

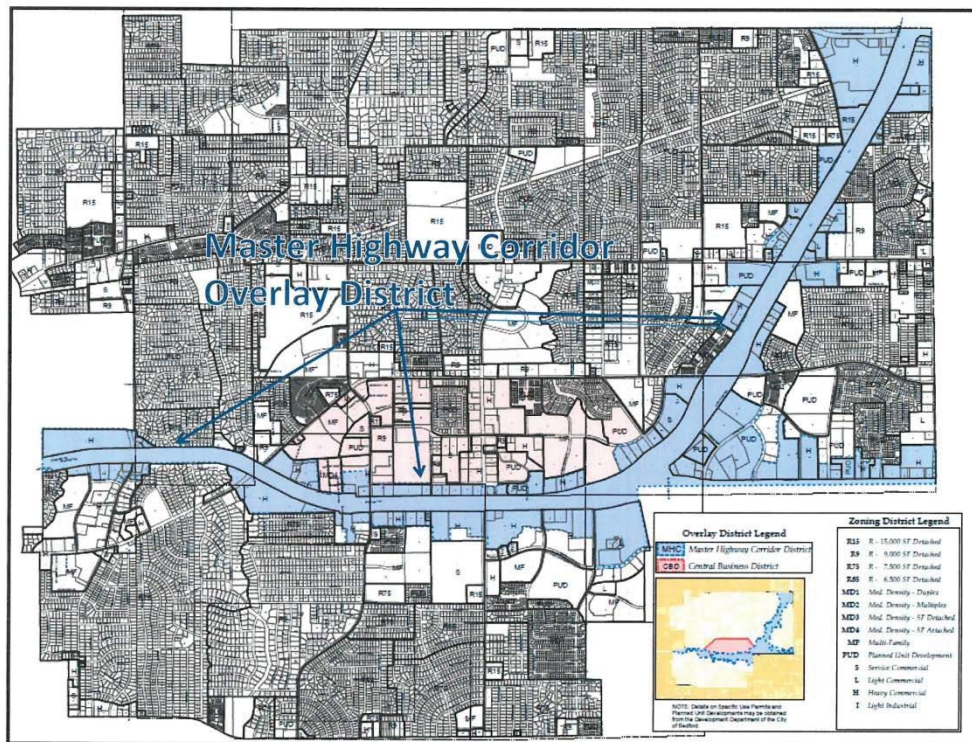
**Section 4.18 "MHC" Master Highway Corridor Overlay District**

**4.18.A PURPOSE**

The "MHC", Master Highway Corridor Overlay District, is established to provide a set of standards applicable to future development and redevelopment within the State Highway 121 and 183 Corridor areas. These standards are intended to protect and enhance the appearance of the State Highway 121 and 183 corridors, promote the unique character of the City of Bedford, protect and enhance property values within the corridor, prevent the establishment of incompatible types of development, and coordinate efforts of various developers within the State Highway 121 and 183 corridors.

**4.18.B BOUNDARY OF AREA**

The "MHC" Master Highway Corridor Overlay area is designated as the lots, tracts, and parcels of land so indicated on the official zoning map for the City of Bedford. This area consists generally of that property which is located adjacent to and within two hundred (200) feet of the rights-of-way of State Highway 121 and 183. If any portion of said property is located within the two hundred (200) feet threshold, the entire limits of the property have been included.



**4.18.C USE REGULATIONS**

All uses in the underlying districts, as listed in Section 3.1 Schedule of Permitted Principal Uses, shall be permitted in the "MHC", Master Highway Corridor Overlay District, unless otherwise listed in Section 4.18.D Prohibited Uses. The Restricted Uses listed in Section 4.18.E may be allowed with compliance to the restrictions and in accordance with an approved site plan. Accessory uses as permitted in the underlying district shall also be permitted. All legal and valid uses existing on the effective date of this ordinance at specific locations shall remain legal and valid uses. The owners of the property where such uses are located shall be permitted to expand or remodel. All expansions or remodels shall comply with the underlying basic ordinance and the requirements in the "MHC", Master Highway Corridor Overlay District.

**4.18.D PROHIBITED USES:**

In the "MHC" Master Highway Corridor Overlay District the following uses shall be prohibited:

- (1) Auction Barns and Facilities
- (2) Automatic Coin or Attendant Operated Car Wash Establishments
- (3) Automotive Glass, Trim, and Upholstery Shops
- (4) Bakeries, Wholesale
- (5) Beverage Processing, Bottling and Packing (soft drinks and fruit juices)
- (6) Building and Related Contractors Construction Yards and Storage Buildings
- (7) Candy and Confectionery Manufacturing and Packing
- (8) Cemeteries and Mausoleums
- (9) Chemicals and Allied Products Manufacturing and Packaging
- (10) Dairy Products Manufacturing and/or Wholesale Distribution
- (11) Equestrian Riding Stables and Show Rings
- (12) Farm Machinery and Farm Implements, Sales and Service
- (13) Food Catering
- (14) Fruit and Vegetable Processing (including canning, preserving, drying and freezing)
- (15) Heavy Construction Equipment and Implements (including repair service)
- (16) Industrial Spray Painting and Paint Mixing
- (17) Laundry, Dry Cleaning, and Dyeing Plants
- (18) Massage Salons
- (19) Meat, Fish, or Poultry Markets (including slaughtering and fish cleaning)
- (20) Metals and Metal Products Manufacturing and Assembly
- (21) Moving, Transfer and Storage Warehouse and Distribution Centers
- (22) Multi-family Dwellings, Apartments and Condominiums
- (23) Outdoor Drive-in Theaters
- (24) Pawn Shops
- (25) Pest and Rodent Exterminating Services
- (26) Printing, Publishing, and Allied Products
- (27) Recreational Vehicle Campgrounds
- (28) Rehabilitation Care Facilities (Criminal-psychiatric, mental disorders and substance abuse only)
- (29) Rental Services with Outside Storage
- (30) Sexually Oriented Businesses



- (31) Stone, Glass, and Clay Products Manufacturing
- (32) Textiles and Fiber Products Manufacturing and Assembly
- (33) Water Well Drilling Services
- (34) Welding Shops
- (35) Wholesale Automotive Vehicle and Equipment Establishments
- (36) Wholesale Food Facilities
- (37) Wood, Paper and Leather Products Assembly and Manufacturing

#### **4.18.E RESTRICTED USES:**

In the "MHC" Master Highway Corridor Overlay District the following uses shall be restricted as noted below:

- (1) Restrict Outdoor Sales or Storage to a maximum outside display area of twenty-five (25%) of the building area; except that New Automobile Dealerships shall be permitted to display automobiles outside without restrictions.
- (2) Apartment(s) as Secondary Use only with self-service Storage Facilities (mini-warehouses)
- (3) Automotive Repair Shops and Garages, shall be restricted such that repair activities shall be conducted indoors and automobiles awaiting repair shall be screened from view of adjacent properties and from any public right-of-way by the use of living plant materials or masonry walls consistent with building and site character.
- (4) Boats and Marine Craft Sales and Service, with a maximum outside display area of twenty-five (25%) of the building area and all boats and marine craft awaiting repair shall be screened from view of adjacent properties and from any public right-of-way by the use of living plant materials or masonry walls consistent with building and site character.
- (5) Mobile Home, Campers, and Recreation Vehicle Sales and Service, with a maximum outside display area of twenty-five (25%) of the building area and all mobile homes, campers, and recreation vehicles awaiting repair shall be screened from view of adjacent properties and from any public right-of-way by the use of living plant materials or masonry walls consistent with building and site character.
- (6) Convenience stores with drive-through windows must locate the drive-through window and all stacking of the drive-through window to the rear or side of the building and not between the building and the State Highway 121 and 183 frontage road. A roof canopy extension is required to cover the drive-through window pick-up area. Said canopy must be architecturally compatible with the design of the restaurant building.
- (7) Drive-in or drive-through restaurants must locate the drive-through window and all stacking of the drive-through window to the rear or side of the building and not between the building and the Airport Freeway frontage road. A roof canopy extension is required to cover the drive-through window pick-up area. Said canopy must be architecturally compatible with the design of the restaurant building.
- (8) Motorcycle and Motor Scooter Sales and Service, with a maximum outside display area of twenty-five (25%) of the building area and all motorcycles and motor scooters awaiting repair shall be screened from view of adjacent properties and from any public right-of-way by the use of living plant materials or masonry walls consistent with building and site character.
- (9) Self-service Storage Facilities (mini-warehouses), with no outside vehicle or boat storage within view from the public right-of-way.
- (10) Used Car and Truck Sales except that Used Car and Truck Sales shall be permitted as an accessory use to a New Car Dealership under the condition that the land area dedicated



to used car sales shall not exceed twenty (20%) percent of the total combined area within the dealership dedicated to new and used car sales.

**4.18.F HEIGHT AND AREA REGULATIONS**

In addition to the requirements of Section 5.1, Height and Area Regulations the following will apply:

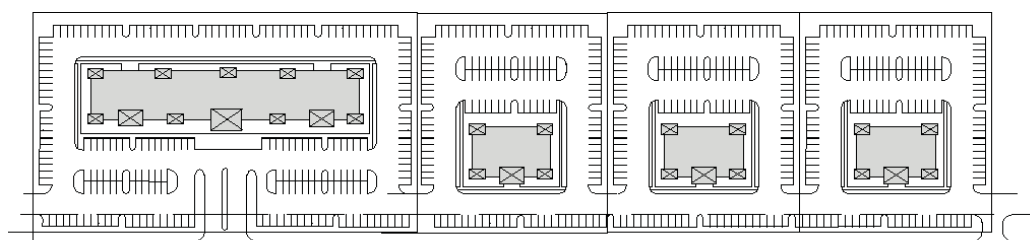
- (1) Non-residential Regulations: The following regulations shall apply to all property having an underlying, non-residential zoning district.
  - a. Maximum height shall be as permitted in the underlying district.
  - b. Minimum front yard setback from the front property line of the property contiguous to State Highway 121 and 183 shall be thirty (30) feet.
  - c. Side and rear yards shall be as permitted in the underlying district.
- (2) Residential Regulations: The height and area regulations shall be as permitted in underlying districts.

**4.18.G PARKING REGULATIONS AND TRAFFIC CIRCULATION**

See Section 5.2, Parking & Loading Regulations.

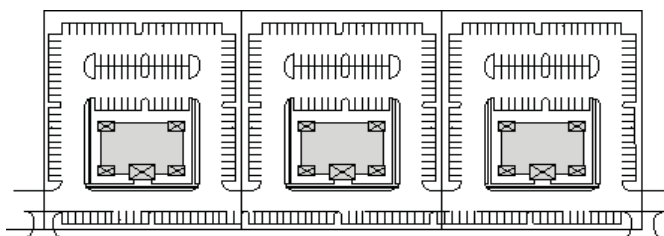
- (1) Non-residential Regulations: The following regulations shall apply to all property having an underlying non-residential zoning district
  - a. Access to individual developments shall be obtained through mutual access and cross-access drives on-site. Multiple driveway entrances for individual lots shall be prohibited, unless it is determined that it is physically impossible to provide shared access to the lot or if extenuating circumstances can be demonstrated and are approved by the City Council after recommendation by the Planning and Zoning Commission.
  - b. A raised curb shall be required for all parking and driving surfaces.
  - c. Curb stops shall be required on all parking spaces that "head-in" to any landscaped area. These curb stops shall be placed so that the overhang of a vehicle is contained totally within the limits of the parking space.
  - d. A traffic circulation plan shall be prepared and provided, with the Specific Use Permit site plan, for all new development. The traffic circulation plan shall identify proposed vehicular and pedestrian connectivity.
  - e. All entrance drives from the State Highway 121 and 183 frontage roads shall be accented with decorative street pavers; and shall be clearly detailed on the site plan.
  - f. Paved parking areas shall have at least ten (10) percent of the paved surface area dedicated to decorative street treatment as approved by the City Engineer.
  - g. Vehicular and pedestrian connections shall be provided to adjacent non-residential and residential developments where such connections will mutually enhance both developments by allowing cross-access. Relief from this requirement may be granted administratively by the Director of Development or his/her designee upon documentation of merit of such relief by the applicant. The Director of Development or his/her designee may defer decision of merit to the Zoning Board of Adjustment at his/her discretion.
- (2) Residential Regulations: Parking regulations and traffic circulation regulations shall be as permitted in the underlying districts.





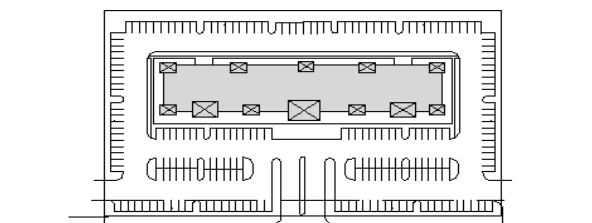
**Master Highway Corridor Frontage Road**

*Parking lots should be designed such that a minimum number of curb cuts are required along the Master Highway Corridor frontage road. This may be accomplished by incorporating policies and regulations that require shared driveways and access easements, which run across several properties. The above example illustrates how at least six properties (the two properties adjoining these also have access) may be served by two drive entrances.*



**Master Highway Corridor Frontage Road**

*Parking lots for small single tenant commercial developments along the Master Highway Corridor frontage road should utilize shared driveways and should include access easements that require cooperative efforts of adjacent property owners. The zoning ordinance may require shared drives and cross access easements. At the time of platting, each development should be required to extend the easement to the next property.*



**Master Highway Corridor Frontage Road**

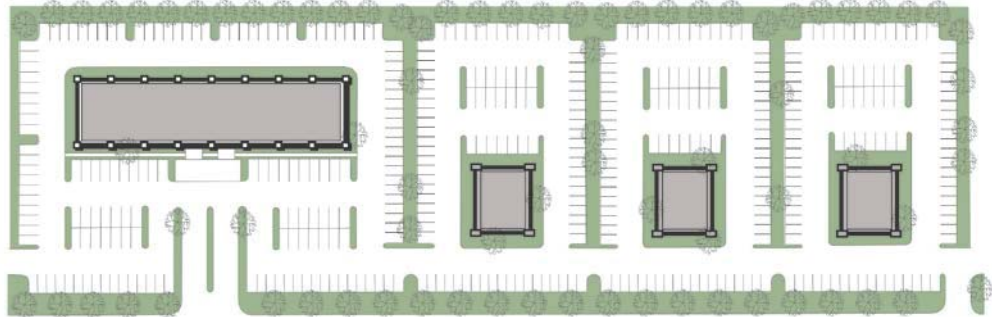
*On properties that have larger multi-tenant developments, a central drive entrance should be required. Each development should be required to provide an "entrance throat" that will direct traffic and provide for stacking space at intersections with Highway 121 and 183. This limited access will permit the City and State to control traffic at this location. The development is also required to extend access to both of its borders to enable the traffic access onto Highway 121 and 183 to continue to be controlled.*

*Note: The locations of buildings and parking areas are typical and do not necessarily represent a recommended pattern. A variety of spacing with parking lots being located in the front yard should be provided.*

#### **4.18.H LANDSCAPING AND SCREENING REGULATIONS**

Landscaping consisting of live plant material shall be provided for all non-residential development located within the "MHC" Master Highway Corridor Overlay District. In addition to the requirements of Section 5.6, Landscaping Requirements the following will apply:

- (1) Non-residential Regulations: The following regulations shall apply to all property having an underlying, non-residential zoning district designation:
  - a. Thirty (30) foot landscape buffer shall be provided in the front yard area. This thirty (30) feet may be located on the road right-of-way, to the extent permitted by TXDOT.



**Master Highway Corridor Frontage Road**

The applicant must receive written approval from TXDOT prior to submitting any proposal to landscape highway right-of-way to the City for approval. However, the portion of the thirty (30) foot width located on-site shall not be less than ten (10) feet. Any and all of this landscape buffer shall be provided, in addition to the portion initially or subsequently provided within state right-of-way, on site.

- b. The thirty (30) foot landscape buffer shall contain trees of three (3) inch caliper and twelve (12) feet in height planted on thirty (30) foot centers. Landscape buffer trees shall be trees identified as Desirable Trees in The City of Bedford Subdivision Regulations Article 7, Tree Preservation Ordinance. Additionally, shrubs, berms, or a combination thereof, shall be provided between the trees such that a screen of a minimum of three (3) feet in height shall screen the parking areas.

Note: Locations of buildings and parking areas are typical and do not necessarily represent a recommended pattern or layout. A variety of spacing with parking lots being located in the front yard should be provided.

#### **4.18.I DEVELOPMENT STANDARDS**

All development located in the “MHC” Master Highway Corridor Overlay District overlay shall comply with the following development standards:

- (1) All building exteriors shall be constructed of one hundred (100) percent masonry material, exclusive of windows and doors, including the area above the first-floor ceiling-plate line. Alternative construction materials, which are demonstrated to be critical to the architectural theme of the structure, may be used as approved by the City Council upon recommendation by the Planning and Zoning Commission.
- (2) Masonry materials shall be of earth tones and shall be submitted to the Planning and Zoning Commission for recommendation and to the City Council for approval. For the purpose of this section, earth tones shall be understood to consist of darker and pastel shades of the color spectrum, which may generally be found in the natural environment. These colors shall not generally consist of the vibrants or fluorescents of the color spectrum.
- (3) All ground-mounted equipment shall be screened from view with masonry construction similar to the primary structure.

- (4) On structures five thousand (5,000) square feet or less, pitched roof construction will be required. No flat or built-up roof construction shall be permitted. All mechanical equipment shall be screened from view from any public right-of-way by screening which is compatible to the architectural style of the main structure. Line-of-sight drawings will be required to illustrate that adequate screening is provided.
- (5) Design of structures greater than five thousand (5,000) square feet shall include relief to walls and roofs. Single uninterrupted surface-planes shall not be permitted. The roof of structures may be a flat roof construction, but must provide a variation of roofline, which may include a partial pitched roof for architectural relief. Mechanical equipment located on roofs shall be screened from view from any public right-of-way. Line-of-sight drawings will be required to illustrate that adequate screening is provided.
- (6) With the exception of signs located within twenty-five (25) feet of the frontage roads of State Highway 121 and 183, all freestanding signs shall be ground-mounted monument style signage. The maximum height of monument signs shall be six (6) feet, including structure and sign. The maximum square footage shall be fifty (50) square feet. The structure of the sign shall be constructed of similar masonry material as the primary structure. Pole signs shall be permitted within twenty-five (25) feet of the frontage roads of State Highway 121 and 183.
- (7) Banner signs and signs of a temporary nature, which are deemed to be necessary due to construction activity of State Highway 121 and 183 may be permitted upon approval of the Administrative Official. Such approval may be deferred to the Planning and Zoning Commission and City Council upon the discretion of the Administrative Official.
- (8) Any canopy system must provide columns constructed of similar masonry material as the primary structure.
- (9) The site plan shall provide a lighting plan detailing the layout of fixtures, elevations, lamp type, and average maintained illumination of each fixture.
- (10) Exterior lighting fixtures shall not exceed a maximum height of thirty (30) feet; and shall direct light toward the ground. Alternatives may be approved by the City Council upon recommendation by the Planning and Zoning Commission on a case-by-case basis when used to complement the architectural character of the development.
- (11) An automobile repair shop permitted as an accessory use to a new car dealership shall conduct all repair activities indoors and shall screen all automobiles awaiting repair from view of adjacent properties and from any public right-of-way by the use of living plant materials or masonry walls consistent with the building and site character.
- (12) With the exception of existing buildings and structures, a drive-in or drive-through restaurant must locate the drive-through window and all stacking of the drive-through window to the rear or side of the building and not between the building and the State Highways 121 and 183 frontage roads. A roof canopy extension is required to cover the drive-through window pick-up area. Said canopy must be architecturally compatible with the design of the restaurant building.
- (13) With the exception of existing buildings and structures, Banks, Savings and Loans, and Finance Offices that utilize a drive-through facility must locate the drive-through window(s) and all stacking of the drive-through windows(s) to the rear or side of the building and not between the building and the State Highway 121 and 183 frontage roads. A roof canopy extension is required to cover the drive-through window pick-up area. Said canopy must be architecturally compatible with the design of the building.

## **4.18.J SITE PLAN**

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All Zoning Districts underlying the "MHC" Master Highway Corridor Overlay District must have a site plan approved by the City Council before a building permit will be issued. Such site plan must be submitted to the Planning and Zoning Commission prior to presentation of the site plan to the City Council for approval. Such site plan must meet the requirements for site plans, which are detailed in Section 5.4, Site Plan Requirements of this Ordinance. In addition, a color schedule shall be submitted showing the colors to be used for all improvements proposed on the site, including buildings, signage, light fixtures, accessory structures, etc. (Color rendering shall be provided to illustrate the color schedule.)

## **4.18.K NON-CONFORMING SITUATIONS**

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Non-conformity shall be governed by the regulations as presented in Section 2.3, "Nonconforming Lots of Record, Nonconforming Uses of Land, Nonconforming Structures, and Nonconforming Uses of Structures and Premises" of this zoning ordinance.