

ORDINANCE NO. 2586

AN ORDINANCE OF THE CITY OF BRYAN, TEXAS, AMENDING THE TEXT OF THE BRYAN CODE OF ORDINANCES CHAPTER 62 – LAND AND SITE DEVELOPMENT, CHAPTER 98 – SIGNAGE AND CHAPTER 130 – ZONING, BY ADDING REFERENCES AND REGULATIONS FOR THE INNOVATION CORRIDOR – RESEARCH AND DEVELOPMENT DISTRICT (IC-RD), THE INNOVATION CORRIDOR – RETAIL SERVICES DISTRICT (IC-RS) AND THE INNOVATION CORRIDOR – HIGH-DENSITY RESIDENTIAL DISTRICT (IC-HDR); REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE WAS PASSED WAS OPEN TO THE PUBLIC AS REQUIRED BY LAW; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Bryan has adopted Chapter 130, Zoning, of the City of Bryan Code of Ordinances, which provides regulations and districts made in accordance with adopted guiding principles for the purpose of promoting health, safety, morals, and the general welfare of the city; and

WHEREAS, the Bryan City Council recognizes the need from time to time to amend these regulations to clarify requirements and create new and innovative ways to guide and regulate property development for the benefit of the community; and

WHEREAS, the Riverside Parkway/SH 47 corridor has been identified as an important entryway to the City of Bryan since its annexation in 1999; and

WHEREAS, the City's investment in public infrastructure within the vicinity of the Riverside Parkway/SH 47 corridor is expected to catalyze development; and

WHEREAS, in order to protect the City's interests as well as adjacent properties, the proposed Innovation Corridor zoning and overlay districts recommend major revisions to property development standards and the official zoning map in the Riverside Parkway/SH 47 area; and

WHEREAS, the City Council finds that the current regulatory arrangement for property development in the Riverside Parkway/SH 47 area is inadequate and not suited to the current needs of the community; and

WHEREAS, the City Council desires to establish a new regulatory framework that intends to support the strategies of the adopted Bryan West Area Plan and Southwest Bryan Highest and Best Use Study; and

WHEREAS, the City of Bryan mailed over 600 notification letters and postcards to property owners affected by these proposed changes to property development regulations, indicating where to find more information and how to ask questions; and

WHEREAS, the City of Bryan, on July 21, 2022 held a public information meeting at Texas A&M University's RELLIS campus, where two-hundred (200) residents attended for the purpose of obtaining information and providing feedback on the proposed changes; and

WHEREAS, the Bryan Planning and Zoning Commission was receptive to changes to the proposed regulations based on the input and feedback from citizens who spoke their concerns during the planning process; and

WHEREAS, the Bryan Planning and Zoning Commission, during its regular meeting on September 1, 2022, recommended approval of the proposed amendments to Chapter 62 – Land and Site Development, Chapter 98 – Signs, and Chapter 130 – Zoning, of the City of Bryan Code of Ordinances, by adding references to, and regulations for, the Innovation Corridor – Research and Development District (IC-RD), Innovation Corridor – Retail Services District (IC-RS), and Innovation Corridor – High-Density Residential District (IC-HDR); and

WHEREAS, the City Council has held a public hearing concerning the proposed ordinance text amendments for which notice was published at least fifteen (15) days prior to the hearing date.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRYAN, TEXAS:

1.

That the City Council finds and determines the foregoing recitals to be true and correct and hereby makes them part of this ordinance.

2.

That Bryan Code of Ordinances, Chapter 130, Zoning, Article I – In General, Section 130-3, “Definitions”, is hereby amended to add the following definitions:

Apparel and accessory store shall mean a business establishment that retail new clothing and clothing accessories merchandise from fixed point-of-sale locations.

Book binding shall mean an establishment that conducts the work or skill of fastening loose pages together inside a cover to make a book or other published print material.

Conference center shall mean a facility accommodating groups of persons for short periods for the purposes of seminars, workshops and related activities. No overnight accommodations are provided unless attached to or contained within a hotel.

Convenience store shall mean a market primarily engaged in retailing a limited line of goods that generally includes milk, bread, soda, and snacks.

Eating and drinking place shall mean a business establishment that prepare meals, snacks, and beverages (alcoholic or non-alcoholic) to customer order for immediate on-premises and off-premises consumption.

Food store shall mean a premise that sells food and other non-food items, primarily on a self-service basis and not primarily for consumption on the premises.

Home furniture and furnishings and equipment stores shall mean retail stores selling goods used for furnishing the home, such as furniture, floor coverings, draperies, glass and chinaware.

Laboratory shall mean a building equipped for scientific experiments, research, or teaching, or for the manufacture of drugs or chemicals.

Miscellaneous shopping goods stores shall mean an establishment primarily engaged in the retail sale of specialized lines of merchandise.

Pied-à-terre shall mean a dwelling utilized for short-term or non-permanent residency.

Residential district shall mean a district where the primary purpose is residential use and includes the RD-7, RD-5, R-NC, MF, DT-N, MT-C and IC-HDR Districts.

3.

That Bryan Code of Ordinances, Chapter 130, Zoning, Article II – Zoning Districts, Section 130-8, “Zoning Districts Established”, is hereby amended to add references to three new Innovation Corridor zoning districts:

Sec. 130-8. Zoning districts established.

- (a) The city is hereby divided into the following zoning districts. The use, height, and area regulations as set out herein apply to each district. The districts established herein shall be known as:

Abbreviated Designation	Zoning District Name
A-O	Agricultural-Open District
RD-7	Residential District-7000
RD-5	Residential District-5000
MF	Multiple-Family District
DT-N	Downtown-North District
DT-S	Downtown-South District
DT-C	Downtown-Civic District
MT-C	Midtown-Corridor District
MT-HD	Midtown-High Density District
C-1	Office District
C-2	Retail District
C-3	Commercial District
I	Industrial District
IC-RD	Innovation Corridor-Research and Development
IC-RS	Innovation Corridor-Retail Services
IC-HDR	Innovation Corridor-High-Density Residential

Abbreviated Designation	Special Purpose District Name
HP	Historic Preservation Overlay District
PD	Planned Development District
CO	Corridor Overlay District
MU-2	Mixed Use District
R-NC	Residential - Neighborhood Conservation District

4.

That Bryan Code of Ordinances, Chapter 130, Zoning, Article II – Zoning Districts, Section 130-24, “Reserved”, is hereby amended to add references and regulations for IC-RD, Innovation Corridor – Research and Development District:

Sec. 130-24. – IC-RD, Innovation Corridor – Research and Development District.

(a) *General purpose and description.* The Innovation Corridor districts are established to implement the recommendations of the Southwest Bryan Highest and Best Use Study and the West Area Plan adopted by Bryan City Council in 2009 and 2016, respectively. Each district serves a different purpose towards the City’s envisioned goals along the Riverside Parkway corridor, but all contain standards intended to produce elevated density and design concepts and create opportunities for synergistic developments.

The IC-RD, Innovation Corridor – Research and Development district is intended to be composed of offices and research buildings that support the RELLIS and Health and Sciences campus environments. Within the Innovation Corridor, these two innovative, collaborative, mixed-use campuses have been established and will continue to attract new commercial activity and enhance the City’s image as a desirable place to live work and shop within the State Highway 21 and 47 corridors. RELLIS Campus builds upon, complements and supports the strengths of the A&M System and is on its way to becoming one of the nation’s leading “smart” collaborative innovation and research clusters. Buildings and structures in this district should strive for architectural compatibility with this existing private development while providing urban amenities and a connected transportation network.

(b) *Permitted uses.*

- Accessory or incidental uses to the main use;
- College or university support and auxiliary uses;
- Conference center;
- Detached dwelling unit with no more than four unrelated persons constructed prior to October 11, 2022;
- Eating and Drinking places (less than 5,000 sq. ft. gfa);
- Essential municipal uses;
- Finance, Insurance, and Real Estate establishments including banks, credit unions, real estate, and property management services;
- Food stores;
- Government (federal or state) owned structures, facilities, and uses;
- Hotel (accessory to conference center);
- Laboratories (scientific, medical, optical) and research facilities;
- Medical facilities or clinics;
- Museums and art galleries;
- Offices for business, professional, and technical uses such as accountants, architects, lawyers, doctors, etc;

- Parking, structured;
 - Place of worship;
 - Printing and publishing, book binding;
 - Schools, libraries, and community halls; and
 - Temporary structures for uses incidental to construction work on the premises, which said buildings shall be removed upon the completion or abandonment of construction work.
- (c) *Conditional uses.*
- Attached residential dwelling (townhome);
 - Childcare – Class C;
 - Heliport or helistop;
 - Hotel (not accessory to conference center); and
 - Multifamily dwelling.
- (d) Lot area, height, and setback requirements. See building setbacks and lot standards in article IV and article VIII of chapter 62.
- (e) Parking regulations. See access and off-street parking in article VI of chapter 62.
- (f) Other regulations.
- (1) Establishments selling alcoholic beverages within the IC-RD District shall be exempt from any regulations regarding their proximity to a public school, church, or a public hospital.
 - (2) As established by all other applicable sections and/or ordinances.
 - (3) Wireless telecommunication facilities shall be allowed only as provided for in section 130-35.
 - (4) The following regulations are to control contamination of the air, water, or the environment and to safeguard the health, safety, and general welfare of the public. No machine, process or procedure shall be employed on any property in the city, in which:
 - a. Emission of smoke, dust, noxious, toxic, or lethal gasses are detectable beyond the perimeter of the property.
 - b. Vibration is discernible beyond the property line.
 - c. Noise above the average intensity of street traffic is discernible beyond the property line.
 - d. Materials are stored or accumulated in such a way that they may be carried by rainwater in natural drainage channels beyond the limits of the property, which are noxious, toxic, radioactive, or contain oil or grease.
 - e. General lighting standards.
 1. No flickering or flashing lights shall be permitted. No lighting, illuminated displays or signage that simulates movement or moving images shall be permitted.
 - (5) Detached dwelling unit.
 - a. Detached residential dwellings constructed prior to October 11, 2022 are permitted to be rebuilt by right with the approval of a City of Bryan building permit.
 - b. Detached residential dwellings permitted in this district shall conform to standards as specified in the RD-5 district.
 - (6) Special requirements.
 - a. No temporary structures, such as recreational vehicles, travel trailers, construction trailers, or mobile homes may be used for on-site dwelling purposes

- b. Where activity has ceased for one or more years on a property where the most recent land use is a permitted use in this district, a site plan shall be filed in accordance with the provisions of the nonresidential and multifamily development in article III of chapter 62 Bryan City Code, before activity on the property may resume. Detached dwellings, patio homes, townhouses, and duplexes are exempt from this provision.

5.

That Bryan Code of Ordinances, Chapter 130, Zoning, Article II – Zoning Districts, Section 130-25, “Reserved”, is hereby amended to add references and regulations for IC-RS, Innovation Corridor – Retail Services District:

Sec. 130-25. – IC-RS, Innovation Corridor – Retail Services District.

- (a) *General purpose and description.* The Innovation Corridor districts are established to implement the recommendations of the Southwest Bryan Highest and Best Use Study and the West Area Plan adopted by Bryan City Council in 2009 and 2016, respectively. Each district serves a different purpose towards the City’s envisioned goals along the Riverside Parkway corridor, but all contain standards intended to produce elevated density and design concepts and create opportunities for synergistic developments.

The IC-RS, Innovation Corridor – Retail and Services district is established to provide locations for various types of general retail trade, business and service uses, but is not intended to be equated with the regional retail policies outlined by the Future Land Use Plan. The district allows shopping areas or uses which are generally compatible near or adjacent to, but not usually directly in, campus environments. Per the West Area Plan, the Riverside Corridor could become the new connecting link between Texas A&M University’s RELLIS campus, Health Science Center and the main Texas A&M University campus. In response, the corridor’s overall design concept should be elevated to the importance it holds in providing and enhancing the potential physical, social and aesthetic connections to TAMU campus sites and the City of Bryan. Industrial uses, for example, storage of raw materials, lumberyard or asphalt batching plant shall be prohibited.

- (b) *Permitted uses.*
 - Accessory or incidental uses to the main use;
 - Apparel and accessory stores;
 - Child care – Class B;
 - Child care – Class C;
 - College or university support and auxiliary uses;
 - Commercial amusement (indoor);
 - Conference center;
 - Convenience store (less than 76,000 sq. ft. gfa)(not including motor fuel retail);
 - Detached dwelling unit with no more than four unrelated persons constructed prior to October 11, 2022;
 - Eating and Drinking places (less than 5,000 sq. ft. gfa);
 - Essential municipal uses;

- Finance, Insurance, and Real Estate establishments including banks, credit unions, real estate, and property management services;
- Fitness Center;
- Food stores (less than 100,000 gfa);
- Government (federal or state) owned structures, facilities, and uses;
- Home furniture and furnishings and equipment stores;
- Hotel;
- Medical facilities or clinics;
- Miscellaneous shopping goods stores;
- Museums and art galleries;
- Offices for business, professional, and technical uses such as accountants, architects, lawyers, doctors, etc;
- Packaged liquor stores;
- Parking, structured;
- Personal service shop or custom personal services;
- Place of worship;
- Printing and publishing, book binding;
- Retail or service, incidental;
- Schools, libraries, and community halls;
- Temporary structures for uses incidental to construction work on the premises, which said buildings shall be removed upon the completion or abandonment of construction work; and
- Veterinary services (no outdoor runs or pens).

(c) *Conditional uses.*

- Attached residential dwelling (townhome);
- Automobile rental;
- Convenience store (greater than 76,000 sq. ft. gfa);
- Food stores (greater than 100,000 sq. ft. gfa);
- Heliport or helistop;
- Motor fuel retail (not accessory to a main use); and
- Multifamily dwelling.

(d) Lot area, height, and setback requirements. See building setbacks and lot standards in article IV and article VIII of chapter 62.

(e) Parking regulations. See access and off-street parking in article VI of chapter 62.

(f) Other regulations.

- (1) Establishments selling alcoholic beverages within the IC-RS District shall be exempt from any regulations regarding their proximity to a public school, church, or a public hospital.
- (2) As established by all other applicable sections and/or ordinances.

- (3) Wireless telecommunication facilities shall be allowed only as provided for in section 130-35.
- (4) The following regulations are to control contamination of the air, water, or the environment and to safeguard the health, safety, and general welfare of the public. No machine, process or procedure shall be employed on any property in the city, in which:
 - a. Emission of smoke, dust, noxious, toxic, or lethal gasses are detectable beyond the perimeter of the property.
 - b. Vibration is discernible beyond the property line.
 - c. Noise above the average intensity of street traffic is discernible beyond the property line.
 - d. Materials are stored or accumulated in such a way that they may be carried by rainwater in natural drainage channels beyond the limits of the property, which are noxious, toxic, radioactive, or contain oil or grease.
 - e. General lighting standards.
 1. No flickering or flashing lights shall be permitted. No lighting, illuminated displays or signage that simulates movement or moving images shall be permitted.
- (5) Detached dwelling unit.
 - a. Detached residential dwellings constructed prior to October 11, 2022 are permitted to be rebuilt by right with the approval of a City of Bryan building permit.
 - b. Detached residential dwellings permitted in this district shall conform to standards as specified in the RD-5 district.
- (6) Special requirements.
 - c. No temporary structures, such as recreational vehicles, travel trailers, construction trailers, or mobile homes may be used for on-site dwelling purposes
 - d. Where activity has ceased for one or more years on a property where the most recent land use is a permitted use in this district, a site plan shall be filed in accordance with the provisions of the nonresidential and multifamily development in article III of chapter 62 Bryan City Code, before activity on the property may resume. Detached dwellings, patio homes, townhouses, and duplexes are exempt from this provision.

6.

That Bryan Code of Ordinances, Chapter 130, Zoning, Article II – Zoning Districts, Section 130-26, “Revised”, is hereby amended to add references and regulations for IC-HDR, Innovation Corridor – High-Density Residential District:

Sec. 130-26. – IC-HDR, Innovation Corridor – High-Density Residential District.

- (a) *General purpose and description.* The Innovation Corridor districts are established to implement the recommendations of the Southwest Bryan Highest and Best Use Study and the West Area Plan adopted by Bryan City Council in 2009 and 2016, respectively. Each district serves a different purpose towards the City’s envisioned goals along the Riverside Parkway corridor, but all contain standards intended to produce elevated density and design concepts and create opportunities for synergistic developments.

The IC-HDR, Innovation Corridor – High-Density Residential district encourages high-density residential development and retail uses to support a residential community and preserve the established characteristic of the corridor. The district is intended to be composed of multi-story multifamily dwellings, condominiums, and townhouses. Per the Southwest Bryan Highest and Best Use Study, high-density residential developments shall contain at least 15 dwelling units per acre

and shall provide flexibility for mixed-use development to occur seamlessly with surrounding retail and office development. Recreational, religious, health and educational uses normally located to service residential areas are also permitted in this district. A diverse range of housing products and density is necessary to support future mixed-use development along the corridor, consequently single detached dwelling units are discouraged on the corridor frontage.

(b) *Permitted uses.*

- Attached residential dwelling unit (townhome);
- Detached dwelling unit with no more than four unrelated persons constructed prior to October 11, 2022;
- Essential municipal uses;
- First-floor neighborhood services, subject to other regulations detailed in subsection (f) below;
- Government owned structures, facilities, and uses;
- Live/work units;
- Multi-family dwelling unit and/or condominiums;
- Parking, structured (accessory to primary residential use only);
- Place of worship;
- Schools, libraries, and community halls; and
- Temporary structures for uses incidental to construction work on the premises, which said buildings shall be removed upon the completion or abandonment of construction work.

(c) *Conditional uses.*

- Pied-à-terre.

(d) Lot area, height, and setback requirements. See building setbacks and lot standards in article IV and article VIII of chapter 62.

(e) Parking regulations. See access and off-street parking in article VI of chapter 62.

(f) Other regulations.

- (1) Establishments selling alcoholic beverages within the IC-HDR District shall be exempt from any regulations regarding their proximity to a public school, church, or a public hospital.
- (2) As established by all other applicable sections and/or ordinances.
- (3) Wireless telecommunication facilities shall be allowed only as provided for in section 130-35.
- (4) First-floor neighborhood services shall be connected to a residential use located on the same lot or parcel. Such establishments shall be limited in gross floor area to 2,000 square feet (business only), and shall be limited to the following uses:
 - a. Grocery store;
 - b. Eating or drinking place;
 - c. Dry-cleaning drop-off (no onsite dry-cleaning);
 - d. Laundromat;
 - e. Salon/beauty shop or barbershop; or
 - f. Automated Teller Machine (ATM).
- (5) The following regulations are to control contamination of the air, water, or the environment and to safeguard the health, safety, and general welfare of the public. No machine, process or procedure shall be employed on any property in the city, in which:

- a. Emission of smoke, dust, noxious, toxic, or lethal gasses are detectable beyond the perimeter of the property.
 - b. Vibration is discernible beyond the property line.
 - c. Noise above the average intensity of street traffic is discernable beyond the property line.
 - d. Materials are stored or accumulated in such a way that they may be carried by rainwater in natural drainage channels beyond the limits of the property, which are noxious, toxic, radioactive, or contain oil or grease.
 - e. General lighting standards.
 1. No flickering or flashing lights shall be permitted. No lighting, illuminated displays or signage that simulates movement or moving images shall be permitted.
- (6) Detached residences.
- a. This subsection is intended to supersede City of Bryan Ordinances related to legal nonconforming uses and structures specifically for detached residential development within the IC-HDR zoning district.
 1. Detached residential dwellings constructed prior to October 11, 2022 are permitted to be rebuilt by right with the approval of a City of Bryan building permit.
 - b. Detached residential dwellings permitted in this district shall conform to standards as specified in the RD-5 district.
- (7) Special requirements.
- a. No temporary structures, such as recreational vehicles, travel trailers, construction trailers, or mobile homes may be used for on-site dwelling purposes
 - b. Where activity has ceased for one or more years on a property where the most recent land use is a permitted use in this district, a site plan shall be filed in accordance with the provisions of the nonresidential and multifamily development in article III of chapter 62 Bryan City Code, before activity on the property may resume. Detached dwellings, patio homes, townhouses, and duplexes are exempt from this provision.

7.

That Bryan Code of Ordinances, Chapter 130, Zoning, Article II – Zoning Districts, Section 130-27, “Riverside Parkway/SH 47 corridor overlay district”, is hereby repealed and replaced to read as follows:

Sec. 130-27. – Innovation Corridor Overlay District.

- (a) *General purpose and description.* This district is limited to specified areas encompassing land that has already been assigned conventional zoning district classifications. It supplements the standards of the underlying conventional districts with new or different standards, which may be more restrictive. These high-quality standards prioritize the preservation of the natural landscape while encouraging the development of high-quality urban amenities and a connected transportation network in order to ensure high-functioning growth and development along two major growth corridors (Riverside Parkway and State Highway 21) in Bryan.
- (b) *District boundaries.* The corridor overlay standards, apply to the future development and use of all land within 1,500 feet of the Riverside Parkway and State Highway 21 rights-of-way

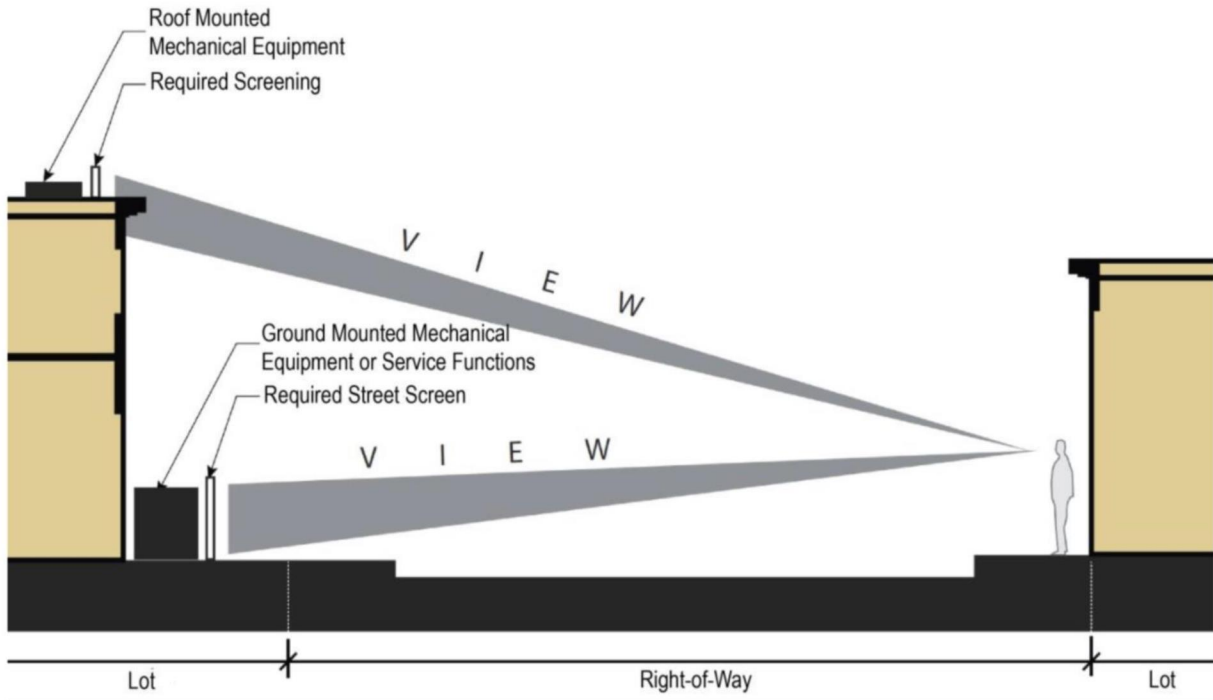
within the city limits. The overlay standards shall apply to the entirety of a property when the overlay boundary falls within the property line.

(c) *Building setbacks and lot standards.* Building setbacks and lot standards shall be determined by the underlying zoning district.

(d) *Signs.* See Article VIII of Chapter 98, Signs.

(e) *General appearance standards.* The following regulations are intended to set minimum standards for the exterior design and appearance of properties within the Innovation Corridor, which are recognized as enhancing property values and are in the interest of the general welfare of the city.

(1) One hundred percent of any exterior wall shall be covered by masonry, vinyl/wood siding,



glass, or other nonmetallic material.

(2) All buildings shall be designed such that no mechanical equipment (HVAC, etc.), except vents or stacks, is visible from a public right-of-way, whether the equipment is located on the ground, exterior walls, or a roof.

(3) Solid waste containers that are subject to current screening requirements shall be located such that the enclosure blocks the view of the container from any street abutting the property. Any solid waste enclosure directly visible from the right-of-way shall be constructed of masonry. All other enclosures may be constructed of solid wood fencing six feet in height.

(4) All electric, telephone, and cable TV wires shall be buried underground from the property line to all structures being served on private or public property.

- (5) All screening fences shall be 100 percent masonry.
- (6) Where fencing is to be located along the boundary of a subdivision abutting the corridor overlay district, the style and materials used for all portions of the fence facing the corridor or any street within the boundaries of the corridor, shall be of uniform construction across all lots so situated in the same subdivision.

8.

That Bryan Code of Ordinances, Chapter 130, Zoning, Article III – Other Regulations, Section 130-34(m)(7), “Outdoor display and storage requirements”, is hereby amended to consolidate zoning districts and include reference to Innovation Corridor District standards:

Sec. 130-34. - Special and supplementary regulations.

(m) Outdoor display and storage requirements.

(7) Outdoor display or storage shall be permitted in zoning districts as shown below:

	A-O	RD-7 RD-5 R-NC MF MU-2 IC	C-1	C-2	C-3	DT-N DT-C DT-S	MT-C	MT-HD	I
Sidewalk Display	✓	x	x	✓	✓	✓	✓	✓	x
Outdoor Display	✓	x	s	s	✓	x	s	x	x
Limited Outdoor Storage	s	x	x	x	s	x	x	x	x
General Outdoor Storage	s	x	x	x	s	x	x	x	x
Industrial Outdoor Storage	s	x	x	x	x	x	x	x	✓

9.

That Bryan Code of Ordinances, Chapter 130, Zoning, Article III – Other Regulations, Section 130-34(o)(4), “Credit access business”, is hereby amended to read as follows:

(o) *Credit access business.*

- (4) No credit access business shall be permitted on a lot wholly or partially located within the West Villa Maria corridor overlay district, the FM 2818 corridor overlay district, the FM 158 corridor overlay district, or the Innovation Corridor overlay district.

10.

That Bryan Code of Ordinances, Chapter 130, Zoning, Article III – Other Regulations, Section 130-35(b)(2), “Wireless telecommunications facilities siting matrix”, is hereby amended to read as follows:

Sec. 130-35(b)(2) Wireless telecommunications facilities siting matrix.

(2) *Wireless telecommunications facilities siting matrix.* Wireless telecommunication facilities are allowed, as indicated in the following table:

	A-O RD-5 RD-7	IC	MF	C-1 C-2 C-3	I	MU- 2	CO	HP/ D	HP/ E	MT-C	MT-HD
<i>P = Permitted as of right</i> <i>C = Conditional use permit required</i> <i>- = Prohibited</i>											
Minor Facility											
a. New transmission tower ≤ 35 feet (10.5 meters) in height	C	C	P	P	P	C	C	C	-	C	-
b. Parabolic antenna 1 meter or less	P	P	P	P	P	P	P	P	P	P	P
c. Parabolic antenna over 1 meter and under 2 meters	P	P	P	P	P	P	P	P	-	P	-
d. Omni-directional antenna (whip antenna) 6" in diameter or less and not extending 12' above support structure	P	P	P	P	P	P	P	P	P	P	P
e. Directional antenna 1 meter or less measured across the longest dimension	P	P	P	P	P	P	P	P	P	P	P
f. Direct-to-home service antenna and citizen's band radio	P	P	P	P	P	P	P	P	P	P	P
g. Stealth facility ≤ 35 feet (10.5 meters) in height	P	P	P	P	P	P	P	P	P	P	P
Intermediate Facility											
a. New transmission tower > 35 feet (10.5 meters) and ≤ 110 feet (33 meters) in height	C	-	C	C	P	C	C	C	-	C	-
b. Parabolic antenna over 2 meters	P	-	P	P	P	P	P	P	-	P	-
c. Omni-directional antenna (whip antenna) greater than 6" in diameter and/or extending 12' above support structure	P	-	P	P	P	P	P	P	-	P	-
d. Directional antenna over 1 meter measured across the longest dimension	P	-	P	P	P	P	P	P	-	P	-
e. Stealth facility > 35 feet (10.5 meters) and ≤ 110 feet (33 meters) in height	P	C	P	P	P	P	P	P	P	P	P
Major Facility											
a. New transmission tower > 110 feet (33 meters) and ≤ 200 feet in height	C	-	C	C	P	C	C	C	-	C	-
b. Stealth facility > 110 feet (33 meters) and ≤ 200 feet in height	C	C	C	C	P	C	C	C	C	C	C

CO = Villa Maria Corridor;
 HP/D = Downtown Historic District;
 HP/E = Eastside Historic District;
 MT-C = Midtown - Corridor District;
 MT-HD = Midtown - High Density District; and
 IC = Innovation Corridor.

11.

That Bryan Code of Ordinances, Chapter 62, Land and Site Development, Section 62-161, Standards, is hereby amended, by adding lot standards for Innovation Corridor Districts to the table of standards, as follows:

Zoning Districts	A-O	R-NC	RD-7	RD-5	MF	C-1	C-2	DT-N, DT-S, DT- C	C-3	I	MU-2	MT-C	MT-HD	IC-RD	IC-RS	IC-HDR
Front setback ^{(3), (6), (7)}	50'	25'	25'	25'	25'	25'	25'	(8)	25'	25'	25'	(11)	n/a	(12)	(12)	(12)
Side setback adjacent to abutting property ^{(3), (5), (6)}	20'	7.5'	5'	5'	5'	5'	5'	(8)	5'	5'	5'	(11)	n/a	(12)	(12)	(12)
Side setback adjacent to an arterial street ^{(3), (6)}	25'	25'	25'	25'	25'	25'	25'	(8)	25'	25'	25'	(11)	n/a	(12)	(12)	(12)
Side setback adjacent to a collector or local street ^{(3), (6)}	25'	15'	15'	15'	15'	15'	15'	(8)	15'	15'	15'	(11)	n/a	(12)	(12)	(12)
Rear setback adjacent to an alley or abutting property ^{(3), (4), (5), (6), (10)}	25'	7.5'	5'	5'	5'	5'	5'	(8)	5'	5'	7.5'	(11)	n/a	(12)	(12)	(12)
Maximum lot coverage ⁽⁶⁾	75% ⁽¹⁾	75% ⁽¹⁾	75% ⁽¹⁾	75% ⁽¹⁾	75% ⁽¹⁾	75% ⁽¹⁾	75% ⁽¹⁾	n/a	75% ⁽¹⁾	n/a	75% ⁽¹⁾	(11)	(11)	(12)	(12)	(12)
Minimum lot size ^{(3), (6)}	1 ac	5,000 sf	7,000 sf	5,000 sf	5,000 sf	10,500 sf	20,000 sf	n/a	20,000 sf	n/a	7,000 sf	5,000 sf	n/a	1.5 ac	1.5 ac	3 ac
Minimum lot width ^{(3), (6), (9)}	150'	50'	70'	50'	50'	70'	100'	n/a	100'	100'	50'	50'	n/a	200'	200'	200'
Minimum lot depth ^{(3), (6)}	300'	100'	100'	100'	100'	150'	200'	n/a	200'	200'	100'	100'	n/a	200'	200'	500'
Maximum height ⁽⁶⁾	50'	35'	35'	35'	35' ⁽²⁾	35' ⁽²⁾	35' ⁽²⁾	None_n/a	35' ⁽²⁾	35' ⁽²⁾	35' ⁽²⁾	(11)	n/a	n/a	n/a	n/a

- (1) This requirement shall only apply to development that does not require a landscape plan review.
- (2) Structures over 35 feet in height are permitted with the additional setback of one foot additional setback for each two feet in height over 35 feet.
- (3) Refer to supplemental regulations in section 62-167, section 62-168 and section 62-169 governing patio homes, townhouses and duplexes.
- (4) Refer to rear setbacks in section 62-165 for additional restrictions.
- (5) Refer to section 130-32 for side and rear buffer setbacks when it is determined that a zoning district sides or backs upon a noncompatible zoning district.
- (6) Refer to article IX for restrictions applicable to wireless telecommunication facilities.
- (7) Front setbacks for lots along the end of culs-de-sac shall be reduced to 20 feet.
- (8) In the Downtown Districts, a minimum of 75% of all facades must be built up to the property line. Refer to section 130-16, section 130-17, section 130-18 and section 130-19.
- (9) The minimum width for a lot intended for a duplex is 70 feet.
- (10) Any site with rear vehicular access shall be required to have a 20-foot rear setback for the vehicular entry point of any structure.
- (11) Refer to section 62-593. Pattern developments as described by Section 130-29 are exempt from these standards.
- (12) Refer to sections 62-559 through 62-561.

12.

That Bryan Code of Ordinances, Chapter 62, Land and Site Development, Section 62-170, Corridor overlay district lot and setback standards, is hereby amended, by deleting standards for the Riverside Parkway/SH 47 corridor overlay district and adding standards for the Innovation Corridor, as follows:

Sec. 62-170. Corridor overlay district lot and setback standards.

- (a) Refer to section 130-28 for a complete list of development standards for the corridor overlays.
- (b) For lot development standards and setbacks in the midtown districts, refer to section 62-593.
- (c) The following standards apply to all other corridor overlay districts:

Corridor Overlays	W. Villa Maria	FM 2818	FM 158	Innovation Corridor
Front setback	25' (1)	25' (1)	25' (1)	Refer to sections 62-559 through 62-561
Side setback adjacent to abutting property	10'	10'	10'	Refer to sections 62-559 through 62-561
Side setback adjacent to arterial street	25'	25'	25'	Refer to sections 62-559 through 62-561
Side setback adjacent to collector or local street	25'	25'	25'	Refer to sections 62-559 through 62-561
Rear setback adjacent to alley or abutting property	7.5'	7.5'	7.5'	See Zoning Designation
Maximum lot coverage	See Zoning Designation	See Zoning Designation	See Zoning Designation	See Zoning Designation
Minimum lot size	20,000 sf	20,000 sf	20,000 sf	See Zoning Designation
Minimum lot width	100'	100'	100'	See Zoning Designation
Minimum lot depth	200' (2)	200' (2)	200' (2)	See Zoning Designation
Maximum height	35' (3)	35' (3)	35' (3)	See Zoning Designation

Notes:

- (1) Parking will not be allowed in the setback.
- (2) When fronting on the specified thoroughfare.
- (3) Allowed with additional setback of one foot per two feet in height over 35 feet.

13.

That Land and Site Development Ordinance, Section 62-429, Landscaping requirements, is revised to insert a reference to additional landscaping requirements in overlay districts to read as follows:

(a) *Building site.*

(1) *Area requirements.*

f. Refer to Article VIII, Zoning District- and Corridor Overlay-Specific Standards for additional landscaping requirements where applicable.

14.

That Bryan Code of Ordinances, Chapter 62, Land and Site Development, Article VIII, Zoning District- and Corridor Overlay-Specific Standards, Division 3, Riverside Parkway/SH 47 Corridor Overlay District, is repealed in its entirety and replaced with amended regulations to read as follows:

DIVISION 3. – INNOVATION CORRIDOR ZONING AND OVERLAY DISTRICTS

Sec. 62-558. General purpose and description.

This district is limited to specified areas encompassing land that has already been assigned conventional zoning district classifications. It supplements the standards of the underlying conventional districts with new or different standards, which may be more restrictive. These high-quality standards prioritize the preservation of the natural landscape while encouraging the development of high-quality urban amenities and a connected transportation network in order to ensure high-functioning growth and development along two major growth corridors (Riverside Parkway and State Highway 21) in Bryan.

Sec. 62-559. Lot and setback standards, Innovation Corridor – Research and Development District (IC-RD).

The following table shall establish the development standards for the IC-RD District.

Standard	
Setback ranges	<p>Front (Riverside Parkway, Highway 21)—40' minimum, 55' maximum</p> <p>Front (all other streets)—10' minimum, 30' maximum</p> <p>Side (corner lot)—5' minimum, 20' maximum</p> <p>Side (adjacent lot) (Riverside Parkway, Highway 21)—no setback minimum</p> <p>Side (adjacent lot) (all other streets)—25' minimum</p> <p>Rear (adjacent lot)—5' minimum</p> <p>Rear (frontage road)—25' minimum</p>
Building frontage required (<i>amount of building required to be built within the setback range</i>)	<p>Minimum of 70% of the building façade on properties along Riverside Parkway and Highway 21 should be built within the setback range</p> <p>Minimum of 30% of the building façades on properties along all other streets should be built to the setback range</p> <p>Buildings on corner lots should be built to the setback range for a minimum of 35' from the corner of the lot edge along each street front</p>
Maximum building height	No maximum building height in this district.

Maximum buildable area	75% of the lot area may be impervious cover.
Landscaping requirements	Notwithstanding the requirements of Sec. 62-429(a)(1), an area equal to 25% of the developed area (building site) shall be required to be landscaped. Refer to Section 62-562 for additional landscaping requirements.

Sec. 62-560. Lot and setback standards, Innovation Corridor – Retail Services District (IC-RS).

The following table shall establish the development standards for the IC-RS District.

Standard	
Setback ranges	Front (Riverside Parkway, Highway 21)—40' minimum, 55' maximum Front (all other streets)—10' minimum, 30' maximum Side (corner lot)—5' minimum, 20' maximum Side (adjacent lot) (Riverside Parkway, Highway 21)—no setback minimum Side (adjacent lot) (all other streets)—25' minimum Rear (adjacent lot)—5' minimum Rear (frontage road)—25' minimum
Building frontage required <i>(amount of building required to be built within the setback range)</i>	Minimum of 70% of the building façade on properties along Riverside Parkway and Highway 21 should be built within the setback range Minimum of 30% of the building façades on properties along all other streets should be built to the setback range Buildings on corner lots should be built to the setback range for a minimum of 35' from the corner of the lot edge along each street front
Maximum building height	No maximum building height in this district.
Maximum buildable area	75% of the lot area may be impervious cover.
Landscaping requirements	Notwithstanding the requirements of Sec. 62-429(a)(1), an area equal to 25% of the developed area (building site) shall be required to be landscaped. Refer to Section 62-562 for additional landscaping requirements.

Sec. 62-561. Lot and setback standards, Innovation Corridor – High-Density Residential District (IC-HDR).

The following table shall establish the development standards for the IC-HDR District.

Standard	
Setback ranges	Front (Riverside Parkway, Highway 21)—40' minimum, 55' maximum Front (all other streets)—10' minimum, 30' maximum

	<p>Side (corner lot)—5' minimum, 20' maximum</p> <p>Side (adjacent lot) (Riverside Parkway, Highway 21)—no setback minimum</p> <p>Side (adjacent lot) (all other streets)—25' minimum</p> <p>Rear (adjacent lot)—5' minimum</p> <p>Rear (frontage road)—25' minimum</p>
Building frontage required <i>(amount of building required to be built within the setback range)</i>	<p>Minimum of 70% of the building façade on properties along Riverside Parkway and Highway 21 should be built within the setback range</p> <p>Minimum of 30% of the building façades on properties along all other streets should be built to the setback range</p> <p>Buildings on corner lots should be built to the setback range for a minimum of 35' from the corner of the lot edge along each street front</p>
Maximum building height	No maximum building height in this district.
Maximum buildable area	75% of the lot area may be impervious cover.
Landscaping requirements	<p>Notwithstanding the requirements of Sec. 62-429(a)(1), an area equal to 25% of the developed area (building site) shall be required to be landscaped.</p> <p>Refer to Section 62-562 for additional landscaping requirements.</p>

Sec. 62-562. Landscape standards, IC overlay district.

The purpose of the regulations in this subsection is to promote the public health, safety and general welfare of residents and to protect and enhance the visual appeal of the City of Bryan. Per the 2016 West Area Plan, it is important to create and enforce protection standards to ensure that natural features are preserved as development occurs. The provision of landscaped areas serves to preserve the natural features within the floodplain and to increase the amount of a property that is devoted to pervious surface area, which in turn, helps to reduce the amount of impervious surface area, stormwater runoff, and consequent nonpoint pollution in local waterways. The following regulations are intended to supplement the standard landscaping requirements found in Chapter 62, Article VII.

- (a) 25% of each lot shall be landscaped. Landscaping placed in the rear of the developed area not adjacent to a public right-of-way is not given credit toward meeting the minimum requirement.
- (b) Installation of automatic irrigation systems shall be required for all landscaped areas.
- (c) Areas not covered by building(s), detention ponds, or pavement must be landscaped.
- (d) Existing canopy trees with a four-inch caliper or greater, with canopy root zone protection in place during construction, shall be granted 800 square feet equivalent of landscape point credit.
- (e) All trees 4-inch caliper or greater measured at DBH (diameter at breast height) within the floodplain and within 300 feet of the floodplain boundary shall be preserved and protected from construction. Sites that choose not to protect existing trees throughout the development process shall be required to provide an additional 10% of landscaping to the minimum landscape requirement listed below.
- (f) No property shall be clear-cut or selectively cleared, nor shall a significant tree be removed from a property without first securing the necessary approval from the City.

- (g) Landscape plans shall be prepared and sealed by a landscape architect registered in Texas, an International Society of Arboriculture (ISA) certified arborist, or other professional as deemed appropriate by the site development review committee.
- (h) To reduce the thermal impact of unshaded parking lots, additional trees shall be planted as necessary so that the center point of each parking space is no more than 50 feet away from the trunk of the tree.
- (i) Seventy percent of the required landscape shall be located between the front building line of the structure and the right-of-way.

Sec. 62-563. Landscape reserves, IC overlay district.

In order to promote the preservation of the natural landscape, a 40-foot wide landscape reserve adjacent to the Riverside Parkway right-of-way shall be in effect. The following regulations found in this subsection are intended to guide the future development and public benefit of the required landscape reserves.

- (a) The owner of any property adjacent to Riverside Parkway will be required to dedicate a 40-foot wide landscape reserve and public access easement upon development of the property.
- (b) In order to support a connected multi-modal transportation network, and in partnership with Texas A&M University's RELIS Campus and the Texas Department of Transportation (TxDOT), a minimum 10-foot multi-use path shall be constructed through the landscape reserve. Construction of this multi-use path shall be coordinated by the City.
- (c) The requirement shall be met by a fee in lieu of construction at a rate set at the current rate of construction per square foot or square yard of sidewalk built to adopted city standards at the time of application. Such rate shall be determined by the city surveying local construction bid prices, TxDOT bid prices and/or any other available bid price information. The bid price survey shall be conducted on an annual basis or more frequently as determined by city staff. The bid price survey shall be conducted by the transportation services department manager or his/her designee. The results of the survey will be filed and made available for public access in the offices of the planning and development services department. Based on the findings of the bid price survey the fee rate shall be established by agreement between the transportation services department manager and the city engineer.
- (d) There is hereby established one special fund for the deposit of all sums paid in lieu of multi-use path construction under this section. These funds shall be established maintained and utilized by the city's transportation services department.
- (e) Fee payments made under this section may be used only for construction of a new multi-use path or repair and maintenance of a multi-use path located within the Innovation Corridor.
- (f) The city shall account for all sums paid in lieu of multi-use path construction under this section with reference to the individual plats or projects involved. Any funds paid for such purposes must be expended by the city within twenty (20) years from the date received for development of a multi-use path as defined herein. Such funds shall be considered to be spent on a first in, first out basis. If not so expended, the developer of the property on the last day of such period shall be entitled to a pro rata refund of the sum paid. The developer must request entitlement within one (1) year of entitlement to refund, or such right to a refund shall be waived. Refunds shall include any accrued interest minus one percent administrative costs.

Sec. 62-564. Access and off-street parking standards, IC overlay district.

The purpose of the regulations in this subsection is to promote the public health, safety and general welfare of the City's residents and motorists. Per the 2016 Bryan West Area Plan, the existing transportation network is one of the greatest threats to the vitality of the Innovation Corridor. The regulations below are designed to promote safe access to public rights-of-way, to reduce road accidents and congestion, to protect public investment in streets, to establish a safe and reasonable balance between street access and traffic mobility, and to assure safe and convenient access to and circulation of emergency and service vehicles within developments. Further, they establish minimum design standards for driveway access and parking lots and minimum requirements for off-street parking.

- (a) Driveways and loading areas, in addition to off-street parking and maneuvering areas, shall be paved with an all-weather surface of asphalt or concrete. Where the driveway or parking area on a lot provides the sole vehicular access from the street to a nonresidential use on an abutting lot, the driving surface used for such purpose shall be steel-reinforced concrete.
- (b) The minimum distance between access points and street corners determined by the functional classification of the street shall not be less than the limits described by the table below.

Standard	Innovation Corridor
Minimum distance between access points and street corners	250 feet
Minimum distance between access points on Riverside Parkway/SH 47 and on SH 21	1000 feet
Minimum distance between access points on all other streets	See section 62-296

- (c) Cross access easements between private properties shall be utilized wherever possible in order to limit access to Riverside Parkway and State Highway 21. A reduction in vehicles taking direct access to public rights-of-way promotes the public health, safety and general welfare of the City's residents and motorists while also maintaining the smooth circulation of vehicular and pedestrian traffic.
- (d) A landscaped end island or peninsula consistent with the regulations found in Section 62-429 Landscaping requirements, shall be required every 180 feet.
- (e) Off-street parking shall only be located behind or to the side of buildings, under no circumstances shall parking be located between the building and the right-of-way. Parking is discouraged along entrance drives and shall be limited on major circulation aisles of large developments.
- (f) Vehicle loading and unloading areas shall be screened from view from any street abutting the property by a fence, wall, or architectural element of the building at least six feet in height above the surface of the loading area or dock.
- (g) Parking in the landscape reserves or setbacks is prohibited.

Sec. 62-565. Lighting standards, IC overlay district.

Unless otherwise expressly stated, the provisions of this section shall apply to all outdoor lighting except public streetlights. The purpose of these standards is to assure public safety, utility and security of

private and public property while reducing and minimizing the impact of outdoor lighting on views of the night sky by minimizing glare, obtrusive light and artificial sky glow and limiting outdoor lighting that is misdirected, excessive or unnecessary.

- (a) Outdoor lighting shall not exceed the following levels:
 - (1) 0.50 lumens at the property line if the subject property abuts a residential district or a lot containing a residential use; or
 - (2) 1.0 lumen at the property line if the subject property abuts a nonresidential district or lot containing a nonresidential use or at the right-of-way line.
- (b) Outdoor lighting shall not exceed the following heights:
 - (1) Light fixtures in parking lots shall not exceed a maximum height of 24 feet; and
 - (2) Pedestrian walkway fixtures shall not exceed a maximum height of 12 feet.
- (c) All outdoor lighting shall be shielded and provided with cutoff fixtures that are designed to have a cutoff angle of no more than 90 degrees.

Sec. 62-566. Special restrictions for motor fuel retailers, IC overlay district.

In cases where the underlying zoning district permits retail sale of motor fuel as a main or accessory use and such a use is proposed, the following restrictions shall apply. These restrictions are intended to create an architectural product that is consistent with nearby development.

- (a) The following activities are prohibited accessory to the primary motor fuel retail use:
 - (1) major emergency auto repair;
 - (2) body, fender, or paintwork; and
 - (3) sale of vehicles.
- (b) All activities except those associated with fuel pumping must be conducted within an enclosed building.
- (c) Service bays and carwash bays shall be oriented to face away from any right-of-way. Where this is impossible, screening methods will be required.
- (d) The following restrictions apply to the storage and display of motor fuel retailers:
 - (1) No outside storage or display of merchandise.
 - (2) Storage tanks must be located below grade.
 - (3) No outside storage of vehicles.
 - (4) Ice and vending machines must be enclosed in a building.
 - (5) No additional advertising within view of the right-of-way.
- (e) The following restrictions apply to the fueling canopy:
 - (1) The fueling canopy shall be designed and constructed so that it is in keeping with the general architecture of the main structure.
 - (2) A fueling canopy that expresses differentiating architectural masses is encouraged.
 - (3) Columns of the fueling canopy must be covered in unit masonry, and integrally colored masonry shall be prohibited.
 - (4) Lighted bands or tubes or applied bands of corporate color are highly discouraged.
 - (5) Overall height of canopies shall not exceed 17 feet.

Sec. 62-567. Special restrictions for structured parking facilities, IC overlay district.

Large areas of surface parking are often aesthetically displeasing and result in increased storm water runoff. In order to reduce the horizontal footprint of parking surfaces, structured parking facilities are encouraged where possible. These regulations are designed to provide sufficient parking while maintaining a product that is consistent with the overall vision of the Innovation Corridor District.

- (a) To the extent possible, the amount of street frontage devoted to a parking structure shall be minimized by placing the shortest dimension(s) of the parking structure along the street edge(s).



Illustrative Examples of Parking Garage Screening

- (b) Where above-ground structured parking is located at the perimeter of a building with street frontage, it shall be screened in such a way that cars on all parking levels are screened from view. Architectural screens shall be used to articulate the façade, hide parked vehicles, and shield lighting. Parking garage ramps shall not be visible from any street.
- (c) Garage parking in a multi-story building shall be behind storefronts or residential units facing any street frontage in order to substantially inhibit and shield views of the garage from adjacent streets.
- (d) Ground floor façade treatment (building materials, windows, and architectural detailing) should be continued to the second floor of a parking structure along all streets.
- (e) When parking structures are located at street intersections, corner emphasizing elements (such as towers, pedestrian entrances, signage, glazing, etc.) should be incorporated.
- (f) Parking structures and adjacent sidewalks should be designed so pedestrians and cyclists are clearly visible (through sight distance clearance, signage, and other warning signs) to entering and exiting vehicles.
- (g) All frontages of parking structures located on properties along Riverside Parkway, State Highway 21, Leonard Road, West Villa Maria Road should not have parking uses on the ground floor to a minimum depth of 40 feet along the street frontage. Alternatively, the garage should be set back to a minimum of 40 feet in order to allow for a future building along the garage frontage.



Images showing examples of appropriate design of Structured Parking Facilities

Secs. 62-568 – 62-591. – Reserved.

15.

That Bryan Code of Ordinances, Chapter 98, Signs, is hereby amended to establish a new Article VIII – Innovation Corridor Districts:

ARTICLE VII. – INNOVATION CORRIDOR DISTRICTS AND OVERLAY

Sec. 98-182. – Purpose and intent. The purpose of this section is to establish clear and unambiguous regulations pertaining to signs in the Innovation Corridor overlay district. To promote an attractive freeway façade, foster traffic safety, and enhance the effective communication and exchange of ideas and commercial information.

Sec. 98-183. – Sign regulations in Innovation Corridor zoning districts

- (a) Refer to the table below for specific regulations regarding maximum area, height and number of signs for IC zoned properties.

Standard	District	Maximum area SF	Maximum Height	Maximum number of signs allowed
Residential Subdivision Signage	IC-HDR	maximum area of 200 square feet	Maximum height of 15 feet	1
Monument Signs	IC-RD, IC-RS	Maximum area of 100 square feet (monument)	Maximum height of 10 feet for monument	One per entrance, no more than maximum combined area
On premise sail Signs (temporary only)	IC-HDR, IC-RD, IC-RS	maximum area of 25 square feet	Maximum height of 10 feet and max width of 2.5 feet	2
Wall Signs	IC-HDR, IC-RD, IC-RS	10% of façade face or 400 square feet max (whichever is less)	No projection above building	no more than maximum combined area

Sec. 98-184. – Sign regulations in Innovation Corridor overlay district

- (a) Pole/pylon signs are prohibited within the Innovation Corridor Overlay District. Monument signs with a masonry base shall be the only permanent ground signs permitted.
- (b) Signs on exterior fixtures, such as gas pumps and light poles, which advertise a service or product are not allowed.
- (c) All sites are permitted one monument sign per driveway entrance, however the cumulative area of the signs shall not exceed the total sign area permitted by Chapter 98, Article VII – Innovation Corridor.
- (d) Monument signs shall include a masonry base at least one foot in height, as well as other structural elements and design features necessary to make the sign architecturally compatible with the site and/or area on which it is located.
- (e) Monument signs shall be set back a minimum of 3 feet from any lot line. No monument sign shall project into, over, or otherwise encroach on a public right-of-way or public easement.
- (f) Monument signs shall be permitted to be constructed in the landscape reserve subject to prior recordation of a private signage easement and approval of the location by applicable City departments.
- (g) One multi-tenant monument sign is permitted per street frontage. An additional monument sign is permitted for each additional driveway entrance, however a minimum separation of 150 feet is required between monument signs.

16.

That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

17.

That the Code of the City of Bryan, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

18.

That if any section, paragraph, sentence, clause, phrase or word of this ordinance is declared unconstitutional or invalid for any purpose, the remainder of this ordinance shall not be affected thereby and to this end the provisions of this ordinance are declared to be severable.

19.

That it is hereby found and determined that the meeting at which this ordinance was passed was open to the public, as required by Section 551.001 et seq., Texas Government Code, and that advance public notice of the time, place and purpose of said meeting was given.

20.

It is the intention of the City Council that this ordinance shall become a part of the Bryan City Code and it may be renumbered and codified therein accordingly

21.

That this ordinance shall take effect immediately upon its first and only reading and passage.

PASSED, ADOPTED and APPROVED the 11th day of October 2022, at a regular meeting of the City Council of the City of Bryan, Texas, by a vote of 7 yeases and 0 noes.

ATTEST:

CITY OF BRYAN:

Mary L Stratta

Mary Lynne Stratta, City Secretary

Andrew Nelson

Andrew Nelson, Mayor

APPROVED AS TO FORM:

Thomas A. Leeper

Thomas A. Leeper, City Attorney

