

EXHIBIT D-5

USES AND DEVELOPMENT STANDARDS FOR PARCEL 4e

The following use regulations, design standards and development standards shall apply to all development on the portion of the Property identified as Parcel 4e on the Parcel Map, attached to this ordinance as **Exhibit "C"**, and further described by metes and bounds in **Exhibit "C-5"**. All aspects not specifically covered by these use regulations, design standards and development standards shall be regulated by applicable sections of the Code. Unless otherwise defined, all terms used shall correspond to the definitions in the Code.

1. PERMITTED USES

All uses permitted in **OF (Office)** zoning districts, as defined in Section 46-144 of the Code, **Places of Worship** - unrestricted square footage of accessory uses and all **Senior Group Living** uses, including assisted living, nursing homes and congregate care for seniors, with the following additional provisions:

- 1.1. Day Care facilities shall have a maximum gross square footage 20,000 square feet. In addition:
 - 1.1.1. All day care facilities must meet the minimum state requirement for such facilities
- 1.2. Places of worship shall meet development standards and supplementary use standards for any accessory uses.

2. TRAFFIC IMPACT

The Traffic Impact Analysis (TIA) for the land uses contained in Amendment No. 3 to the PUD was reanalyzed using the land uses contained on Parcels 4-a and 4-b of Amendment No. 3 and the land uses contained on Parcels 4-c, 4-d and 4-e contained herein. This reanalysis, contained in **Exhibit "G"**, indicates the total trip generation for the land uses proposed. If the land uses on the Property are in substantial compliance with the land uses contained in **Exhibit "G"**, no further analysis of the transportation impacts of the land uses shall be required. If the land uses on the Property are not in substantial compliance with the land uses contained in **Exhibit "G"**, further analysis of the transportation impacts of the land uses may be required. No additional TIA shall be required to include a place of worship as a land use on Parcel 4-e. The potential need for any further analysis will be determined when a site plan for the place of worship and any accessory uses is submitted to the City.

3. DESIGN STANDARDS - Place of Worship

- 3.1. All aspects not specifically covered by this Plan shall be regulated by the **C-1a (General Commercial - limited)** zoning district and other sections of the Code, as applicable, and as amended. If there is a conflict between this Plan and the Code, this Plan shall supersede the specific conflicting provisions of the Code.
- 3.2. At least twenty-five percent (25%) of the total exterior wall finish shall be native stone masonry similar in color and quality to that utilized on the walls, entryway

and amenity center buildings within the Mayfield Ranch subdivision, as illustrated in Exhibit "E".

3.3. Setbacks

3.3.1. Minimum rear setback abutting Parcel 4-b of the Plan shall be 50 ft. for buildings with one story, or 100 ft. for buildings with two stories.

3.3.2. Minimum side setback abutting Parcel 4-b of the Plan shall be 50 ft. for buildings with one story, or 100 ft. for buildings with two stories.

3.4. Height

3.4.1. Maximum height of principal building shall be 2 stories. A parking structure may contain multiple levels, so long as the top level does not extend above the 2-story building it is connected to.

3.5. Compatibility Buffer Planting Area

3.5.1. Owner shall be required maintain existing trees and shrubs and install new plantings, at locations to be determined by the City, to provide a compatibility buffer planting area along the northern edge of the development area generally parallel to the boundary with Parcel 4-b of the Plan.

3.5.2. The compatibility buffer planting area shall consist of:

- 1) Existing trees - All existing hardwood trees shall remain in place, with no limb removal above six feet in height measured from the finished grade, except for dead trees and dead or damaged limbs. The intent is to keep the existing screening intact above the tops of the adjacent residential fences.
- 2) New plantings shall be required on any portion of the area which is not adequately screened, as determined by the City, with existing evergreen hardwood trees or where non-hardwood trees (hackberry, chinaberry, ashe juniper, etc.) are removed. The following shall be the minimum requirement for new plantings:
 - (a) Large species evergreen shade trees (minimum 3"-caliper) shall be installed at a spacing of no more than 40 feet;
 - (b) Medium species evergreen trees (minimum 2"-caliper) shall be installed at a spacing of no more than 40 feet;
 - (c) Small species evergreen trees (minimum 1"-caliper) shall be installed at a spacing of no more than 20 feet;
 - (d) Shrubs and/or ornamental grasses (minimum 3-gallon size) shall be installed at a spacing of no more than 6 feet, with no gaps in coverage greater than 12 feet.
 - (e) All new plantings shall be container grown. No balled and burlapped plants will be permitted.
 - (f) Provide tree staking per requirements specified in the City of Round Rock Tree Technical Manual.
- 3) Irrigation shall be provided to all new plantings from an automatic underground irrigation system meeting the following requirements:

- (a) A minimum of one (1) flood bubbler for each large, medium and small species tree.
- (b) Shrubs shall be watered with drip irrigation. Drip tubing shall be anchored in place with 6" landscape staples spaced no more than 4 feet apart.

4. DESIGN STANDARDS - All uses other than Place of Worship

4.1. Exterior Wall Finish

- 4.1.1. One hundred percent (100%) of the exterior building sides of all buildings shall be constructed of glass or native stone masonry similar in color and quality to that utilized on the walls, entryway and amenity center buildings within the Mayfield Ranch subdivision, as illustrated in **Exhibit "E"**.
- 4.1.2. Earth-colored Portland cement plaster and concrete masonry units shall be allowed to satisfy up to thirty percent (30%) of the requirement for masonry construction.
- 4.1.3. Concrete siding products and exterior insulating foam systems (other than synthetic stucco materials) are not considered masonry for the purposes of this section.
- 4.1.4. Roofs, soffits, normal door and window openings, normal entryways and porches, and ornamental features are excluded from this requirement.

4.2. Trash Disposal, Storage and Mechanical Equipment

- 4.2.1. Any walls required for the screening of trash disposal areas, storage areas or mechanical equipment shall be native stone which is similar in color and quality to that utilized on walls, entryways and the amenity center buildings within the common areas of the Mayfield Ranch subdivision, as illustrated in **Exhibit "E"**.
- 4.2.2. Mechanical equipment located on the roof shall be screened with an enclosure constructed of the same exterior materials as the building.
- 4.2.3. Dumpster pads shall be concrete.

4.3. Roofs

- 4.3.1. All roofs of buildings shall be pitched-type construction (hip or gable-type roofs with a minimum pitch of 3:12) or have architectural elements that give the appearance of pitched-type construction.
- 4.3.2. Roofs shall be a combination of pitched, gabled or sloped elements. The pitched areas may be standing-seam metal with non-reflective finishes or non-metallic tile (clay or concrete).

4.4. Lighting

- 4.4.1. Lighting fixtures shall not exceed the height of the building or structures, if attached thereto, or, if pole mounted, a height of twenty (20) feet.
- 4.4.2. Up-lighting on buildings and building signs is permitted so long as the provisions of Section 46-144 (e)(4) are not violated. Specifically, up-lighting shall be designed in order that:
 - 1) The light source shall not be visible from any street right-of-way or residential district.

- 2) Fixtures shall be mounted so that the cone of light does not cross any property line of the site.

4.5. Landscaping and Fencing

- 1.1.1. The provisions of Section 46-195 shall apply, with the exception that landscaping along FM 1431 shall be subject to the location of the water line located adjacent to FM 1431, as illustrated in **Exhibit "H"**.
- 1.1.2. The required fencing along the northern boundary of the parcel abutting the residential uses in Parcel 4-b shall meet the following requirements:
 - 1) Shall be constructed of native stone masonry similar in color and quality to that utilized on the walls as illustrated in **Exhibit "E"**.
 - 2) Shall be a minimum of six feet (6') in height.

5. SIGNS - Place of Worship

5.1. Signs shall be regulated by Chapter 30 of the Code, as applicable and as amended, with the following exceptions:

- 1) The base of each Monument Sign shall have a minimum vertical dimension of three feet (3') and be constructed of native stone, which shall be similar in color and quality to that utilized on entryway monuments within the common areas of Mayfield Ranch, as illustrated in **Exhibit "E"**.

6. SIGNS - All uses other than Place of Worship

1.1.3. All free-standing signs shall be Monument Signs, subject to the following conditions:

- 1) Any business may utilize a Monument Sign with a maximum of one (1) sign per lot. For lots with multiple tenants, a multi-tenant Monument Sign may be used.
- 2) Unless there is a conflict with public utilities or required sight distance, there shall be no front setback requirements for a Monument Sign.
- 3) The base of each Monument Sign shall have a minimum vertical dimension of three feet (3') and be constructed of native stone, which shall be similar in color and quality to that utilized on entryway monuments within the common areas of Mayfield Ranch, as illustrated in **Exhibit "E"**.
- 4) Minimum Monument Sign width shall be two feet (2'). Allowed sign cladding materials are limited to: concealed fastener prefinished metal panels; native limestone similar in color and quality to that utilized on entryway monuments within the common areas of Mayfield Ranch, as illustrated in **Exhibit "E"**; or cut limestone.
- 5) Maximum Monument Sign height for a single tenant shall be 10 feet above finish grade. Maximum single tenant Monument Sign shall be 200 square feet including stone base. Maximum single tenant display area shall be 80 square feet.
- 6) Maximum Monument Sign height for multi-tenants shall be 20 feet above finish grade. Maximum Monument Sign shall be 400 square feet including stone base. Maximum multi-tenant display area shall be 200

square feet, provided no single tenant is allocated more than 80 square feet of display area.

- 7) A Monument Sign shall not include a changeable copy feature; provided however that a fuel outlet may utilize a changeable copy feature that is up to fifty percent (50%) of the display area to post fuel prices. The changeable copy feature may utilize electronic digital display technologies (i.e. LED).
- 8) A Monument Sign shall not be an animated sign with the following exception: a monument sign may utilize electronic digital display technologies (i.e. LED) if:
 - (a) the electronic sign display area is no greater than twenty-five percent (25%) of the maximum allowed display area;
 - (b) the total display area of the combined electronic and static display areas do not exceed the maximum areas defined in this section;
 - (c) the electronic sign area does not display scrolling or flashing text/images

1.1.4. Reference **Exhibit "F"** for Monument Sign illustrations.