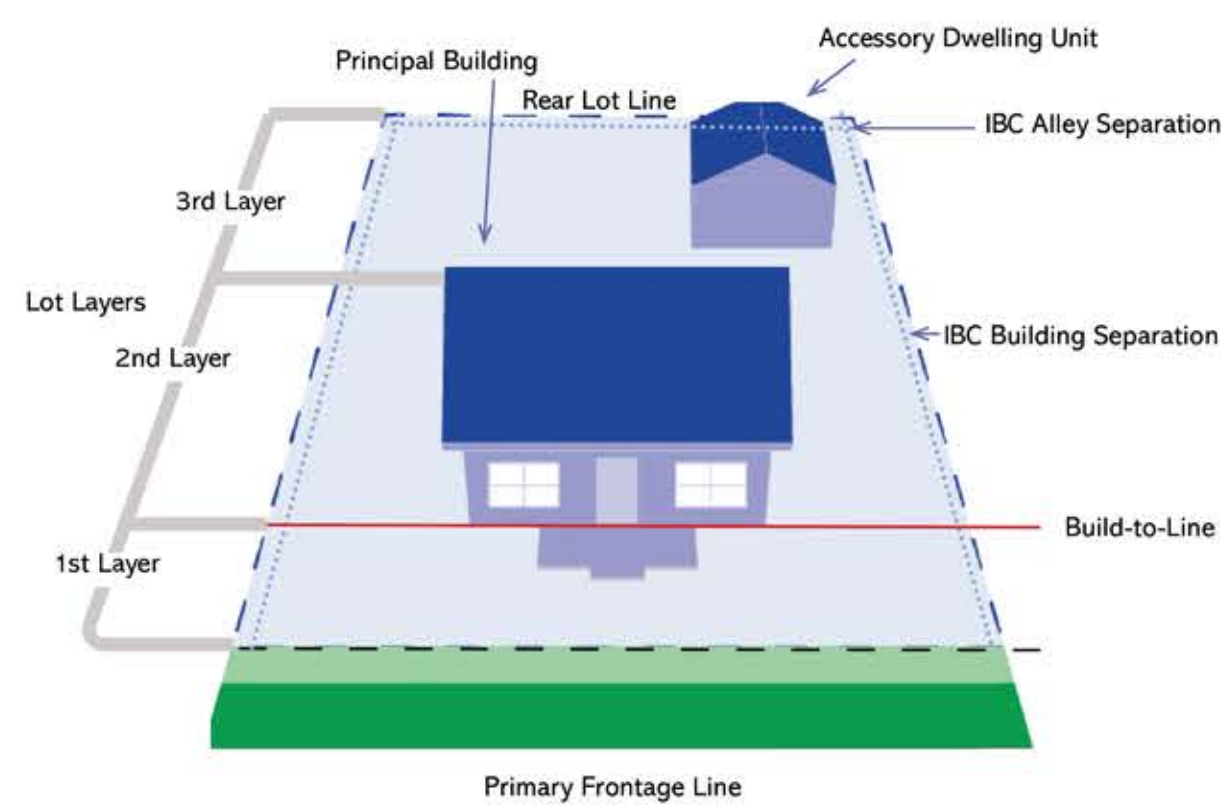




P2 RURAL

GENERAL DESCRIPTION

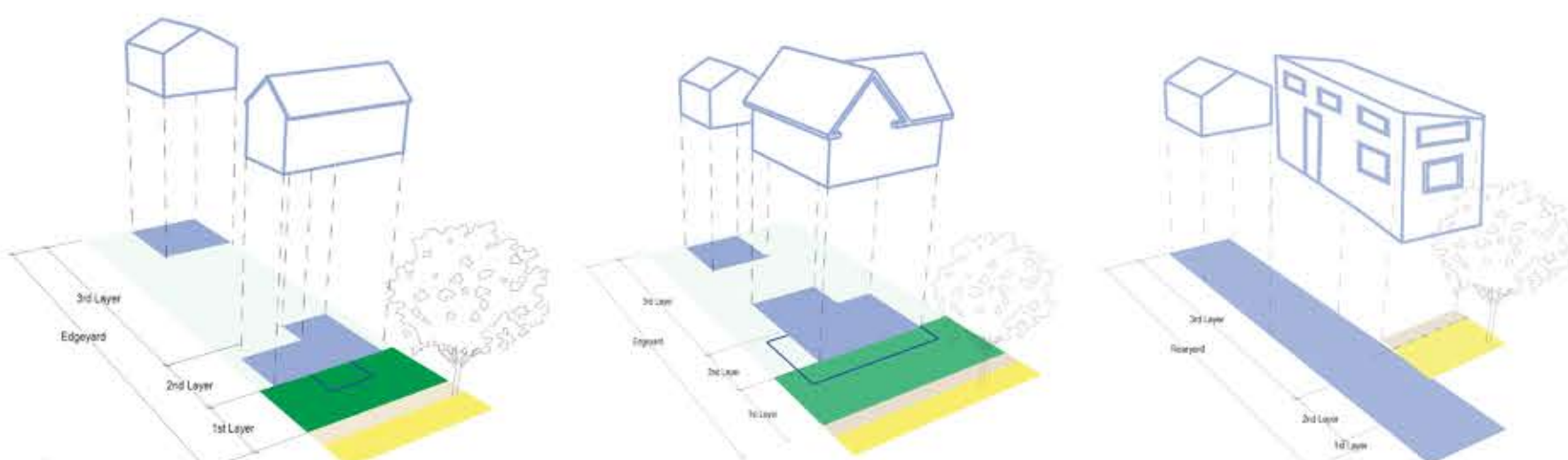
The Rural Place Type regulates mainly large lot sparsely settled land or land used for agricultural purposes and food production. This Place Type helps preserve Taylor's natural beauty and agricultural history. Rural living and sparsely settled lands are to be located in a manner that does not cause a nuisance to more intensely inhabited areas.



LOTS

WIDTH	NO MINIMUM
AREA	2 ACRE MINIMUM
LOT COVERAGE	40% MAXIMUM
BUILD-TO-LINE "BTL"	10 FEET - NO MAXIMUM
FACADE BUILDOUT AT "BTL"	40% MINIMUM
MAXIMUM HEIGHT	3 STORIES
BUILDING DISPOSITION	EDGEYARD

BUILDING TYPES



COTTAGE COURT

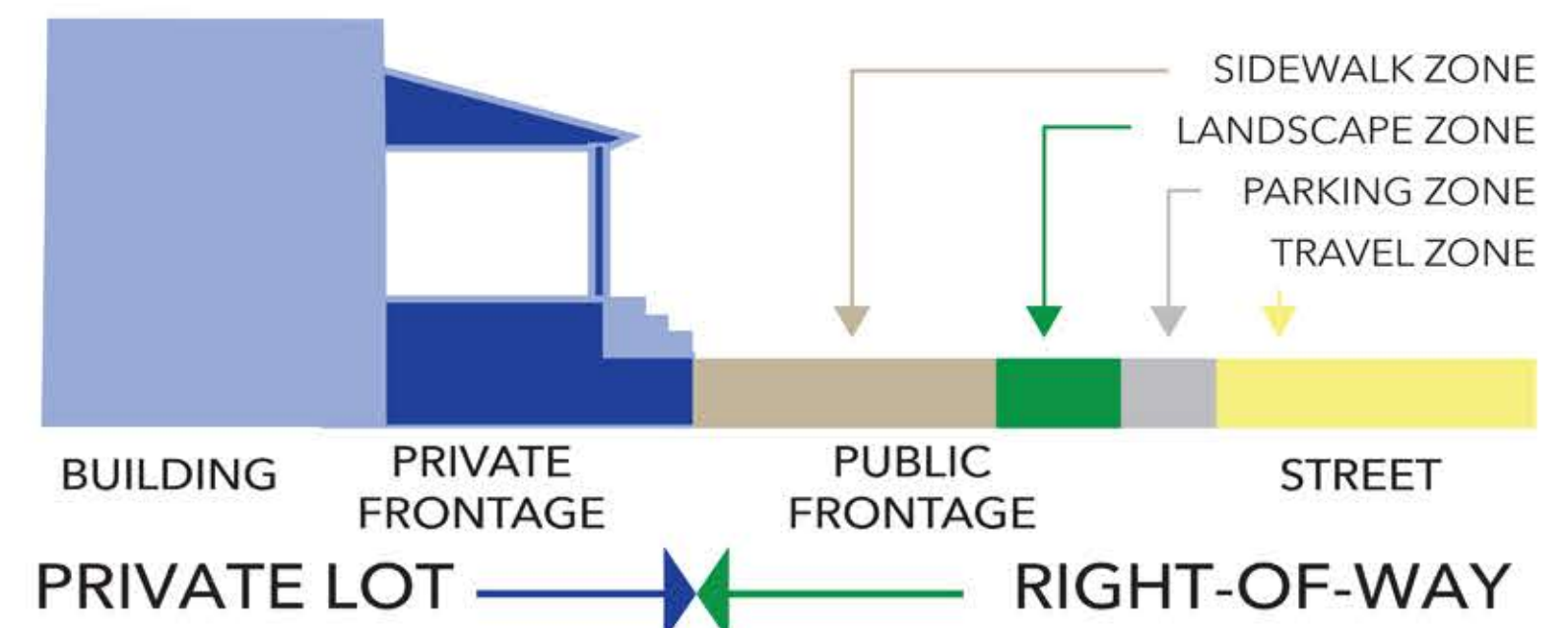
HOUSE

MANUFACTURED HOME

ACCESSORY DWELLING UNITS ALLOWED IN 3RD LAYER OF LOT

PARKING LOCATION PERMITTED

- FIRST LAYER
- SECOND LAYER
- THIRD LAYER
- RV PARKING



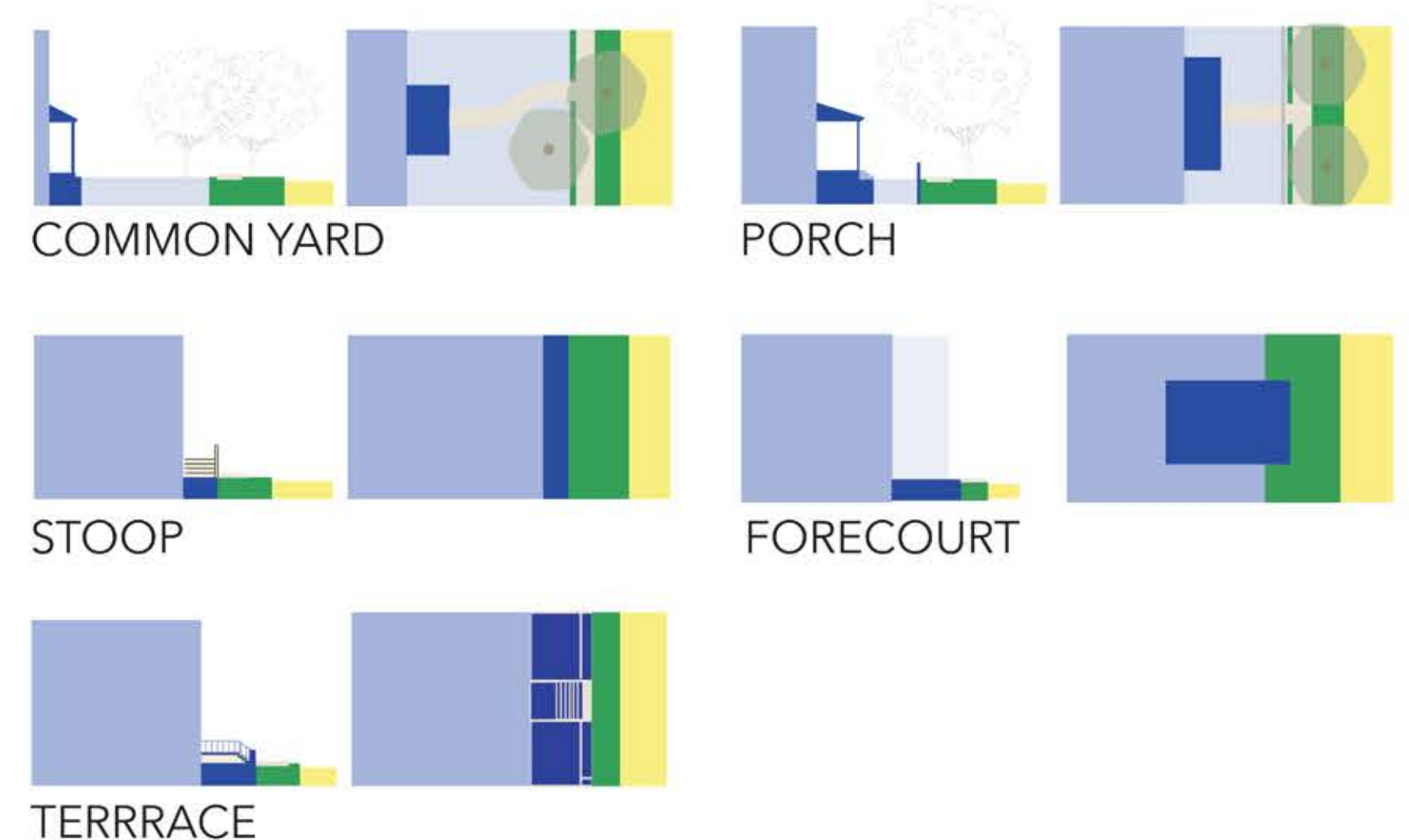
STREETS

BLOCK PERIMETER	2,800 FEET MAXIMUM
BLOCK LENGTH	750 FEET MAXIMUM
STREET TYPE	RURAL YIELD NEIGHBORHOOD

PUBLIC FRONTAGE (RIGHT-OF-WAY)

SIDEWALK ZONE	5 FEET MINIMUM
LANDSCAPE ZONE	NOT REGULATED
VEHICULAR PARKING ZONE	PARALLEL - 8 FEET ANGLED - 17 FEET
VEHICULAR TRAVEL ZONE	20 FEET - 24 FEET

PRIVATE FRONTAGE TYPES



CIVIC SPACE



SIGNAGE

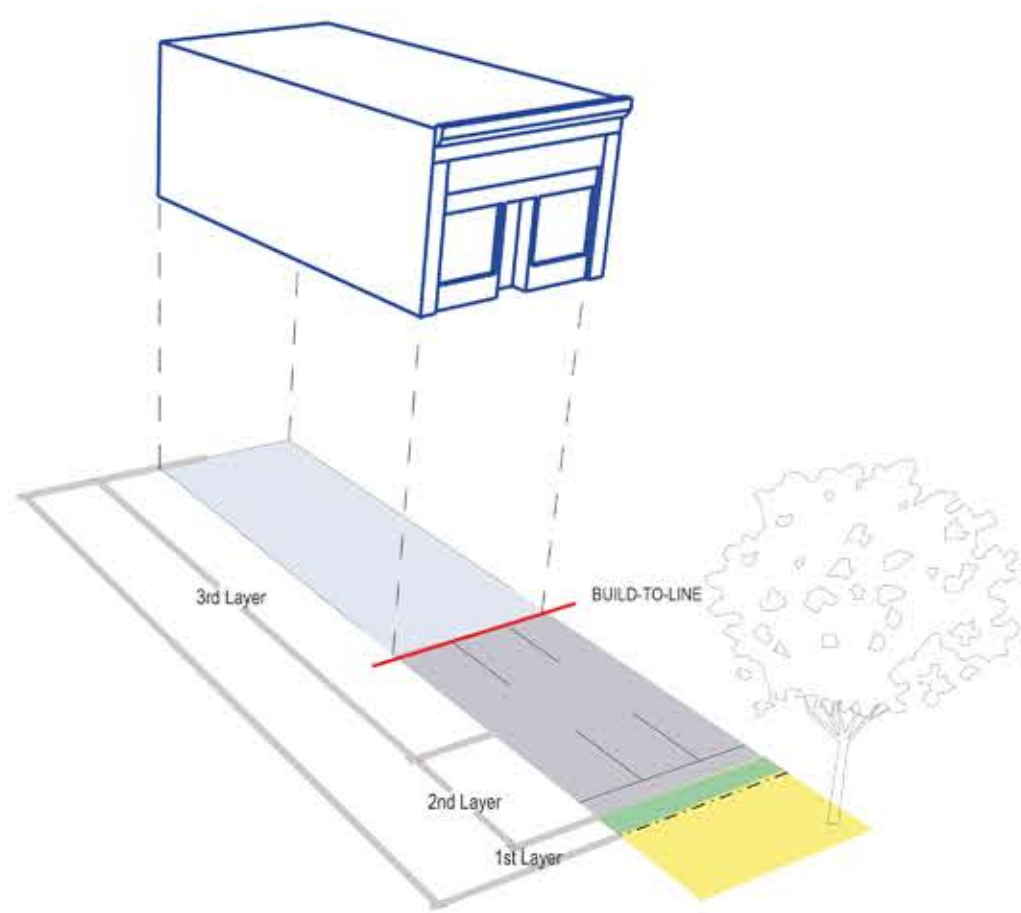
ADDRESS



P2C RURAL COMMERCIAL

GENERAL DESCRIPTION

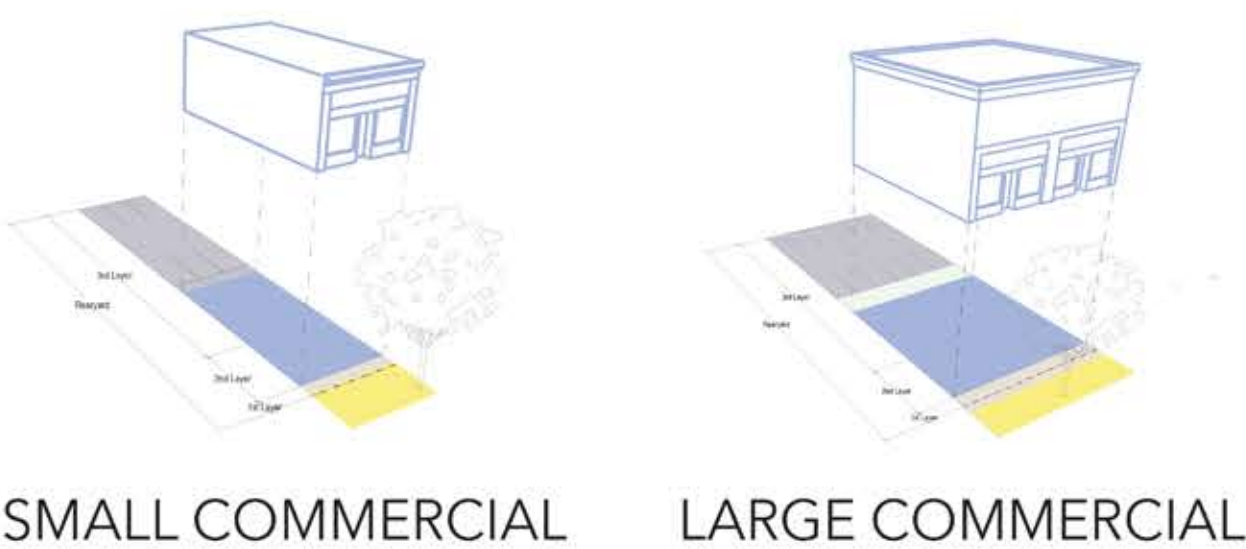
The Rural Commercial Place Type is for properties with commercial zoning currently, but are located in a Controlled Growth Sector in an Area of Minimal Change Future Land Use Plan designation. Lots zoned with this Place Type lack access to crucial city infrastructure for higher density growth.



LOTS

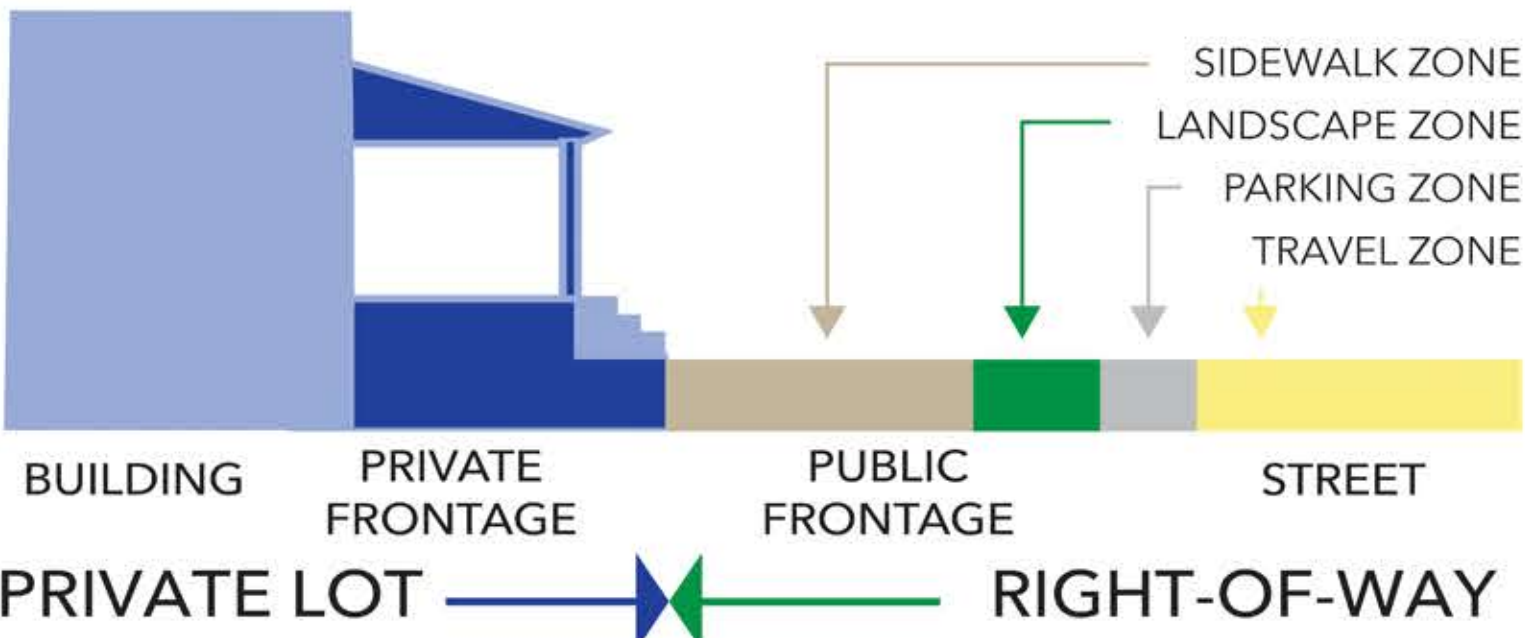
WIDTH	NO MINIMUM
AREA	NO MINIMUM
LOT COVERAGE	40%
BUILD-TO-LINE "BTL"	10 FEET - NO MAXIMUM
FACADE BUILDOUT AT "BTL"	40% MINIMUM
MAXIMUM HEIGHT	3 STORIES
BUILDING DISPOSITION	EDGEYARD

BUILDING TYPES



PARKING LOCATION PERMITTED

FIRST LAYER
SECOND LAYER
THIRD LAYER



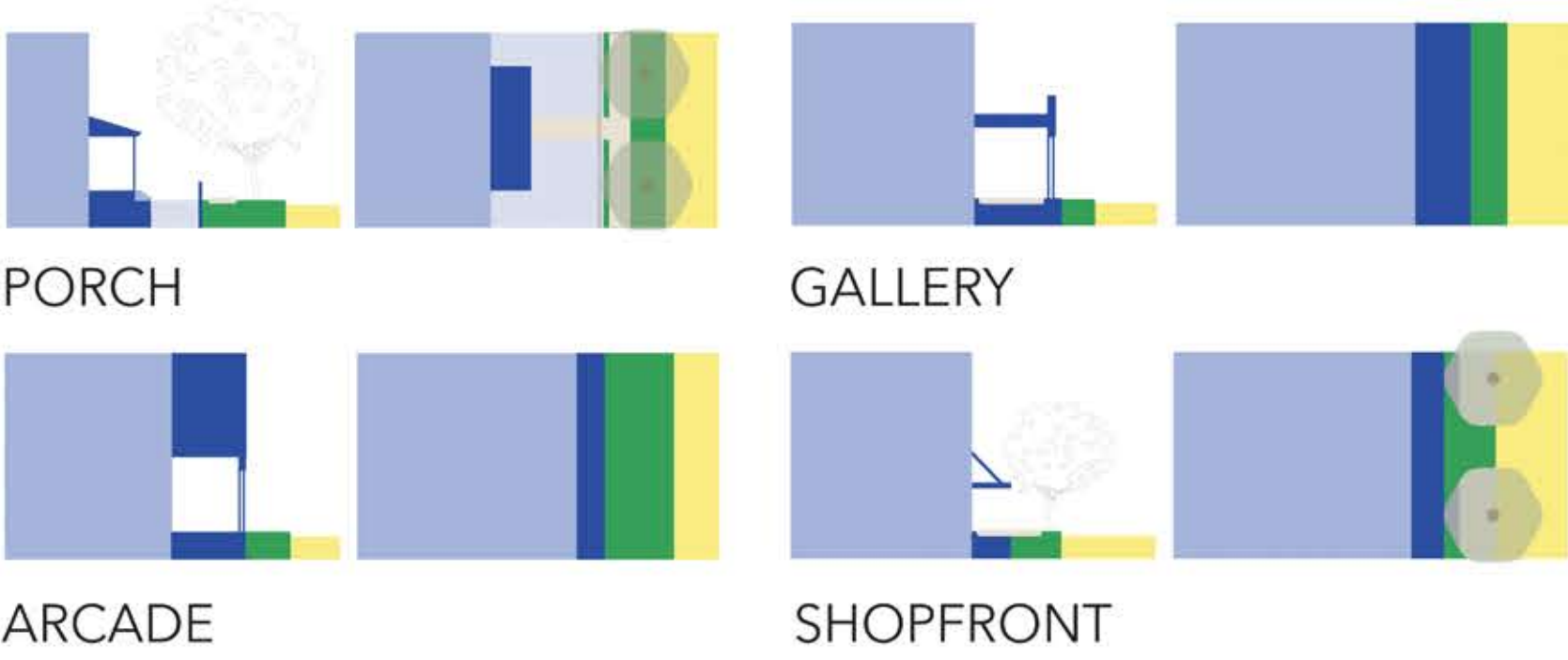
STREETS

BLOCK PERIMETER	2,800 FEET MAXIMUM
BLOCK LENGTH	750 FEET MAXIMUM
STREET TYPE	RURAL YIELD NEIGHBORHOOD

PUBLIC FRONTAGE (RIGHT-OF-WAY)

SIDEWALK ZONE	5 FEET
LANDSCAPE ZONE	NR
VEHICULAR PARKING ZONE	PARALLEL 8 FEET ANGLED 17 FEET
VEHICULAR TRAVEL ZONE	20 FEET - 24 FEET

PRIVATE FRONTAGE TYPES



CIVIC SPACE



SIGNAGE

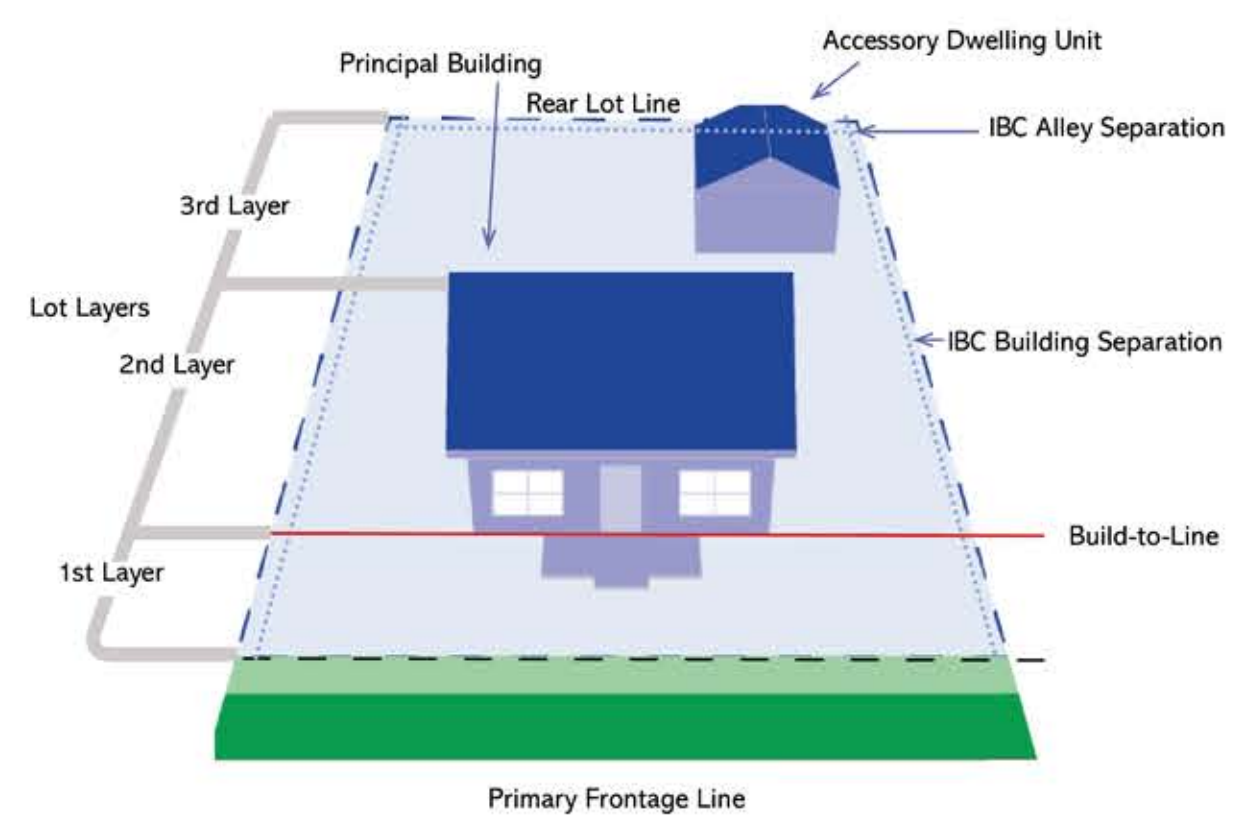
- ADDRESS
- ATTACHED
- DISPLAY BOX
- AWNING
- WINDOW
- BAND
- BLADE/HANGING
- MONUMENT
- POLE



P2.5 LARGE LOT

GENERAL DESCRIPTION

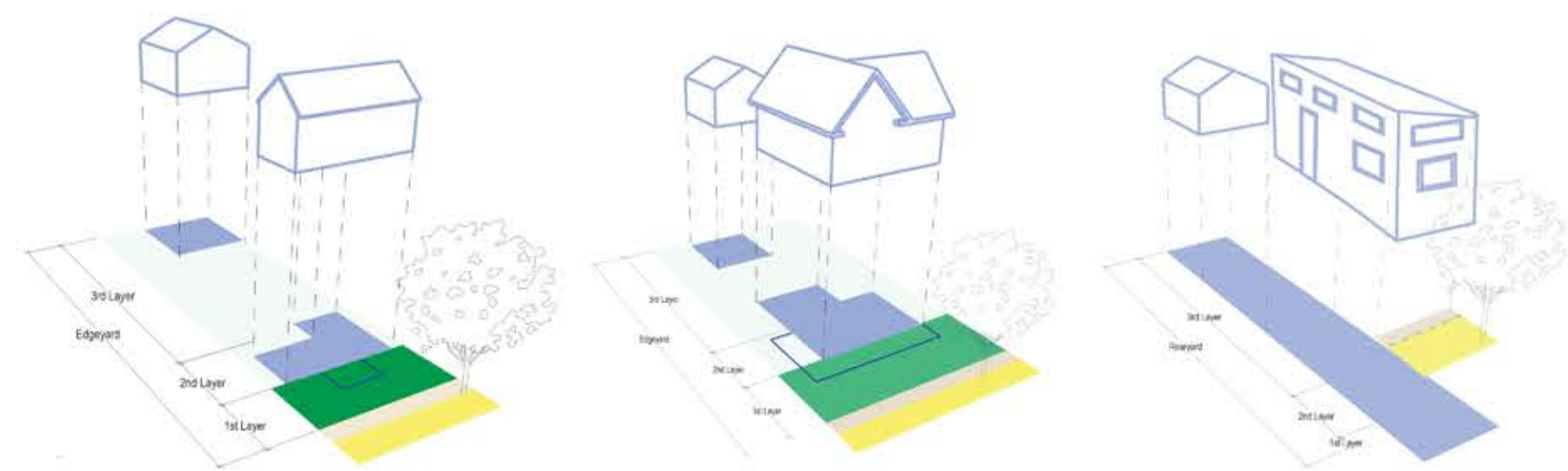
The Large Lot Place Type regulates lots in neighborhoods that are one acre or larger. The large residential lots are primarily in the Neighborhood Infill Future Land Use Designation and currently have a residential zoning type. This place type is used to preserve the historic large lots and require rezoning to a different Place Type when subdividing the lot to under one acre.



LOTS

WIDTH	NO MINIMUM
AREA	1 ACRE MINIMUM
LOT COVERAGE	40% MAXIMUM
BUILD-TO-LINE "BTL"	10 FEET - 150 FEET
FACADE BUILDOUT AT "BTL"	40% MINIMUM
MAXIMUM HEIGHT	3 STORIES
BUILDING DISPOSITION	EDGEYARD

BUILDING TYPES

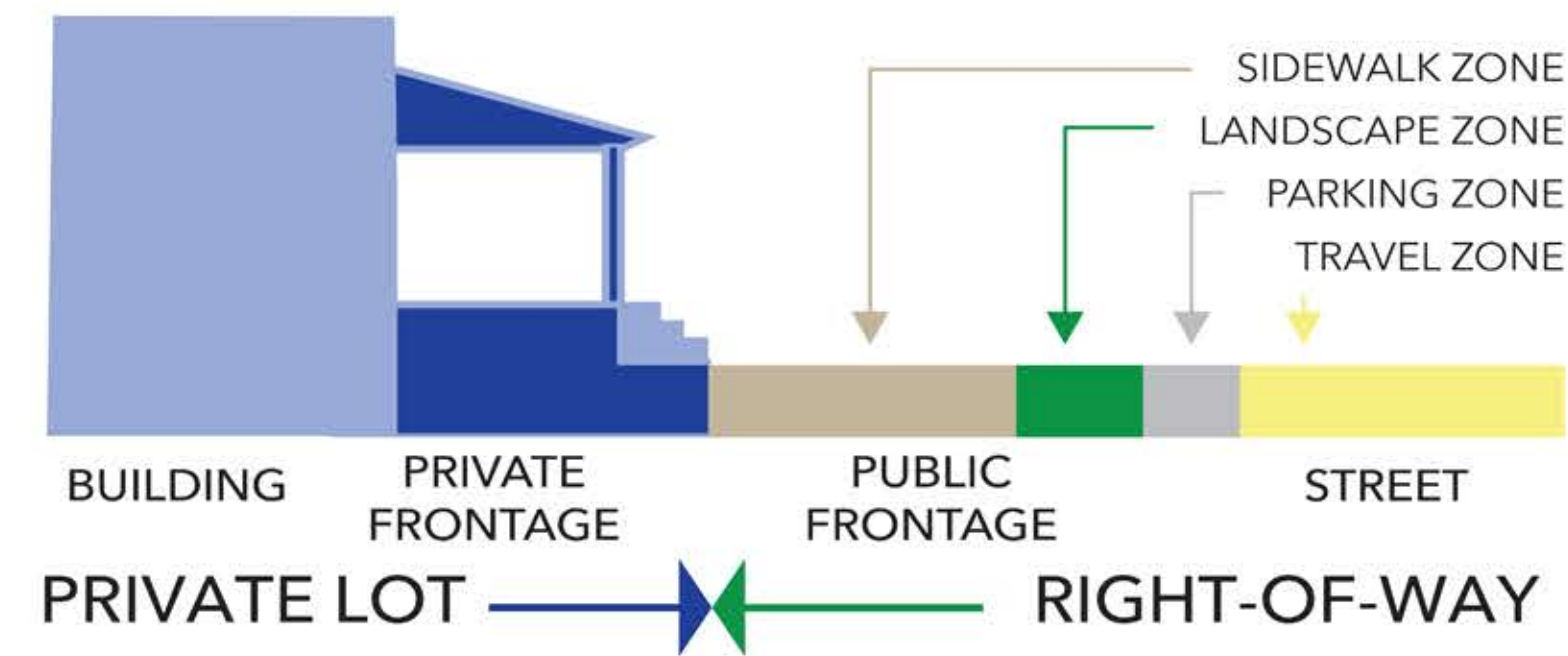


COTTAGE COURT HOUSE MANUFACTURED HOME

ACCESSORY DWELLING UNITS ALLOWED IN 3RD LAYER OF LOT

PARKING LOCATION PERMITTED

- SECOND LAYER
- THIRD LAYER
- RV PARKING



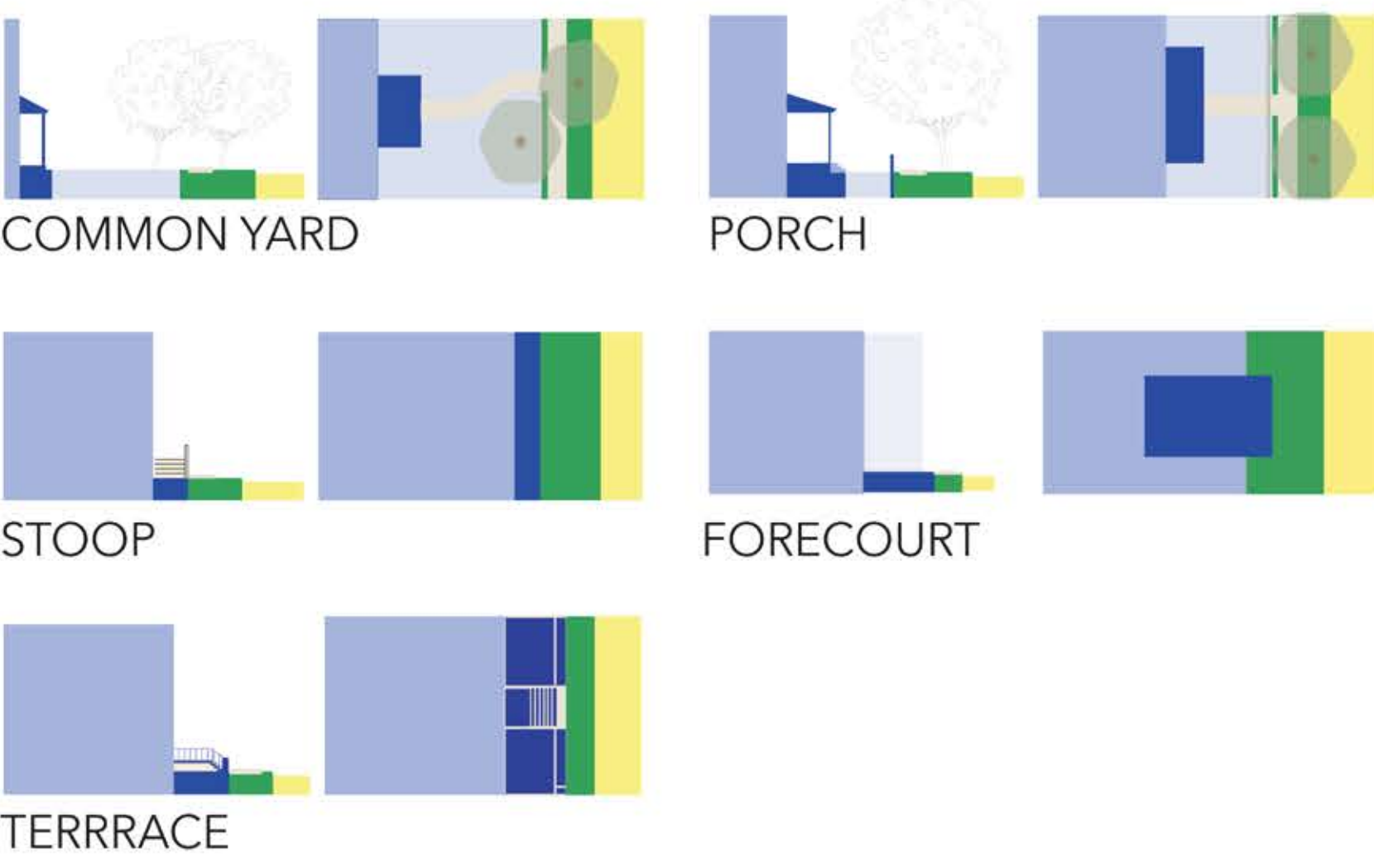
STREETS

BLOCK PERIMETER	2,800 FEET MAXIMUM
BLOCK LENGTH	750 FEET MAXIMUM
STREET TYPE	RURAL YIELD NEIGHBORHOOD RESIDENTIAL ALLEY

PUBLIC FRONTAGE (RIGHT-OF-WAY)

SIDEWALK ZONE	5 FEET - 15 FEET
LANDSCAPE ZONE	3 FEET - 8 FEET
VEHICULAR PARKING ZONE	PARALLEL - 8 FEET
VEHICULAR TRAVEL ZONE	20 FEET - 24 FEET

PRIVATE FRONTAGE TYPES



CIVIC SPACE



SIGNAGE

ADDRESS

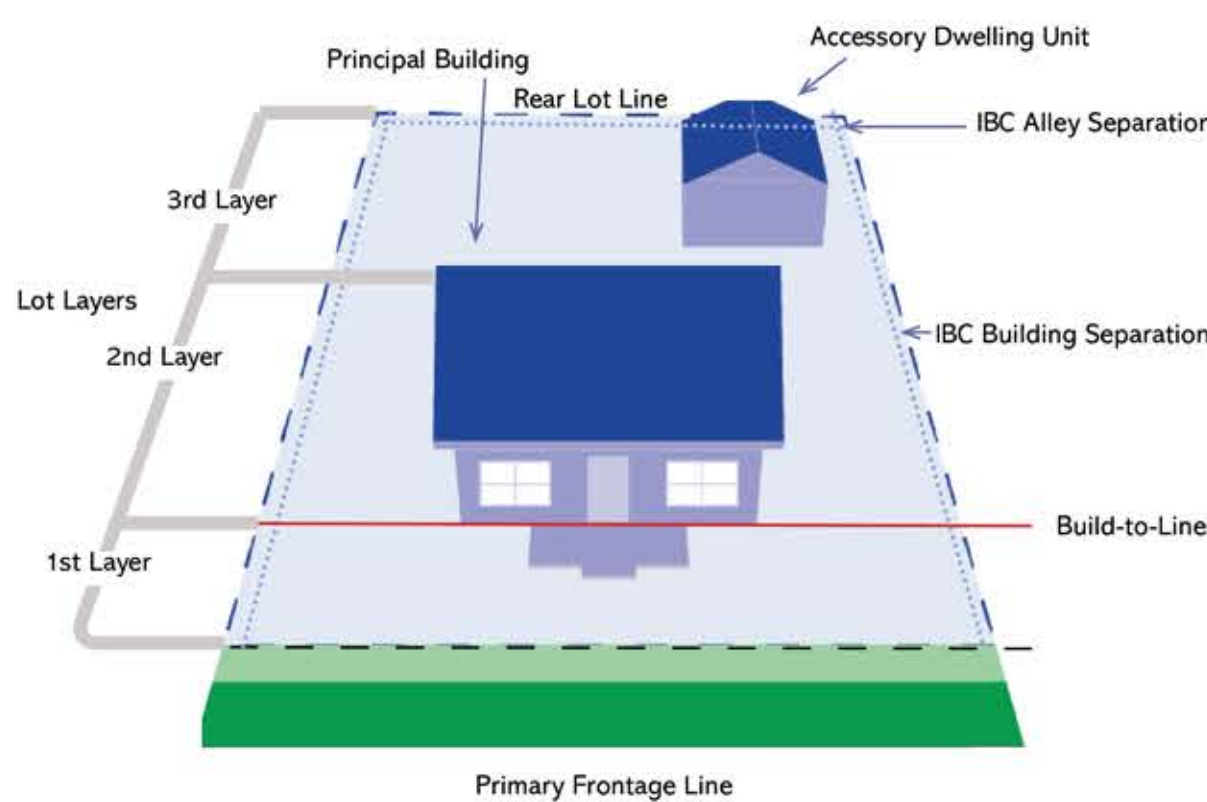


P3

NEIGHBORHOOD

GENERAL DESCRIPTION

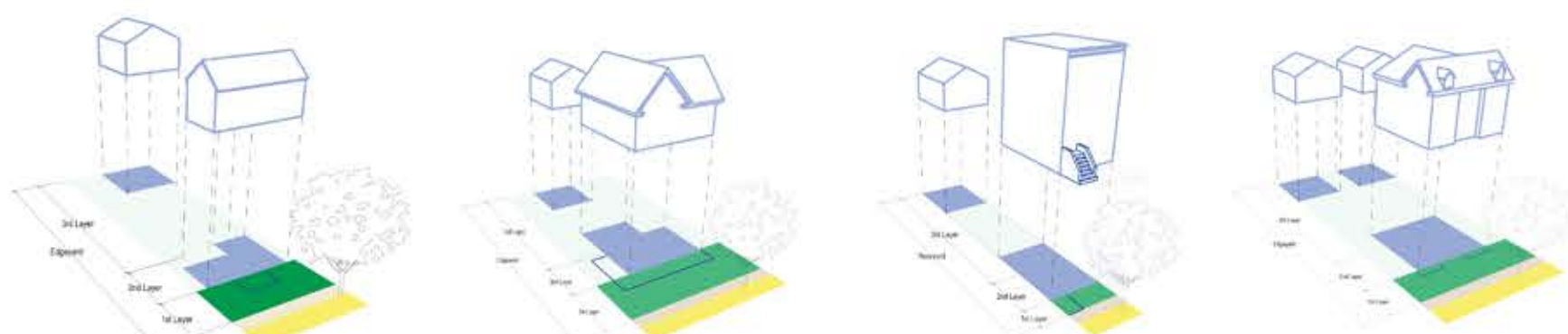
The Neighborhood Place Type regulates residential lots in primarily the Neighborhood Infill Future Land Use Designation. This zone permits many different residential housing types, including detached and attached buildings. Neighborhood is adjacent to higher density Place Types where commercial services are available within a short distance from homes.



LOTS

WIDTH	NO MINIMUM
AREA	NO MINIMUM
LOT COVERAGE	80% MAXIMUM
BUILD-TO-LINE "BTL"	5 FEET - 20 FEET
FACADE BUILDOUT AT "BTL"	40% MINIMUM
MAXIMUM HEIGHT	3 STORIES
BUILDING DISPOSITION	EDGEYARD SIDEYARD COURTYARD

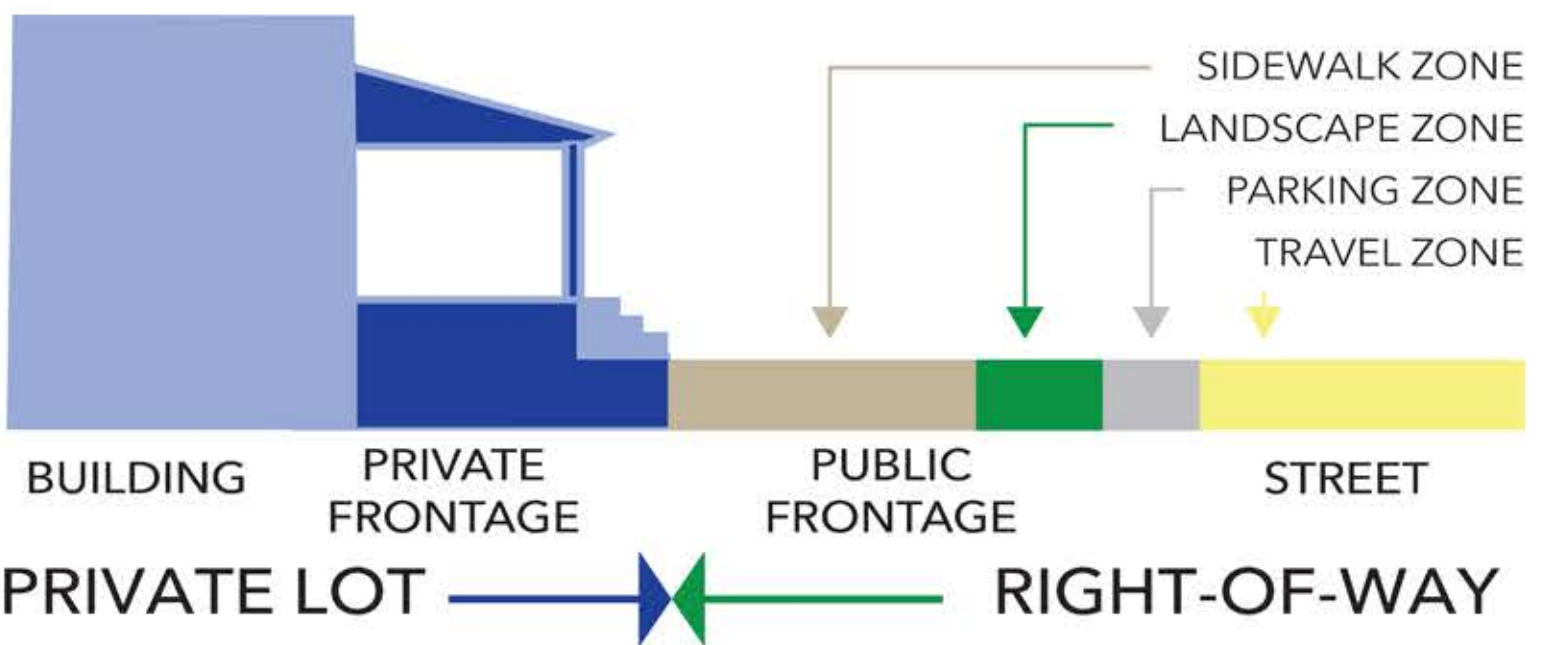
BUILDING TYPES



COTTAGE COURT HOUSE TOWNHOUSE DUPLEX
ACCESSORY DWELLING UNITS ALLOWED IN 3RD LAYER OF LOT

PARKING LOCATION PERMITTED

SECOND LAYER
THIRD LAYER
ON-STREET



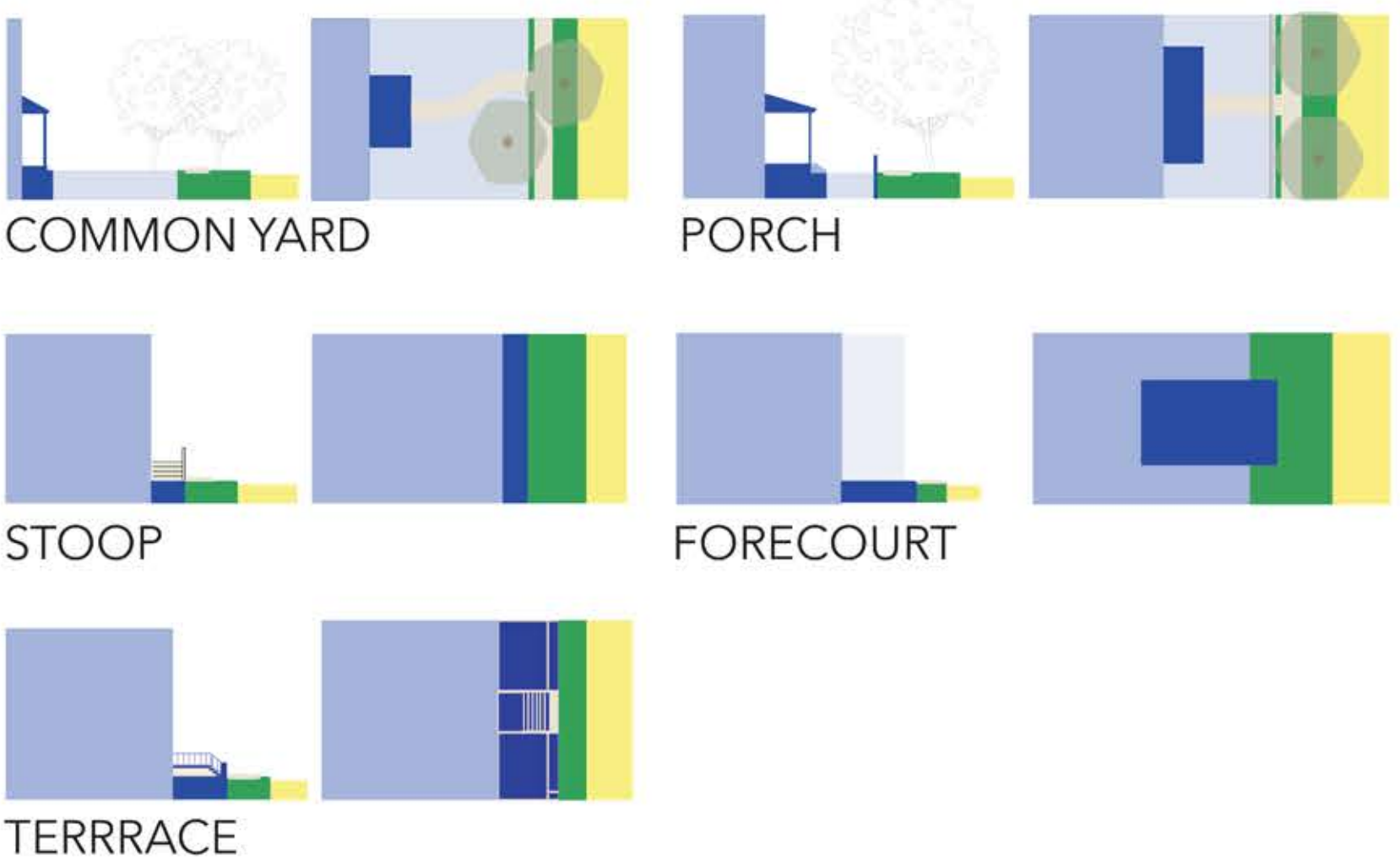
STREETS

BLOCK PERIMETER	1,400 FEET MAXIMUM
BLOCK LENGTH	350 FEET MAXIMUM
STREET TYPE	YIELD NEIGHBORHOOD NEIGHBORHOOD AVENUE RESIDENTIAL ALLEY COMMUNITY BOULEVARD - 2 LANE

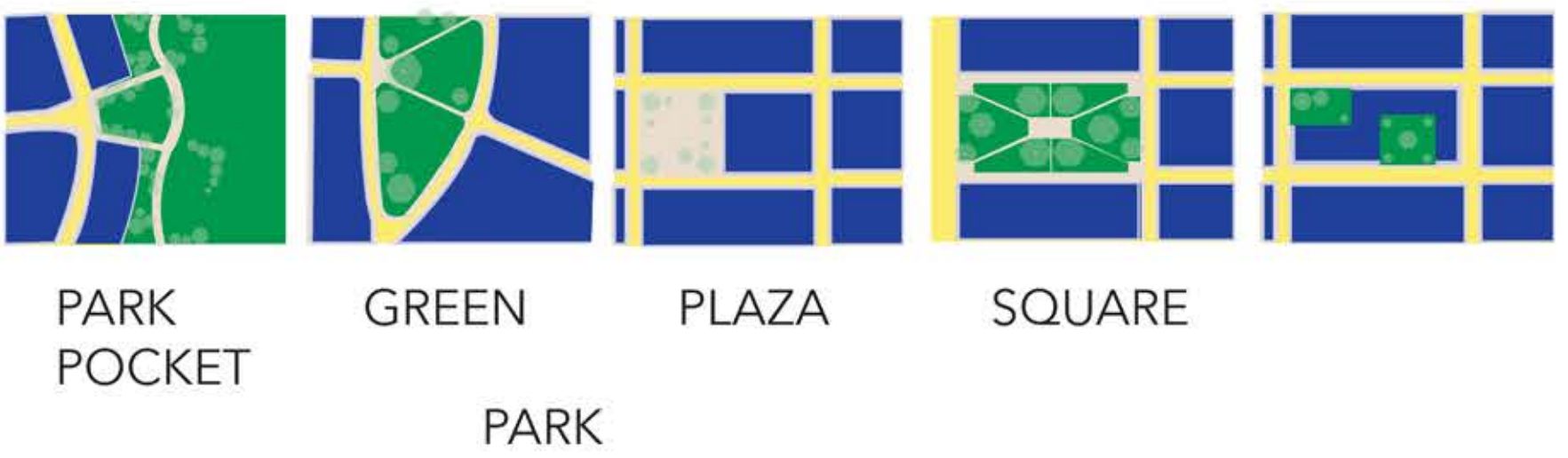
PUBLIC FRONTAGE (RIGHT-OF-WAY)

SIDEWALK ZONE	5 FEET - 15 FEET
LANDSCAPE ZONE	3 FEET - 8 FEET
VEHICULAR PARKING ZONE	PARALLEL - 8 FEET
VEHICULAR TRAVEL ZONE	20 FEET - 24 FEET

PRIVATE FRONTAGE TYPES



CIVIC SPACE



SIGNAGE

ADDRESS

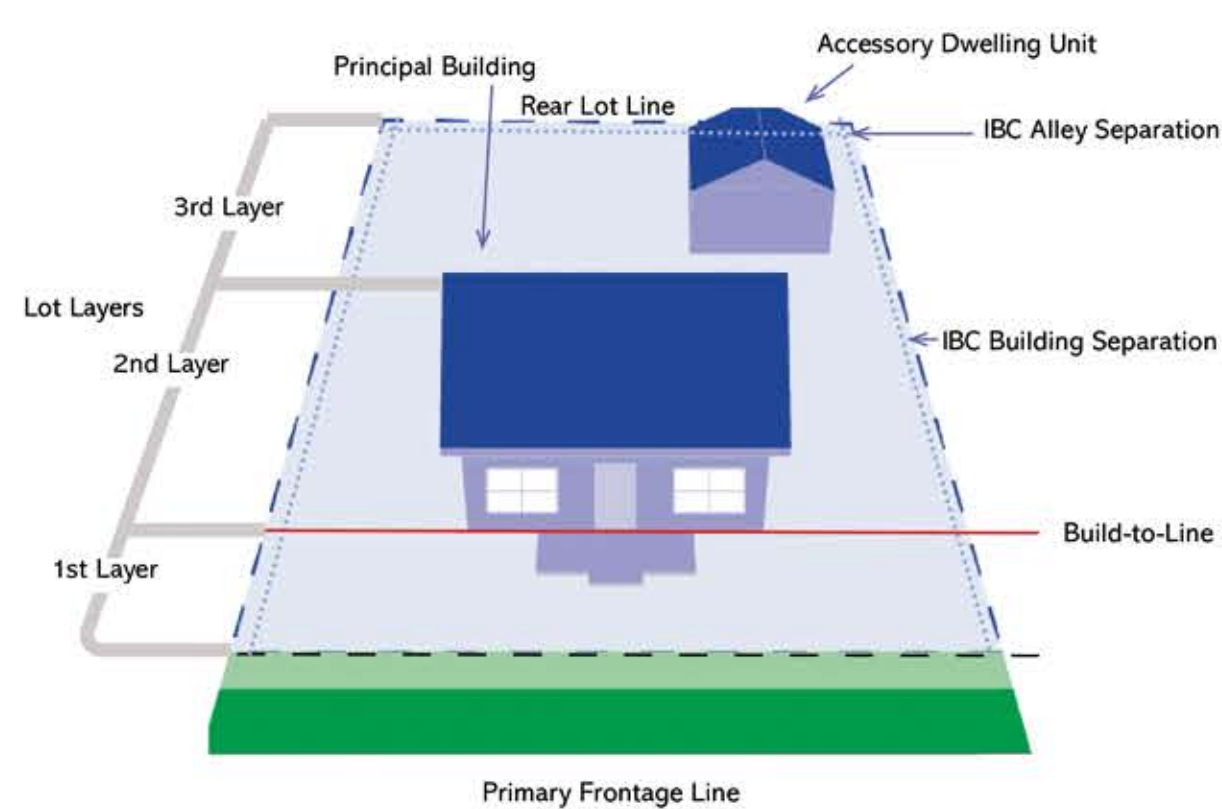


P3M

MANUFACTURED HOUSING

GENERAL DESCRIPTION

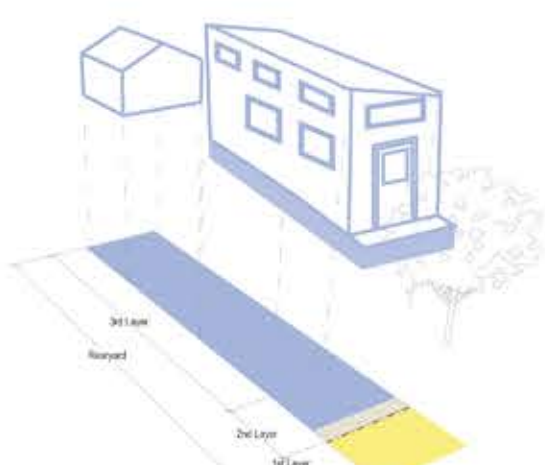
The Manufactured Housing Place Type are lots within the Neighborhood Infill Future Land Use designation, adopted with the Comprehensive Plan, that currently have a manufactured house building as the primary structure or are zoned Manufactured Housing. Manufactured Homes will be permitted to continue in their configuration unless the lot is zoned to another Place Type by the property owner.



LOTS

WIDTH	NO MINIMUM
AREA	NO MINIMUM
LOT COVERAGE	80% MAXIMUM
BUILD-TO-LINE "BTL"	5 FEET - 20 FEET
FACADE BUILDOUT AT "BTL"	40% MINIMUM
MAXIMUM HEIGHT	1 STORY
BUILDING DISPOSITION	EDGEYARD SIDEYARD

BUILDING TYPES

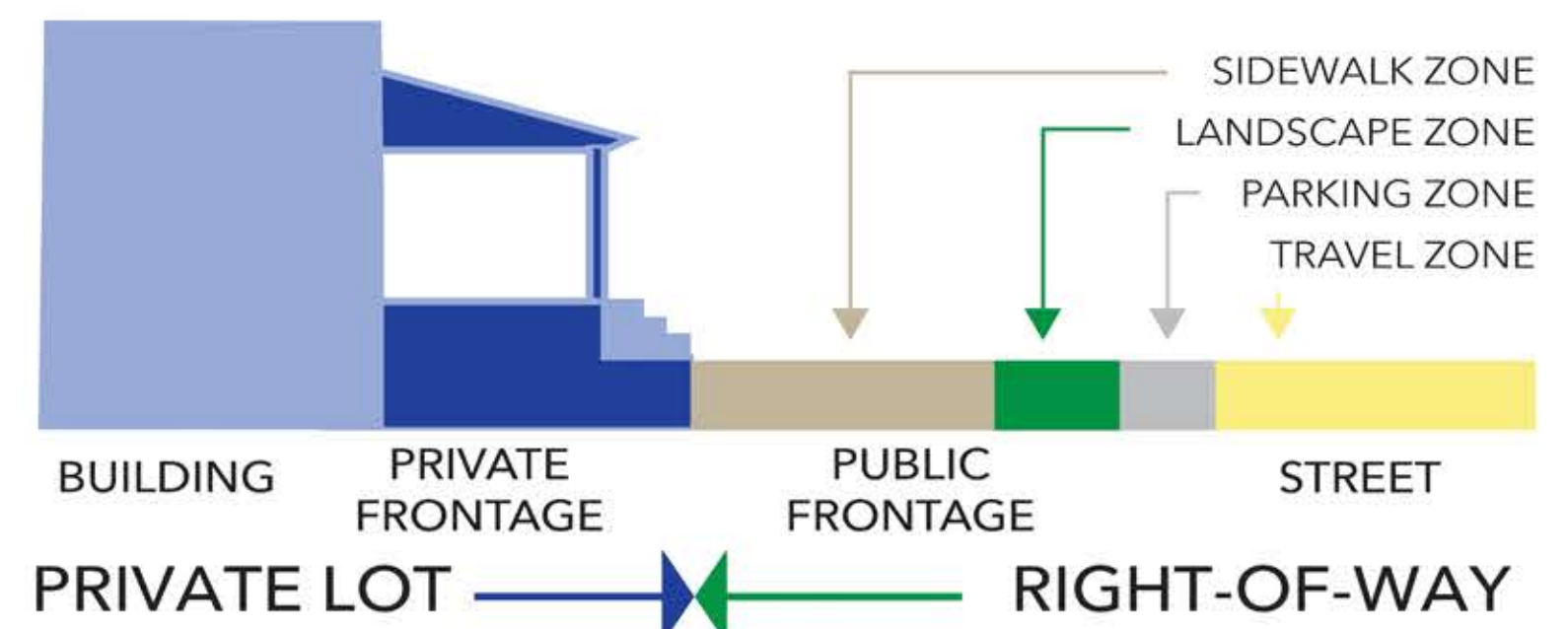


MANUFACTURED HOME

ACCESSORY DWELLING UNITS ALLOWED IN 3RD LAYER OF LOT

PARKING LOCATION PERMITTED

SECOND LAYER
THIRD LAYER
ON-STREET



STREETS

BLOCK PERIMETER	1,400 FEET MAXIMUM
BLOCK LENGTH	350 FEET MAXIMUM
STREET TYPE	YIELD NEIGHBORHOOD NEIGHBORHOOD AVENUE RESIDENTIAL ALLEY

PUBLIC FRONTAGE (RIGHT-OF-WAY)

SIDEWALK ZONE	5 FEET - 15 FEET
LANDSCAPE ZONE	3 FEET - 8 FEET
VEHICULAR PARKING ZONE	PARALLEL - 8 FEET
VEHICULAR TRAVEL ZONE	20 FEET - 24 FEET

PRIVATE FRONTAGE TYPES



CIVIC SPACE



SIGNAGE

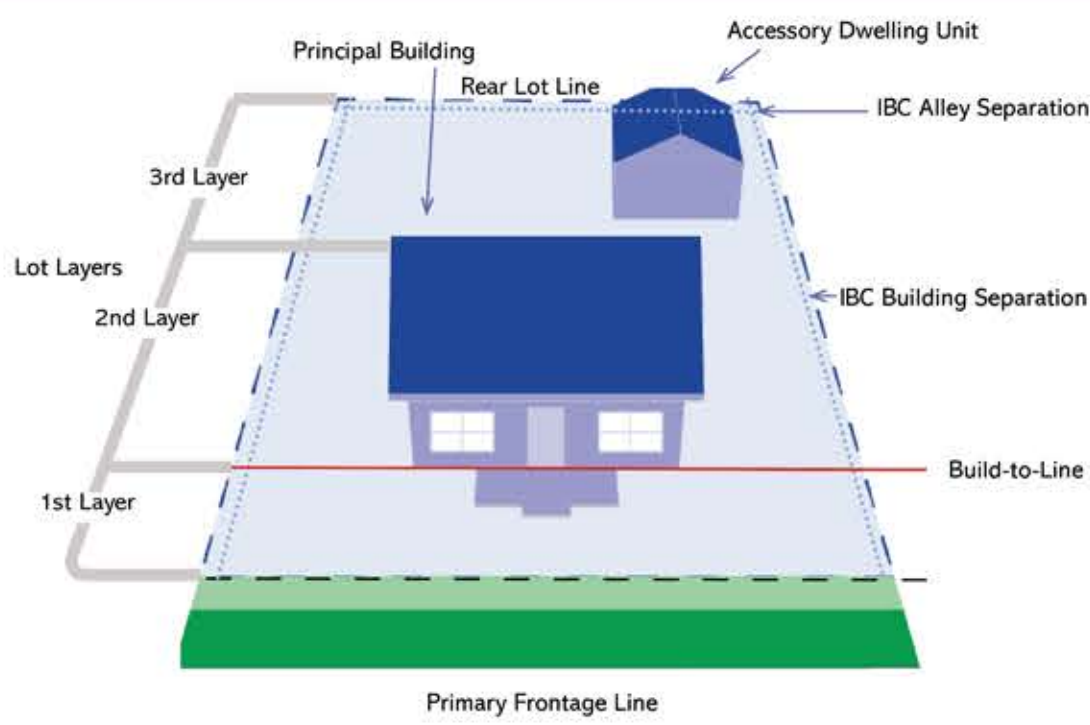
- ADDRESS



P4 MIX

GENERAL DESCRIPTION

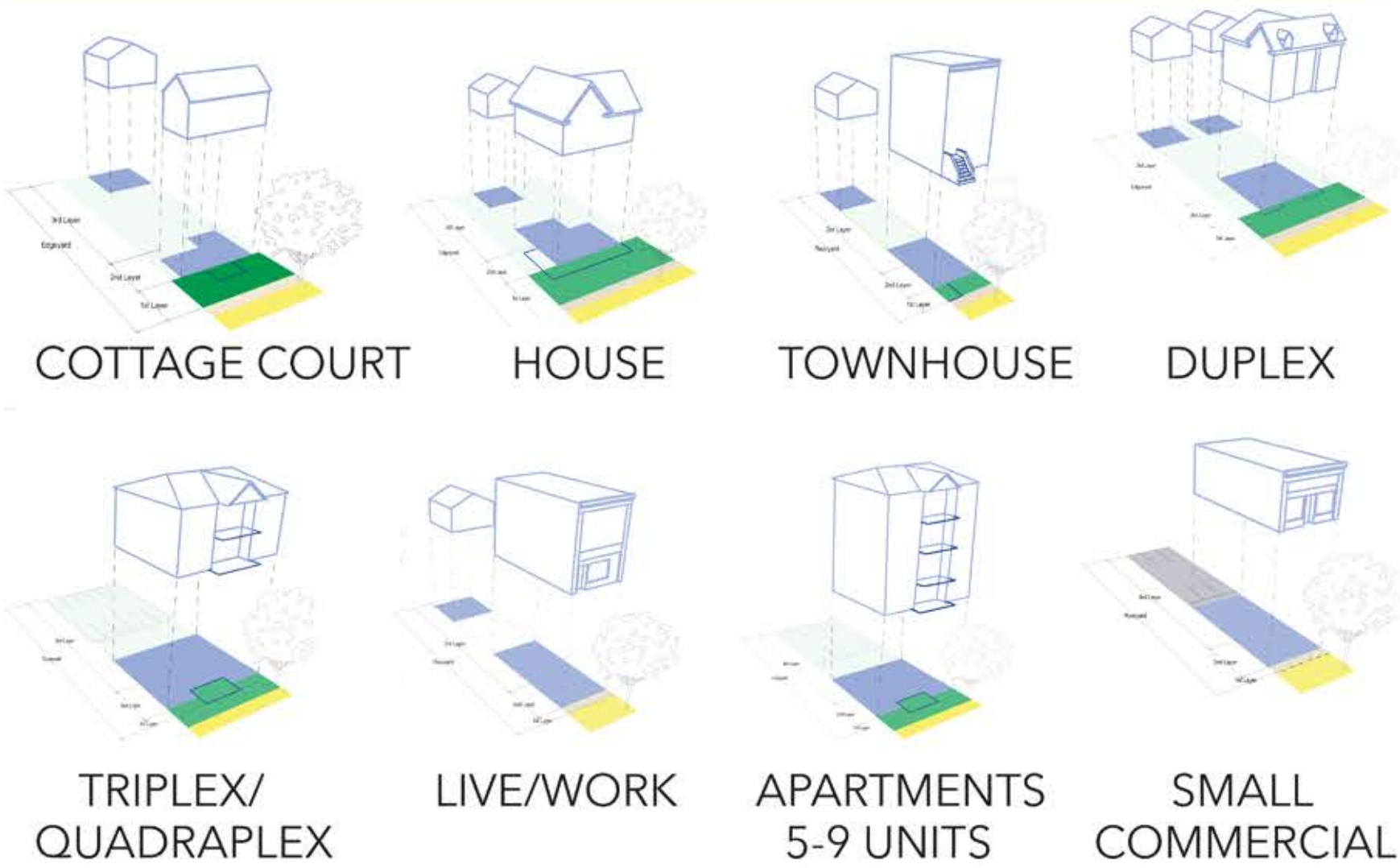
The Mix Place Type functions as a smooth transition from commercial oriented P5 Urban Center Place Type outward to the established residential P3 Neighborhood Place Type. P4 Mix regulates a variety of building types ranging from smaller commercial buildings to intermixed house-form commercial and attached and detached residential. This Place Type provides flexibility for this area to easily transition between low intensity commercial and residential building types allowing for the neighboring P5 Urban Center zoning to expand and contract overtime, increasing Taylor’s economic resiliency.



LOTS

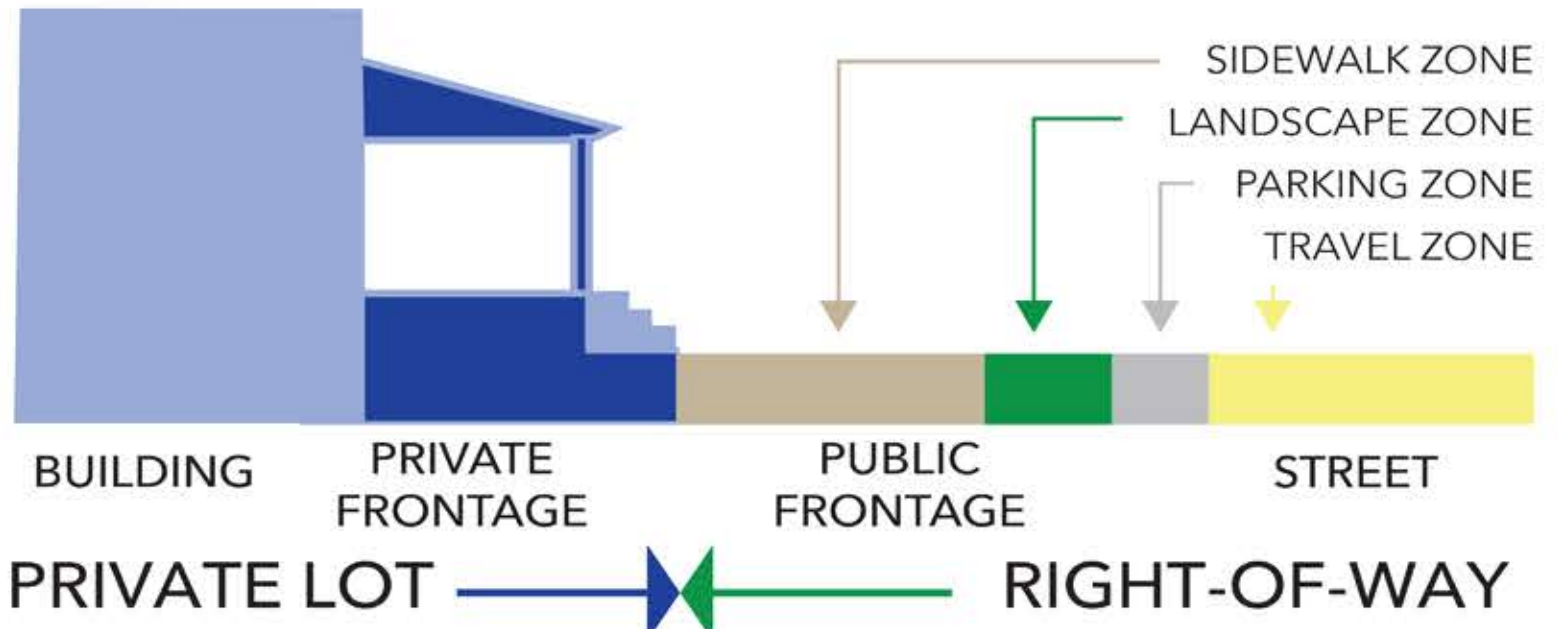
WIDTH	NO MINIMUM
AREA	NO MINIMUM
LOT COVERAGE	90% MAXIMUM
BUILD-TO-LINE “BTL”	5 FEET - 15 FEET
FACADE BUILDOUT AT “BTL”	60% MINIMUM
MAXIMUM HEIGHT	3 STORIES
BUILDING DISPOSITION	EDGEYARD SIDEYARD COURTYARD REARYARD

BUILDING TYPES



PARKING LOCATION PERMITTED

SECOND LAYER
THIRD LAYER
ON-STREET



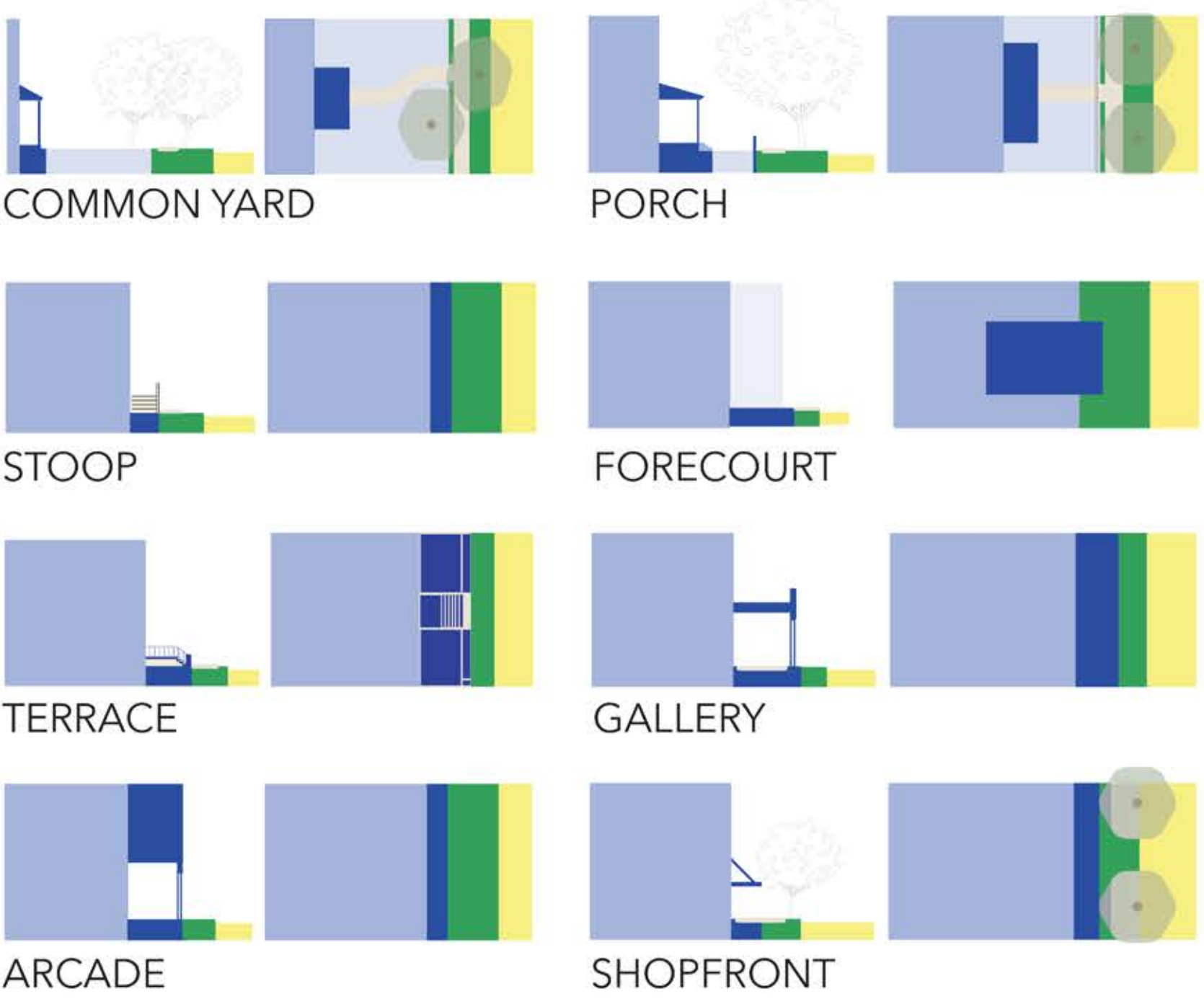
STREETS

BLOCK PERIMETER	1,400 FEET MAXIMUM
BLOCK LENGTH	350 FEET MAXIMUM
STREET TYPE	NEIGHBORHOOD NEIGHBORHOOD AVENUE RESIDENTIAL ALLEY COMMUNITY BOULEVARD - 2 LANE COMMUNITY BOULEVARD - 4 LANE MULTI-WAY BOULEVARD

PUBLIC FRONTAGE (RIGHT-OF-WAY)

SIDEWALK ZONE	5 FEET - 18 FEET
LANDSCAPE ZONE	3 FEET - 8 FEET
VEHICULAR PARKING ZONE	PARALLEL - 8 FEET ANGLED - 17 FEET
VEHICULAR TRAVEL ZONE	20 FEET - 24 FEET

PRIVATE FRONTAGE TYPES



CIVIC SPACE



SIGNAGE

- ADDRESS
- FREE STANDING
- MONUMENT
- WINDOW
- BLADE/HANGING

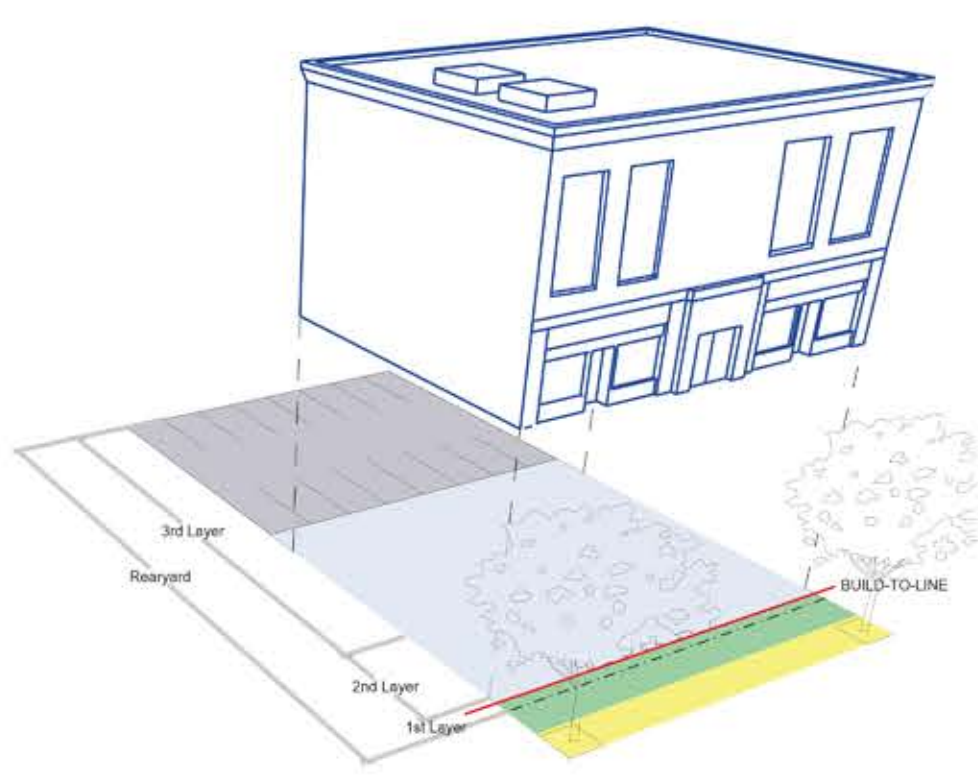


P5

URBAN CENTER

GENERAL DESCRIPTION

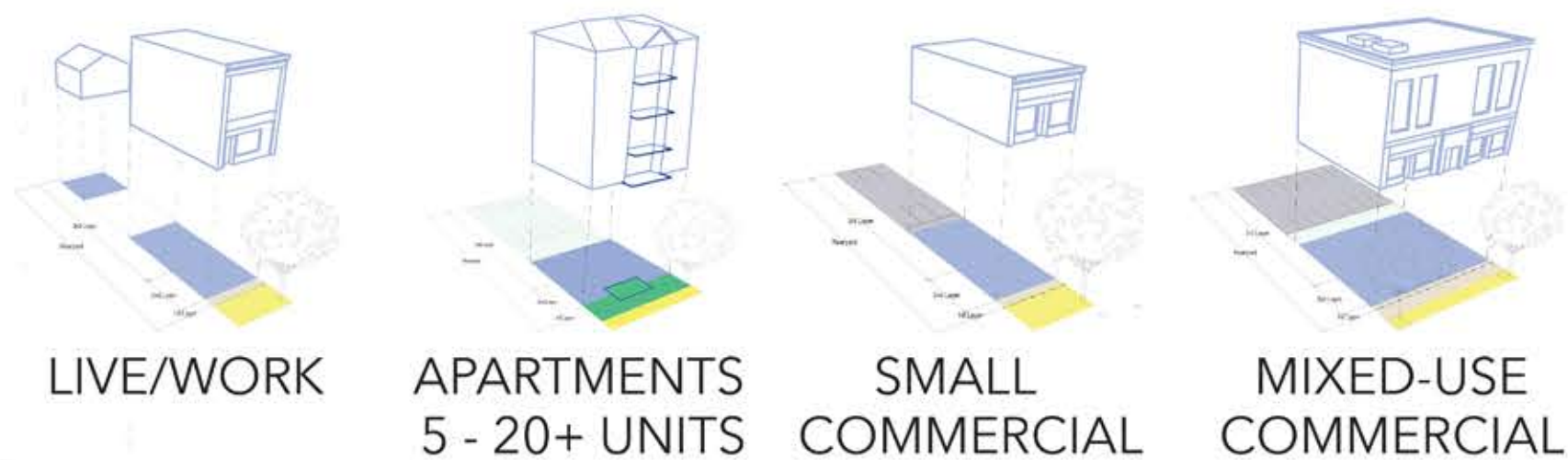
The Urban Center Place Type regulates a higher density mixture of building types that accommodate commercial, restaurants, bars, retail, offices, hotels, and apartments. The P5 Urban Center Place Type lines Main Street and 2nd Street. Main Street has buildings set close to the sidewalk and high pedestrian and car traffic. P5 promotes a continuous line of buildings and wide sidewalks critical to defining the public frontage.



LOTS

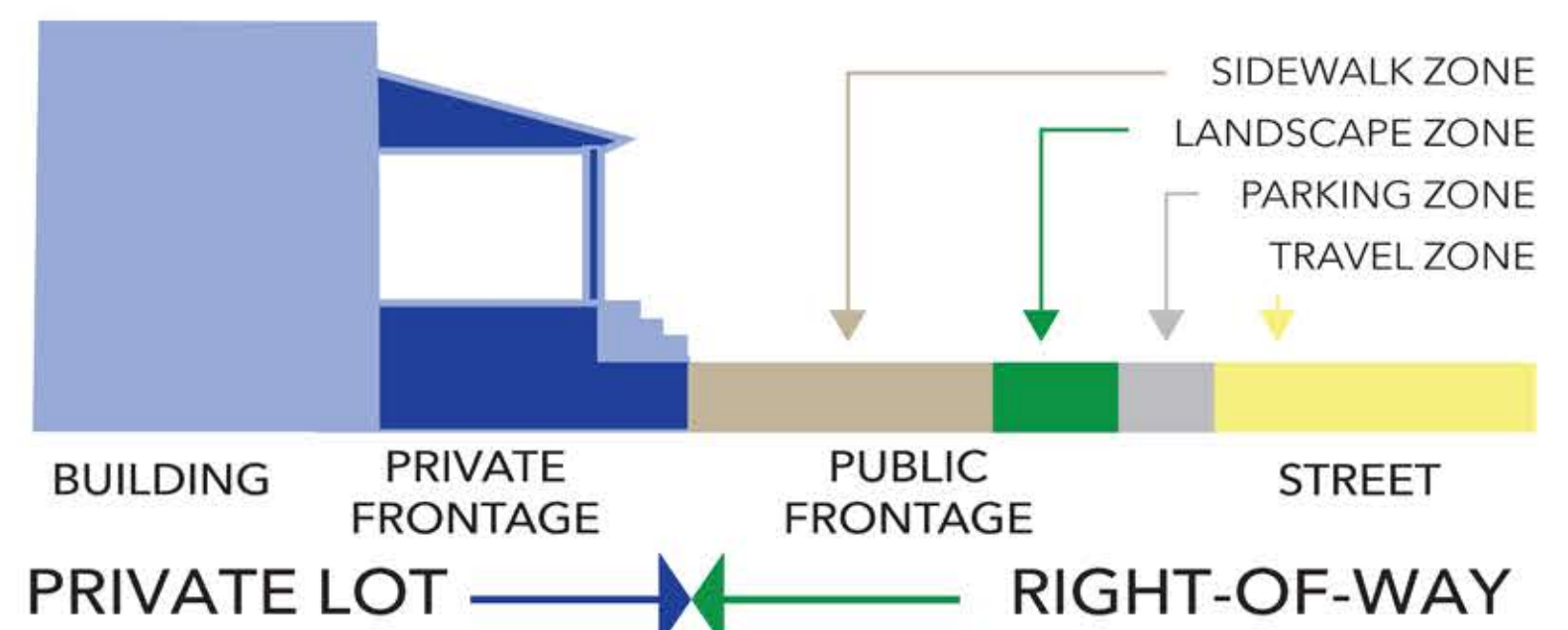
WIDTH	NO MINIMUM
AREA	NO MINIMUM
LOT COVERAGE	80% - 100%
BUILD-TO-LINE "BTL"	0 FEET - 15 FEET
FACADE BUILDOUT AT "BTL"	80% MINIMUM
MAXIMUM HEIGHT	5 STORIES
BUILDING DISPOSITION	SIDEYARD COURTYARD REARYARD

BUILDING TYPES



PARKING LOCATION PERMITTED

THIRD LAYER
ON-STREET



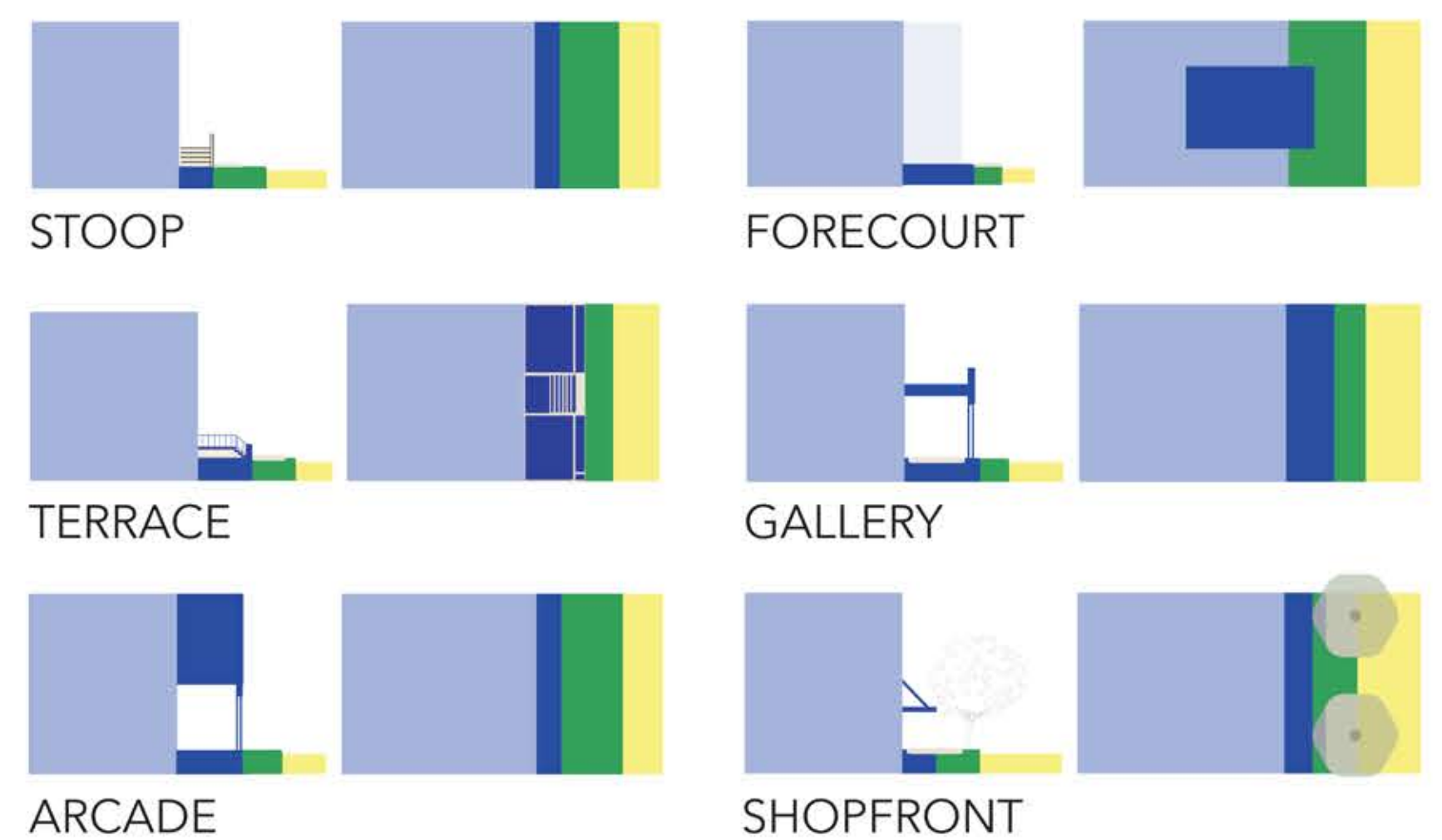
STREETS

BLOCK PERIMETER	1,400 FEET MAXIMUM
BLOCK LENGTH	350 FEET MAXIMUM
STREET TYPE	COMMERCIAL ALLEY COMMUNITY BOULEVARD - 2 LANE COMMUNITY BOULEVARD - 4 LANE MULTI-WAY BOULEVARD SIDE STREET (NO ON-STREET PARKING)

PUBLIC FRONTAGE (RIGHT-OF-WAY)

SIDEWALK ZONE	8 FEET - 18 FEET
LANDSCAPE ZONE	3 FEET - 8 FEET
VEHICULAR PARKING ZONE	PARALLEL 8 FEET - 12 FEET ANGLED 17 FEET - 22 FEET
VEHICULAR TRAVEL ZONE	20 FEET - 40 FEET

PRIVATE FRONTAGE TYPES



CIVIC SPACE



SIGNAGE

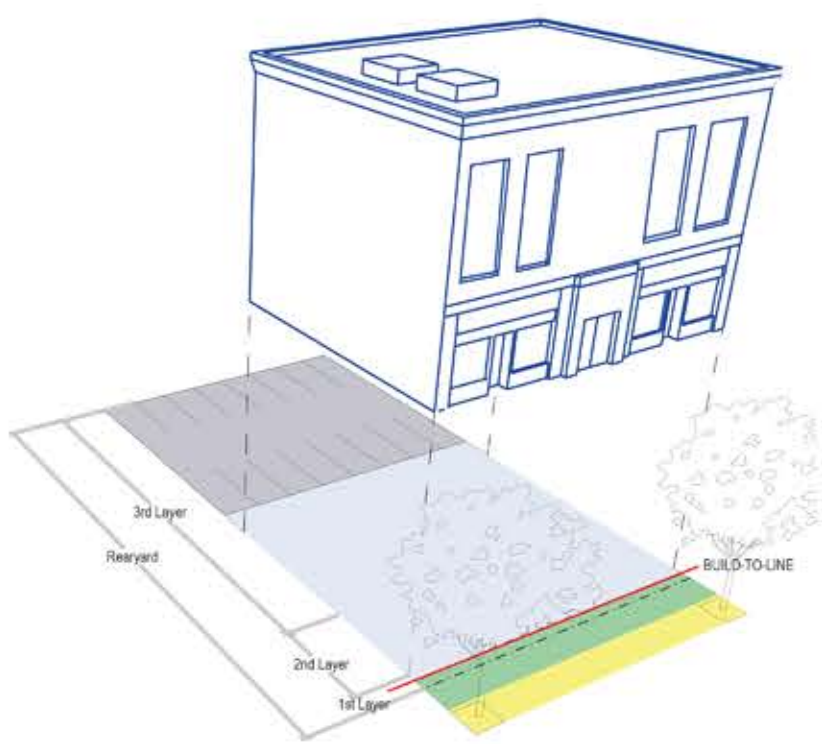
- ADDRESS
- ATTACHED
- DISPLAY BOX
- AWNING
- SIDEWALK
- WINDOW
- BAND
- FREE STANDING
- ROOF
- BLADE/HANGING
- MONUMENT



EMPLOYMENT CENTER

GENERAL DESCRIPTION

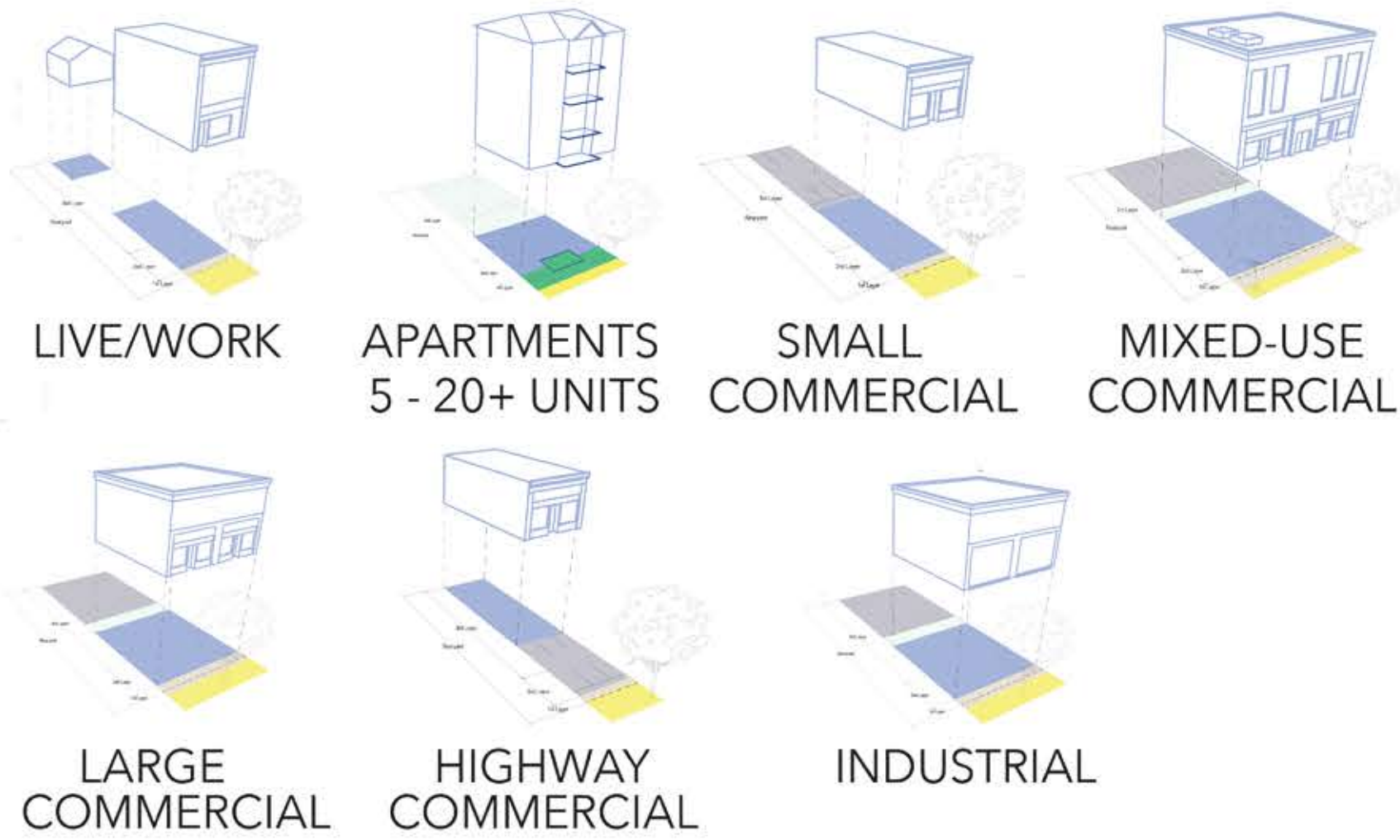
The Employment Center Place Type function, deposition, or configuration cannot, or should not, conform to one or more of the other Place Types. Employment Center shall be used for job creation centers and building forms that do not fit within the character of the other Place Types. At time of application to the Planning Department, development standards will be determined to fit the needs of the use.



LOTS

WIDTH	NO MINIMUM
AREA	NO MINIMUM
LOT COVERAGE	TBD
BUILD-TO-LINE "BTL"	TBD
FACADE BUILDOUT AT "BTL"	TBD
MAXIMUM HEIGHT	TBD
BUILDING DISPOSITION	EDGEYARD SIDEYARD COURTYARD REARYARD

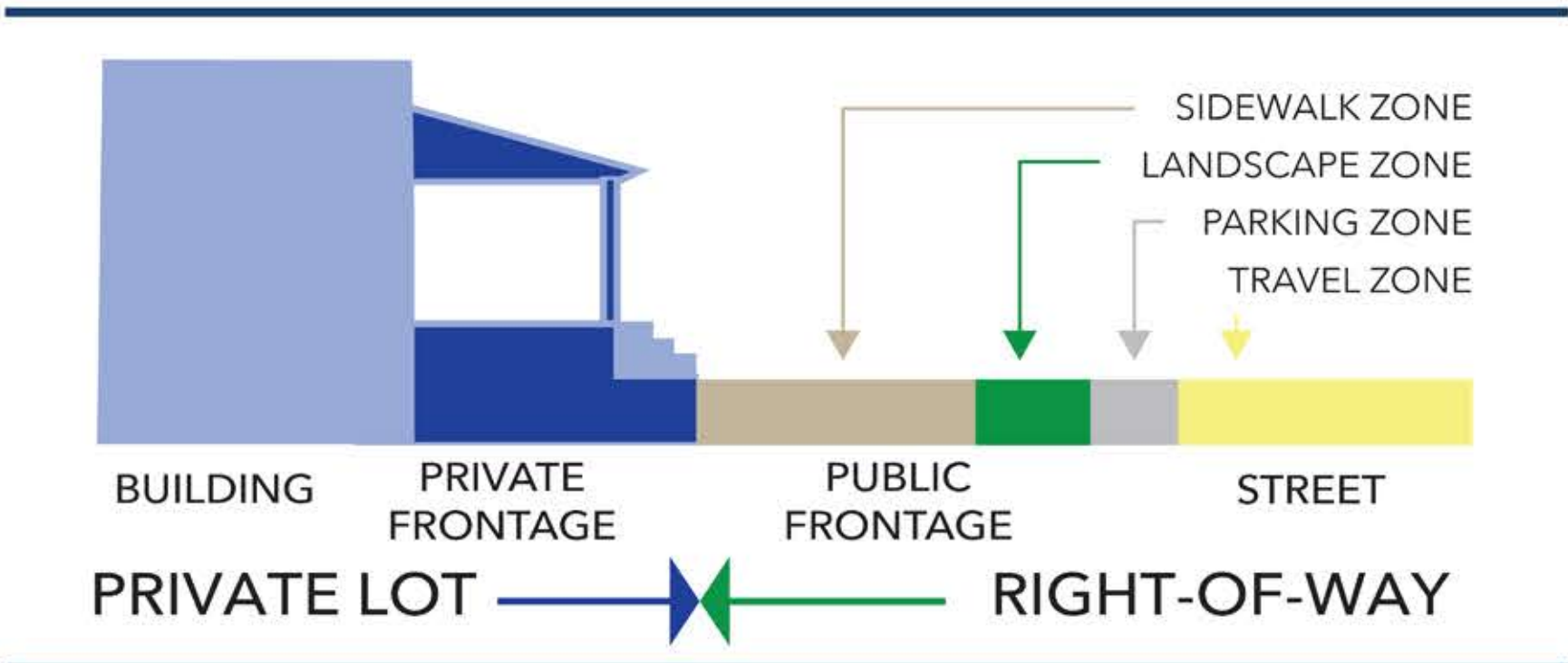
BUILDING TYPES



ALL RESIDENTIAL BUILDING TYPES ARE TBD DURING APPLICATION IF SITE IS OVER 2.5 ACRES.

SIGNAGE

- | | | |
|---------------|-----------------|-----------------|
| • ADDRESS | • SIDEWALK | • ROOF |
| • ATTACHED | • WINDOW | • BLADE/HANGING |
| • DISPLAY BOX | • BAND | • MONUMENT |
| • AWNING | • FREE STANDING | • POLE |



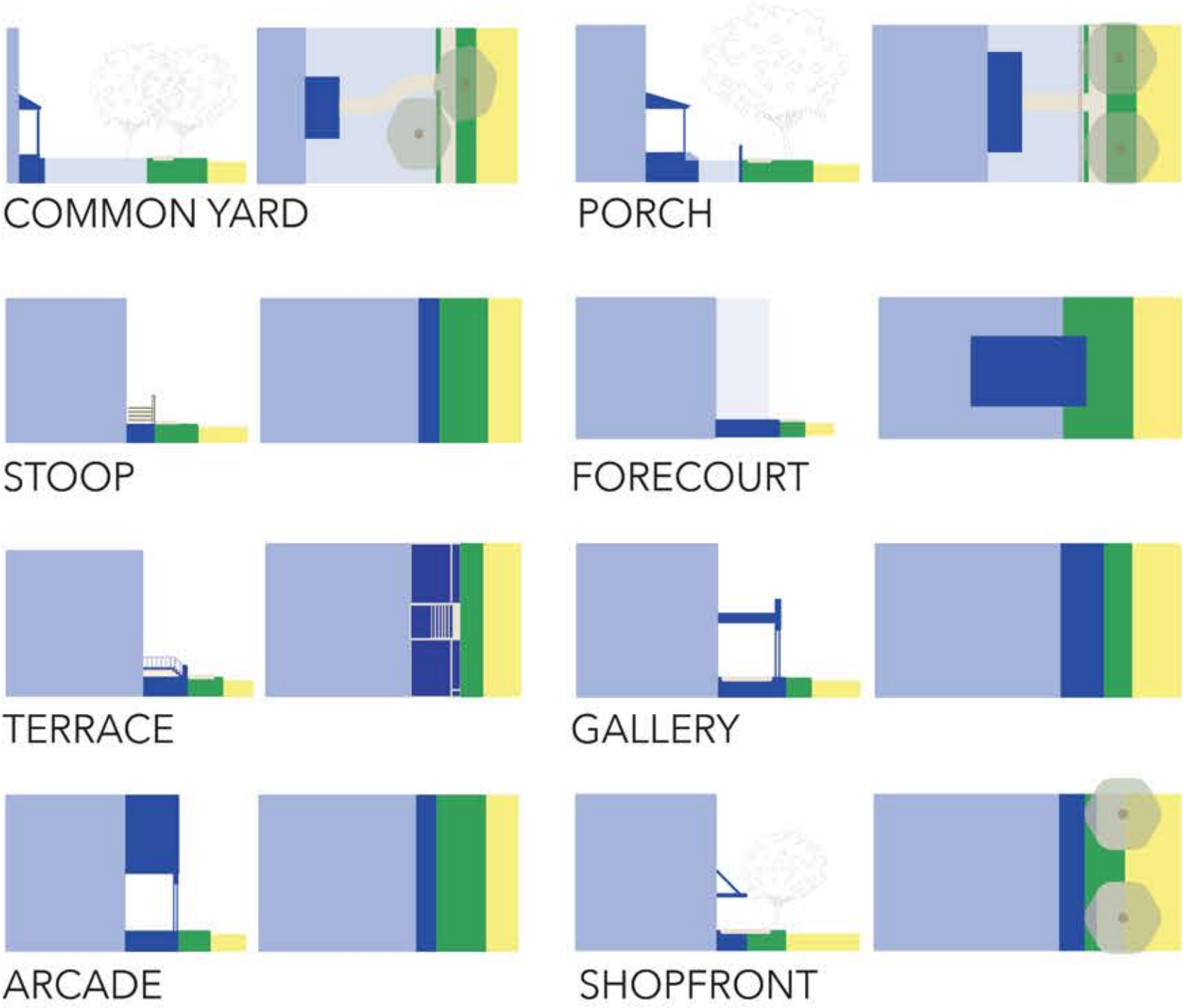
STREETS

BLOCK PERIMETER	TBD
BLOCK LENGTH	TBD
STREET TYPE	COMMERCIAL ALLEY YIELD COMMUNITY BOULEVARD - 2 LANE COMMUNITY BOULEVARD - 4 LANE MULTI-WAY BOULEVARD SIDE STREET (NO ON-STREET PARKING)

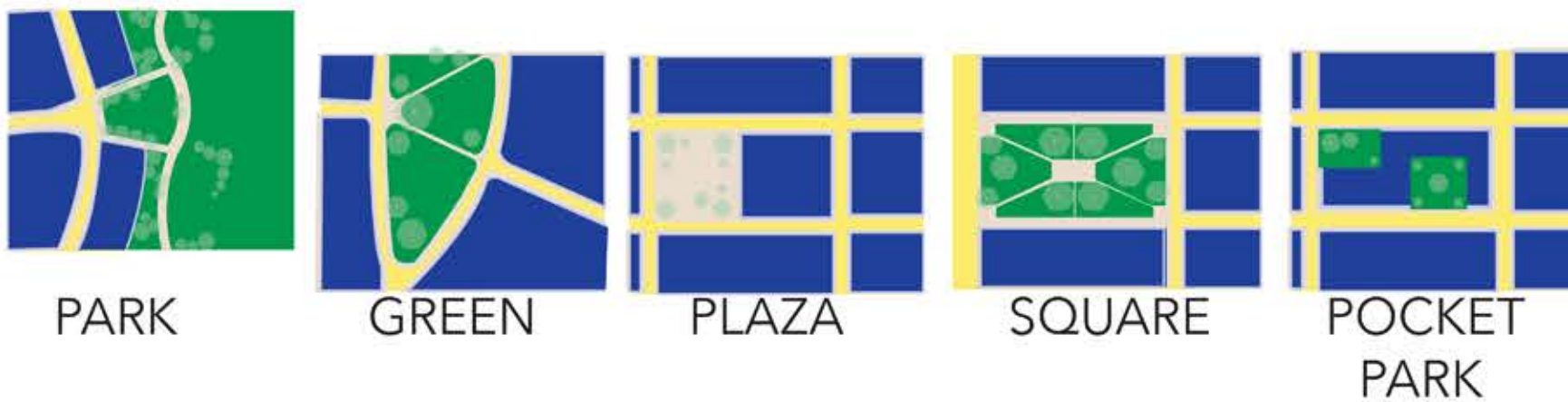
PUBLIC FRONTAGE (RIGHT-OF-WAY)

SIDEWALK ZONE	8 FEET - 24FEET
LANDSCAPE ZONE	3 FEET - 8 FEET
VEHICULAR PARKING ZONE	PARALLEL 8 FEET - 12 FEET ANGLED 17 FEET - 22 FEET
VEHICULAR TRAVEL ZONE	20 FEET - 40 FEET

PRIVATE FRONTAGE TYPES



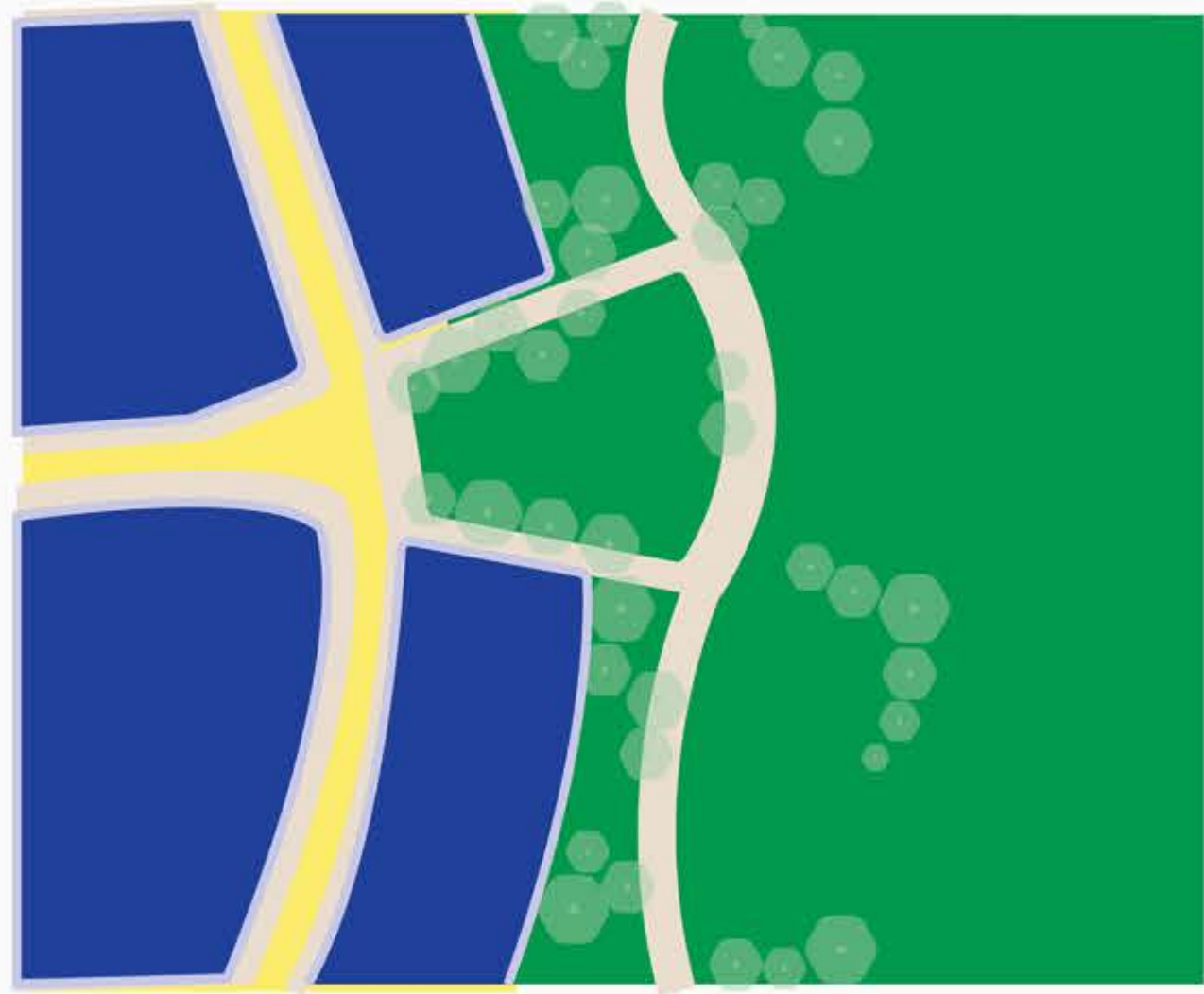
CIVIC SPACE



PARKING LOCATION PERMITTED

FIRST LAYER	THIRD LAYER
SECOND LAYER	ON-STREET

CIVIC SPACE

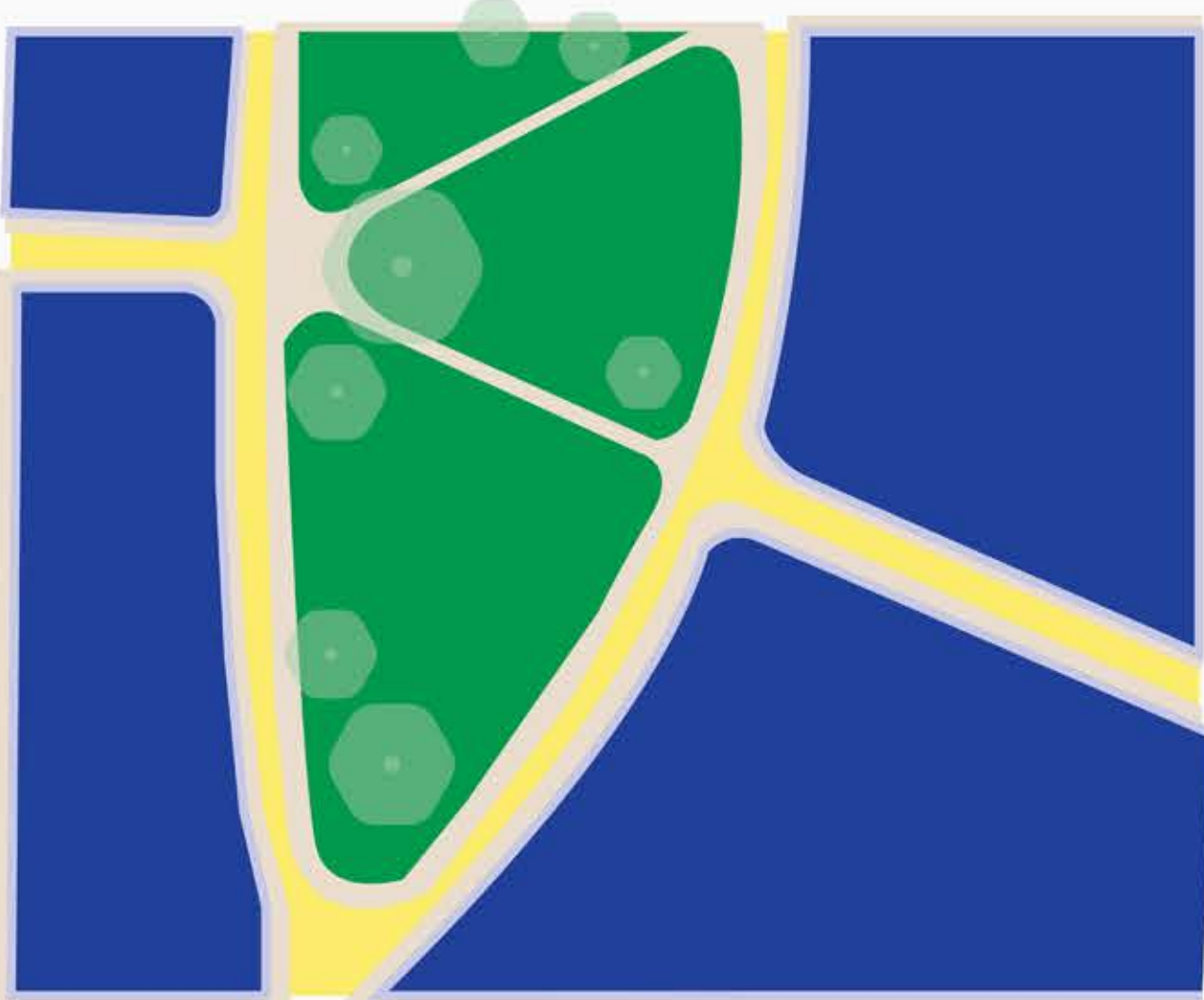


PARK

A natural preserve available for unstructured recreation. It is standalone from building frontages. Its landscape shall consist of paths and trails, meadows, water bodies, woodlands and open shelters, all naturalistically disposed. Parks may be lineal, following the trajectories of natural corridors.



Bull Branch Park in Taylor, TX. Source: taylormadetexas.com

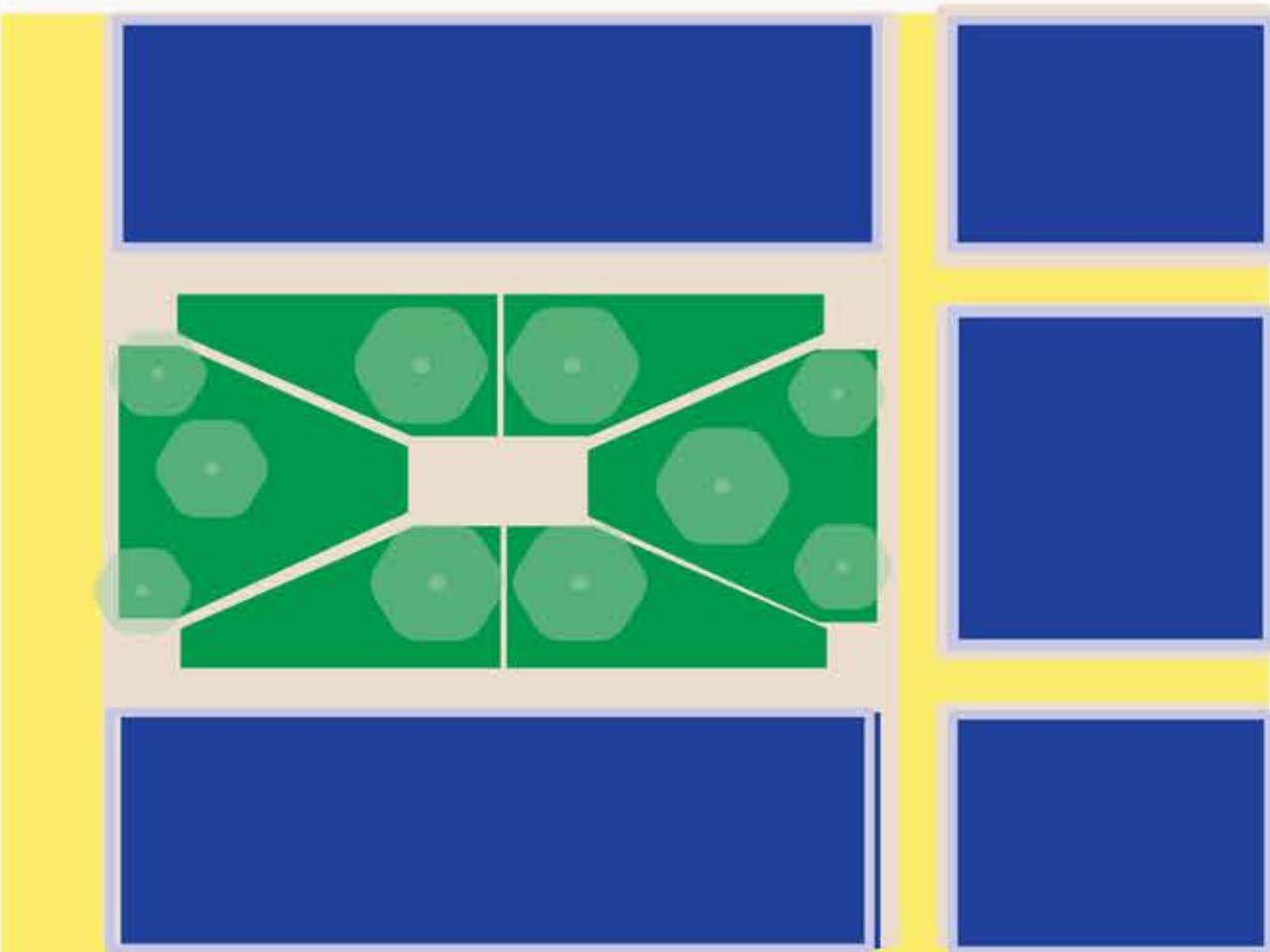


GREEN

A civic space, available for structured recreation. A green may be spatially defined by landscaping rather than building frontages. Its landscape shall consist of lawn and trees, naturalistically disposed.



Taylor Regional Park in Taylor, TX. Source: taylormadetexas.com

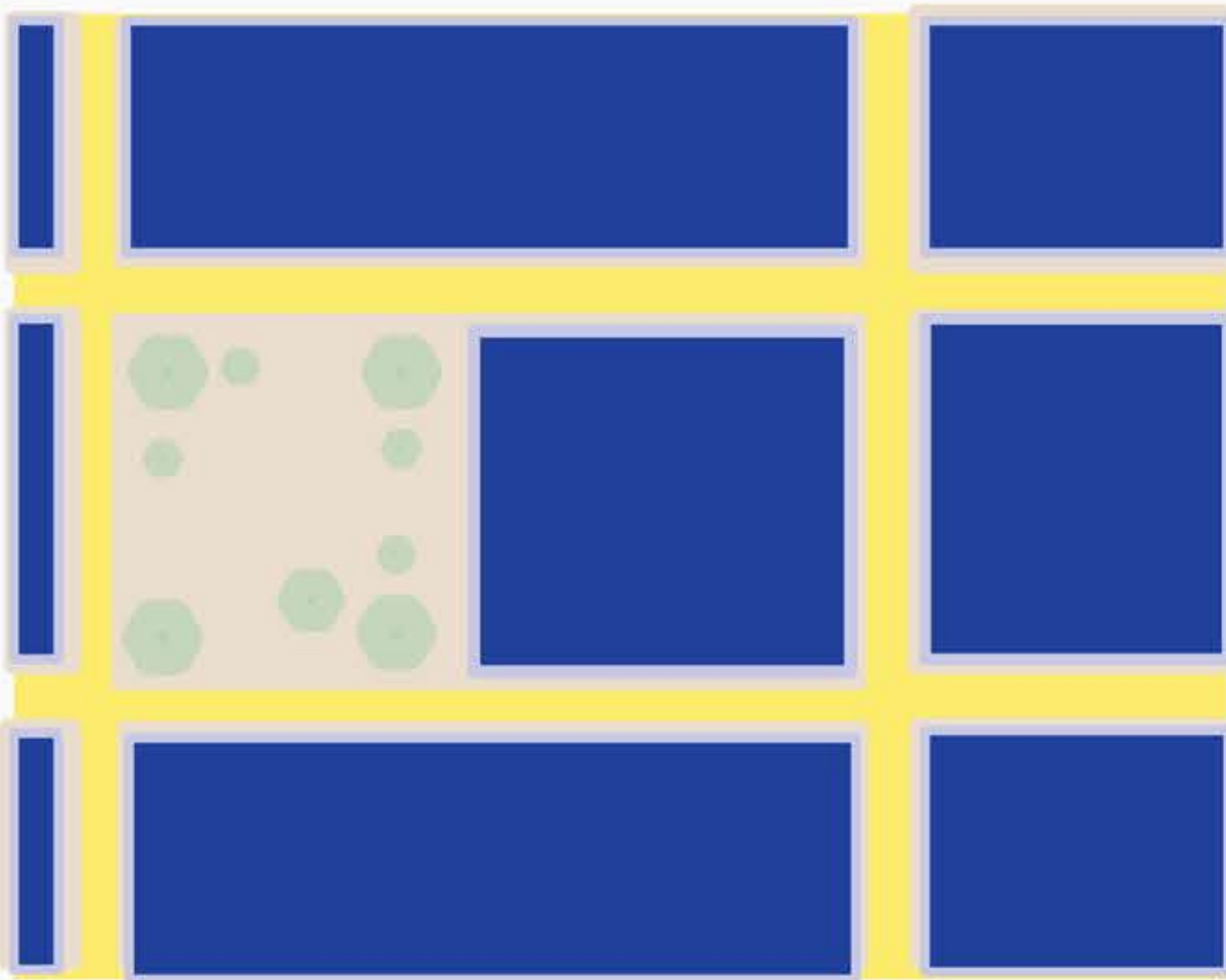


SQUARE

A civic space available for unstructured recreation and civic purposes. A square is spatially defined by building frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important streets.



Heritage Park in Taylor, TX. Source: taylormadetexas.com

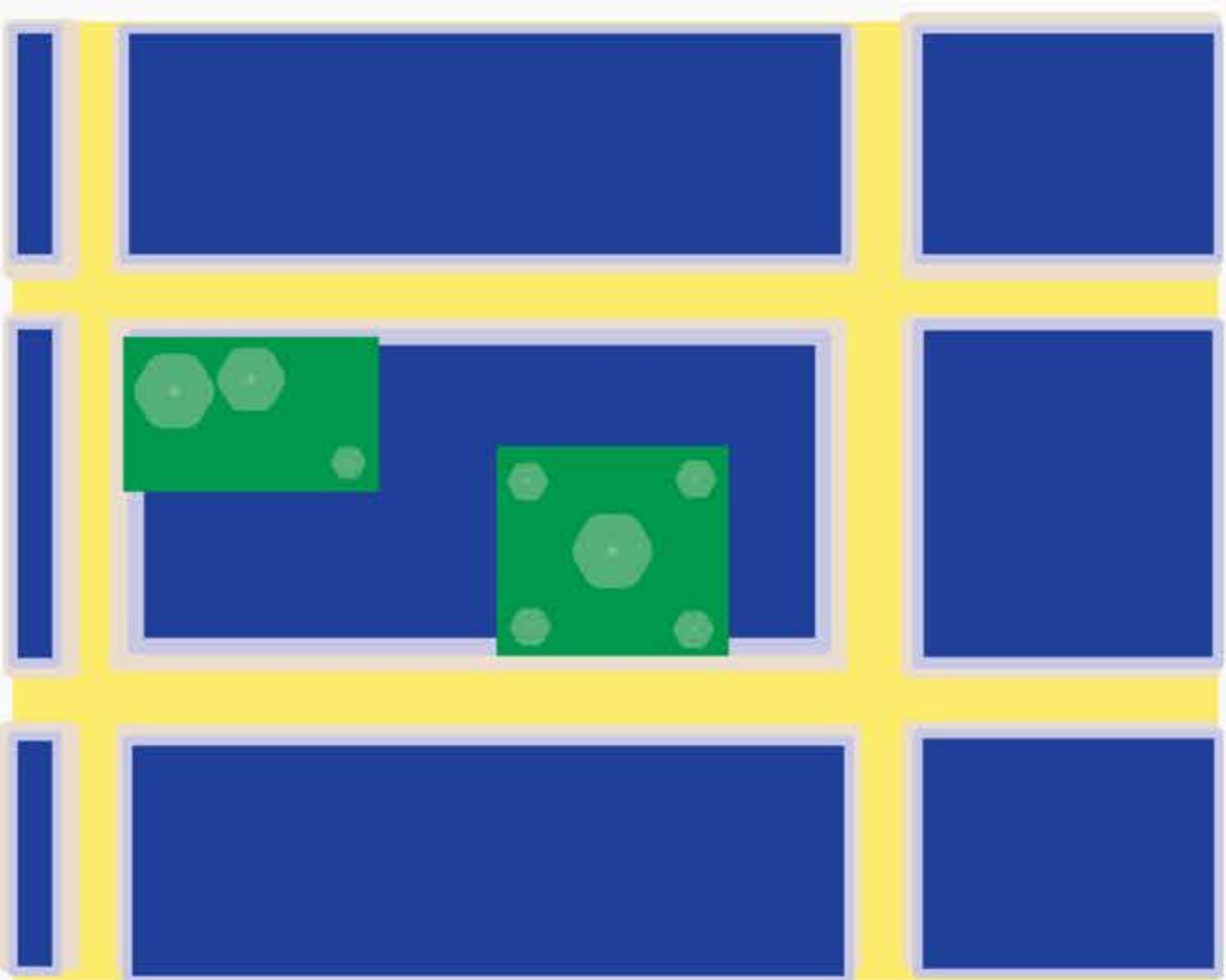


PLAZA

A civic space available for civic purposes and commercial activities. A plaza shall be spatially defined by building frontages. Its landscape should consist of pavement related materials. Trees are optional. Plazas should be located at the intersection of important streets.



Pierce Park in Taylor, TX. Source: cl.taylor.tx.us



POCKET PARK

A civic space available for civic purposes, playgrounds, and commercial activities. A pocket park shall be spatially defined by building frontages, landscaping, or residential lots. Pocket parks may be located in neighborhood infill areas or in higher density commercial places. Pocket parks provide relief to busy environments.



Gano Park in Taylor, TX. Source: Simplicity Design