

Exhibit A

Crown Centre Development Standards

Section 1. Purpose & Intent

The purpose of the Crown Centre Development Standards, hereafter known as the CCDS, is to support development of Crown Centre into a pedestrian-oriented, mixed-use urban development environment, with convenient access to regional highways, shopping, employment, housing, and regional retail services. The goal of the CCDS is to promote an efficient, compact land use pattern; encourage pedestrian activity; reduce the reliance on private automobiles; and provide a more functional and attractive community through the use of recognized principles of urban design.

- 1.1 **Support Economic Development:** The CCDS are created to support economic development, sustainable tax base, and job creation by establishing adjacency predictability of private development that supports and leverages investment in and around Sam Rayburn Tollway (SRT) and SH 121 Business.
- 1.2 **Implement the Castle Hills Commercial Design Guidelines:** The objective of Crown Centre within the Castle Hills Master Planned Development is to foster a major regional employment center with significant regional retail and residential uses within a compact walkable context. Development within this area will be of high intensity, accommodating large scale office and retail users while providing for higher intensity residential within portions of Crown Centre.
- 1.3 **Establish Specific Development Standards:** The development standards herein implement the vision for Crown Centre as established in the Crown Centre Framework Plan (Appendix A), which shall be regulatory in nature and dictate the form, character, and intensity of future development in Crown Centre. Said development will be phased over the next decade. Creation of different subareas within Crown Centre enables specific site and locational standards to be enumerated and applied. Clear standards are provided for location, height, and building elements. Such standards promote sustainability, public welfare, walkable mixed-use development, and housing variety.

Section 2. Application

- 2.1 **Geographic Limits:** These CCDS shall apply to all development in the area referred to herein as Crown Centre.
 - a. **Crown Centre:** The geographic limits for Crown Centre are the total of all the three subareas as described in Appendix D.
 - b. **Subareas within Crown Centre:** Within the limits of Crown Centre, there are three subareas: Subarea 1, Subarea 2 and Subarea 3, as shown in Appendix A. The geographic limits of which are described in Appendix D.

- 2.2 Illustrative Appendix: The following appendix shall be informational and illustrate the vision for development in Crown Centre:
- a. Appendix B: Crown Centre at Castle Hills Conceptual Plan and illustrative renderings (collectively referred to as the “Concept Plan”)
- 2.3 Regulatory Appendices: The following appendices shall be regulatory, and all development in Crown Centre shall, as required by this CCDS, meet the requirements in:
- a. Appendix A: Crown Centre at Castle Hills Framework Plan (“Framework Plan”)
 - b. Appendix C: Crown Centre at Castle Hills Circulation Cross-Sections (“Circulation Cross-Sections”)
 - c. Appendix E: Traffic Impact Analysis – Crown Centre Castle Hills (“TIA”)

Section 3. Administration

- 3.1 Process for Approvals: Development in Crown Centre shall follow the process for approvals established in:
- a. The 1996 General Development Ordinance, as amended and adopted by the 1996 Castle Hills Development Agreement that these standards amend, which was executed among the City of Lewisville, Denton County Fresh Water Supply Districts Nos. 1A and 1B, and Bright Farm Partnership on April 1, 1996 (the “1996 Agreement”), as amended;
 - b. The Castle Hills Commercial Design Guidelines, as they now exist or may be amended (“Commercial Design Guidelines”); and
 - c. Subsections 3.2 and 3.3 below.
- 3.2 Addition of City Staff Member to Architectural Review Committee (ARC): The ARC is the committee appointed to review all architectural plans for development within Castle Hills to ensure that the Commercial Development Guidelines are met, as provided for in the Commercial Development Guidelines.
- a. When convened to consider development in Crown Centre, the ARC shall include a City of Lewisville staff member as an ex-officio member with review and veto authority over all development within Crown Centre per the standards herein (“City ARC Member”).
 - b. The City ARC Member shall be appointed by the City Manager or Designee.
 - c. The Commercial Design Guidelines may not be amended for use in Crown Centre without the prior written consent of the City ARC Member, which consent shall not be unreasonably withheld.
 - d. The City ARC Member shall have the authority to approve:
 - i. a request for modifications of any numerical standard established in Section 6 below up to $\pm 10\%$; and
 - ii. other modifications as specifically provide for in these CCDS.

- e. The City ARC Member may not approve any modifications to any standards relating to development intensity (height and allowed square footage), density or uses permitted.
- 3.3. Conflicts: In the event of a conflict between the 1996 Agreement, the Commercial Design Guidelines, and these CCDS, these CCDS shall control.
- 3.4. Maintenance: The City of Lewisville shall not be responsible for any maintenance or repairs of any improvements or Open Space in Crown Centre unless otherwise expressly agreed to in writing by the City of Lewisville.
- 3.5. Fire Code: All development in Crown Centre shall comply with the Lewisville Fire Code, as amended.

Section 4. Schedule of Uses & Parking

- 4.1 Permitted Uses:
 - a. All uses listed in Table 4.1 below are permitted by right in all subareas, subject to approval as provided for in the 1996 Agreement, the Commercial Design Guidelines, and any specific provisions provided for herein.
 - b. Any use not listed is not permitted in Crown Centre.

Table 4.1 Schedule of Uses and Minimum Parking Requirements

| USE | PARKING (Min. required based on gross square footage unless otherwise noted) |
|--|---|
| ACCESSORY USES AND STRUCTURES | |
| Accessory Building, Structure, or Use | NA |
| Day Care, In-Home | NA |
| Home Occupation | NA |
| Solar Energy System | NA |
| AGRICULTURAL AND ANIMAL USES | |
| Animal Care (Indoor) | 1:300 |
| Veterinarian (Indoor Pens) | 1:300 |
| EDUCATIONAL, INSTITUTIONAL, PUBLIC AND SPECIAL USES | |

| USE | PARKING (Min. required based on gross square footage unless otherwise noted) |
|---|--|
| Business or Commercial School or other Institution of Education | 1 space for every 4 students, teachers and staff |
| Governmental Office and Service | 1:300 |
| Public Park and Playground | NA |
| Public Utility Facility | 1:300 |
| Religious Facility | 1 space for every 4 seats or worship spaces in main sanctuary |
| School, Private | <ul style="list-style-type: none"> ▪ Elementary and Middle School – 1 space for each classroom plus 1 space for each 15 students, based on design capacity. ▪ High School – 1 space per 4 students, faculty and staff, based on design capacity. |
| School, Public or Parochial | |
| MANUFACTURING AND INDUSTRIAL USES | |
| Brewery, Distillery or Winery | 1:1000 for manufacturing space; 1:300 for tasting rooms |
| OFFICE AND PROFESSIONAL USES | |
| Medical Office and Clinic | 1:300 |
| Professional and Administrative Office | 1:300 |
| RESIDENTIAL USES | |
| Multi-Family Dwelling (Standards in Section 4.4 shall apply) | 1.5 spaces per unit |
| RETAIL USES | |
| Bakery/Food Production with Retail Sales | 1:300 |
| Bar | 1:300 |
| Building Material Sales (no outdoor storage) | 1:300 |
| Grocery Store | 1:300 |

| USE | PARKING (Min. required based on gross square footage unless otherwise noted) |
|---|--|
| Restaurant | 1:300 |
| Retail Store or Shop | 1:300 |
| SERVICE & ENTERTAINMENT USES | |
| Bank or Financial Institution | 1:300 |
| Commercial Amusement (Indoor) | 1:300 |
| Day Care Center | 1:300 |
| Dry Cleaning and Laundry Service | 1:300 |
| Extended Stay Facilities (Additional standards in Section 4.5 apply)* | 1 space per guestroom |
| Hotel, Motel or Inn (Additional standards in Section 4.5 apply) | 1 space per guestroom |
| Licensed Massage Therapy | 1:300 |
| Personal Service | 1:300 |
| Theater | 1 space for every 4 seats |
| TEMPORARY USES | |
| Temporary Construction Building | NA |
| VEHICLE AND RELATED USES | |
| Automobile Parking Structure | NA |

* *shall require City Council approval.*

4.4 Additional Standards Applicable to Multi-Family Dwellings:

- a. Crown Centre MF Cap.
 - i. A maximum of 2,000 Multi-Family Dwelling (“MF”) units shall be allowed within Crown Centre in addition to the existing MF unit caps per the 1996 Agreement, as amended (“Crown Centre MF Cap”).
 - ii. Of the 2,000 MF units allowed by the Crown Centre MF Cap, a maximum of 600 MF units shall be allowed in Subarea 1, and a maximum of 600 MF units

- shall be allowed in Subarea 2 (“Subarea MF Cap”). Construction of these MF units must comply with Section 4.4b, below.
- iii. MF units located above the 10th floor of any building shall be considered on a case-by-case basis and will not count towards the Crown Centre MF Cap if approved by the City Council.
- b. Construction of MF Units.
 - i. Of the 2000 units allowed by the Crown Centre MF Cap, 300 MF units shall be available for immediate construction in Subarea 1, and 300 MF units shall be available for immediate construction in Subarea 2.
 - ii. Beyond these initial 600 MF units which are available for immediate construction (i.e., the 300 MF units in Subarea 1 and the 300 MF units in Subarea 2), additional MF units, per the Crown Centre MF Cap and Subarea MF Cap, shall only be allowed in tranches of 300 MF units for each 250,000 square feet of non-residential uses built (and not otherwise counted towards a previous tranche) or which have received a permit to begin construction or are under construction.
 - iii. After the construction of a cumulative total of 1,000,000 square feet of non-residential uses, all remaining unbuilt MF units still available under the Crown Centre MF Cap and the Subarea MF Cap are allowed without limitation.
 - c. Parking. A minimum of 80% of the provided parking for all MF units shall be in a Parking Structure.
 - d. Height. All MF buildings shall be a minimum of 5 stories. Podium Parking may count towards the five-story minimum.
 - e. Development Standards. All MF developments shall be part of and governed by the Castle Hills Commercial Association.
 - f. Minimum MF Unit Size. MF units must be an average of 750 square feet in size, but no MF unit shall be less than 500 square feet in size.
- 4.5 Additional Standards Applicable to Hotels, Motels, Inns and Extended Stay Facilities:
- a. These uses shall meet the requirements in Section 6-182 of Lewisville City Code, and as hereinafter amended.
 - b. In addition, any lodging facility that has rooms with ovens or cooktops shall also require City Council approval of the use.

Section 5. Development Standards

- 5.1 Concept Plan: The Concept Plan (Appendix B) establishes the overarching vision for Crown Centre. It is intended to provide property owners, developers, and the general public information on the intended character of development and help guide their projects to better meet these CCDS. The Concept Plan shows the general layout of streets and blocks, buildings and parking, public and private open spaces, and other improvements on the site.

5.2 Framework Plan: The Framework Plan (Appendix A) applies to all development within Crown Centre.

- a. Public Streets, Private Vehicular Routes, a Pedestrian Spine Trail and Open Spaces.
 - i. The Framework Plan establishes the location of Public Streets, Private Vehicular Routes, a Pedestrian Spine Trail and Open Spaces.
 - ii. The Public Streets, Private Vehicular Routes, Pedestrian Spine Trail and Open Spaces shall be located as shown on the Framework Plan, except as allowed herein.
 - iii. Modifications.
 - a) Modifications which meet the requirements herein may be approved by the City ARC Member.
 - b) Private Vehicular Routes may be modified if the newly proposed Private Vehicular Route:
 - 1. Meets the intent of the Concept Plan, as determined by the City ARC Member;
 - 2. Connects to other Public Streets or Private Vehicular Routes within Crown Centre and its perimeter streets;
 - 3. Does not create a Block Perimeter that is greater than 2,000 feet, unless grade issues, creeks, drainage facilities, or TxDOT driveway spacing requirements make it unfeasible, as determined by the City Engineer;
 - 4. Does not create any Block Faces greater than 600 feet in length unless bisected by a Pedestrian Passage; and
 - 5. Does not reduce the linear length of the Pedestrian Priority Frontage as shown on the Framework Plan for the respective subarea.
 - c) Pedestrian Priority Frontage may be modified if Private Vehicular Routes are modified pursuant to section 5.2a.iii.b).
 - d) Open Space shall be provided as shown in the Framework Plan except that:
 - 1. The location of the Open Space in Subarea 1 may be modified as long as it meets the requirements of these CCDS and is a minimum of 2 acres in size.
 - 2. The location of the Open Space in Subarea 2 may be modified as long as it meets the requirements of these CCDS, is centrally located within Subarea 2, and is at least 1 acre in size.
- b. Minimum Non-Residential Development. The Framework Plan also establishes the required minimum square footage for non-residential uses and number of hotel rooms by subarea.

5.3 Circulation Network:

- a. The Circulation Network consists of Public Streets, Private Vehicular Routes, and a Pedestrian Spine Trail and shall be located as shown in the Framework Plan (Appendix A), unless modified in accordance with Section 5.2.

- b. When the Pedestrian Spine Trail is located within ten feet of a Public Street measured from back of curb, the trail shall be separated from vehicular traffic by a vertical curb, grade separation, a landscape buffer, or a similar treatment.
 - c. No gates shall be permitted across any elements of the Circulation Network identified on the Framework Plan.
- 5.4 Open Space:
- a. All Open Space must be publicly accessible during City of Lewisville park hours of operation and must be designed for outdoor recreation uses (i.e. designed as squares, greens, sports fields, pedestrian or bicycle trails, or greenways and may be associated with civic buildings).
 - b. An irrevocable public access easement shall run across all Open Space. For Open Space in Subarea 3, said easement shall be filed in the Denton County property records within thirty days after City Council approves the 2020 variances related to Crown Centre. For Open Space in Subarea 1 and 2, the public access easement shall be provided at time of final plat. .
- 5.5 Circulation Cross-Sections: The design of the Public Streets, Private Vehicular Routes and Pedestrian Passages shall meet the requirements set forth in the Circulation Cross-Sections, as shown in Appendix C.
- 5.6 Traffic Impact Analysis (TIA) Requirements: A TIA, meeting the requirements set forth in Appendix E, shall be submitted to the City of Lewisville within six months after City Council approves the 2020 variances related to Crown Centre. The TIA shall outline what future required public improvements must be made by the developer and the timing of said improvements as provided for in Appendix E.
- 5.7 Stormwater Management: Stormwater management shall meet the standards in the 1996 General Development Ordinance and the Commercial Design Guidelines.
- a. For Subarea 1 and Subarea 2, regional detention and/or a combination of detention facilities will be provided for on-site runoff so that the post-development runoff from Subareas 1 and 2 shall not exceed the pre-development runoff from those Subareas.
 - b. For Subarea 3, detention shall not be required based on the Midway Branch Drainage Study performed by O'Brien Engineering, Inc. dated April 28, 2014.
- 5.8 Utilities:
- a. On-site public waterlines may be located under pavement in access and utility easements. The real property owner shall be responsible for replacement of such pavement should maintenance or repair be required to the waterline.
 - b. Setbacks from and widths of public utility easements may be adjusted based on the type and size of the underground public utility but will not exceed current City of Lewisville requirements.

- c. Required backflow prevention devices shall be allowed to be located internal to the building they serve so long as the internal location is not more than 50 feet from the right-of-way or an easement line.

Section 6. Site Design & Development Standards

6.1 Pedestrian Priority Frontages:

- a. Build-To Requirements.
 - i. Buildings on lots with Pedestrian Priority Frontage shall have a Front Facade facing the Pedestrian Priority Frontage.
 - ii. The Front Facade of said buildings shall take up 70 percent of the width of the lot facing the Pedestrian Priority Frontage.
 - iii. Required driveways, stairs to access entrance, parks, plazas, squares, improved forecourts, and pedestrian breezeway frontages shall count towards the required building frontage in Section 6.1(a) when designed so that the building better engages the pedestrian environment, as determined by the City ARC Member.
Build-to requirement shall not apply to Open Space lots that are adjacent to a Pedestrian Priority Frontage.
- b. Parking adjacent to Pedestrian Priority Frontages.
 - i. No ground floor parking (in a Parking Structure or surface parking) or any service areas described in the Commercial Design Guidelines shall be permitted along a Pedestrian Priority Frontage.
 - ii. This standard shall not include angled or parallel on-street parking on Private Vehicular Routes. For clarification, on-street parking shall not be permitted on Public Streets as shown in Circulation Cross-Sections attached as Appendix C.

- 6.2. Lot Coverage. Buildings shall cover no more than 90% of the area of their lots. Coverage calculations shall exclude open porches and accessory buildings.

6.3 Setbacks.

- a. Front setback along Pedestrian Priority Frontages
 - i. Minimum of 0 feet
 - ii. Maximum of 20 feet measured from back of adjacent Sidewalk, Pedestrian Passage or the Pedestrian Spine Trail
- b. Front setback along all other Public Streets and Private Vehicular Routes
 - i. Minimum of 0 feet
 - ii. No Maximum
- c. Rear setback: Minimum of 0 feet to the property line.
- d. Side setback: Minimum of 0 feet to the property line.
- e. Stoops, balconies and porches may encroach into setbacks as long as they do not encroach over any parking or travel lanes.

6.4 Height.

- a. Stand-alone MF buildings shall be a minimum of 5 stories.
- b. Non-residential uses shall be a minimum height as designated in the Framework Plan.
- c. No building height maximum.

Section 7. Architectural and Site Design

7.1 Building and Site Design. Building and site design (including screening, landscaping, and perimeter treatments) shall meet the standards and guidelines established in the 1996 Agreement, as amended, and the Commercial Design Guidelines, except where otherwise provided for in these CCDS.

7.2 Parking Structures.

- a. Parking Structures shall have a facade utilizing colors and materials complementary to the building or buildings the Parking Structure services. When possible, Parking Structures shall be located behind buildings to minimize their visibility from adjacent portions of the Circulation Network.
- b. Parking Structures shall not be located with ground floor frontage along any Pedestrian Priority Frontage.
- c. Where a Parking Structure is located adjacent to a Public Street or Private Vehicular Route, which is not a Pedestrian Priority Frontage:
 - i. Parking Structure facades shall be designed with vertical articulation such as changes in planes, columns, pilasters, etc. at least every 40 linear feet.
 - ii. The Parking Structure shall be designed incorporating elements to provide visual interest to the facade(s) closest to and facing the adjacent street. Design elements may include items such as decorative metal panels, murals, landscaping or a combination thereof. Parking Structure ramps shall not be visible from any street. Ramps shall not be located on the perimeter of the Parking Structure.

7.3 Bird Collision Prevention. The north facades of buildings fronting Highway 121 Business that are greater than twenty feet (20') above grade will include avian-deterrent architectural elements related to the exterior glazing.

Section 8. Definitions

8.1 Interpretation of Language:

All provisions, terms, phrases and expressions contained in this CCDS shall be liberally construed in order that the true intent and meaning of the City Council may be fully implemented. The Planning Director, City Engineer and City ARC Member are responsible for making any interpretations of the language in this CCDS.

8.2 General Definitions:

Amenity Zone shall mean that portion of the Public Street or Private Vehicular Route in which the property owner is responsible for the placement of Sidewalks, trees (if required), and street furnishings in a manner that does not obstruct pedestrian access or motorist visibility. The Amenity Zone is shown on Circulation Cross-Sections.

Architectural Review Committee shall mean the committee appointed to review all architectural plans for development within Castle Hills to ensure that the Commercial Development Guidelines are met, as provided for in the Commercial Development Guidelines.

Block Face shall mean one side of a given Public Street or Private Vehicular Route between two consecutive intersecting Public Streets, Private Vehicular Routes, or Pedestrian Passage.

Block Perimeter shall mean the perimeter of a block, measured along the back edge of a Sidewalk located along a Public Street, a Private Vehicular Route or Pedestrian Passage.

Circulation Network shall mean all of the Public Streets, Private Vehicular Routes, and a Pedestrian Spine Trail shown on the Framework Plan.

Front Facade shall mean the front exterior wall of a building where the primary entrance is located.

Open Space shall mean those areas identified on the Framework Plan that are dedicated, designated, or reserved for public use and developed for recreational activities.

Parking Structure shall mean a structure used for the parking of personal or commercial vehicles, for which a fee may be charged. The term can be used interchangeably with a parking garage.

Pedestrian Passage shall mean a paved path that connects two Block Faces at a mid-block location.

Pedestrian Priority Frontage shall be those portions of Public Streets and Private Vehicular Routes identified as the most important pedestrian frontages, where additional design and development criteria are in place to create an interactive pedestrian-friendly environment and where steps should be taken to create an engaging pedestrian environment, as identified on the Framework Plan.

Pedestrian Spine Trail shall mean a paved path dedicated solely for bicyclists and pedestrians that is at least 10 feet in width, as designated on the Framework Plan.

Podium Parking shall mean a Parking Structure that is on-grade and sheltered under a building that is elevated on piers.

Private Vehicular Route shall mean those privately owned and maintained traffic ways which function as a Public Street and provide public access. Private Vehicular Routes are those designated on (or modified from) the Framework Plan.

Public Streets shall mean the publicly dedicated streets and rights-of-way that are designated on the Framework Plan.

Sidewalk shall mean a paved surface intended primarily for pedestrians provided immediately adjacent to Public Streets and Private Vehicular Routes, which are open to the public.

8.3 Land Use Definitions:

ACCESSORY USES AND STRUCTURES

Accessory Building, Structure, or Use: One which: (a) is subordinate to and serves a principal building or principal use; (b) is subordinate in area, extent or purpose to the principal building or principal use served; (c) contributes to the comfort, convenience and necessity of occupants of the principal building or principal use served; and (d) is located on the same building lot as the principal use served. "Accessory" when used in the text shall have the same meaning as accessory use.

Day Care, In-Home: An operation providing care in the caretaker's residence as a home occupation for less than 24 hours per day for 12 (including the caretaker's own children) or fewer children and in compliance with the State of Texas' licensing and registration requirements.

Home Occupation: A business, occupation, profession, or activity of a nonresidential nature that is a customary, incidental, and secondary use of a residential unit conducted by the primary occupant or an immediate family member residing on the premises.

Solar Energy System: A system that transforms energy from sunlight into electricity or heat using specialized electrical or mechanical equipment. The only allowable Solar Energy Systems are those that are attached to any part or type of roof on a building or structure that has an occupancy permit.

AGRICULTURAL AND ANIMAL USES

Animal Care (Indoor): An establishment primarily dedicated to the personal care for and/or grooming of domestic animals, typically dogs and cats, excluding activities that involve outdoor storage, outdoor pens, or outdoor kennels.

Veterinarian (Indoor Pens): An establishment operated by a licensed practitioner of veterinary medicine for the purposes of healing or administering medical services to typical domestic animals or pets. This includes the short-term boarding of animals in indoor kennels, with no outside pens or runs.

EDUCATIONAL, INSTITUTIONAL, PUBLIC AND SPECIAL USES

Business or Commercial School or Other Institution of Education: An entity other than Public, Parochial or Private Schools, that offers instruction in the acquisition of knowledge and skills associated with a trade, art, or occupation.

Governmental Office and Service: An establishment primarily associated with a public entity, including local, county, state, and federal governments and school districts, in the administration of public policy and services. This definition includes public libraries, police and fire stations, post offices, recreation centers, and associated parking lots or structures.

Public Park and Playground: Any publicly-owned park, playground, beach, parkway, greenbelt or roadway within the jurisdiction and control of the City of Lewisville.

Public Utility Facility: An industrial facility that is owned and used by a governmental entity and physically engaged in the production, processing, or transformation of electricity, natural gas, drinking water, wastewater, telecommunications, or solid waste.

Religious Facility: A structure or structures, including associated accessory structures provided for herein, principally housing regular religious assembly and activities that are customarily associated with worship. Other associated accessory structures include living quarters for the principal religious leaders, social centers, fellowship halls, cemeteries and columbariums, classrooms for religious instruction, and day care centers. A columbarium is permitted as an accessory use.

School, Private: A private institution primarily engaged in the formal education or instruction of students in a curriculum equivalent to public elementary or secondary school.

School, Public or Parochial: A public or religious institution primarily engaged in the formal education or instruction of students in an elementary or secondary curriculum but not including Private Schools or Business or Commercial Schools or Other Institutions of Education.

MANUFACTURING AND INDUSTRIAL USES

Brewery: An establishment where beer or malt liquor is brewed.

Distillery: An establishment where alcoholic liquor is distilled.

Winery: An establishment that produces wine.

OFFICE AND PROFESSIONAL USES

Medical Office and Clinic: A building or group of buildings where professional or consulting services and treatments in various medical or healthcare fields are provided, including general medicine, vision and dental care, and mental healthcare.

Professional and Administrative Office: The provision of professional or consulting services in various fields as a primary commercial activity. These services may include, but are not limited to, law, architecture, design, engineering, accounting, financial services, real estate, and other fields where the sale of goods is not the primary business activity.

RESIDENTIAL USES

Multi-Family Dwelling: A building or portion thereof constructed for and/or occupied by three or more families and containing three or more dwelling units located upon the same building lot, or a building constructed with at least one dwelling unit above another dwelling unit.

RETAIL USES

Bakery/Food Production with Retail Sales: A retail establishment dedicated to the on-site production and sale of baked goods for display and consumption.

Bar: An establishment licensed by the state for the sale of alcoholic beverages that derives more than 75 percent of the establishment's gross revenue from the on-premises sale of alcoholic beverages for on-premises consumption.

Building Material Sales (no outdoor storage): Buildings in which raw building materials or lumber is stored for sale. This use includes associated materials and supplies with no outdoor storage on the site.

Grocery Store: A store where greater than seventy-five percent of the floor area of the store is devoted to the sale of food products for home preparation and consumption, which typically also offers other home care and personal care products, and which are substantially larger and carry a broader range of merchandise than convenience stores.

Restaurant: A commercial establishment primarily engaged in the preparation and retail sale for on-premises consumption of food and beverages.

Retail Store or Shop: A business engaged in the selling of goods and merchandise directly to a consumer for personal or household consumption and including services incidental to the sale of such goods.

SERVICE & ENTERTAINMENT USES

Bank or Financial Institution: A commercial establishment open to members of public with primary business activities that involve the depositing, loading, exchanging, or issuing of money. These institutions may also be involved in the extension of credit to qualified persons, as well as the facilitation of the transmission of funds to other locations, including automated teller machines.

Commercial Amusement (Indoor): An amusement or entertainment enterprise wholly enclosed and operated within a building. This includes, but is not limited to, bowling alleys, skating rinks, health clubs, racquetball clubs, indoor tennis courts, gymnasiums, swimming pools, teen clubs, and dance halls.

Day Care Center: An establishment at a location other than a residence, licensed by the State of Texas to provide care for children in compliance with all applicable state laws and regulations, that is not primarily engaged in the formal education of students in an elementary or secondary curriculum.

Dry Cleaning and Laundry Service: An establishment dedicated to the pick-up, drop-off, or delivery of clothing that is dry cleaned at another location, with no laundry operations on-site.

Extended Stay Facilities: A hospitality establishment, providing kitchen facilities in each guest room including a cook-top or oven, and that provides accommodations for visitors who stay for a period of time that is generally longer than a typical stay at a Hotel, Motel or Inn. This definition shall not include other dwelling units as defined by the CCDS. An Extended Stay Facility is a nonresidential use.

Hotel, Motel or Inn: An establishment offering lodging, the use of guest rooms or sleeping accommodations, to the transient public for compensation. Hotels, motels or inns furnish customary hotel services and may contain a restaurant, club, lounge, banquet hall, meeting rooms and other accessory uses. A Hotel, Motel or Inn is a nonresidential use. This term shall not include Extended Stay Facilities.

Licensed Massage Therapy: A health care service practiced by a licensed massage therapist as defined and regulated by state law. Massage therapy includes the manipulation of soft tissue for therapeutic purposes, the use of oil, heat lamps, hot and cold packs and other supplemental materials.

Personal Service: A commercial establishment primarily engaged in providing personal self-improvement, beautification, or the maintenance of individual wellbeing, including barbers, salons, spas, nail salons, tattooing or similar services.

Theater: An indoor venue primarily dedicated to the display of films or live performances for the members of the public, and incidental activities including the sale of food and drink items for patrons.

TEMPORARY USES

Temporary Construction Building: A temporary, permitted structure or structures that provides space for activities and employees related to a specific construction or development project.

VEHICLE AND RELATED USES

Automobile Parking Structure: A Parking Structure which serves as the primary use on the lot.

Appendix A
Framework Plan

Appendix B
Concept Plan

Appendix C
Circulation Cross-Sections

Appendix D
Geographic Limits of Crown Centre and Subareas

Appendix E
TIA Standards