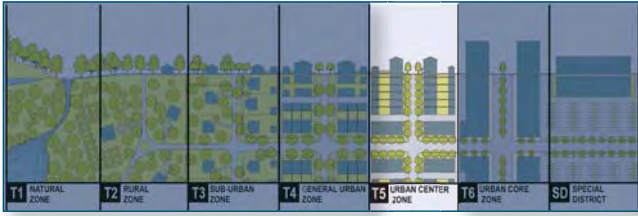


Mixed-Use Neighborhood Center (T-5 Urban Center Zone)



Purpose:

To provide areas for neighborhood serving retail, restaurant and service uses, as well as upper story residential units above commercial uses and high density attached residential uses (typically greater than 8 dwelling units per acre). Such areas are compatible with and serve the daily shopping, dining and service needs of nearby lower density residential neighborhoods.

Uses:

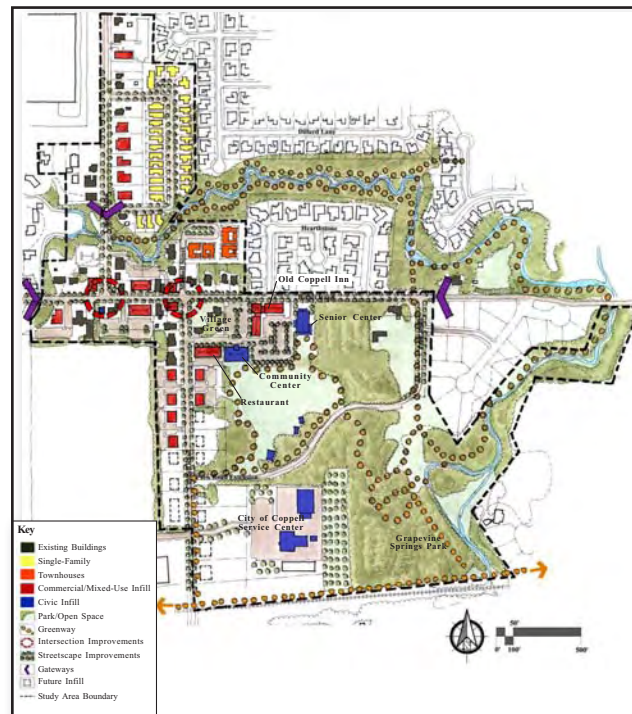
Retail, restaurant, office, residential dwellings (attached and upper story), civic, and institutional uses primarily intended to serve nearby neighborhoods. This zone is not intended for conventional commercial strip centers, freestanding pad sites, and high traffic generating regional uses. Nonresidential uses are limited to compact, neighborhood-serving uses rather than large-scale or regional-serving uses. Residential uses are encouraged on the upper floors of mixed-use buildings. Residential uses may also include attached or multi-unit residences, apartment/condo, and live-work unit buildings integrated into the overall site design of the neighborhood center in order to allow residents to access the commercial uses primarily by walking.

The Old Coppel Master Plan adopted in May 2002 identifies specific physical improvements and design guidelines that due to the historic nature of the area may differ somewhat from other mixed-use centers in Coppel. The Old Coppel area may also integrate small-lot single-family detached dwellings and have exterior building materials and architectural design intended to capture the rural style representative of North Texas in the first half of the twentieth century. The Master Plan serves as the guiding document for the district. Additional detail is also provided in Chapter 4.

Compatible Zoning Districts:

(TC, H)*, PD

* Modifications to these districts are required to incorporate appropriate site design standards as described in the guidelines section. This land use category is appropriate for mixed-use development regulations organized with a form-based code.



Mixed-Use Neighborhood Center Guidelines

The neighborhood center has a unique character and “sense of place” with an identifiable center and defined “people places” for residents, shoppers, workers and visitors to gather and interact. These areas provide opportunities for higher density attached housing options.

Connectivity

Such areas have a system of interconnected streets with pedestrian and bicycle facilities and streetscape amenities. Thoroughfares are typically boulevards, avenues, and residential streets with wide sidewalks and an urban character.

Civic and Gathering Spaces

Formal and informal areas for outdoor gatherings such as pocket parks and plazas. The sidewalk width is increased when adjacent to on-street parking to create a “transition zone” of pedestrian amenities including street trees, pedestrian lighting, and outdoor seating.

Setbacks

Continuous, defined street edge is maintained, with building frontages placed at or in close proximity to the sidewalk.

Building Form

Most buildings are attached, with their front facades aligned, and generally 1-3 stories in height. Buildings may be taller in close proximity to major street intersections, or when upper floors include a “stepback” from the ground plane of lower floors. Prominent intersections serve as focal points with buildings distinguished from others by enhanced architectural design features. Building heights, intensity of use and densities decrease as development moves closer to adjacent established residential neighborhoods.

Compatibility with Surrounding Development

Architectural character is compatible with the style, scale, proportions, materials, and colors of surrounding neighborhoods, but may vary to a greater degree in proximity to major intersections.

Street Edge Orientation

Building walls and entries are oriented towards the primary street. The street level has a transparent quality, with passing pedestrians and vehicles able to see activity within the building.

Parking

Public parking is provided on-street. Off-street parking is provided in shared parking facilities to the rear of buildings in surface lots or in parking structures. Surface parking is typically enclosed on at least three sides. Residential garages are accessed from a rear alley.



Outdoor gathering places may include a Green, Square, or Plaza.



The street facade and sidewalks are comfortable for pedestrians.



Building setbacks define the street edge and allow for wide sidewalks with pedestrian amenities. Parking is provided both on-street and in shared parking facilities to the rear of buildings.



Attached residential dwellings allow residents nearby access to retail and employment. Buildings are compatible with surrounding neighborhoods. Garages are accessed from a rear alley.