

ARTICLE XI B-1: GENERAL BUSINESS DISTRICT

11.1 PERMITTED USES

- A. Retail sales and service (structures under 50,000 square feet).
 - B. Offices.
 - C. Art studio/gallery, including the studios of artists and photographers.
 - D. Carwashes.
 - E. Commercial gardens, greenhouses, and landscape maintenance.
 - F. Commercial amusements.
 - G. Conference and convention centers.
 - H. In-home day-care (six or fewer people).
 - I. Commercial day-care.
 - J. Dry cleaners and laundry.
 - K. Fraternal lodges.
 - L. Fuel sales.
 - M. Funeral homes.
 - N. Indoor and outdoor sports facilities, Health Clubs.
 - O. Hotels, motels, and extended stay facilities.
 - P. Night club, bar, or tavern.
 - Q. Real estate sales offices during the development of residential subdivisions, but not to exceed two (2) years.
 - R. Parking as primary use.
 - S. Personal service shops.
 - T. Printing and copy shops.
 - U. Radio and TV studios.
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- V. Restaurants.
- W. Indoor shooting ranges.
- X. Theaters.
- Y. Self-service storage.
- Z. Vehicular sales, rental, repair, and service.
- AA. Wholesale sales and service.
- BB. Truck stops, freight terminals, and trucking terminals.
- CC. Utility companies and storage; transformer stations.
- DD. Indoor animal care facility.
- EE. Outdoor animal care facility.
- FF. Single family DU.
- GG. Two, three, and four Multiple Dwelling Unit (DUs).
- HH. Five or more Multiple Dwelling Unit (DUs).
- II. Temporary construction buildings for use incidental to permitted construction work on the premises. Such buildings must be removed upon completion or abandonment of construction.
- JJ. Accessory units.
- KK. Boarding/Rooming houses.
- LL. Extended Care Facility/Nursing Homes.
- MM. Mobile homes and manufactured homes are not permitted in this District, except in a Manufactured Home Park allowed as a conditional use.

11.2 CONDITIONAL USES

- A. Manufactured home parks.
 - B. Educational facilities, including colleges, universities, indoor and outdoor instruction, primary and secondary schools, and vocational and trade schools.
 - C. Hospitals and medical clinics.
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- D. Places of worship.
- E. Country clubs.
- F. Golf course or driving range.
- G. Retail sales of Modular homes and manufactured home[s].
- H. Pumping plants, sewer lift stations, transmission towers, and water supply reservoirs.
- I. Scientific testing and research laboratories.
- J. Wireless telecommunication facilities.
- K. Parks and Open spaces.
- L. Nontraditional Bed and Breakfasts.

11.3 ADDITIONAL USE SPECIFICATIONS

No items for sale may be displayed or stored outdoors except those traditionally displayed in such a manner (including but not limited to: cars, trucks, tractors, farm implements, motorcycles, prebuilt storage buildings, gardening supplies, and bedding plants). Vehicles or vehicle parts stored at garages or other automobile repair facilities may not be stored outside in a disassembled state. All work on vehicles shall be done inside the garage or properly screened from public view. Portable storage units for the seasonal storage of retail items may be placed on the premises for a total of fourteen (14) consecutive days. Extensions may be granted for good cause by the Building Official.

(Ordinance 626-10 adopted 9/27/10)

11.4 DEVELOPMENT AND DESIGN STANDARDS

- A. Height Restrictions. No building shall exceed forty-five (45) feet in height.
- B. Setbacks.
 - (1) There shall be a front setback having a depth of not less than twenty-five (25) feet.
 - (2) No rear setback is required, except that a buffer zone of not less than fifteen (15) feet shall be provided between adjacent structures.
 - (3) There shall be side setbacks not less than seven (7) feet on each side.

(4) Any lot located on a corner of an intersection shall consider both lot lines adjacent to the transportation rights-of-way as front setbacks.

(5) A residential lot in a general business district must conform to the setback requirements as required in the appropriate residential zone.

C. Lot dimensions. There are no minimum dimensions for lots in this District, but dimensions must be approved for the proposed use by the Planning and Zoning Commission.

D. Building Placement and Orientation

(1) Corner lots shall try to place as much building mass near the intersection as possible to help anchor the lot and take advantage of the high visibility.

(2) Covered walkways (such as arbors and awnings) shall be placed along the fronts of buildings to create a “pedestrian-friendly” orientation, provide weather protection and add a visual interest at the street level.

(3) All service canopies, such as gasoline pump canopies, drive-thru lanes, service functions, and accessory structures shall be located away from the intersections. The overall site layout shall include locations where these uses are compatible with residential developments and increased landscaping or screening to further separate these uses from adjacent residential developments.

(4) Service windows and stacking lanes for drive-thru business shall not face public rights-of-way.

(5) Loading docks, delivery service areas, and trash facilities shall be located and designed to minimize circulation conflicts and adverse noise impacts to the maximum feasible extent. They shall not be visible from the street and shall be screened with portions of the building, architectural wing walls, freestanding walls, and landscaping. They shall not be located in required setback areas.

E. Site Design

(1) Street corners shall be developed with building entrances, public plazas, or small parks that make it an active portion of the development.

(2) All utility lines (power, phone, cable, etc.) shall be placed under ground except where deferrals have been recommended by the City Planning Department and approved by the Planning and Zoning Commission. All connections from trunk lines to individual structures shall be underground.

(3) Curb cuts shall be minimized by having a single driveway in and out of the property from the main road. Secondary access points from side roads are encouraged

on larger projects when warranted. Curb cuts should only be as wide as necessary to accommodate needed lanes. Curb radiuses should be kept to a minimum.

(4) Opportunities for pedestrian-oriented spaces such as interior walkways, plazas, and courtyards shall be incorporated into developments six (6) acres or larger.

(5) Architectural and/or landscape elements shall be designed to provide shade on south and west exposures to protect patrons in plazas, patios, and/or other public spaces.

(6) Provisions for long-term storage of shopping carts shall be accommodated within the tenant space or in an area adjacent to the tenant space. The shopping cart areas shall be hidden from view with decorative screening at least as high as the carts. Covers for cart areas shall incorporate roof design features found in the development. Shopping cart areas shall be placed so that they do not interfere with vehicle, pedestrian, or bicycle routes.

(7) Site plans for development shall include locations for all temporary storage, outdoor displays, sales, vending, amusements, and seasonal sales.

(8) Accessory structures such as trash enclosures, utility services, and heating/cooling systems shall be screened from view of neighboring building sites and roadways and shall be constructed to reduce noise transmission to acceptable levels (in accordance with Section 8.03.003) at adjoining properties and public spaces. Materials to screen around these systems shall match or compliment adjacent building materials. Gates shall not allow for view of the contents of the enclosure.

(9) Highly visible detention basins for storm drainage shall be contoured using curvilinear design forms and shall be aesthetically landscaped.

(10) Satellite receivers or transmitters, television antennas, radio antennas, or other receiving devices shall be screened from public view.

F. Pedestrian and Bicycle Access

(1) Commercial developments shall be linked to the surrounding area with pedestrian connections. The paths shall be well lit and visible. Paths shall not pass through service areas of the site.

(2) Design convenient pedestrian access to, and throughout, the development. Design projects to minimize pedestrian and vehicular convergence. Where pedestrian circulation paths cross vehicular routes, provide a change in paving materials, textures or colors to emphasize the pedestrian path of travel.

(3) Pedestrian focal points shall have enhanced pedestrian paving such as decorative scored concrete, colored concrete, and/or decorative pavers.

(Ordinance 698-13, sec. 2, adopted 8/5/13)

- (4) Sidewalks shall be provided along both sides of all public streets. (Ordinance 749-14 adopted 10/27/14)
- (5) There shall be pedestrian crosswalks at all intersections[.]
- (6) Sidewalks shall be six (6) foot minimum to facilitate pedestrian movement and pedestrian amenities such as outdoor seating, landscaping, and street furnishings.
- (7) Pedestrian access to all adjacent public open spaces shall be required.
- (8) Areas where pedestrian access will be denied shall be so defined by appropriate signage, changes of paving materials, bollards, or other barriers.
- (9) Defined bicycle lanes or “sharrows” shall be planned in coordination with Navasota’s Public Works and Community Services Department wherever feasible within the public rights-of-way (ROWS).

G. Scale, Massing, and Style

- (1) The floor to ceiling height of ground floor space shall be ten (10) feet or greater, and shall match, or closely align with, adjacent structures where feasible.
- (2) Developments on lots six (6) acres or larger, or assembled properties, shall break down the scale and building massing to appear as a series or complex of smaller structures.
- (3) New commercial and civic development adjacent to existing residential development shall gradually step down to the same scale as that of the residential neighborhood with a standard setback distance between the new development and the residential property twice the distance as the height of the new development structure.
- (4) Buildings with exterior walls greater than fifty (50) feet in horizontal length shall be constructed using a combination of architectural features and a variety of building materials and landscaping near the walls. Walls which can be viewed from public streets shall be designed using architectural features and landscaping (abutting the building) for at least fifty (50) percent of the wall length. Other walls shall incorporate architectural features and landscaping for at least thirty (30) percent of the wall length.

H. Roof Design

- (1) Low slope single ply membrane roofs may be designed when a parapet and cornice are used to conceal the roofing material and act as structural expressions of the building facade and its materials.

(2) Where sloped roofs are used, main roofs shall be 4:12 minimum to 14:12 maximum slope with symmetrical gable or hip configuration. Eaves shall be continuous except at sheds and dormers. Shed roofs shall be attached to the main building wall or roof ridge with a minimum 3:12 slope. Eaves shall overhang at least eighteen (18) inches and shall be visibly supported by exposed rafter ends or braces.

(3) Variations in rooflines shall be incorporated. Parapets, dormers or other features shall be used to conceal rooftop mechanical equipment, wall packs and conduits on all sides of the structure.

(4) Air handling units, condensers, satellite dishes and other equipment placed on the roof shall not be visible from the street, and instead shall be screened by building elements so they are shielded from sight. Roof mounted equipment shall be visually minimized with painted colors and finish complementary to the overall building design.

(5) Slate, ceramic and concrete tiles, concrete and wood simulated shakes, and composition roofing (with at least a twenty-five (25) year warranty) are acceptable roofing applications. Preformed metal roofing and textured metal with a matte finish may be used with Planning and Zoning approval on some buildings.

I. Facades

(1) Facades shall be broken down with bays, small scale windows and other details to emulate smaller scale structures. Buildings shall incorporate wall recessions or projections at a minimum of five (5) feet in depth. These projections or recessions shall cover at least twenty-five (25) percent of the total building facade.

(2) All sides of the building shall be designed with consistent architectural and facade elements. Roofline silhouettes shall be broken up through the use of large cornices, changes in parapet heights, or other techniques such as awnings, bulb-outs, reliefs, and fenestration. New structures shall include banding, a change of materials, or relief patterns that respond to the cornice lines and window locations on adjacent buildings.

(3) At least fifty (50) percent of the total facade shall use such features as windows, awnings, entryways, columns, architectural relief and other facade ornamentation and detailing to discourage long expanses of bare wall.

J. Details, Colors and Textures

(1) Long lasting, durable materials such as tile, brick, or stone shall be used along the street frontage, especially at the ground floor level. Materials such as metal and wood are prohibited unless granted special authority by the planning and zoning commission. The proper use of accent colors on windows and doors may be used to add interest to individual buildings while maintaining the traditional character of the entire district. Attractive materials shall be used on all sides of the building, providing an aesthetically pleasing "360-degree" appearance.

- (2) Blank walls of expansive, undifferentiated surfaces without window or door openings are not allowed. Blank wall surfaces, especially at the ground floor level where they front public streets or alleys, are to be enhanced with varied materials, varying colors, and mural treatments or divided into bays.
- (3) Awnings along street frontages shall be incorporated in the design. Awnings on adjacent buildings shall be complimentary to one another in size, scale, and color. Awnings shall be coordinated with signage, lighting, and street trees.
- (4) All exterior metals and plastics (vents, flashing, gutters, etc.) shall be screened from view, painted or treated to blend in with the adjacent surrounding material.
- (5) All glass, plastic, or other transparent skylight or solar device shall be treated to eliminate reflective glare. Clear, bronze, or gray glazing is preferred over white translucent. Flat skylights are preferable to domes. Solar collectors may be incorporated; however, the collectors shall be screened from view. In addition, the majority of the mechanical portion of the system must be contained within the structure and not be positioned on the roof.
- (6) Reflective glass is prohibited.
- (7) Elevated decks with occupied areas below shall have supports of not less than 6 x 6 dimensions. Built-up wing walls or built-up columns (clad with siding material) both in conjunction with landscape screening shall be incorporated.
- (8) All first floor decks which are more than twenty-four (24) inches above grade shall have skirt (screening) walls. These walls shall be recessed eighteen (18) to twenty-four (24) inches from the deck/porch edge to create shadow lines.

K. Signage

- (1) Commercial signs, to the maximum allowed by the City Sign Ordinance, shall be designed as an integral part of the building facade. Mounted signs shall not cover or obscure architectural elements. Commercial signs in developments six (6) acres or larger shall be coordinated as part of an overall signage design program.
- (2) Directional signs shall be designed with similar design elements as freestanding signs.
- (3) Building signage shall be proportional to the scale of the tenant facade.
- (4) Freestanding signs shall illuminate letters not sign backgrounds.
- (5) Sign backgrounds and sign cabinets shall be painted to match or compliment building colors.

- (6) The use of reverse pan channel (halo) copy and push-through copy is encouraged for building signage.
- (7) Signs shall not be used as advertisements. The primary purpose for signs shall be to identify the business or businesses located at a specific site. The sign's message shall be limited to the business name and/or the logo of the business occupying the site. The business address may also be included.
- (8) Standardized or corporate signs, which do not conform to the color or architectural detailing of the building, are prohibited.
- (9) Signs shall not be placed on top of any roof and a sign attached to a wall or eave shall not project above the eave line of the building.
- (10) Box type signs with a translucent plastic sign panel with applied or painted lettering are prohibited.
- (11) Painted signs and letters shall present a neat and aligned appearance.
- (12) Window signs shall not be placed in a manner which obscures primary views into and out from the storefront.
- (13) Signs identifying hours of operation, menus, and other customer information shall be framed, board-mounted, or plastic laminated for a finished appearance.
- (14) Structural supports for projecting signs shall be designed so that their visual appearance is minimized, and/or coordinated with the overall architecture and color scheme of the building. They shall not appear to be "tacked on" without regard for the alignments, proportions, colors and forms of their adjacent buildings and signs.
- (15) Signage on awnings shall be painted directly onto the awning material. Awning signs shall be restricted to the lower one-third of the awning and awning valence.
- (16) High quality, durable signage materials shall be used, as these elements will receive a higher degree of interface with the public than most building components.
- (17) Multiple-tenant buildings and complexes shall develop a Master Sign Program to minimize the potential visual conflicts and competition among tenant signs, while ensuring adequate identification for each tenant.
- (18) Pole signs, pylon signs and billboards are prohibited.

L. Exterior Lighting

- (1) Information regarding the design, number, location and intensity of all exterior lighting fixtures shall be provided at time of site plan review, including (but not limited

to) exterior wall, pendant, architectural accent, parking lot, walkway, site, and landscape lighting.

(2) Lighting fixtures shall be designed to direct light down onto the site and away from neighboring property. Lighting shall be designed to include cut-off shielding to minimize the negative effects of light pollution.

(3) Site lighting shall be even across public spaces, avoiding dark or overly bright areas.

(4) The lighting scheme shall provide for seasonal and holiday lighting of public spaces.

(5) Use of excessively bright lighting or lighting that blinks, flashes, or changes intensity is prohibited.

(6) Lighting for pedestrian safety shall illuminate changes in grade, path intersections, and other areas along paths which, if left unlit, would cause the user to feel insecure. The required minimum level of illumination along pedestrian paths between destinations is one-half (0.5) footcandles. At pedestrian destination points such as entryways, plazas, and courtyards, lighting levels shall achieve illumination of one (1) footcandle.

(7) Illumination for parking areas shall achieve a lighting level of one (1) footcandle on the parking lot surface.

(8) Lighting for parking areas and drive aisles shall be located in landscaped areas.

(9) Parking lot lights, security lights, and other lights on a development site shall not exceed a height of twenty-five (25) feet above the site's finish grade.

M. Off-Street Parking Standards.

(1) Refer to Article XVIII, Schedule of On-site Parking Requirements.

(2) Parking structures fronting public streets shall be designed with facades that are compatible with adjacent buildings. At the ground floor level, retail lease space is encouraged along public sidewalk frontage. Driveway entries shall be from side streets or alleys.

(3) Parking lots shall be adequately lit and include pedestrian amenities such as trash receptacles.

(4) Sidewalks and landscape aisles shall be located perpendicular to the main building to facilitate the flow of pedestrians from the parking lot to the building in a safe and efficient manner.

- (5) Parking areas shall be connected whenever possible through the use of cross-access easements.
- (6) Parking lots shall be screened from view along sidewalks and roadways through the combined use of free forming berms, low masonry walls, and plantings.
- (7) Parking lot designs shall provide for the necessary parking spaces and related landscaping and pedestrian access. At least one paved, continuous, and direct pedestrian walkway (a minimum of five (5) feet wide clear, no bumper overhang) through the parking lot to the building shall be provided.
- (8) Parking lot designs shall avoid dead-end aisles. Where a dead-end aisle is unavoidable, adequate space for unimpeded turnaround must be provided.
- (9) A minimum of one (1) canopy shade tree per twelve (12) parking spaces is required in all parking lots, to be planted in islands, medians, and perimeter areas adjacent to lots (excluding streetscape tree plantings). Physical shade structures may be utilized for shading parking lot areas in lieu of shade trees with review from the City Planning Department and approval by the Planning and Zoning Commission.
- (10) No landscaped area within a parking lot shall be less than eighty (80) square feet.
- (11) Islands shall contain an eighteen (18) inch wide concrete or decorative paver curb along the inside of the island abutting the parking stalls to allow patrons to avoid treading over landscape.
- (12) Where parking spaces abut landscaped islands, medians, or perimeter curbs or sidewalks, the length of spaces shall be shortened by eighteen (18) inches to account for the car overhang, and the width of the sidewalk or landscape strip increased by that same amount.

N. Landscaping

- (1) Landscape designs shall be prepared by a qualified professional, and at a minimum, enhance the visual appeal of the built environment, screen undesirable views, strengthen the pedestrian scale, provide a buffer between auto and pedestrian environments, provide shade in public spaces and parking lots, help define the site, provide congruency with the existing neighborhood, and break up large areas of hard surface.
- (2) Commercial projects shall renaturalize all areas disturbed by the construction of the site and buildings. Renaturalizing includes the following native plant materials:
 - i) 5–10% Trees

- ii) 25–45% Shrubs (must have a minimum of 3 varieties)
 - iii) 35–55% Grasses
 - iv) 0–25% Forbs
- (3) Commercial projects shall minimize potable water consumption for irrigation. Reductions can be attributed to any combination of the following items:
- i) Predominate use (greater than seventy-five (75) percent) of native plant species.
 - ii) Efficient irrigation systems (WaterSense labeled irrigation controllers, rain guards, check valves, drip irrigation, etc.).
 - iii) Use of captured rainwater for irrigation.
- (4) Incorporate existing, older trees into new site plan development whenever possible to reduce waste and salvage mature shade trees.
- (5) Newly planted areas shall include a mix of deciduous and evergreen plantings to provide yearround aesthetic value and to optimize passive solar designs.
- (6) The use of turf used in narrow planting strips (six (6) feet wide or smaller) is prohibited.
- (7) Where landscaping is intended to provide a visual screen, the species, quantity, maturity (size), and spacing of the initial plantings shall be sufficient to provide a functional screen within a single growing season.
- (8) Planters shall be guarded from autos by raised curbs or wheel stops where needed.
- (9) The plant palette shall emphasize mass and form rather than individual trees or shrubs.
- (10) Vegetative matter shall cover seventy-five (75) percent of any landscape area.
- (11) Landscaping shall be completed prior to receiving building occupancy. Exceptions for weather delays to landscape completion may be considered.
- (12) Street trees shall be a minimum four (4) inch caliper at initial planting. Street trees at maturity shall have a minimum branch height of eight (8) feet. All other newly planted deciduous trees on the project site shall be a minimum of three (3) inch caliper and coniferous trees shall be a minimum height of twelve (12) feet.

- (13) Fruiting trees shall not be located in or adjacent to public spaces, parking lots, nor sidewalks and streets.
- (14) A minimum of ten (10) percent of total parking area shall be landscaped.
- (15) Shade trees shall be planted in landscape islands directly or within strips abutting, the parking bays to provide fifty (50) percent shade coverage at high noon with full foliage within five (5) years of planting.
- (16) Trees located in front of "pull-in" parking spaces shall be placed in line with painted lines that designate parking stalls to minimize potential damage from vehicle overhang.
- (17) No evergreen tree with a mature width greater than twenty (20) feet shall be planted within fifteen (15) feet of a hardscaped area.
- (18) Surface water and pollutant runoff shall be minimized and filtered through the usage of pervious surfaces and vegetative ground cover. Bioswales that collect storm water are required, where possible, to increase water filtration, slow water runoff, and replenish the water table, as well as reduce flooding downstream.

(Ordinance 698-13, sec. 2, adopted 8/5/13)