

**Preston Road Overlay District  
Amended March 13, 2018**

**Sec. 14.03.009 PRO, Preston Road overlay district**

- (a) General purpose and description. The Preston Road overlay (PRO) district is intended substantially advance a legitimate governmental interest that includes enhancing the quality of life in Celina, to regulate the character of growth along the Preston Road, and to ensure the careful and orderly growth of a historical trail and entryway into the City. Higher development standards in this significant corridor can effectively enhance the City's image as a desirable place to live, work, and shop. The Preston Road overlay district is limited to specified areas and supplements the standards of the underlying conventional zoning districts.  
(Ordinance 2013-01, sec. 3.01, adopted 1/14/13)
- (b) Permitted uses and general development standards.
- (1) Permitted land uses and all development standards in the City's Zoning Ordinance, Subdivision Ordinance, building codes, and other applicable development-related codes and ordinances that apply to the base zoning district in which any property is located shall apply unless otherwise provided specifically herein. In the event of a conflict between the standards of the PRO and the regulations of the underlying zoning district, the more stringent requirements shall apply. Regulations of the underlying zoning district not augmented or otherwise supplemented by the PRO will continue to prevail.
  - (2) In cases where another corridor overlay district's requirements conflict with base zoning requirements or with the requirements of this overlay district, the more stringent requirements shall apply. Unless specifically provided otherwise herein, the base zoning of a property (including permitted uses and development standards) shall not be affected by the applicable PRO district.
  - (3) The following list of uses are prohibited within the Preston Road Overlay:
    - (A) Limited Vehicle-Related Uses: specifically new and used car sales, salvage yards, commercial parking lots, and towing yards.
    - (B) Heavy Industrial Uses: specifically uses that are hazardous, environmentally severe in character and/or generate high volumes of truck traffic.
    - (C) Self-Storage or Mini Storage Uses.
    - (D) Single Family (attached and detached) and Duplex Residential Uses.
  - (4) Notwithstanding the prohibited uses of single family listed in (3) above, a Planned Development that incorporates a significant amount of retail, office, and commercial development with vertically integrated residential development may be considered by the City Council and become an approved use within the PRO.
- (c) District boundaries. The PRO's boundaries shall be measured 750 feet from the right-of-way boundary line along both sides of State Highway 289. The corridor and its subsequent regulations apply to all land within the corridor and properties beyond 750 feet of the right-of-way with ingress and egress (access) to State Highway 289. The district boundaries excludes all single family subdivisions platted prior to the date of this ordinance amendment [insert date adopted here].  
(Ordinance 2011-22, sec. 3.02, adopted 5/9/11)
- (d) Lot and setback standards.
- (1) The minimum front yard building setback adjacent to the right-of-way of Preston Road shall be sixty (60) feet.
  - (2) The minimum setback for all screening walls and fences from the right-of-way line of Preston Road shall be forty (40) feet.
  - (3) The minimum setback for all outside display areas (where permitted by the underlying zoning district) from the right-of-way line of Preston Road shall be fifty (50) feet.

- (A) No buildings, parking areas, or other impervious structures (except as noted herein), are permitted within the recognized floodway, as identified by FEMA, or within fifty (50) feet of the high bank, whichever is greater, of a creek or other drainageway.
- (B) Permitted exceptions include drainage-related structures and pavement, paved pedestrian or bike trails, picnic tables, and paved surfaces beneath picnic tables.
- (4) Buildings, parking areas, or other visual obstructions shall not be located in any required visibility triangle.  
(Ordinance 2013-01, sec. 3.02, adopted 1/14/13)
- (e) **Building facade standards.** Requirements are applicable to all structures. A facade concept plan of the entire proposed project shall be submitted with site plan review documents.
  - (1) *Building articulation and facade treatments.* The following design requirements shall apply within all nonresidential and multifamily zoning districts.
    - (A) All nonresidential buildings shall be architecturally finished with similar exterior materials on all four sides with a higher level of finish and articulation on the primary (i.e., primary entrance, or front door) facade(s).  
(Ordinance 2011-22, sec. 3.02, adopted 5/9/11)
    - (B) The entrance or entrances on all buildings shall be articulated and defined with a strong architectural feature. All buildings shall be designed to incorporate no less than five (5) of the following architectural elements. Buildings over 50,000 square feet must include a minimum of seven (7) of the following elements. Buildings over 100,000 square feet must include a minimum of eight (8) of the following elements. Each item may only be used once per entrance:
      - (i) Canopies (not drive-through canopies), awnings, valances or porticos;
      - (ii) Overhangs (five (5) feet minimum);
      - (iii) Recesses or projections (three (3) feet minimum);
      - (iv) Architectural arcades;
      - (v) Peaked roof forms;
      - (vi) Arches;
      - (vii) Outdoor patios;
      - (viii) Recessed or “popped-out” display windows (2 feet minimum);
      - (ix) Visible and noticeable architectural details, such as tile work or moldings, integrated into building facade; or
      - (x) Integrated planters or wing walls that incorporate landscape and sitting areas.  
(Ordinance 2014-20, sec. 3.01, adopted 5/13/14)
    - (C) Ground floor facades facing Preston Road and any intersecting thoroughfare must incorporate articulated entry areas, arcades, display windows, awnings, or other architectural variety features along no less than sixty percent (60%) of the facade.  
(Ordinance 2013-01, sec. 3.03, adopted 1/14/13)
    - (D) In addition to the requirements in section 14.05.152(5) and 14.05.152(6), all buildings shall incorporate a basic level of architectural variety as follows.
      - (i) Horizontal articulation. Facades greater than 100 feet in length that are visible from the right-of-way shall incorporate wall projections or recesses of five (5) feet or greater. Projections, inserts, or recesses shall be at least twenty percent (20%) of the length of the facade. No uninterrupted length of facade may exceed 100 feet in length. (Ordinance 2011-22, sec. 3.02, adopted 5/9/11; Ordinance 2013-01, sec. 3.04, adopted 1/14/13)
      - (ii) Vertical articulation. Facades greater than 100 feet in length shall provide variations in elevation to prevent a straight or uninterrupted building line to discourage a bulk or box-type look to a building. Offsets, reveals, or projecting ribs shall be used to express architectural or structural bays.

(iii) Building materials. The following design requirements shall apply within all districts.

- a. Detailed elevations (i.e., facade plans) and sample boards shall be submitted for review and approval with the site plan application for all uses.
- b. Windows shall not be glazed or reglazed with mirrored or reflective glass. (Ordinance 2011-22, sec. 3.02, adopted 5/9/11)
- c. Exterior construction of all buildings shall be in accordance with the following:
  1. 100% masonry construction is required on all sides of the building. Masonry is defined as brick, stone, synthetic stone, split-faced CMU, and stucco (although stucco is limited to a maximum of ten percent (10%) on any one façade). Tilt wall construction may be allowed for industrial uses.
  2. Synthetic stucco, such as exterior finish and insulation system (EIFS), may be utilized as an architectural accent material, not to exceed ten percent (10%) of the exterior surface of any building facade. Textured paint/EIFS skim coat on masonry construction will not be included in the EIFS minimum percentages.  
(Ordinance 2013-01, sec. 3.05, adopted 1/14/13)
  3. No single building material shall cover more than eighty-five percent (85%) of any facade.  
(Ordinance 2014-20, sec. 3.02, adopted 5/13/14)
  4. Areas of a facade that are devoted to windows, doors, covered porches or stoops, breezeways or courtyards shall not be counted as “wall surface” when calculating the masonry requirement.
  5. Metal or wood exterior construction is not allowed on any multifamily structure unless specifically approved on the site plan. (For example, a restaurant that uses such materials as part of its “signature design aesthetic,” in which case a maximum of ten percent (10%) of any wall facade may be devoted to such materials).
  6. Minimum roof pitch shall be at least 4:12 (unless otherwise stated in a PD ordinance), except for flat-roofed structures that shall have a highly articulated parapet that conceals the roof and any roof-mounted equipment.  
(Ordinance 2013-01, sec. 3.05, adopted 1/14/13)

(f) Loading and service areas. Loading and service areas shall be located at the side or rear of buildings. Horizontal articulation described in Section (e)(1)(D)(i) of this Article are not required on the façade of buildings containing a loading dock and/or service area, provided that such area is located to not be readily visible from Preston Road or any intersecting thoroughfare.

(g) Trash receptacles and recycling receptacles. Trash and recycling receptacles shall be screened with a six (6) foot solid masonry wall on three (3) sides with a solid metal gate and located outside buffer yards, and to the side or rear of the principal building.  
(Ordinance 2013-01, sec. 3.06, adopted 1/14/13)

(h) Convenience stores and gas stations. For the purpose of encouraging the safe, healthy, attractive and convenient location and development of convenience stores and gas stations, the following supplementary standards apply:

- (1) Canopies on such sites should not exceed twenty (20) feet in total height;  
(Ordinance 2011-22, sec. 3.02, adopted 5/9/11)
- (2) The roofs of convenience store buildings and pump canopies shall be 4:12 pitched;  
(Ordinance 2013-01, sec. 3.07, adopted 1/14/13)
- (3) Canopies and its supporting structures should be architecturally integrated with the convenience store building and all other accessory structures on the site through the use of the same or

- complementary materials, design motif and colors. Canopy columns shall be fully encased with masonry;
- (4) Canopy band face shall be a color consistent with the main structure or an accent color and may not be backlit or used as signage;
  - (5) Lighting fixtures (LED only) or sources of light that are a part of the underside of the canopy should be recessed into the underside of the canopy;
  - (6) The materials and color used on the underside of the canopy should not be highly reflective, with the intent of minimizing the amount and intensity of light, which reaches beyond the site boundaries;
  - (7) Materials and colors used on both structural and architectural surfaces shall be subdued, earth-tone colors, with the intent of promoting a harmonious appearance of the structures and the natural surroundings, as well as with appearance themes or guidelines of surrounding development. Brick, stone and other high-quality masonry type elements are required as a major component of the exterior of all structures;
  - (8) Bright accent colors, intended to express corporate or business logos, may be used only on a limited basis. These accent color areas should not be internally illuminated, except as allowed by the City's sign regulations.
- (i) Access. Access and off-street parking shall be provided in conformance with the City standards.
- (1) Developments shall incorporate a twenty-four (24) foot wide shared access drive (via platted or properly recorded easements) through neighboring property(s), such that each lot or development site has at least two points of access to public roads.
  - (2) The required shared access drive shall be located adjacent to the required landscape buffer, and/or adjacent to the first bay of parking. (Ordinance 2014-20, sec. 3.03, adopted 5/13/14)
- (j) Landscaping standards. In addition to the requirements in Article 14.05, Division 3, the following are required:
- (1) *Front yard landscape buffer*. A minimum forty (40) foot wide front yard landscape buffer shall be required of all properties located within the PRO zone. This landscape buffer shall include the required twenty-five (25) foot wide water and sewer easement. The landscaping within the easement shall consist of grass and shallow-rooted shrubs. Driveways and sidewalks may cross the buffer area to provide access to the site. The required landscape buffers shall be exclusive of detention facilities.
    - (A) Corner lots of intersecting streets designated as an arterial street, or greater, shall provide for a twenty-five (25) foot landscape buffer. The buffer shall extend the distance of the lot frontage and transition within fifty (50) feet to the adjacent required landscape buffer.
    - (B) Corner lots of intersecting streets designated as a collector street shall provide for a fifteen (15) foot landscape buffer. The buffer shall extend the distance of the lot frontage and transition within twenty-five (25) feet to the adjacent required landscape buffer.
  - (2) *Tree requirements*.
    - (A) Large trees. One row of large trees, a minimum three-inch caliper in size, shall be planted for each 40 linear feet of street frontage, exclusive of drives in the required front yard. The row of trees shall be located a minimum of twenty-five (25) feet from the front right-of-way line, outside of the twenty-five (25) foot utility easement.
    - (B) Small trees. A minimum of one small tree shall be planted for every 5,000 square feet of front yard area. The small trees shall be planted a minimum of thirty (30) feet from the front right-of-way line.
    - (C) Purchase of credits. Tree credits not exceeding seventy-five percent (75%) of the total required trees can also be purchased. Payments of \$300.00 per tree may be paid to the City of Celina tree fund. Funds will be used for planting of trees, in locations such as, but not limited to, parks, open space, roadway medians, and along street rights-of-way and other areas within the corporate limits of the City.

- (D) Shrub requirements. A landscape planting of sixteen (16) evergreen shallow-rooted shrubs, a minimum three-gallon size at the time of planting, shall be planted for each fifty (50) linear feet of street frontage, exclusive of drives, in groupings or hedgerow style. A minimum three-foot-wide bed shall be provided for the planting of such shrubs. Shallow-rooted shrubs may be placed inside the water/sewer easement.
- (E) Required interior site landscaping. No parking space shall be located more than fifty (50) feet from the center point of any City required parking lot tree.
- (F) Adjacent to a single-family use or zoning district. When a nonresidential development is established on a tract of land that is adjacent to a single-family development or to property zoned for single-family use, there shall be a twenty-five (25) foot wide landscaped buffer along the property line that is adjacent to such use or district. The landscaped buffer shall remain open and unobstructed (i.e., no parking, detention areas, driveways, or other use of the buffer area), and shall be planted with ground cover, such as grass or ivy. This landscaped buffer may be located with the required yard/setback area.  
(Ordinance 2013-01, sec. 3.08, adopted 1/14/13)

(3) Parking lots.

- (A) Divided driveways. Parking lots containing more than 200 parking spaces shall construct divided driveways with medians for landscaping.  
(Ordinance 2011-22, sec. 3.02, adopted 5/9/11)
- (B) Earthen berms. Landscaped earthen berms in height of three (3) feet are encouraged as parking lot screening.  
(Ordinance 2013-01, sec. 3.09, adopted 1/14/13)

(k) Screening standards.

- (1) Site elements required to be screened. The following site elements shall be screened from the public view from all Preston Road (State Highway 289):
  - (A) Mechanical and utility equipment.
    - (i) Screening shall consist of a decorative wall or architectural element of the building that is 100% opaque (i.e. unable to see through).
    - (ii) Roof-mounted equipment shall be screened with materials that are 100% opaque. Appropriate screening includes an extension of the wall, such as a parapet wall, on which the equipment is mounted.
  - (B) Vehicle loading/unloading and service areas.
    - (i) Screens shall incorporate shrubbery having year-round foliage and/or a wall or architectural element of the building that is a minimum of six (6) feet in height and is a maximum of seventy-five percent (75%) opaque.
    - (ii) Areas shall be screened from view of the rights-of-way along Preston Road and any intersecting roads.  
(Ordinance 2011-22, sec. 3.02, adopted 5/9/11)
  - (C) Refuse, refuse containers, and recycling containers. Screens shall consist of a solid masonry wall or architectural element of the building that is a minimum six (6) feet in height.  
(Ordinance 2013-01, sec. 3.10, adopted 1/14/13)
- (2) Screening elements required. All screening walls visible from a public street shall be:
  - (A) Constructed of a minimum of an eight (8) foot masonry wall with materials that are consistent with the color and design of the primary on-site structure;  
(Ordinance 2011-22, sec. 3.02, adopted 5/9/11; Ordinance 2013-01, sec. 3.11, adopted 1/14/13)
  - (B) Consistent in color and design with the building architecture;
  - (C) Uniform in style and materials along the entire length of the screen within a single development.

- (3) *Screening elements prohibited.* No fence or wall visible from a public street shall be:
- (A) Greater than eight feet in height;
  - (B) Located within any required visibility triangle;
  - (C) Constructed with any of the following materials: surface painted or coated concrete, chain link, concertina wire, barbed wire, corrugated metal, or fiberglass panels. Exception: Barbed wire may be used solely to control livestock.

(l) Sidewalk standards.

- (1) *Location.* The required sidewalk along all Preston Road (State Highway 289) may be located within the front yard building and parking setbacks as well as the parkway area from the back of curb to the right-of-way line.
- (2) *Easement required.* A six (6) foot wide public use easement shall be provided for the required sidewalk when placed outside of street right-of-way.
- (3) *Curved alignment required.* The required sidewalk shall have a curved alignment for at least eighty percent (80%) of the major thoroughfare street frontage. Sidewalks on intersecting streets shall not have a curved alignment unless approved by the mayor/City administrator or his or her designee.
- (4) *Construction criteria.* Construction criteria for the required sidewalk:
  - (A) Minimum six (6) feet wide;
  - (B) Minimum eighty (80) foot centerline radius, maximum intersection angle of twenty (20) degrees, and maximum twenty (20) foot tangent between sidewalk curves;
  - (C) Minimum six (6) foot separation between back of street curb and edge of sidewalk, except at street intersections and bridge approaches;
  - (D) Sidewalk approaches, including the wheelchair ramp, to street and driveway intersections shall be straight and parallel to the adjacent street for a minimum of ten (10) feet;
  - (E) Detailed construction plans shall be submitted to the mayor/City administrator or his or her designee for approval prior to construction of the sidewalk;
  - (F) Deviations from these criteria may be approved by the mayor/City administrator or his or her designee for good cause such as cases of unusual or unique topography or to preserve desirable natural features.
  - (G) A minimum six (6) foot wide pedestrian sidewalk shall connect the perimeter sidewalk to the building entry. This connecting sidewalk shall be accessible, readily visible, and paved.

(m) Outdoor activities or uses. In connection with any permitted use, there shall be allowed the incidental display of merchandise out-of-doors subject to the following limitations.

- (1) *Temporary holiday sales.* The temporary sale of Christmas trees and products associated with celebration of holidays or national events (e.g., Hanukkah, Presidents' Day, Easter, etc.) shall be permitted for a period of 45 days prior to the day of the holiday celebration. (Ordinance 2011-22, sec. 3.02, adopted 5/9/11)
- (2) *Store sales.* The sale of goods in relation to special, local, or store events (e.g., spring sale, civic club event, etc.) shall also be permitted, but shall be limited to one event per calendar year, not to exceed a sale period of more than 60 days. (Ordinance 2013-01, sec. 3.13, adopted 1/14/13)
- (3) *Procedure.* The building official shall issue a permit for such sale when he or she finds:
  - (A) That required off-street parking will not be utilized for the temporary use; and
  - (B) That the location and layout of drives and parking areas, of lighting, and of temporary sales signs will not constitute a hazard to public traveling to the abutting public streets and will not obstruct the visibility along such streets. (Ordinance 2011-22, sec. 3.02, adopted 5/9/11)