



Lot Width	75 foot minimum
Front yard	25 feet
Rear	15 feet if adjacent to residential use or zone
Side	15 feet if adjacent to residential use or zone
Max Height	3 stories/45 feet high for main building
Building Separation	10 feet
Maximum Lot Coverage	50%
Set Backs (side & rear)	Special exceptions allowed with added buffering per Section 5 the set back can be reduced (5) Feet.

d. Site Layout

- Circulation between development sites shall be required in order to provide all development sites with street access and to smooth the flow of traffic both on site and on the public roadways. Joint access easements between development sites shall be provided. One curb cut shall be allowed for each 75 feet of frontage, but curb cuts may not be closer than 100 feet centerline to centerline.

e. Landscaping and Streetscaping

- **Landscaping** – each lot shall maintain a minimum of 20% of the site in landscaping. However, the amount of landscaping may be reduced by 120 s.f. for each additional 3-inch caliper tree, which is planted. However, in no case shall the landscape area be less than 15% of the site area. This does not include the trees, which are required for parking areas or streetscaping. One tree shall be provided for each 5 parking spaces within the parking lot area. Irrigation must be supplied for all landscaping.
- **Streetscaping**- A minimum of 1 tree shall be planted for each 40 linear feet of frontage. A minimum of 50% must be large trees as defined in Section 10B-2, 7b of the ordinance. The minimum caliper for street trees shall be 3-inches. All trees shall be a species approved by the City of Canton’s approved plant list. All trees shall be placed between the roadway curb line and the parking area or front building line; however trees shall not be planted closer than 10 feet to the curb line. A buffer area shall be placed adjacent to the roadway by placing a minimum 3-foot high solid shrub hedge, berm, or combination of these, but not exceed 5-feet in height. In no case shall the slope of a berm exceed 3:1 unless it is being retained on the private property side of the berm. Railroad ties may not be used for retaining. The 3-foot high berm shall be used along the frontage as the screening method along the roadway, unless prevented due to unique site conditions. The berm will need to be located at least 10' feet from the edge of pavement.
- **Maintenance**- Maintenance and replacement of required landscaping and screening shall be the responsibility of the property owner.

- a. All plant materials shall be planted according to industry standards, using acceptable topsoil and automatically controlled and permanent irrigation systems.
- *Sidewalks* - Sidewalks shall be placed on both sides of the street and shall be a minimum of 5 feet in width.
- *Screening*- See screening requirements in Ordinance 2004-01 Minimum Exterior Standards.

### 3. Architectural Standards

#### a. Materials

- 80% Stone, Brick, Hardiplank, Stucco, and Hardiplank.
- Additional material allowed – 20% vinyl.

#### b. Design

- Each building (new construction) must contain a minimum of 2 roof pitches. Window articulation and character detail is encouraged.

### 4. Signage

Signs shall not obstruct the visibility of traffic entering or leaving the public roadway. Only monument signs will be allowed as follows:

- 25 square feet for lot width of 149 feet and less
- 50 square feet for lot width greater than 150 feet
- Height limit of 6 feet. A series of contiguous properties may combine signage and square foot into a single monument sign. However each individual property would not be allowed their own individual monument sign in addition to the combined sign. Signs must be spaced a minimum of 75 feet apart and 25 feet from another lot. Wall signs may be placed on the building and shall not exceed 5% of the total area of the elevation.

*Monument Signs* are free standing signs located adjacent to the sidewalk independent of the building. Monument signs shall be set onto a base present a solid, attractive and well-proportioned appearance that complements the building design and materials. Monument signs are not visibly supported by poles or posts and which is attached directly to the ground and does not exceed six (6) feet in height measured from the normal sidewalk grade or highest adjacent existing grade and 5 feet from the R.O.W.

**Prohibited signs are as follows:**

- Single pole signs
- Portable signs
- Window signs and painted windows
- Billboards
- Banners except for 15 day grand opening

**5. Review Process**

Site Plan shall conform to the standards of the City of Canton Zoning Ordinance Article 17.

- a. Landscape Plan shall be included with Site Plan drawn to a scale no smaller than 1"= 30' as per Section 6.

**6. Approved Uses**

The chart below is a summary of uses that are permitted in the Gateway District.

USES	ALLOWED	SPECIAL CRITERIA
Single Family Detached	Y	R1 Standards or Planned Development.
Professional Office	Y	No Storage/ Without Retail Services Limit to 3000 S.F.
Medical Clinic	Specific Use Permit	2 Doctors Maximum Full-time or Part-time.
Light Retail	Specific Use Permit	Less than 2000 S.F. of sale area No drive through facilities.
Personal Service Establishment	Specific Use Permit	Less than 2000 S.F. of sale area No drive through facilities.
Church/Civic Use	Y	Less than 3000 S.F. of facility space.

**7. Buffer Landscaping Materials**

- a. Landscape plants shall not include plastic or other artificial materials.
- b. The following minimum plant sizes shall be used:

Landscape Element (plants)	Minimum Size at Planting
Shade tree	3 inch caliper, balled and burlapped
Ornamental tree	2 inch caliper, balled and burlapped
Evergreen tree	8 feet in height, balled and burlapped
Shrub	5 gallon container
Perennial or ornamental grass or ground cover	1 gallon container

Notes:

- 1. All calipers are measured six (6) inches above the finish planting grade.
- 2. Two Root barriers shall be installed for all new trees planted adjacent to existing or proposed sidewalks and paving.

- c. Appropriate plants include, but are not limited to:

- i. Deciduous trees including: Maple, Oak, Birch, Beech, Linden, Honey Locust, Ash, and Ginkgo.

- ii. Deciduous shrubs (shrub-like) trees including: Dogwood, Redbud, Flowering Crab, Hawthorn, Magnolia, and Fruit (pear, cherry, plum, peach).
  - iii. Shrubs including: Honeysuckle, Lilac, Cotoneaster, Forsythia, Euonymus, Hydrangea, Privet, and Sumac.
  - iv. Evergreens including: Pine, Fir, Spruce, Hemlock, Juniper, and Arborvitae.
  - v. Xeriscape (landscape method that conserves water through the use of drought-tolerant plants and planting techniques and native plants) is encouraged and recommend appropriate equivalent landscape.
- d Existing trees, native vegetation, and rare plants shall be retained wherever possible and may be accepted in lieu of new plantings.
  - e All landscaping shall be designed to consider the site and surrounding properties by addressing sun, shade, and wind for increased energy efficiency.
  - f. Deciduous trees shall be the preferred method of providing shade in parking lots and around structures.
  - g. Evergreen trees shall be limited to windbreaks, screening, and accent purposes.
  - h. A buffer area shall be placed adjacent to the roadway or property line by placing a minimum 3-foot high solid shrub hedge, berm, or combination of these, but not exceed 5-feet in height. In no case shall the slope of a berm exceed 3:1 unless it is being retained on the private property side of the berm. Railroad ties may not be used for retaining.

## **8. Landscape Plan**

- a. Boundaries, property lines, and dimensions
- b. Existing trees and vegetation.
- c. The location and design of areas to be landscaped.
- d. The location and labels for all proposed plants.
- e. Plant lists or schedules with the botanical and common name, quantity, and spacing and size of all proposed landscape material at the time of planting.
- f. Location and description of other landscape improvements, such as earth berms, walls, fences, screens, sculptures, fountains, water features, street furniture, lights and courts or paved areas.
- g. Planting and installation details as necessary to ensure conformance with all required standards.
- h. A copy of the Covenants, Conditions and Restrictions which provides for landscaping and site maintenance.

## **SECTION 2. VIOLATION AND PENALTY**

Any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Canton,

Texas, and upon conviction shall be punished by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense. Each and every day the offense continues shall be deemed to constitute a separate offense.

In addition to and cumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this Ordinance.

**SECTION 3. REPEAL OF CONFLICTING ORDINANCE**

That all ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed to the extent of such conflict.


**SECTION 6. SEVERABILITY CLAUSE**

If for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not effect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance, for it is the definite intent of this City Council that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

**SECTION 7. EFFECTIVE DATE**

The City Manger of the City of Canton is hereby authorized and directed to cause a true and correct copy of the caption, penalties, and effective date of this ordinance to be published in a newspaper having general circulation in the City of Canton, Texas prior to its effective date. Following the publication, this ordinance shall be in full force and effect.

**PASSED, ADOPTED AND APPROVED** by a majority vote of the City Council of Canton, Texas, on this the 16<sup>th</sup> day of November, 2004, to attest which we hereunto set our hands and seal.

  
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WILLIAM F. HILLIARD, Mayor

ATTEST:

  
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JULIE H. JACKSON, City Secretary