

EXHIBIT B

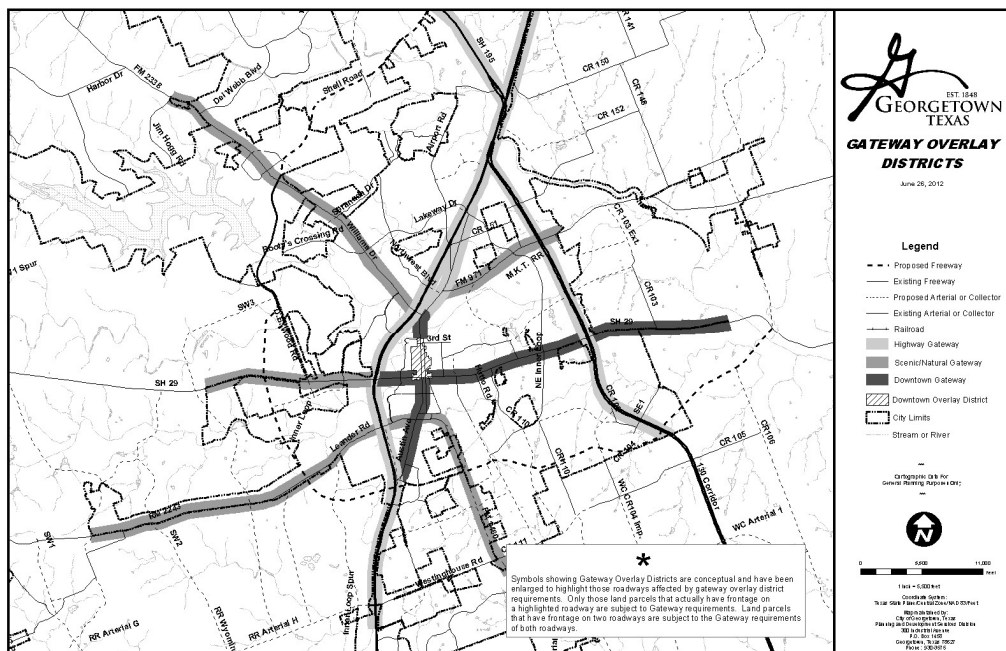
Tree Preservation and Landscape Standards
General Amendment No. 20-03

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Chapter 4 - ZONING DISTRICTS

SECTION 4.11. - GATEWAY OVERLAY DISTRICT

This section establishes that certain roadways within the City limits shall be considered gateways into Georgetown and properties fronting such roadways shall be subject to special landscaping and design standards.



This map is available for viewing at the [office of the Planning and Development Department office](#) or as a downloadable map at <http://maps.georgetown.org>. The map is simply a graphical depiction of each corridor; it does not infer boundaries or a hierarchy of roadways for determining the gateway classification.

Purpose and Intent.

The purpose of the Gateway Overlay [districts](#) (Gateways) is to protect and enhance the entrance corridors to the City [and Downtown](#) with landscaping, setbacks, and special design standards. The intent of the Gateways [are](#) to establish entrance corridors that herald the approach to the City, define the arrival to a destination, and link common elements together.

Sec. 4.11.010. - Applicability.

~~All properties within~~ [The Gateway Overlay districts shall be designated on both side of the specific corridors listed in Section ~~4.11.030~~ 4.11.020, and shall have a width of 100 feet measured](#)

from the edge of the right-of-way. Properties within the Gateway Overlay districts shall follow the design standards in Section ~~4.11.040~~ 4.11.030 and landscaping provisions set forth in Section 8.04.050 at the time of development. Gateway planting requirements may be credited toward the landscape requirements per in accordance with Chapter 8. Where the requirements of this section and the underlying zoning district conflict, the standards of this section shall apply. ~~However, if~~ another zoning overlay district exists on the property, the ~~Gateway~~ more stringent standards shall ~~not~~ apply.

Sec. 4.11.020. - Gateway Corridors.

The following corridors include roadways that are considered gateways into the community. Each Gateway category represents different roadways in town and may contain differing landscape buffer sizes and landscaping/design requirements. The relevant Gateway landscape buffer shall be shown on a plat and/or Site Development Plan as a landscape easement. The landscape buffer shall be considered to begin at the right-of-way line of each applicable roadway, regardless of the distance from the actual road. When Gateway corridors intersect or abut each other, the centerline of the roadway shall be used to determine the division of the corridor.

A. Highway Gateways—25-Foot Landscape Buffer.

The purpose of the Highway Gateway is to positively reflect the image of the City by enhancing development with well designed Site Plans and landscaping while maintaining a safe and effective interstate highway. Site design proposals along the highway gateways shall break up large masses of parking and pavement with well planned open space components. Additionally, careful analysis is required of view corridors from the highway. Strategically placed tree groupings should be located to frame desired views while screening parking areas. Highway Gateways include both the highway's main lanes and designated frontage roads.

1. Interstate Highway 35.
2. State Highway 195.
3. State Spur 158 (North Austin Avenue).
4. State Highway 130.

B. Scenic/Natural Gateways—25-Foot Landscape Buffer.

The purpose of the Scenic/Natural Gateway is to reflect the natural characteristics of the land. These Georgetown roadways are prominent arterials and growth zones leading into the City. The purpose of the design standards for the Scenic/Natural Gateway corridors is to maintain the existing informal character as they develop. For developments that occur along the Scenic/Natural Gateways, designers shall integrate the natural characteristics of the land into the

landscape design. Informal tree massings, planting of under story trees, incorporation of native stones and boulders and use of native grasses and wildflowers are examples of how to blend required plantings with native plantings.

1. F.M. 2243 (Leander Road).
2. State Highway 29 (University Avenue), west of the intersection of I.H. 35 and east of the intersection of Southwestern Boulevard.
3. State Spur 26 (South Austin Avenue).
4. F.M. 2338 (Williams Drive).
5. F.M. 971.
6. F.M. 1460.

C. Downtown Gateways—Ten-Foot Landscape Buffer.

The purpose of the Downtown Gateway standards is to enhance and unify the appearance of the major roadways adjacent to, and directly leading into downtown Georgetown. Because of the close proximity to the Downtown District, the appearance of the Downtown Gateway shall reflect a relatively formal, urban extension of the downtown and visually enhance its aesthetic appearance. In order to establish the formal appearance, trees shall be evenly spaced and located equal distance behind the property line. Although the intent for the Downtown Gateway corridors is to establish a consistent, formal landscape appearance, the design standards are not intended to adversely affect existing trees along the roadways. Variations to these standards are allowed to provide for the preservation of existing trees.

All non-residential properties in Downtown Gateways are subject to special setback design requirements, denoted in Subsection 4.11.040030.B.

1. South Austin Avenue, beginning north of the intersection of F.M. 1460/F.M. 2243 (Leander Road) and ending at the southern boundary of the Downtown Overlay District.
2. North Austin Avenue, beginning at the northern boundary of the Downtown Overlay District and ending at the intersection of F.M. 2338 (Williams Drive).
3. State Highway 29 (University Avenue), beginning at the western boundary of the Downtown Overlay District and ending at the intersection of I.H. 35.

4. State Highway 29 (University Avenue), beginning at the eastern boundary of the Downtown Overlay District and ending at the intersection of Southwestern Boulevard.

Sec. 4.11.030. – Gateway Design Standards.

A. Landscaping Standards.

Calculation of required landscaping must comply with Section ~~8.078.04.050~~, Gateway Overlay District landscape. Where regulations and requirements for Gateways and the ~~underlying another~~ zoning district conflict, the more restrictive regulations shall apply.

B. Special Setbacks in the Downtown Gateway.

1. For all non-residential properties in the Downtown Gateway, regardless of zoning district, the front setback is zero. For purposes of this setback, the property line will be replaced with the edge of the gateway landscape buffer.
2. Parking is prohibited between the front building line and edge of the Gateway landscape buffer.
3. The front building line shall comprise of a minimum of ~~40~~forty percent (40%) of the primary facade of the primary building.
4. Features allowed between the front building line and the landscape buffer shall be limited to those allowed in Subsection ~~7.03.030.A.4.a.v.i~~7.02.030.C.4.
5. Fencing shall meet the requirements in Section 8.07.030.

C. Sidewalks.

Sidewalks shall be required in accordance with Table 12.03.020. All sidewalks shall be constructed and designed to coordinate the location of any new sidewalks and to tie into existing sidewalks. If the sidewalk lies within the Gateway landscape buffer, some portion of the site's required landscaping shall be located between the sidewalk and the designated right-of-way. Properties in the Downtown Gateway require construction of a minimum six-foot sidewalk. Scenic and Highway Gateways require sidewalks, where applicable, in accordance with Section 12.02.

D. Parking.

No parking will be allowed within a Gateway landscape buffer and all screening of adjacent parking will be in accordance with Section 8.04.070.

E. Site Limitations.

1. Drainage facilities are not allowed within a Gateway landscape buffer except those that are necessary to convey drainage in the shortest possible route to or from the street right-of-way, if determined to be required by the Development Engineer. If determined to be necessary in such instances, the drainage facilities shall follow the design requirements in Section 11.0504. Drainage facilities include all detention ponds, water quality ponds, outlet structures, drainage berms, improved channels or other improvements associated with the drainage improvements.
2. Dumpsters and mechanical equipment are not allowed in the front, side, or rear setback if the setback is directly adjacent to a Gateway roadway.
3. All utilities installed for the development shall be located underground. The developer shall not have to retrofit existing utilities.
4. No service areas or service drives shall be permitted to front a Gateway roadway.

F. Boundary Walls.

Residential boundary walls may be required, as described in Section 8.07.060.

