



BELTMILL

DEVELOPMENT STANDARDS

AUGUST 20, 2020



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LEGAL DESCRIPTION

115.421 ACRES

Being all that certain lot, tract or parcel of land situated in the Heirs of Benjamin Thomas Survey, Abstract Number 1497, City of Saginaw, Tarrant County, Texas, and being part of that certain called 380.90 acre tract of land described in deed in favor of CFI Farm Properties, LLC, recorded in Instrument Number D209083859 of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at an axle found on the easterly line of said 380.90 acre tract at the southwest corner of that certain called 317.63 acre tract of land described in deed in favor of Clarence Sloan, recorded in Volume 1622, Page 102 of the Deed Records of Tarrant County, Texas;

THENCE N 89°55'00" E, 712.44 feet with the easterly line of said 380.90 acre tract and the south line of said 317.63 acre tract to a 3/8" rebar found at the most southerly southeast corner of said 617.63 acre tract and being the northwest corner of Lot 7-R, Block A of the B. Thomas Addition, an addition to Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 5610 (Document Number D20017631) of the Plat Records of Tarrant County, Texas;

THENCE S 48°40'00" E, continuing with the east line of said 380.90 acre tract and the west line of said Lot 7-R, passing the southwest corner thereof and the northwest corner of Lot 6-R of said B. Thomas Addition, continuing with the west line thereof a distance of 1257.47 feet to the southeast corner thereof and being the southwest corner of Lot 5-R of said B. Thomas Addition, and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of William V. Sloan and June Perner Sloan, recorded in Volume 4338, Page 81 of the Deed Records of Tarrant County, Texas;

THENCE S 00°48'00" E, 537.46 feet continuing with the easterly line of said 380.90 acre tract and the west line of said 25 acre tract to a 3/4" steel rod found at the southwest corner of said 25 acre tract and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of CFI Farm Properties, LLC, recorded in Instrument Number D209083861 of the Real Property Records of Denton County, Texas;

THENCE N 89°50'10" E, with the south line of said 25 acre Sloan tract and the north line of said 25 acre CFI tract, passing at 1995.4 feet a 1" rebar found for witness on the west line of Wagley Robertson Road, A.K.A. County Road 4108, continuing a total distance of 2027.79 feet to the southeast corner of said 25 acre Sloan tract and the northeast corner of said 25 acre CFI tract;

THENCE S 00°37'30" E, with the east line of said 25 acre CFI tract in said Wagley Robertson Road, passing the southeast corner thereof and the most easterly northeast corner of said 380.90 acre tract, continuing with the east line thereof a distance of 1056.04 feet to the POINT OF BEGINNING;

THENCE S 00°37'30" E, 1196.87 feet continuing with the east line of said 380.90 acre tract in said Wagley Robertson Road to the north line of East Bailey Boswell Road, being the northeast corner of that certain called 3.318 acre tract of land described in right-of-way deed in favor of the City of Saginaw, Texas, recorded in Instrument Number D198013681 of the Official Public Records of Tarrant County, Texas;

THENCE S 33°04'55" W, 345.22 with the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract to the beginning of a curve to the left;

THENCE continuing with the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract with the arc of said curve to the left having a radius of 795.00 feet, a central angle of 56°44'17" and an arc length of 787.26 feet, whose chord bears S 61°27'03" W, 755.49 feet to a point of tangency;

THENCE S 89°49'10" W, 660.43 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract to the southeast corner of that certain called 0.423 acre tract of land described in Easement and Right-of-Way Agreement in favor of the City of Saginaw, recorded in Instrument Number D217022485 of the Official Public Records of Tarrant County, Texas;

THENCE N 00°10'50" W, 12.00 feet continuing with the north line of said East Bailey Boswell Road and the east line of said 0.423 acre tract to the northeast corner thereof;

THENCE S 89°49'10" W, 65.00 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to an angle point;

THENCE N 84°42'10" W, 175.17 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to the beginning of a curve to the left;

THENCE continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract with the arc of said curve to the left having a radius of 1038.00 feet, a central angle of 05°43'25" and an arc length of 103.69 feet, whose chord bears N 87°33'52" W, 103.65 feet to a point of tangency;

THENCE N 89°34'25" W, 341.34 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to the northwest corner of said 0.423 acre tract, being on the east of the Fort Worth and Denver Railroad as evidenced in Volume 3299, Page 285 of the Deed Records of Tarrant County, Texas, and being on the west line of said 380.90 acre tract;

THENCE N 36°58'40" E, 2216.81 feet with the east line of said Fort Worth and Denver Railroad and the west line of said 380.90 acre tract;

THENCE N 89°12'40" E, 3517.52 feet to the **POINT OF BEGINNING** and containing approximately 115.421 acres of land.

Bearings based Texas Coordinate System, North Central Zone (4202), NAD '82.

PRELIMINARY DOCUMENT:

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

MARK PAINE, RPLS 5078 6/26/20

STATEMENT OF INTENT & PURPOSE

The purpose of the proposed Planned Development District (PD) is to accommodate a mix of retail, office, residential and community activities by creating a place that will have development standards that allow flexibility. The intent is to provide flexibility for developing the site while maintaining quality design standards. The Conceptual Development Plan is included as an illustrative drawing of how the Beltmill development may occur.

"2016 SAGINAW ECONOMIC DEVELOPMENT STRATEGIC PLAN GOALS & OBJECTIVES

- *Capitalize on Saginaw's great location, good schools, and small town, family-oriented feel by targeting, attracting and facilitating several unique places and destination businesses – where people can **hang out** and **experience** Saginaw.*
 - ❑ Recognize how restaurants are becoming the new anchor for retail:
 - Encourage and reward (through incentives, reduced fees and/or expedited permitting) restaurant patios with shade and landscaping;
 - Approach chefs and incentivize new concepts across or near the train elevators;
 - Establish a farmer's market and/or community garden to generate fresh produce – to the benefit of chefs (to help generate a chef-driven restaurant atmosphere).
 - ❑ Research and focus on certain concepts that attract others and are known for being student-friendly establishments and places of employment, consistent with a **home town** like Saginaw. "

The Conceptual Development Plan includes vehicular and pedestrian linkages that serve both functional and aesthetic roles. The proposed thoroughfare system has been designed to allow for safe and efficient vehicular circulation internal to the site as well as to connect to the existing thoroughfare system external to the development. Furthermore, focal points and terminuses have been provided within the thoroughfare system and pedestrian linkages to enhance the visual aesthetic of the overall design. Pedestrian scale design elements will also be incorporated into the site design in order to foster quality street and sidewalk environments.

The major access to the site will be the construction of Beltmill Parkway, which intersects with Bailey Boswell at the Trinity Industry driveway to the south. This parkway extends to the northwest of the property to the Ft. Worth side of the Beltmill development. Secondary access will be from Wagley Robertson Road and Bailey Boswell Road. The access along Bailey Boswell Road west of Beltmill Parkway is constrained due to the impending construction of the bridge over the railroad tracks and Saginaw Boulevard.

The land use fronting Bailey Boswell Road is shown as devoted to commercial buildings. The area north of the commercial area along Bailey Boswell Road is a series of residential neighborhoods to support the commercial activity. This area is design to allow for a mixture of residential types, with the higher density products being designed in a way to complement the walkability of the proposed Village Center and growing Saginaw's daytime

population. This is intended to encourage residents of the development to walk to the retail and activity center of the Village Center. Thus, creating a one-of-a-kind destination along Saginaw Boulevard.

An essential element to the overall site is the incorporation of an open space system to provide for both active and passive recreational opportunities. The open space system will consist of landscape and hardscape elements such as plazas, greens, trails, pathways and parks for the residents and visitors of the development. These elements within the proposed development will be ultimately located so as to provide recreational opportunities within convenient proximity to as many users as possible. These opportunities may include a farmers' market, destination family-oriented restaurants, arts and crafts shops, small outdoor concerts, and other performances.

Beltmill's name and logo is a modern day symbol that captures the City of Saginaw's rich heritage of railroads and the grain industry. The graphic design incorporates both pieces, both old and new, of the community's fabric together in an exciting one of a kind destination place located at the northern entrance to the City.

The standards contained within this Planned Development District will help to achieve the vision for the overall development. These standards have been formulated so as to provide specificity where necessary and provide flexibility to allow for creative design.

PLANNED DEVELOPMENT STANDARDS

1.0 PLANNED DEVELOPMENT GENERAL PROVISIONS

1.1 GENERAL

The purpose of the proposed Planned Development District is to capitalize on Saginaw's great location, excellent schools, and small town, family oriented feel by targeting, permitting, and focusing on unique places and destination businesses where people can hang out and experience the City. Beltnill meets these goals by establishing a center with a mix of retail, office, restaurant, residential and community activities to serve the needs of the new residents of Beltnill as well as the existing residents in the City of Saginaw.

Terms used in this ordinance shall have the same definition as given in City of Saginaw Zoning Ordinance, in effect at the time of adoption of this Planned Development Ordinance, unless otherwise defined herein.

1.2 DISTRICTS DEFINED

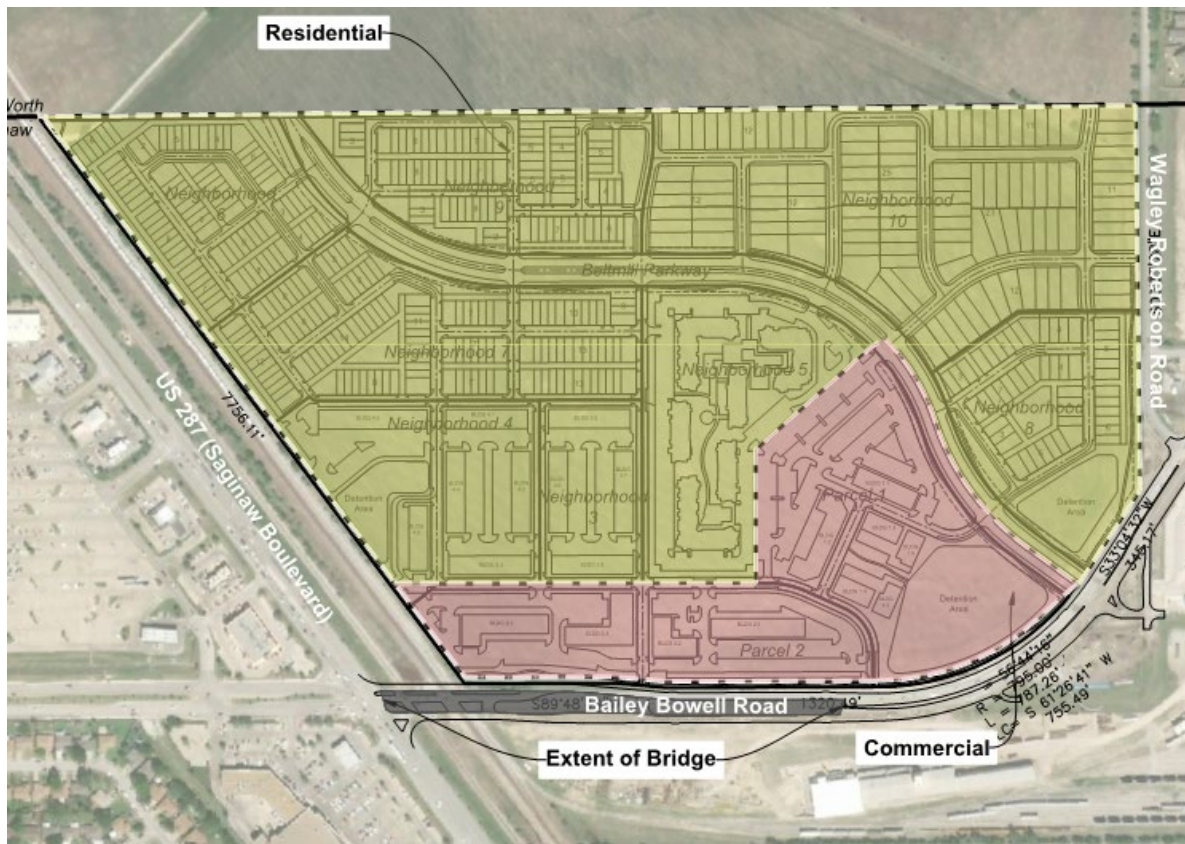
The intent of defining the Districts is to provide a framework for creating a vibrant, mixed-use development. The Concept Development Plan depicts the location of specific land uses within the Districts but is illustrative of only one of the development scenarios that could occur under these standards. The form and uses defined in the Districts must be upheld, but the exact location can shift due to market conditions at time of construction. The final use of any area within the development will be determined at time of the final plat for that area.

1.2.1 District 1—Commercial. The Commercial District is to provide the siting for retail, office, restaurant, and community uses to serve the residents of the development and the City of Saginaw. This area includes approximately 22.7 acres in size. The Village Center area is depicted on the Conceptual Development Plan to be a walkable commercial and activity area to serve the broader community. The focus of the activity area is a public plaza that can be used for civic events and an area for the community to gather. The layout of this area is intended to have buildings built up to the street with extra wide sidewalks and the majority of the parking is located to the interior of the block. The pedestrian experience is the predominant focus of this area. Further, the Village Center can move within District 1.

1.2.2 District 2—Residential. The second district within the development is devoted to residential uses. These units will provide support the commercial activity on the site. The standards are written to allow for a mixture of unit type; from Urban Residential, Townhome, and Single Family Detached. Approximately 85.1 acres of the site is devoted to residential uses described below. Within District 2 the location of residential uses may change from what is shown in the Concept Development Plan. The total number of residential units may not be exceeded, and the number of Urban Residential units may not be exceeded from what is shown on the Concept Development Plan. Age restricted units do not count toward the cap on the number of Urban Residential units.

- a. *Urban Residential*. The intent is to encourage activity on the street and to be a continuation of the walkable design of the Village Center. The concept plan shows this use on parcels 3, 4 and 5, which is approximately 25.2 acres in size.
- b. *Townhomes*. These units are single family units placed on individual platted lots. These units will also be built to the street and parking typically accessed by rear alleys. Approximately 38.34 acres are shown in parcels 6, 7, 8, and 9 as Townhomes on the Conceptual Development Plan.
- c. *Single Family Detached*. The regulations also allow single family detached units within the development. The Concept Plan shows parcel 10 as single family lots; which is approximately 21.21 acres.

BELTMILL DISTRICTS



2.0 DISTRICT 1 — COMMERCIAL

2.1 GENERAL PURPOSE AND DESCRIPTION

The Commercial District is intended to develop a commercial and activity area that will serve as the center of the development and larger community. A mixture of uses is allowed, which includes retail, restaurant, personal service, office, and institutional uses.

The development standards included in this Subdistrict are generally consistent with the Community Commercial zoning district in the City of Saginaw Zoning Ordinance.

2.2 USE STANDARDS

Land uses within District 1 shall be permitted in accordance with the uses in the Community Commercial zoning district standards.

2.3 SITE STANDARDS

2.3.1 *Property Development Regulations.* The proposed land uses shall conform to the property development regulations in Table 2-1.

Table 2-1. Size of Yards

Land Use	Front	Side	Corner	Rear
Commercial	10 ft ⁽¹⁾	0 ⁽²⁾	0	10 ft ⁽³⁾

Notes:

1. Buildings along public ROW are intended to be built to the setback line.
2. Minimum 5' adjacent to an alley.
3. Minimum 20' adjacent to residential.

2.3.2 *Parking.* Required parking in District 1 shall be permitted in accordance with the requirements the Community Commercial zoning district standards.

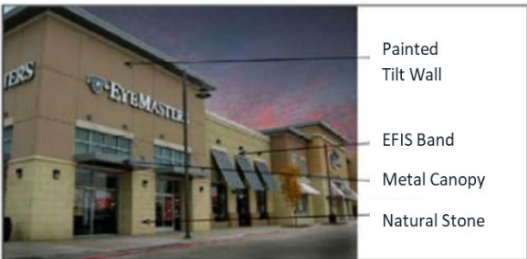
2.3.3 *Maximum Building Height.* All structures in District 1 shall conform to the building height Standards set forth Community Commercial zoning district standards.

2.4 URBAN ARCHITECTURAL STANDARDS

These standards are intended to create a walkable, pedestrian environment. The major departure from typical commercial standards is that the buildings are constructed to the street with a minimum setback. The sidewalk is also enlarged and elements such as seating tables are allowed to encourage pedestrian activity.

The buildings in District 1 shall comply with the City's regulations except as provided for below:

2.4.1 *Building Materials.* Exterior materials used in the construction of buildings shall comply with the following standards.



- a. All building façades shall be architecturally finished with 80% masonry with an allowance for up to 20% secondary materials. Masonry finishes include clay fired brick, natural and manufactured stone, cast



stone, granite, marble, architectural concrete block, stucco, cementitious siding, and textured and painted concrete tilt-wall. Windows, doors and accent materials shall be excluded from the façade area for the purposes of calculating percentages.

- b. Secondary building materials include EIFS as a cornice, band, medallion, etc., quality wood such as, cedar, redwood, tile, composite wood panels or ornamental metal. Other secondary materials not specifically noted herein may be allowed only if approved by the City.

2.4.2 *Sidewalk uses.* Where appropriate, sidewalk widths should allow for small groupings of tables and chairs outside of restaurants as well as larger sidewalk cafes. Smaller areas of congregated public seating may occasionally be provided, particularly near major intersections or adjacent to open space common areas. Appropriate signs and small displays may use the sidewalk in front of retail stores and institutional uses. In no case shall the width of a walkway be reduced to less than 5 feet by the use of the sidewalk allowed above.



2.4.3 *Building Entries.* Building entries shall be clearly defined by incorporating distinguishing architectural features, awnings, canopies, lighting, signage or building articulation.

2.4.4 *Awnings, Canopies, Arcades and Overhangs.* These elements where used shall be designed, and materials shall be used to complement the building design. They should be located to be as functional as possible, and with consideration to landscape areas that may be impacted by their placement.



2.4.5 *Conceptual Elevations.* The following conceptual photos shall serve as a possible option of the overall architectural style, color and material selections in the location identified on the Concept Plan.



3.0 DISTRICT 2 — RESIDENTIAL

3.1 GENERAL PURPOSE AND DESCRIPTION

The Residential District is intended to provide residents to support the commercial business within the development.

The Design Guidelines and architectural standards are intended to define the design theme for this District as well as to integrate with specific uses. The predominate uses within the Residential District will be residential, a mixture of Multi-family, Townhomes, or Single Family Detached.

3.2 USE STANDARDS

Land uses within the Residential District of Beltnill shall be permitted in accordance with the following schedule, which matches the District uses with the City's zoning district standards.

District	Use Standards
Urban Residential	Multi-Family 2
Townhomes	Single Family Attached
Single Family Detached	SF-4

3.3 SITE STANDARDS

3.3.1 *Property Development Regulations.* The proposed land uses shall conform to the property development regulations in Tables 3-1.

Table 3-1. Size of Yards

Land Use	Front	Side	Corner	Rear
Urban Residential	10 ft	20 ft	10 ft	25 ft
Townhomes	10 ft	0 ^[1]	10 ft	10 ft
Single Family Detached	20 ft	6 ft	10 ft	20 ft

Notes:

1. Minimum 5' adjacent to an alley.

3.3.2 *Single Family Detached Lots.* The minimum size of lots shall be 4,400 sf with a minimum width of 40 ft and minimum depth of 100 ft.

3.3.3 *Parking.* Refer to Section 6.3 of this Ordinance for the general requirement for parking.

3.4 BUILDING STANDARDS

3.4.1 *Maximum Building Height.* All structures in District 2 shall conform to the building height Standards in the MF-2 , SFA, and SF-4 zoning district standards.

3.5 URBAN RESIDENTIAL ARCHITECTURAL STANDARDS

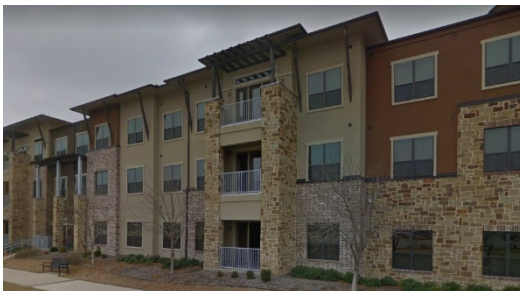
3.5.1 *Building Materials.* Exterior materials used in the construction of buildings shall comply with the following standards.

- a. All building façades shall be architecturally finished with 75% masonry. Masonry finishes include clay fired brick, natural and manufactured stone, cast stone, granite, marble, architectural concrete block, stucco, and cementitious siding.
- b. Windows, doors, porches, gables, balconies and accent materials shall be excluded from the façade area for the purposes of calculating primary building materials.

3.5.2 *Projections into Setbacks and / or Rights-of-Way.* The following projections shall be permitted into a building setback or right-of-way.

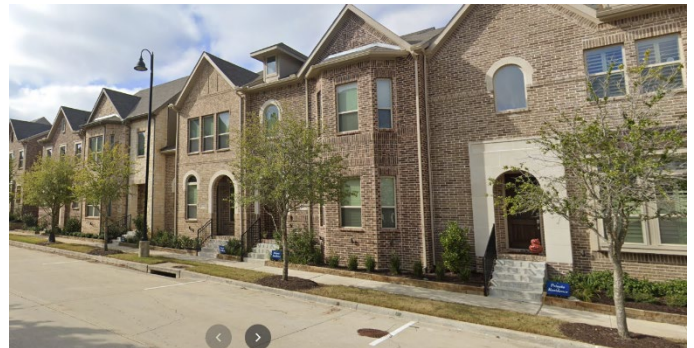
- a. Canopies and / or awnings may project from the building face. Additionally, they may be extended into the right-of-way to be within eight inches of the back of curb if used to provide a covered walkway to a building entrance and as long as any canopy / awning support is no closer than 24 inches from the back of curb.
- b. Front porches and stairways shall be permitted to encroach a maximum of five feet into the front setback line.
- c. Below-grade footings approved in conjunction with building permits.
- d. Projections as described above shall only be permitted into a building setback or right-of-way provided the following:
 - 1. Such projections do not extend over the traveled portion of a roadway.
 - 2. The property owner has assumed liability related to such projections
 - 3. The property owner shall maintain such projection in a safe and non-injurious manner.

3.5.3 *Conceptual Elevations.* The following conceptual photos shall serve as a possible option of the overall architectural style, color and material selections in the location identified on the Concept Plan.



3.6 SINGLE FAMILY ATTACHED AND DETACHED ARCHITECTURAL STANDARDS

- 3.6.1 Single Family Detached and Townhome building types shall comply with the following standards.
- The exterior façades shall be constructed of 100% masonry on the front façade and 75% on the other facades. Masonry finishes include clay fired brick, natural and manufactured stone, caststone, stucco (second floor and above), and cementitious siding.
 - Windows, doors, porches, columns, dormers and other architectural features shall be excluded from the façade area for the purpose of calculating primary building materials.
- 3.6.2 *Townhome Conceptual Elevations.* The following conceptual photos shall serve as a possible option of the overall architectural style, color and material selections in the location identified on the Concept Plan.



- 3.6.3 *Single family Detached Elevations.* The following conceptual photos shall serve as a possible option of the overall architectural style, color and material selections in the location identified on the Concept Plan.



4.0 GENERAL STANDARDS

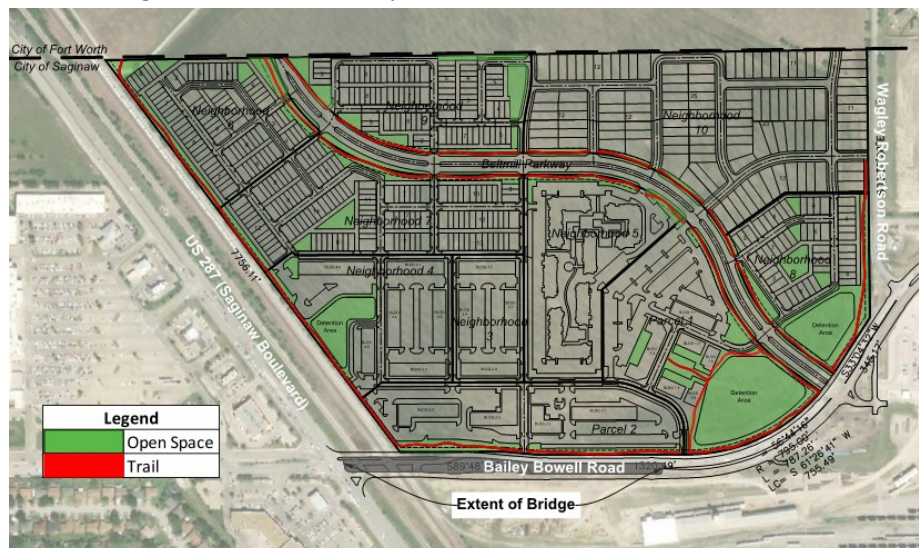
4.1 PLAN APPROVAL PROCESSES

- 4.1.1 *General.* Development shall generally take place in accordance with the Development Standards and Conceptual Development Plan.
- 4.1.2 *Conceptual Development Plan.* The Conceptual Development Plan is an example of how the property may develop. Flexibility is included in these standards to allow for uses to move based on the following:
1. The specific uses for any piece of property will be set at the time of final plat.
 2. For the Commercial District, the Village Center may move within the District.
 3. For the Residential District, the unit type can be either Urban Residential, Townhome, or Single Family Detached for any specific tract. However, the total number of Urban Residential units may not exceed the number shown on the Concept Development Plan. Age restricted units do not count toward the cap on the number of Urban Residential units.

If the City Staff determines that the proposed change(s) violates one or more of the above criteria, then the items shall be placed on a Planning & Zoning Commission agenda for final consideration. This determination will be heard without a public hearing or notice.

Any change to the boundaries of an individual District that results in a change of less than 15% of the land area for that District may be authorized by the City. The specific use of any area will be determined at time of final plat, based on the Concept Plan and these standards.

- 4.1.3 *Beltmill POA/HOA.* There shall be established a Property Owner's Association (POA) and/or a Homeowner's Association (HOA) for this development. The POA and/or the HOA shall be responsible for the maintenance of the following, but not limited to:
- a. Landscaping, trees, sidewalks/trails within common open space areas and along streets.
 - b. "X" lots identified on the approved plat, open space areas as shown on the concept plan and associated improvements, such as, but not limited to, screening walls, landscaping, sidewalks, trails, drainage facilities, and entry features.



4.2 LANDSCAPING AND BUFFER STANDARDS

4.2.1 *General.* All required landscape areas shall comply with the specific standards contained in the City of Saginaw Zoning Ordinance except as noted herein.

4.2.2 *Street Buffer Standards.* The standards below shall be applied for parcels adjacent to thoroughfare and collector streets excepting those streets internal to the urban core of the development.

- a. The area be planted with street trees located a minimum distance of four feet from the back of curb, with an average tree spacing no greater than 60 feet on center. All trees shall be a minimum of three caliper inches when planted. Tree plantings may be clustered and berming and planting of smaller shrubs and trees should be designed to provide interest.

Table 7-1. Required Street Buffers

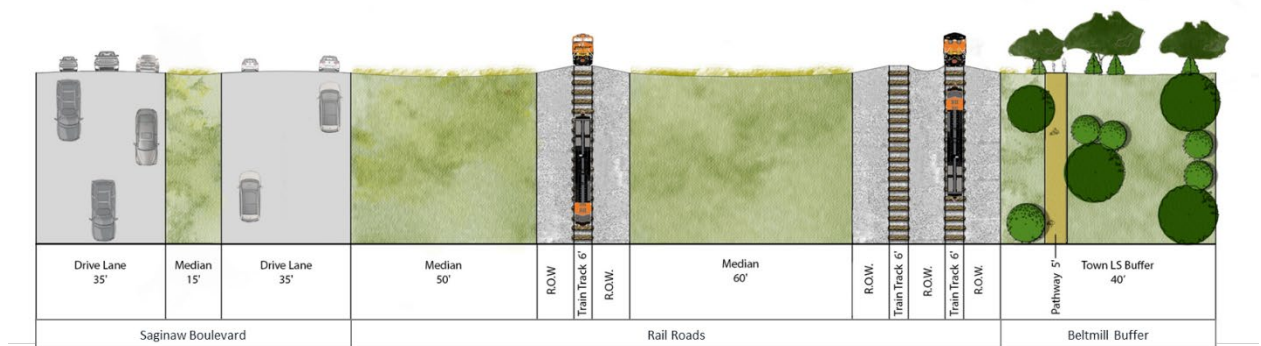
Roadways ⁽¹⁾	Minimum Width
Bailey Boswell Road	20'
Wagley Robertson Road	20'
Beltmill Parkway	20'

Notes:

1. Standards only apply to non-urban streets.

4.2.3 *Railroad Buffer Standards.* The standards below shall be applied adjacent to the railroad tracks.

- a. A minimum 40 foot wide buffer yard shall be established adjacent to the railroad tracks. The area be planted with street trees located a minimum distance of four feet from the property line, with an average tree spacing no greater than 60 feet on center. All trees shall be a minimum of three caliper inches when planted. Tree plantings may be clustered and berming and planting of smaller shrubs and trees should be designed to provide interest.
- b. A minimum 5 foot multi-purpose trail will run along the length of the development.
- c. A minimum 6 foot high masonry or specialized sound-attenuating wall will run along the length of the development.



4.3 SIGN STANDARDS

4.3.1 *General.* The type of development envisioned for Beltnill requires flexibility for more variety of sign types and locations. The following drawing depicts the usage of various types of signs permitted, including a building identification wall sign, a tenant identification wall sign, banner signs, an awning sign, a canopy sign, a blade sign and window signs.

4.3.2 *Permitted Signs.* All signs and outdoor advertising displays permitted under Section 8-10 of the Code of Ordinances, shall be permitted in development. The following types of signs shall also be permitted.

- Window signs,
- Banner signs,
- Blade signs,
- Marquee signs,
- Sandwich board signs,
- Awning or Canopy signs, and
- Umbrella signs.



4.3.3 Urban Residential Buildings. These buildings may have the following signs.

- a. Urban Residential buildings with eight (8) residential units or more shall be permitted one (1) sign for identification purposes for each side of the building facing a street, which sign shall be of the following types.
 1. Building identification ground sign,
 2. Building identification wall sign,
 3. Blade sign,
 4. Awning or Canopy sign, or
 5. Window sign.
- b. Urban Residential building shall be permitted one (1) “for lease” wall sign with a maximum sign area of nine (9) square feet on each side of the building that faces a street.

4.3.4 Non-residential Buildings with Multi-Tenant Interior Access.

- a. A nonresidential building with multi-tenant interior access shall be permitted two (2) signs for identification purposes for each side of the building facing a street, which signs shall be of the following types.
1. Building identification wall sign,
 2. Blade sign,
 3. Awning or Canopy sign, or
 4. Window sign.
- 

In addition, one (1) additional sign from this list shall be permitted for each entrance to the building located along a block break or interior to the block.



- b. One additional wall sign shall be permitted, to be utilized as a "directory" sign to list building tenants, with uniform lettering. Such Directory Sign shall not exceed six feet in height, shall not exceed 18 square feet of sign area and shall not contain lettering exceeding two inches in height.

4.3.5 Buildings with Tenants with Exterior Access.

- a. Tenants with exterior access shall be permitted the following types of signs for their identification:
 - 1. Building wall sign,
 - 2. Blade sign,
 - 3. Awning or Canopy sign, or
 - 4. Window sign.
- b. A combination of sign types may be used, with the sum of the areas of all signs attached to the building not to exceed the maximum area of signage permitted per length of the building wall with street frontage occupied by a tenant. The maximum allowable area shall be determined using the Table 7-2, by multiplying maximum width by maximum height.

Table 7-2. Sign Area

Lineal Footage of the Building Wall Occupied by the Tennant	Maximum Width ^[1]	Maximum Height
Less than 20 feet	80%	36"
20 feet – 25 feet	75%	42"
25 feet – 25 feet	70%	48"
35 feet – 25 feet	65%	54"
45 feet – 25 feet	60%	60"
60 feet or more	55%	72"

Notes:

- 1. Measured lineal frontage.

- 1. The area of window signs shall not be included in the maximum area of signage permitted in this subsection.
- 2. Blade signs less than nine (9) square feet in area will not count against the maximum area of signage permitted.
- b. In addition, the following signs are Buildings with Tenants with Exterior Access.
 - 1. One (1) portable sandwich board sign shall be permitted per tenant in addition to the signage permitted in this subsection.
 - 2. For food service uses with outdoor seating areas, umbrella signs shall be permitted in addition to the signage permitted in this subsection.



4.3.6 Window signs. Window signs shall be subject to the following.

- a. Window signs shall be limited to a maximum of 20 percent of window area.
- b. No blinking, flashing, or moving signs shall be allowed as window signs

- c. In lieu of window signs a tenant may have permanently mounted, framed, posters within three feet of the window. Such signs must not have any lighting associated with such poster sign.

4.3.7 Residential Subdivision Signs.

- a. Residential entrance signs are allowed as either wall or monument signs.
- b. Such signs shall be approved by the City in conjunction with approval of the record plat for the subdivision.

4.3.8 Beltmill Signs. The developers and / or BOA of Beltmill may install the following signs.

- a. Identifying and Directional Ground signs, complying with the design principles and standards for signage set out in these standards, used for the development may be used throughout the Beltmill development.
- b. Banners located over the ROW and banner signs attached to light poles within the development and on light poles along Bailey Boswell Road and Saginaw Boulevard. These signs shall only be used for official use, events or matters occurring in or with regard to Beltmill or general seasons or holidays.

4.4 PARKING STANDARDS

4.5.1 General. Parking for the development will meet the provisions of Section 8-9 of the Code of Ordinances except as provided below.

- a. On-street parallel parking along public and private streets other than major or minor thoroughfares is required and is allowed to count towards the required parking for the adjacent development.
- b. Tandem parking (ie. One parking space behind either a garage or carport parking space) shall be allowed and considered in the calculation of the required parking.
- c. Outdoor patio and sidewalk dining, as well as other public seating areas, are permitted; these areas shall be included in parking calculations at a rate of 50% of parking standards.

4.5.2 Parking Standards Based on Use. Parking spaces shall be provided for non-residential uses shall be in accordance with Section 8-9 of the Code of Ordinances. Residential parking shall be in accordance with the following Standards in Table 7-2.

Land Use ⁽¹⁾	Rate
Dwelling, TH	3 space / unit ⁽¹⁾
Dwelling, Urban Residential	1.1 space / 1 BR unit 1.65 space / 2 BR unit 2.0 space / 3 BR unit

Notes:

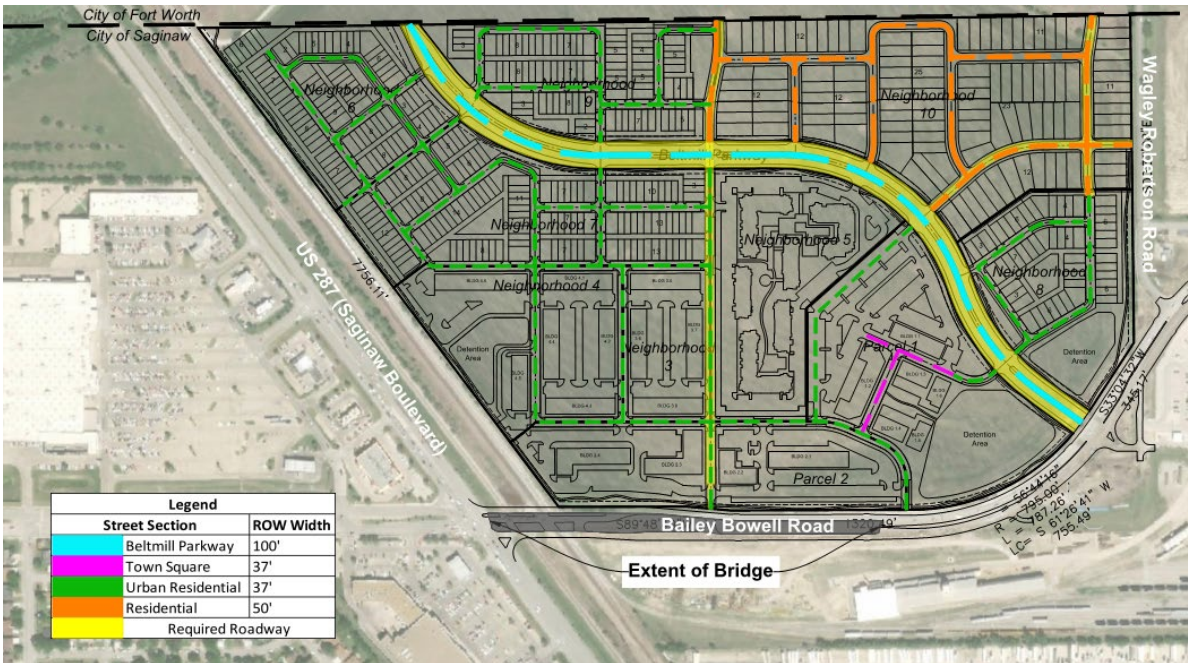
- 1. Min. 1 enclosed, min. 2 on site

4.5.3 Parking Dimensions. Parking space dimensions shall be provided in accordance with Section 8-9 of the Code of Ordinances.

4.5 STREET STANDARDS

The public streets and rights-of-way for the Beltmill development shall conform to the following street designs. These roadways are designed to provide access for the site and to create a pedestrian and walkable development that is linked by the streets. The neo-traditional area of the development to be successful must balance the need of vehicles with creation of a pedestrian realm that will enliven the area and allow for businesses to be successful.

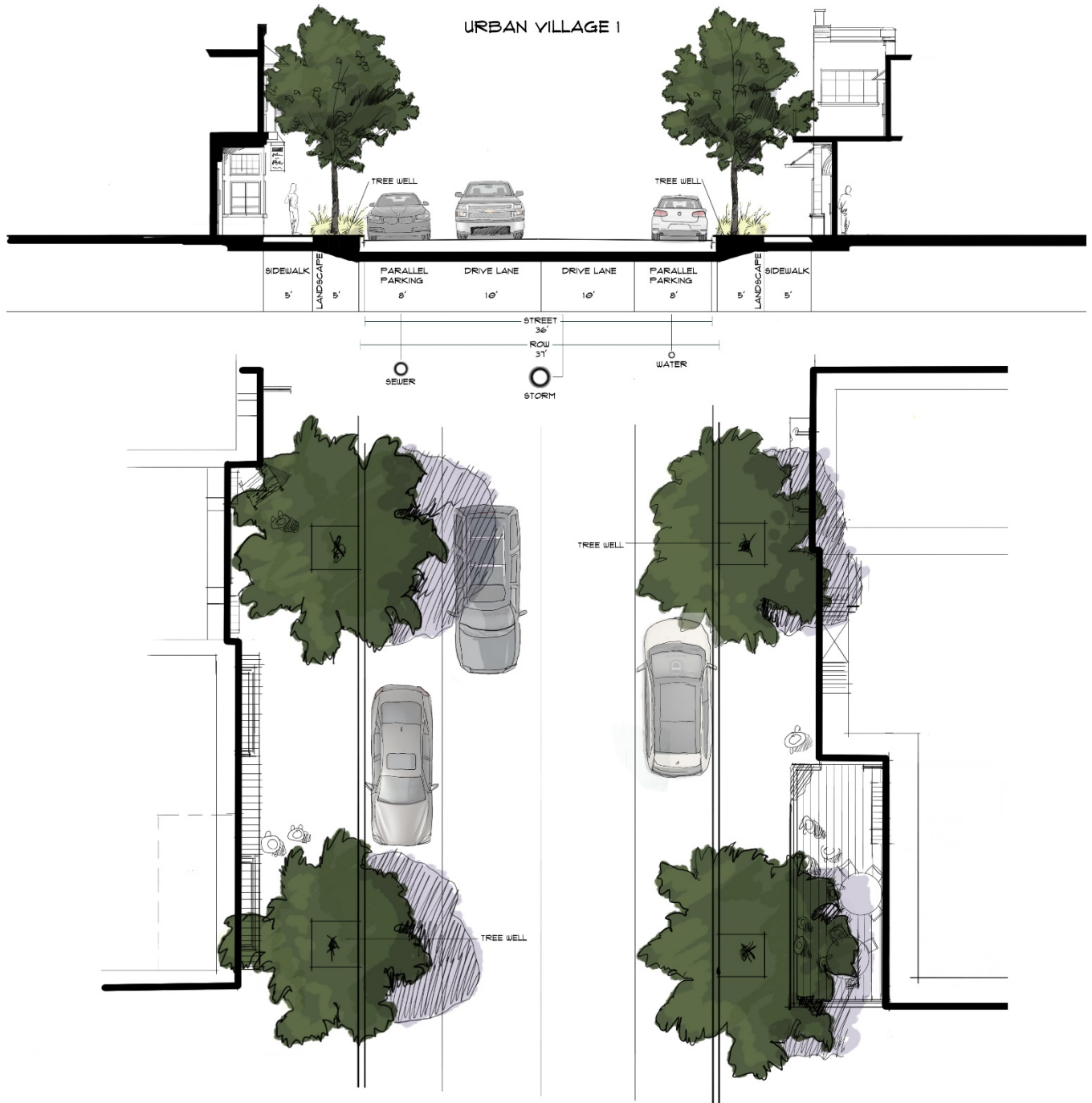
ROADWAY SYSTEM

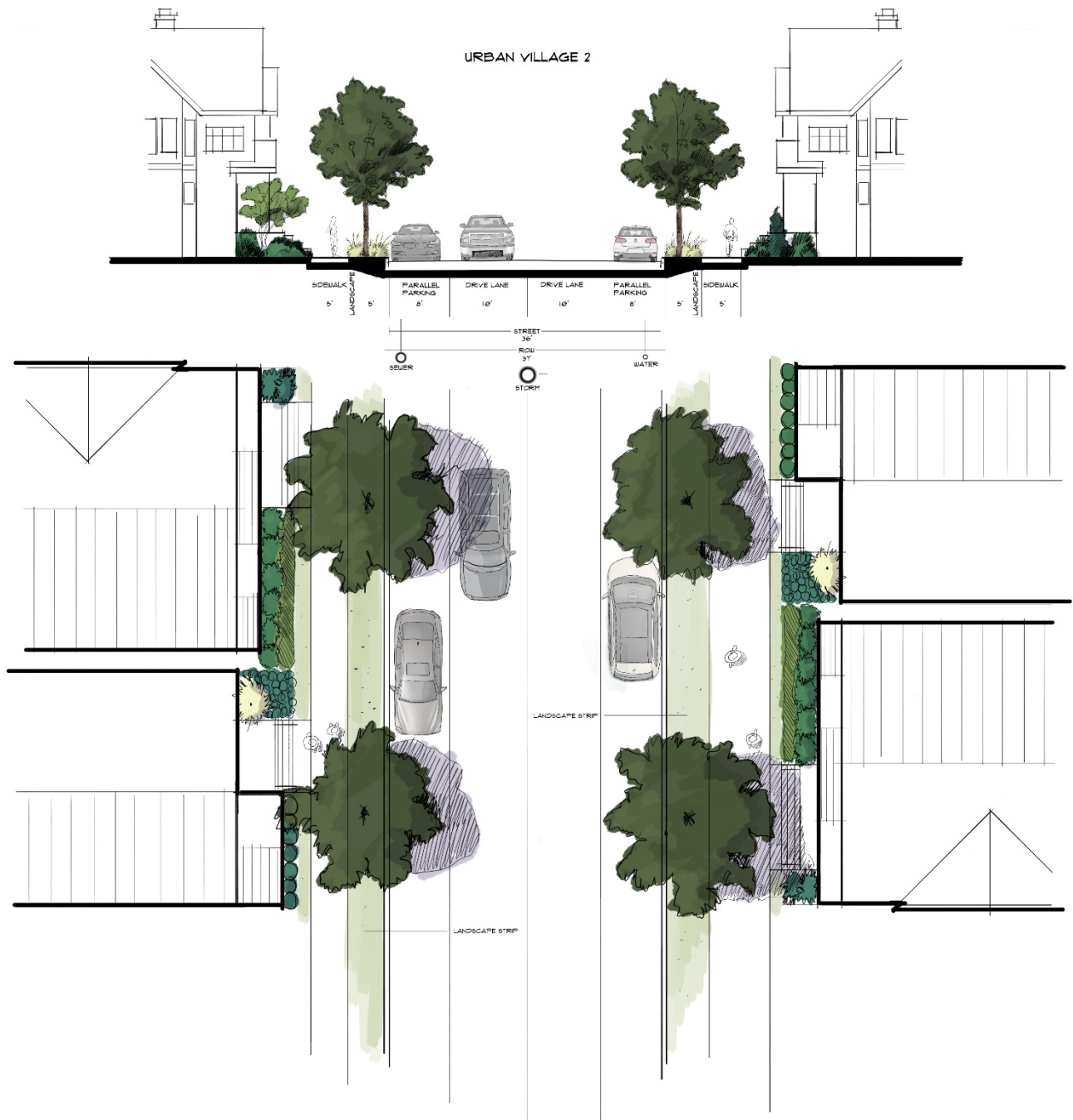


4.5.1 *Required Roadways.* The Roadway System graphic shows the required roadways and generalized location of the different street sections. The required roadways are mandated to be constructed notwithstanding variations to the concept plan. These roadways are required to provide adequate access and circulation to the development.

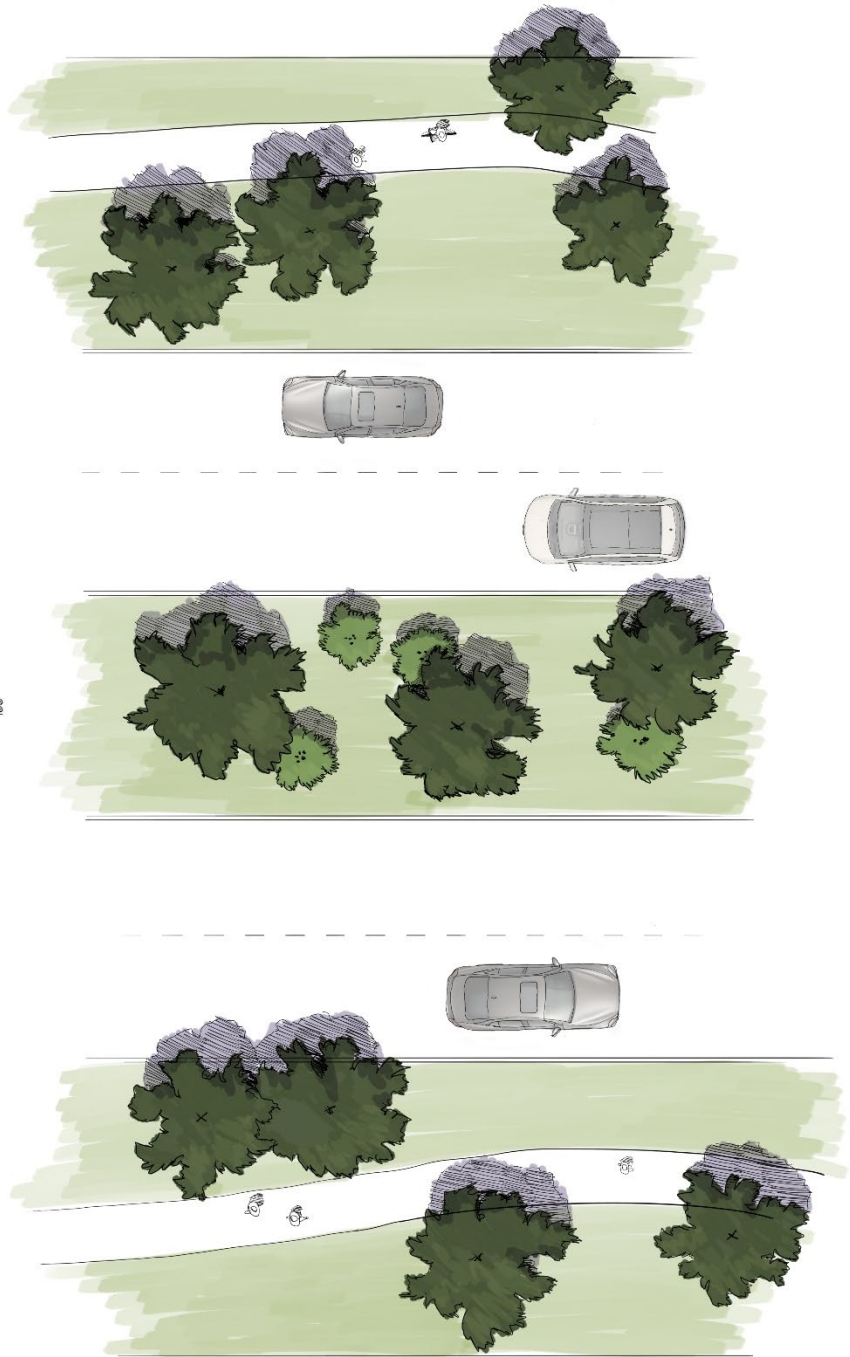
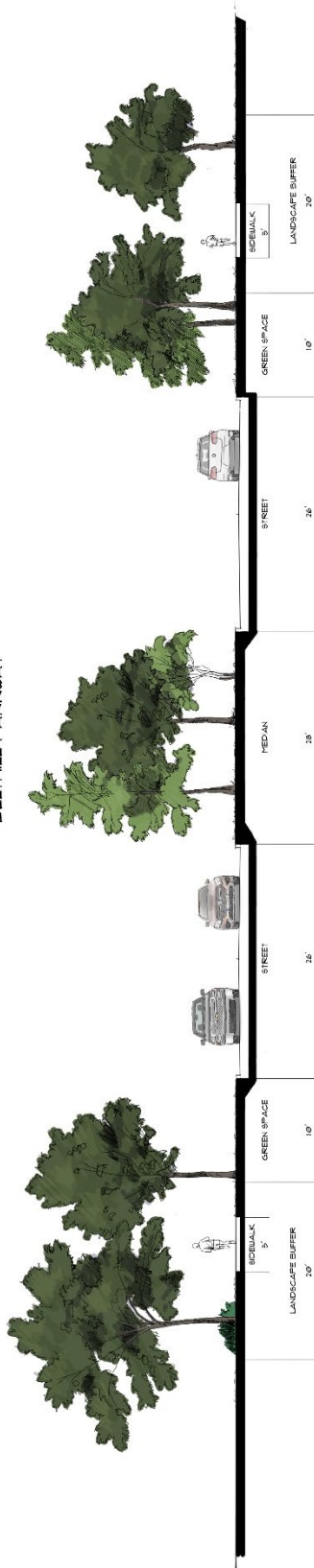
4.5.2 *Street Sections.* The roadways sections are designed in conjunction with the adjacent land uses. The following is a listing on the uses that will determine the corresponding street section:

Use	Roadway Section
Village Center	Urban Village 1
Urban Residential	Urban Village 2
Townhomes	Urban Village 2
Single Family Detached	Residential





BELTMILL PARKWAY



[illegible]