1 Intent

Certain uses may include design qualities that would have an adverse impact on Hutto's character and sense of place. Design of these uses will shape much of the character and attractiveness of Hutto's streetscapes, so it is important they contribute to and integrate well with the city's built environment. These special design standards, and other standards in this chapter, apply to the following uses to ensure they will be compatible with Hutto's built environment.

10.411.2 Applicability

This Section applies in the following areas.

City of Hutto conventional zoned areas	City of Hutto FBC Form Based Code zoning district	City of Hutto OT Old Town zoning district	Hutto extraterritorial jurisdiction (ETJ)
Yes	**Only as described by Section 10.502 and use requirements of Chapter 3**	**Only as described by Section 10.503 and use requirements of Chapter 3**	**No, except for signage standards**

10.411.3 Large item sales and rental (Class 1, 2 and 3)

Performance standards in Section 10.312.9 regulate outdoor storage, and the placement of inventory and vehicles for sale on the site.

10.411.3.1 Architecture

- Dealership building architectural design must conform to architectural design standards for commercial uses in Section 10.406.6.
- Separate structures (service building, car wash, used car sales building, etc.) on the site must share architectural detail and design elements to provide a cohesive project site.
- Vehicle service areas and bays must be screened or sited so they are not visible from the street.
- Garage doors cannot face the street.
- Garage doors must be integrated into the overall design theme of the site with color, texture, and windows.

10.411.3.2 Parking, circulation and stacking

- Vehicle display parking and inventory areas are not exempt from site planning standards.
- Large expanses of concrete or asphalt must be avoided. Unrelieved pavement in vehicle display areas and other areas often visited by customers must be limited by using landscaping, contrasting colors and banding or pathways of alternate paver material.
- Vehicle/pedestrian conflict points must be clearly defined with textured and colored pavement or brick pavers.
- Service areas must provide adequate stacking space that does not impede vehicle circulation through the site or result in vehicles stacking into the street.

10.411.3.3 Landscaping

- Landscaping must conform to landscaping standards in Section 10.407. Vehicle display parking and inventory areas are not exempt from landscaping standards.
- Inventory cannot be stored, parked or displayed in landscape areas.

10.411.3.4 Fencing and screening

Vehicles display parking, inventory areas and other parking and outdoor storage areas must comply with fencing and screening standards in Section 10.408.

10.411.3.5 Outdoor lighting

- Lighting must conform to lighting standards in Section 10.409.

10.411.4 Self-storage facilities

10.411.4.1 Architectural theme

- Building design must conform to architectural design standards for commercial uses in Section 10.406.6. Design of facilities placed near or integrated into a shopping or office center must be consistent with the dominant theme or design of surrounding buildings.
- Colors with a high intensity are prohibited on buildings.
- Prefabricated and pre-engineered metal buildings are prohibited.

10.411.4.2 General architectural standards

- Buildings must include design elements such as columns, ribs or pilasters, piers, quoins, and fenestration patterns to prevent a utilitarian, industrial, warehouse-like appearance.
- Buildings at least 30 ft. long must include a change in wall plane, recess or reveal every 20 ft. or less.
- Maximum length of a building on the site perimeter is 60 ft.
- Unit doors must be screened or sited so they are not visible from the street or residential properties.
- Unit doors must be integrated into the overall design theme of the site through color and texture.

10.411.4.3 Roof design

- Buildings must include a roof pitch of at least 30°, with roofs incorporating a high quality surface such as architectural shingles, split seam metal or clay tile. Flat roofs are prohibited.
- Roofs must include four or more planes, and have overhanging eaves extending at least 1.5 ft. past the building wall.

10.411.4.4 Parking, circulation and stacking

- Drive aisles must be at least 24 ft. wide. Drive aisles and unit access points must be surfaced in impervious or permeable pavement.
- Units and drive aisles must be sited so a vehicle parked at a unit cannot trap another vehicle and prevent it from leaving the facility.
- Parking spaces cannot be located in the street yard.

10.411.4.5 Landscaping

- Landscaping must conform to landscaping standards in Section 10.407.
- Landscaping and berming must screen storage buildings from the public right-of-way and adjacent residential zoning districts.
- Landscaping outside a perimeter fence must conform to landscape standards in this code. Inside a perimeter fence, at least 10% of the surface area must be a groomed permeable surface (grass, xeriscape ground cover, turf block), with at least 50% of that surface next to the perimeter fence.
- One or more native tall trees for every ten units must be provided inside the perimeter fence, with trees placed inside the perimeter fence and at the ends of buildings runs. Shrubbery forming a dense cluster is required at the base of building walls at least 10 ft. long without doors.

10.411.4.6 Fencing and screening

- Fencing must conform to fence and wall standards in Section 10.408.
- Perimeter fencing, security fencing, and entry gates must be constructed of materials that are compatible with the design and materials used throughout the site. Acceptable fencing types include masonry (brick, stone, decorative CMU), decorative metal and wrought iron, with regular recesses and centers to break up long stretches.

10.411.4.7 Outdoor lighting

- Lighting must conform to lighting standards in Section 10.409.
- Building mounted sconces must be used instead of freestanding light poles wherever possible.
- Pole mounted lights must be off between 9:00 PM and 6:00 AM at self-storage facilities next to residential zones and lodging uses.

10.411.4.8 Signs

Signs must conform to sign standards in Section 10.410. Attached signs are permitted only on the main office, and are prohibited on storage unit buildings.