

3.17 SCENIC INTERSTATE CORRIDOR DISTRICT

A. PURPOSE

The purpose of the Scenic Interstate Corridor Overlay District is to preserve the natural landscape and the scenic hill country views that characterize IH-10 as it passes through the Balcones Escarpment and into the Edwards Plateau Ecoregion, by minimizing the visual and environmental impact of auto-oriented development on the natural landscape.

B. APPLICABILITY

These requirements shall be applicable as follows:

1. For property east of IH-10, these requirements shall apply to all property located within 500 feet of the IH-10 right of way.
2. For property that is west of IH-10, these requirements shall apply for all lots located, in full or in part, within 500 feet of the IH-10 right of way.

C. SUBAREAS ESTABLISHED

The three subareas of the district are organized by elevation range, and include:

1. High Elevation Area
The highest elevations along the I-10 corridor are found near the intersections of I-10, Bandera Road and School Street. This area carries a significant potential impact on views from IH-10. Height restrictions are most significant in this subarea, but setbacks are least restrictive. Sign height is restricted more in this subarea than it is in the others.
2. Medium Elevation Area
The Medium Elevation Area includes the majority of the IH-10 frontage within the City's jurisdiction. Building height is not as restricted in this subarea and is a function of building setback distance from IH-10.
3. Low Elevation Area
The Low Elevation Area includes those locations within the Scenic Interstate Corridor that are oriented at lower elevations. Within this subarea are several riparian areas and Drainageway Protection Zones. Building height is most permissive in this subarea but is a function of building setback distance from IH-10. Sign height is also most permissive in this subarea.

D. USES

Uses shall be in accordance with the base zoning of the property.

E. DIMENSIONS

1. High Elevation Area
 - a. Maximum building height is 30 feet, regardless of base zoning.
 - b. Minimum building setbacks:
 - i. Minimum building setback from the IH-10 right of way is 40 feet.
 - ii. All other setbacks shall be in accordance with the base zoning of the property.
2. Medium Elevation Area
 - a. Building Height
 - i. Maximum height for buildings in the Medium Elevation Area ranges from 30 feet to 50 feet and shall be a function of building setback.
 - ii. For any building over 30 feet, the maximum allowable building height shall be calculated as $1/3$ of the distance from the IH-10 right of way to the nearest building line.
 - iii. Regardless of building setback, no building in the Medium Elevation Area shall exceed a height of 50 feet.
 - b. Building Setbacks

- i. Buildings shall be set back at least 50 feet from the I-10 right of way.
 - ii. All other setbacks shall be in accordance with the base zoning of the property.
- 3. Low Elevation Area
 - a. Building Height
 - i. In the Low Elevation Area, maximum building height ranges from 40 feet to 75 feet and shall be a function of building setback.
 - ii. For any building over 40 feet, the maximum allowable building height shall be calculated as 1/3 of the distance from the IH-10 right of way to the nearest building line.
 - iii. Regardless of building setback, no building in the Low Elevation Area shall exceed a height of 75 feet.
 - b. Building Setbacks
 - i. Buildings shall be set back at least 50 feet from the I-10 right of way.
 - ii. All other setbacks shall be in accordance with the base zoning of the property.

F. SCREENING AND LANDSCAPING – ALL SUBAREAS

- 1. IH-10 Landscape Buffer
 - a. A landscape buffer with a depth of at least 30 feet shall be preserved along the property's IH-10 frontage.
 - b. The buffer shall be continuous for at least 80% of the IH-10 lot frontage, at the minimum 30-foot depth. Exclusions may be permitted for any TxDOT design requirement.
 - c. The landscape buffer shall exclude any utility easement. Utility easements shall be landscaped, in accordance with the City's requirements for utility easements, but utility easements shall not be counted toward the 30-foot landscape buffer requirement.
 - d. If utility easements are split, the Planning Director may allow the landscape buffer to also be split, to accommodate necessary utility easements.
 - e. All existing protected trees shall remain within the 30-foot landscape buffer area.
 - f. There shall be depth to the planting design for the buffer area, incorporating understory material as well as shade trees, so that the buffer zone functions as a full screen for the buildings as well as the parking areas of the site.
 - g. The landscaping design shall incorporate and complement the existing protected trees.
 - h. Trees from the City's large tree list shall be a required element of the landscape buffer, to maximize screening of buildings.
- 2. Screening of Parking Areas Along Cross Streets
 - a. All parking areas along cross streets shall be screened from view from the public right of way.
 - b. Live landscape screening capable of providing a solid screen that is 36-inches in height (18 inches within easement areas) within two years, as determined by a registered landscape architect, certified nurseryman, or master gardener, shall be planted in a prepared bed at least three feet (3') in width.
 - c. Wrought iron fencing or a masonry wall combined with live landscape screening may be allowed, provided that at least 50% of the face of the fence or wall is screened by live landscape screening within two years.
 - d. Live screening material shall be at least 2 feet tall at time of installation.
- 3. Grass areas, swales and areas subject to erosion shall be solid-sodded.

G. SIGNAGE

- 1. Freestanding Signs: Number and Separation
 - a. In the absence of a Master Sign Agreement, only one freestanding sign is allowed per street frontage.
 - b. A minimum separation distance of 100 ft shall be maintained between freestanding signs along the IH-10 frontage.
- 2. Prohibited signs
 - a. Portable changeable message board signs
 - b. Bulletin board cabinet signs
- 3. Signs with additional requirements
 - a. Pole signs
 - i. Sign height for pole signs
Sign height and sign area for pole signs shall be according to subarea, as follows.

- (a) In the High Elevation Area pole signs shall not exceed 20 feet in height without a Certificate of Approval from the Design Review Committee (DRC). The maximum height for any pole sign in the High Elevation Area is 30 feet.
 - (b) In the Medium Elevation Area, pole signs shall not exceed 30 feet in height without a Certificate of Approval from the Design Review Committee (DRC). The maximum height for any pole sign in the High Elevation Area is 40 feet.
 - (c) In the Low Elevation Area pole signs shall not exceed 40 feet in height without a Certificate of Approval from the Design Review Committee (DRC). The maximum height for any pole sign in the High Elevation Area is 60 feet.
 - ii. Sign area for pole signs
 - (a) The sign area shall not exceed 40 square feet per sign face.
 - b. Pylon Signs
 - i. Pylon signs shall include a decorative cap and base, which count toward the sign height.
 - ii. Sign area for pylon signs
 - There is no maximum limit to sign area for pylon signs in the Scenic Interstate Corridor.
 - iii. Sign height for pylon signs
 - (a) In the High Elevation Area pylon signs shall not exceed 20 feet in height without a Certificate of Approval from the Design Review Committee (DRC). The maximum height for any pylon sign in the High Elevation Area is 30 feet.
 - (b) In the Medium Elevation Area, pylon signs shall not exceed 30 feet in height without a Certificate of Approval from the Design Review Committee (DRC). The maximum height for any pylon sign in the High Elevation Area is 45 feet.
 - (c) In the Low Elevation Area pylon signs shall not exceed 40 feet in height without a Certificate of Approval from the Design Review Committee (DRC). The maximum height for any pylon sign in the High Elevation Area is 60 feet.
 - c. Signs requiring Certificate of Approval from Design review Committee
 - i. Digital Sign
 - ii. Illuminated sign where the illumination is not static
 - iii. Electronic message board
 - (a) Electronic message boards larger than 30% of the maximum allowable area of a sign face shall require a Certificate of Approval from the Design Review Committee.
 - (b) Manual changeable copy sign
 - (c) Manual changeable copy sign shall require a Certificate of Approval from the Design Review Committee.
4. All Other Sign Types
- For all other sign types, the requirements of Chapter 9: Signage shall apply.