

# Downtown Transition Overlay (Residential Construction)

**Purpose:** To preserve the look and feel of historic Downtown Cleburne and abutting areas and encourage the development of mixed commercial and residential uses while ensuring that new development or redevelopment is complementary to Downtown.

(Page 1 of 2)



Front facades of residential dwellings must be constructed with wood or cement panel siding, stacked and mortared brick, or natural stone, and meet the following:

## Primary Facade:

Up to 20% Brick or Stone

## Secondary Facade:

At least 80% treated or painted wood siding or cement panel siding with wood-look and finish

## Req. Building Elements:

Integrated covered porch

Rear or alley-fed garage

Minimum 6" eaves

Architectural shingle or standing seam metal roof

## At least 2 of the following:

4:12 to 12:12 roof pitch

Decorative Columns

Arched entryway

Decorative windows

Dormers or bay windows

Eave brackets or rafter tails

Gables with contrasting color, material, or architectural technique

(dwellings over 2,000 SF must include a third feature from the above list)



**What does this mean for my property that is already developed?**

Your property is considered "grandfathered" which means you can continue to use your property as you are today.

A single-family detached residential dwelling may be constructed anywhere within the Downtown Transition Zone

## Downtown Transition Overlay

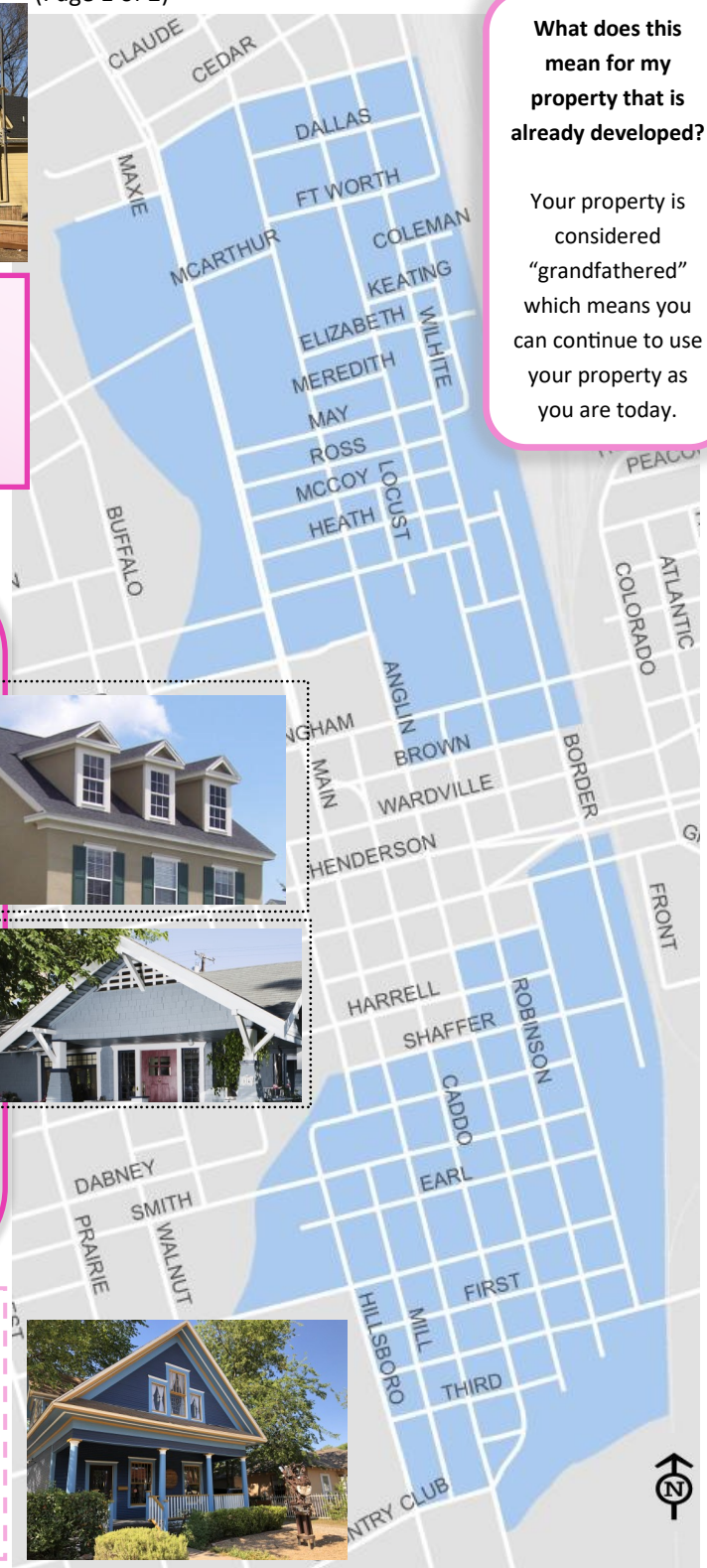
Want to find out what your property is zoned?

Click [here](#) to view our Interactive Zoning Map!

Development in the Downtown Transition qualifies for reduction or exemption from certain parking, landscaping, and dimensional requirements



Visit us at [www.cleburne.net/zoningupdate](http://www.cleburne.net/zoningupdate), send us an email at [ZoningUpdate@cleburne.net](mailto:ZoningUpdate@cleburne.net) or give us a call at 817-645-0947 or 817-556-8811 for more information!



# Downtown Transition Overlay (Nonresidential Construction)

**Purpose:** To preserve the look and feel of historic Downtown Cleburne and abutting areas and encourage the development of mixed commercial and residential uses while ensuring that new development or redevelopment is complementary to Downtown.

(Page 2 of 2)

**Materials Requirements:** At least 75% class 1 materials on the front façade and 65% on the secondary facades (remainder class 2)

## Class 1 Materials:

Brick or Stone  
Glazed Ceramic or Porcelain Tile  
Stucco using 3-step process

## Class 2 Materials:

Synthetic Stucco or "EIFS"  
CMU block  
Architectural metal panel  
Treated wood panel  
Applied brick or stone  
Curtain wall or storefront glass  
Fiber cement panel

Buildings 10,000 SF or under must utilize at least one of the features below. Buildings over 10,000 SF must provide at least two of the features below:

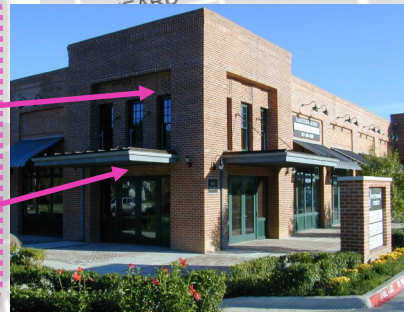
## Outdoor patios

## Cornice projections

Decorative window framing such as a cornice, roundels, arches, transom, soldier course, or similar feature

## Vertical or horizontal recesses or projections

One or more canopies, awnings, or porticos extending past the public entryway



Non-Residential buildings can also be constructed to the same standards as a residence (see opposite page)

## Downtown Transition Overlay

Want to find out what your property is zoned?

Click [here](#) to view our Interactive Zoning Map!

Parking must be located to the side or rear of the building and take up no more than 50% of the lot frontage along any facade



Visit us at [www.cleburne.net/zoningupdate](http://www.cleburne.net/zoningupdate), send us an email at [ZoningUpdate@cleburne.net](mailto:ZoningUpdate@cleburne.net) or give us a call at 817-645-0947 or 817-556-8811 for more information!