

designee shall have the authority to update such requirements for site plan and development review applications. It is the applicant's responsibility to be familiar with, and to comply with, these requirements.

5. **Effect of Review:** The site plan shall be considered authorization to proceed with construction of the site provided all other required Village approvals are obtained, such as construction plat, engineering plans, landscape plan, building facade plans, building permits.
6. **Validity:** The approved concept plan shall be valid for a period of one (1) year from the date of approval.

III: ZONING DISTRICTS

Section 3.1: Zoning Districts Established

- A. The Village of Salado, Texas, is hereby divided into the following zoning districts. The use, height, area regulations, and other standards, as set out herein apply to each district. The districts established herein shall be known as follows:

<u>ABBREVIATED DESIGNATION</u>	<u>ZONING DISTRICT NAME</u>
A	Agriculture
SF-21	Single-Family Estate Residential
SF-7	Single-Family Residential
SF-PH	Single-Family Residential-Patio Home
SFA	Single-Family Attached Residential
MF-1	Multi-Family Residential-1
O	Office
LR	Local Retail
RR	Regional Retail
MU	Mixed Use
BP	Business Park
C	Commercial
HD	Historic District
PD	Planned Development
CUP	Conditional Use Permit
WS	IH-35 West Side Overlay District

- B. A summary of the area regulations for the following zoning districts is included within the Appendix B.
- C. Certain terms and definitions used within this Ordinance can be found in Section 5.8. Definitions specifically applicable to particular sections are contained within Section 3.15 (Historic District), Section 5.2 (Landscaping Requirements), and Section 5.4 (Exterior Construction & Design Requirements).

designee shall have the authority to update such requirements for site plan and development review applications. It is the applicant's responsibility to be familiar with, and to comply with, these requirements.

5. **Effect of Review:** The site plan shall be considered authorization to proceed with construction of the site provided all other required Village approvals are obtained, such as construction plat, engineering plans, landscape plan, building facade plans, building permits.
6. **Validity:** The approved concept plan shall be valid for a period of one (1) year from the date of approval.

III: ZONING DISTRICTS

Section 3.1: Zoning Districts Established

- A. The Village of Salado, Texas, is hereby divided into the following zoning districts. The use, height, area regulations, and other standards, as set out herein apply to each district. The districts established herein shall be known as follows:

<u>ABBREVIATED DESIGNATION</u>	<u>ZONING DISTRICT NAME</u>
A	Agriculture
SF-21	Single-Family Estate Residential
SF-7	Single-Family Residential
SF-PH	Single-Family Residential-Patio Home
SFA	Single-Family Attached Residential
MF-1	Multi-Family Residential-1
O	Office
LR	Local Retail
RR	Regional Retail
MU	Mixed Use
BP	Business Park
C	Commercial
HD	Historic District
PD	Planned Development
CUP	Conditional Use Permit
WS	IH-35 West Side Overlay District

- B. A summary of the area regulations for the following zoning districts is included within the Appendix B.
- C. Certain terms and definitions used within this Ordinance can be found in Section 5.8. Definitions specifically applicable to particular sections are contained within Section 3.15 (Historic District), Section 5.2 (Landscaping Requirements), and Section 5.4 (Exterior Construction & Design Requirements).

- H. **Amendment:** No proposed or existing building, premise or land use authorized as a conditional use may be established, enlarged, modified, structurally altered, or otherwise changed from that approved in the conditional use permit, unless such amendment is authorized in accordance with the standards and procedures set forth in this Section, and the conditional use permit and approved site plan are amended accordingly.
- I. **Other Regulations:** The Zoning Board of Adjustments shall not have jurisdiction to hear, review, reverse, or modify any decision, determination, or ruling with respect to the specific land use designated by any conditional use permit.
- J. **Use Regulations:** Uses allowed by Conditional Use Permit are specified in Section 4.1.E (Use Charts).

Section 3-18: WS, IH-35 West Side Overlay District

OVERLAY AND SPECIAL DISTRICTS

- A. **General Purpose and Description:** The WS, West Side Overlay District prefix is intended to provide for the cohesive development of properties on the west side of IH-35. The WS District is envisioned as a tool to help stabilize and improve property values, to protect and enhance the Village's attractions, to strengthen the economy and to enhance the attractiveness of the Village.

The WS Overlay District allows all uses permitted in the primary base district, as identified by the Permitted Uses section of the appropriate District.

- B. **Declaration of Policy:** The Village Aldermen hereby finds and declares as a matter of public policy that the cohesive development of the west side of IH-35 is a public necessity and is required in the interest of the culture, prosperity, education and welfare of the residents of the Village of Salado. The purpose of the West Side Overlay District is:
 - 1. To take advantage of the unique opportunity of the soon to be developed "Salado West Side" while at the same time, requiring future projects therein to be aesthetically attractive, practically functional and foster a safe and community-friendly environment.

- C. **District Designation:**

- 1. The Village Aldermen may designate certain land, areas, lots and districts in the Village as The West Side Overlay District (WS) and define, amend and delineate the boundaries thereof.
- 2. The prefix WB as established by the amending Ordinance shall indicate the zoning sub-district designation of those buildings, land, areas, and districts which the Village Aldermen has designated as a IH-35 West Side Overlay District.
- 3. In making the WS designation, the Planning and Zoning Commission and Village Aldermen may modify the requirements of the Zoning Ordinance, and may reduce, increase, or revise the height, yard, area, coverage, parking, and any other developmental standards, if such action is determined to be necessary for the cohesiveness of the WS designated property.

D. Designation Criteria: In making such a designation as set forth in Section 29.3, the Village Aldermen shall consider one or more of the following criteria:

1. Transition areas: Driveways and passageways that promote an environment accommodating both pedestrians and automobiles in a safe, efficient and attractive manner.
2. Store frontages/facades that coordinate with each other so as to have an "architecturally cohesive" blend of storefronts.
3. Green space, such as trees, grassy areas and landscaping, with sitting areas that creates an inviting "park-like" area for customers to linger and refresh.
4. Sidewalks and "theme" appropriate lighting.
5. Signage heights and composition should be appropriate to the height adjoining business and in "good taste" by community standards.
6. Salado "West Side" is in close proximity to all of the Salado schools. Therefore, to insure the safety of pedestrians, both children and adults, provisions should be made to assure pedestrian access to stores and other business is not in conflict with service vehicles.
7. West Village Road may be on the "back side" of these stores/businesses. Since West Village Road is an increasingly busy roadway for locals, the "back side" of the business should be functional as well as aesthetically attractive.
8. The use of benches, awnings, art pieces, etc. may all be used to help create a highly functional space with pleasing aesthetic values.

E. Provisions Herein Not to Affect Present Uses: Use classification as to all property which may be included in an IH-35 West Side Overlay District shall continue to be governed by the Zoning Ordinance of the Village of Salado unless specifically adjusted and attached to the amending ordinance at the time of the zoning change.