APPENDIX

APPENDIX A PLANT MATERIAL PALLETE

Common Name Trees[1]	Botanical Name	
Ashe Juniper, female	Juniperus ashei	
Cedar elm	Ulmus crassifolia	
Live Oak	Quercus virginiana	

Common Name Shrubs[2]	Botanical Name	
Autumn Sage/Cherry Sage	Salvia greggii	
Dwarf Yaupon Holly	Ilex vomitoria	
Indian Hawthorn	Rhapiolepis indica	
Nandina	Nandina domestica	
Rosemary	Rosmarinus officinalis	

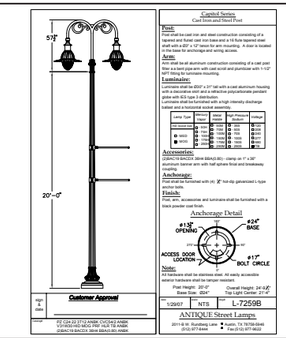
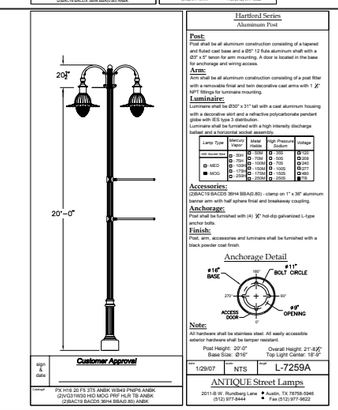
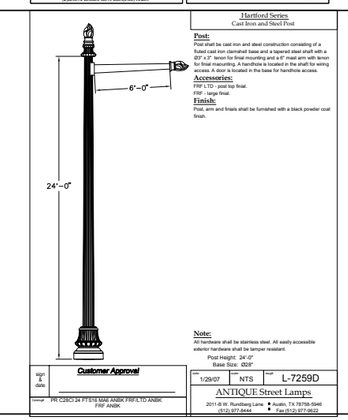
Common Name	Botanical Name
Groundcover[3]	
Asian Jasmine	Trachelospermum asiaticum
Liriope var.	Liriope spp.
Ophiopogon	Ophiopogon japonicus
Vinca	Vinca major (minor)
Weeping Love Grass	Eragrostic curvula
Winter Creeper	Euonymus fortunei 'Coloratus'

1 Trees shall be 4" caliper, 12" above root ball at planting

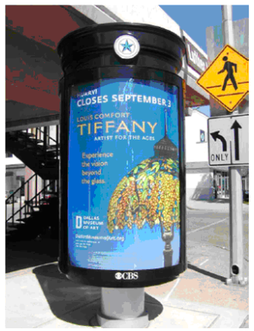
2 Shrubs shall be a minimum of 5 gallons at planting

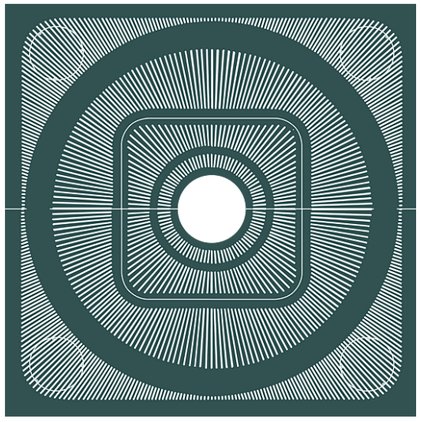
3 Groundcover shall be a minimum of 4" pot installation at planting

APPENDIX B STREET FURNITURE, FIXTURES AND HARDWARE

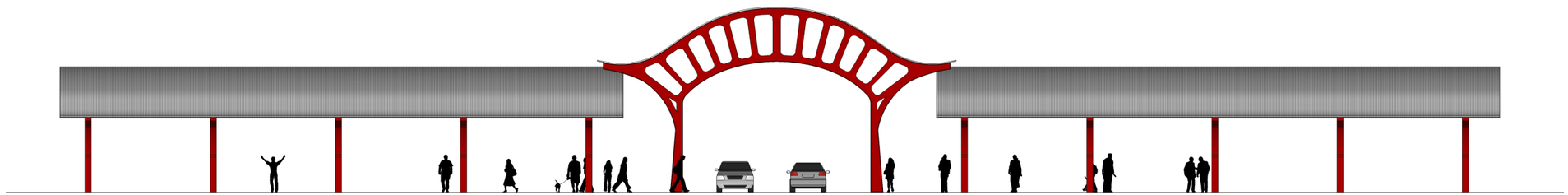
ELEMENT	DESCRIPTION
Street Lights	
Luminaire	Luminaire fixture shall be product number VG31RWR30, as supplied by Antique Streetlights. Two fixtures shall be used for each streetlight. Fixtures shall be fitted with 150 Watt high pressure sodium bulbs. 
Pole and Mounting bracket	Poles shall have a 5" tapered, fluted shaft, of the Hartford series (model no. PCP48 C16) as provided by Antique Streetlights. Poles shall be a height of 21'-0". All poles shall be of a double luminaire mount design. The pole mounting arms shall be model WB2, with mounting arms arranged at 180 degrees. All poles shall be constructed of aluminum and shall be black in color. 
Banner Arms	Banner arms shall be double banner arms, and shall be model number ____ from Antique Streetlights. All banner arms shall be black in color. 

Landscape Lights	
Tree Lights	Tree lights shall be BAM or BAS series, as provided by Greenlee Lighting. Finish shall be black with High Pressure Sodium Bulbs with minimum wattages. Glare shields must be provided. Tree-mount J-Boxes shall be provided for all tree lighting.
Hardscape Elements	
Brick Paving	Brick paving shall be Mark Series provided by Pavestone, Inc., with color pallettes ranging from light browns to maroon.
Concrete sidewalk	Concrete paving shall receive a light to medium broom finish with mixes composed of aggregates that lend a tan color to the final product.

Amenities	
Benches	Benches shall be Plainwell benches, provided by Landscape Forms, having dimensions of 25” x 32” x 72”. The benches shall be constructed of aluminum and the color shall be Stormcloud. The benches shall have no intermediate arms.
Bike Rack	Bike racks shall be Pi Racks, manufactured by Landscape Forms, and the color shall be Stormcloud.
Bollards	Bollards shall be of the Hartford series, manufactured by Antique Street Lamps, and the color shall be dark bronze.
Kiosks	Street kiosks, similar to those produced by CBS Outdoor Corporation, shall be used for advertising and information in the Downtown Plaza District. 

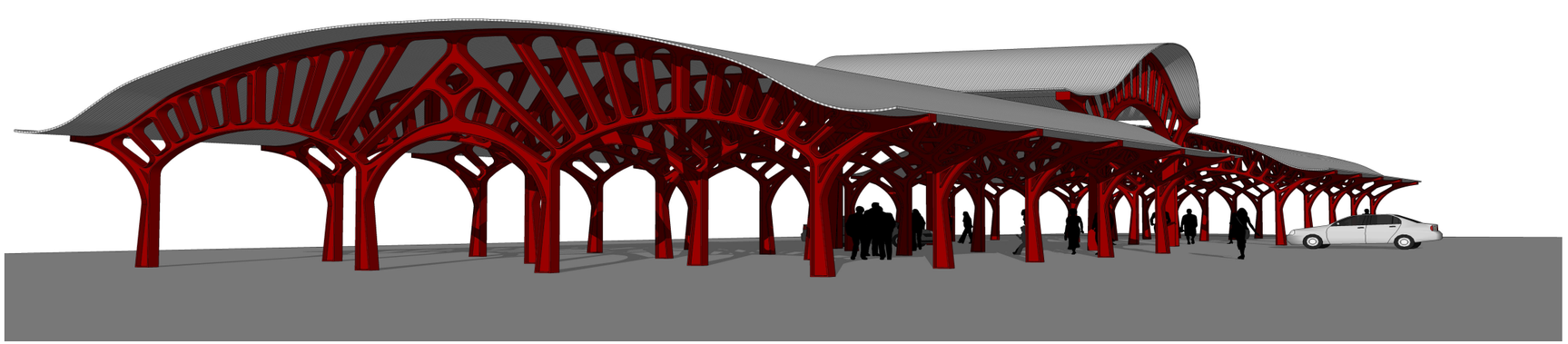
Planters	Planters shall be of the Jardin series, manufactured by Canterbury International, in a color that complements Stormcloud (Landscape Forms).	
Trash Receptacles	Trash receptacles shall be 35-gallon aluminum, of the Plainwell Series, provided by Landscape Forms, and the color shall be Stormcloud.	
Tree Grates	Tree grates shall be Quest (6' x 6' square) with Black Cast Iron finish, as supplied by Canterbury International. Quest series provides opportunity for inscriptions that, if desired, could indicate "City of Corsicana" and the city founding date.	

APPENDIX C DESIGN CONCEPT - FARMER'S MARKET STRUCTURE



5th Avenue Elevation

12th Street Elevation



Perspective

APPENDIX D DOWNTOWN PLAZA DISTRICT OVERLAY SAMPLE ORDINANCE

ORDINANCE NO. _____

AN ORDINANCE TO ESTABLISH THE DOWNTOWN PLAZA OVERLAY DISTRICT BY ADDING CHAPTER _____ TO THE CITY OF CORSICANA MUNICIPAL CODES

An ordinance adding Chapter _____to the "City of Corsicana _____ Code", of the City of Corsicana as amended; establishing an Overlay District No. _____ (hereinafter known as the Downtown Plaza Overlay District) for certain property within the Downtown Plaza District as shown in Exhibit A; providing for inclusion of Streetscape, Site Design, and Architectural Guidelines prepared by MESA; providing a penalty not to exceed $2,000.00 for each offense (as defined in Section _____ of the City of Corsicana Building Code); providing a saving clause; and providing an effective date.

WHEREAS, The City of Corsicana has completed a Planning Process which establishes Streetscape, Site Design and Architectural Guidelines (Exhibit "B") for an area known as the Downtown Plaza District; and

WHEREAS, the City of Corsicana has designated an area generally bordered by Highway 31 (on the South), 15th Street (on the west), 2nd Street (on the north), and Business 75 (on the east) as the Downtown Plaza District; and

WHEREAS, The Planning process conducted by the City of Corsicana has included participation by the Citizens of Corsicana, property owners within the Downtown Plaza District, the Planning Commission, and the Corsicana City Council in a Planning Process resulting in Streetscape, Site Design, and Architectural Guidelines; and

WHEREAS, the City of Corsicana has determined that Streetscape, Site Design, and Architectural Guidelines will enhance the economic impact of a City investment in the creation of a Central Downtown Plaza; and

WHEREAS, the creation of a Central Downtown Plaza will advance progress toward implementation of goals and objectives as stated in the Corsicana Comprehensive Plan; and

WHEREAS, the City of Corsicana has determined that Streetscape, Street Interface, and Architectural Guidelines applied to public and private development within the Downtown Plaza District will enhance the quality of life for the people of Corsicana; and

WHEREAS, the City of Corsicana City Council has determined that creation of a Downtown Plaza Overlay District is the best way to implement Streetscape, Street Interface, and Architectural Guidelines and therefore finds it in the public interest to grant a Downtown Plaza District Overlay District Ordinance, subject to certain conditions; Now, Therefore,

BE IT ORDAINED BY THE CITY OF CORSICANA

SECTION ONE: PURPOSE AND PROVISIONS.

That Chapter _____ of the City of Corsicana _____Code, as amended, is hereby amended to include a Downtown Plaza Overlay Ordinance that:

1.01 Serves the Public Interest: The citizens of the City of Corsicana have participated in a Master Planning Process that identified the downtown area of Corsicana as a target zone for economic development initiatives that would stimulate the revitalization of this historic City core. Key among these initiatives is creation of a greater cognitive identity, visual continuity, and pedestrian compatibility within governmental and commercial zones connected by a major public space called the Downtown Plaza. The Downtown Plaza Overlay District is intended to advance legitimate Public Interest that includes enhancement of the quality of life, preservation of the historical character of the downtown core, creation of a more active and commercially viable downtown core, and stimulation of private investment in residential and commercial development that compliments the architectural character of the downtown area.

1.02 Establishes a District Boundary: The Downtown Overlay District includes all property within and area bounded by the west right of way line of 13th Street, the south right of way line of 7th Street, the east right of way line of Business 75, and the north right of way line of 2nd street

1.03 Establishes Plaza District Sub-districts: The Downtown Plaza Overlay District is divided into three sub-districts. The Sub-districts and their boundaries are:

A. The Commercial Frontage Zone: This sub-district establishes the primary visual character for downtown Corsicana and included many of its historic commercial building stock. This sub-district includes properties within an area:
   - Extending one half block east and one half block west of Beaton Street.
   - Extending one half block north and one half block south of 5th Street
   - Extending 60 feet north and 60 feet south of the proposed Downtown Plaza
   - Including the entire street right of way for 5th street west of the proposed Downtown Plaza up to and through the historic carriage District.

B. The Governmental Frontage Zone: This sub-district encompasses the major governmental, cultural, and institutional buildings within the downtown core. The sub-district includes properties within an area:
   - Extending 100 feet east of the east right of way line of 13th Street north and

south of the 5th street intersection.

- Extending west of the west right of way line of 13th Street to the west right of way line of 14th Street between 2nd Street and 7th Street.

C. The District Support Zone: This sub-district encompasses the properties within an area bounded by the south right of way line of 2nd Street, the west right of way line of 14th Street, the north right of way line of 7th Street and the west right of way line business 75 that are not locate within the sub districts described above and shown in Exhibit "C".

SECTION TWO: DEFINITIONS

In this chapter, unless the context requires otherwise:

2.01 ACCESSORY STRUCTURE means a structure located on the same lot as the main building that is subordinate in floor area, location, and purpose to the main building and used for a permitted accessory use.

2.02 ALLEY means a right-of-way which provides secondary access to adjacent property.

2.03 TERMINUS BLOCK means the coming together of two angled parking zones at a street corner where the curb that defines the parking angle also defines an expanded area of sidewalk.

2.04 BREEZEWAY means an unenclosed passage connecting two buildings or portions of a building.

2.05 BUILDING means a structure for the support or shelter of any use or occupancy.

2.06 BUILDING LINE means a line marking the minimum distance a building may be erected from a street, alley, or lot line. (Also called the "setback line.")

2.07 BUILDING OFFICIAL means the person designated by the city manager as the building official of the city, or the building official's authorized representative.

2.08 CENTER LINE means a line running midway between the bounding right-of-way lines of a street or alley. Where the bounding right-of-way lines are irregular, the center line shall be determined by the director of public works and transportation.

2.09 CITY COUNCIL means the governing body of the city.

2.10 COMMERCIAL AREA USES means those uses defined in Section ____ of the City of Corsicana ____ code .

2.11 COVERAGE means the percentage of lot area covered by a roof, floor, or other structure, except that roof eaves up to 24 inches and other ordinary building projections up to 12 inches are excluded.

2.12 DENSITY means the ratio of dwelling units to lot area.

2.13 EAVES means the lowest border of a roof, including any overhang.

2.14 FENCE means a structure that provides a physical barrier.

2.15 FLOOR AREA means the total square feet of floor space in a building measured to the outside faces of exterior walls or to the omitted wall lines, whichever produces the larger area, excluding the following:

a. Area used solely for off-street parking.

b. Area between an omitted wall line and the structural wall when the area is used solely for foot or vehicular traffic or landscaping.

c. Area of a private balcony that is not accessible to the public and does not provide a means of ingress or egress.

d. Area of a breezeway or an unenclosed stairway located within the first three stories, excluding any basement, of a residential use.

2.16 FLOOR AREA RATIO means the ratio of floor area to lot area. (Note: A 1:1 FAR is stated as "1.0," 2:1 is stated as "2.0," 2.5:1 is stated as "2.5," etc.)

2.17 FRONTAGE means the length of property along one side of a street between property or lease boundary lines.

2.18 HEIGHT means the vertical distance measured from grade to:

a. for a structure with a gable, hip, or gambrel roof, the midpoint of the vertical dimension between the lowest eaves and the highest ridge of the structure;

b. for a structure with a dome roof, the midpoint of the vertical dimension of the dome; and

c. for any other structure, the highest point of the structure.

2.19 INTERIOR LOT LINE means a lot line not adjacent to a street or alley.

2.20 KNOWINGLY means a person acts knowingly, or with knowledge, with respect to the nature of their conduct or to circumstances surrounding their conduct when the person is aware of the nature of the conduct or that the circumstances exist. A person acts knowingly, or with knowledge, with respect to a result of their conduct when the person is aware that the conduct is reasonably certain to cause the result.

2.21 LIGHT SOURCE means a flame or a bulb, mantle, or other device that produces light. The term "light source" does not include a device or fixture that serves to cover, direct or control the distribution of light.

2.22 LOT means a building site that fronts on a public or private street, except that in the case of a planned development district, the building site may front on an access easement, and in the case of a shared access development, the building site may front on

a shared access area.

2.23 LOT AREA means the total square feet contained within lot lines.

2.24 LOT DEPTH means the average distance between the front and rear lot lines.

2.25 LOT LINE means a property line bounding a lot, excluding any street or alley dedicated in fee simple.

2.26 LOT WIDTH means the distance between side lot lines measured along the front setback line.

2.27 MAIN BUILDING means a building on a lot intended for occupancy by the main use.

2.28 NONCONFORMING STRUCTURE means a structure which does not conform to the regulations (other than the use regulations) of this chapter, but which was lawfully constructed under the regulations in force at the time of construction.

2.29 NONCONFORMING USE means a use that does not conform to the use regulations of this chapter, but was lawfully established under the regulations in force at the beginning of operation and has been in regular use since that time.

2.30 OCCUPANCY means the purpose for which a building or land is used.

2.31 OMITTED WALL LINE means a line on the ground determined by a vertical plane from:

a. the overhang or outermost projection of a structure; or

b. the outer edge of the roof of a structure without walls; or

c. two feet inside the eave line of a structure with roof eaves.

2.32 OUTER COURT means an open space bounded on all sides except one by the walls of a building, and opening upon a street, alley or a permanent open space.

2.33 OUTSIDE DISPLAY means the placement of a commodity outside for a period of time less than 24 hours.

2.34 PARKING means the standing of a vehicle, whether occupied or not. Parking does not include the temporary standing of a vehicle when commodities or passengers are being loaded or unloaded.

2.35 PARTY WALL means a wall built on an interior lot line used as a common support for buildings on both lots.

2.36 PERSON means any individual, firm, partnership, corporation, association, or political subdivision.

2.37 RIGHT-OF-WAY means an area dedicated to public use for pedestrian and vehicular movement.

2.38 RIGHT-OF-WAY LINE means the dividing line between a right-of-way and an adjacent lot.

2.39 SCREENING means a visual barrier.

2.40 SETBACK LINE means a line marking the minimum distance a building may be erected from a street, alley, or lot line (also called the “building line”).

2.41 STORY means that portion of a building between any two successive floors or between the top floor and the ceiling above it.

2.42 STREET means a right-of-way that provides primary access to adjacent property.

2.43 STRUCTURE means that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

2.44 STREET LEVEL means, in a multi-level building, the level having the floor closest in elevation to the adjacent street; if the floors of two levels are equally close in elevation to the adjacent street, the level with the higher elevation is the street level

2.45 ARCADE means an outdoor area of the first floor of a building that is protected by projecting the upper floor or roof.

2.46 OPENING means any penetration of a building wall for windows, doors, or storefront.

2.47 CANOPY means a projected cover that extends from the building façade, usually over a portion of the public sidewalk.

SECTION THREE: INTERPRETATIONS

Unless the context clearly indicates otherwise, the following rules apply in interpreting this chapter:

3.01 Words used in the present tense include the future tense.
3.02 Words in the singular include the plural, and words in the plural include the singular.
3.03 The word “building” includes the word “structure”, and the word “structure” includes the word “building.”
3.04 The word “lot” includes the words “building site,” “site,” “plot” or “tract.”
3.05 The word “must” is mandatory and not discretionary.
3.06 The word “shall” allows interpretation.
3.07 If there is a conflict, the text of this chapter controls over the charts or any other graphic display in this chapter.

SECTION FOUR: CONDITIONS AND PROCEDURES

That the Downtown Plaza Overlay District Ordinance is granted upon the following conditions and subject to the following procedures:

1.01 Development Regulations

A. Development Guidelines: The Downtown Plaza District Guidelines (hereinafter referred to as the DPD Guidelines) shall serve as a guide for public and private development within the Corsicana Downtown Plaza District (except where the word is used to signify mandatory compliance). The DPD Guidelines have been approved by the Zoning Commission and the Corsicana City Council and are attached to and made a part of this ordinance as Exhibit "B".

B. Land Uses: All land uses permitted by the zoning categories approved for and applicable to properties within the Downtown Plaza District shall be permitted by this Overlay District Ordinance if the physical development complies with the Downtown Plaza District Guidelines, attached to and made a part of this ordinance as Exhibit "B".

C. Guideline Districts: Applicable guidelines within the Downtown Plaza District are allocated by generally defined zones, as shown in Exhibit "C". The boundaries of such zones are intended for guidance and may be modified b the Corsicana City Council as individual development plans are reviewed for approval.

D. Parking: Required on-site parking within the Downtown Plaza District shall conform to standards specified within the Central Area (CA) Zoning Classification of the City of Corsicana Zoning Ordinance as amended.

3.02 Parking: The minimum amount of permanent on-site parking provided within the Downtown Plaza District shall meet the following minimum standards:

A. Collective Use of Space: Nothing in this Ordinance shall prohibit the approval of collective use of parking spaces to meet required off street parking standards, provided that the spaces so used are identified. Upon submittal of a parking study, the Corsicana Town Council may at its discretion approve shared parking as a means of meeting the on site parking standards of this ordinance.

B. Entrances and Exits: Each entrance and exit to a parking lot shall be constructed and maintained so that a pedestrian within ten (10) feet of the driveway is visible to the driver when the vehicle is stopped at the property line. All tree plantings shall be aligned to a 6 foot clearance, so that safe view of street traffic is not impeded, and a normal view triangle is maintained. All other planting and all other structures must not encroach more than 24 inches of the normal view triangle.

SECTION FIVE: NON-CONFORMING USES AND STRUCTURES

5.01 Compliance regulations for non-conforming conditions. It is the declared purpose of this subsection that nonconforming uses be eliminated and be required to comply with the regulations of the City of Corsicana, having due regard for the property rights of the persons affected, the public welfare, and the character of the surrounding area.

A. Amortization of nonconforming uses.

1. Request to establish compliance date. The city council may request that the board of adjustment consider establishing a compliance date for a nonconforming conditions. In addition, any person who resides or owns real property in the city may request that the board consider establishing a compliance date for a nonconforming conditions. Upon receiving such a request, the board shall hold a public hearing to determine whether continued operation of the nonconforming use will have an adverse effect on nearby properties. If, based on the evidence presented at the public hearing, the board determines that continued operation of the use will have an adverse effect on nearby properties, it shall proceed to establish a compliance date for the nonconforming use; otherwise, it shall not.

2. Factors to be considered. The board shall consider the following factors when determining whether continued operation of the nonconforming conditions will have an adverse effect on nearby properties:

a. The character of the surrounding properties.
b. The degree of incompatibility of the use with the zoning district in which it is located.
c. The manner in which the use is being conducted.
d. The hours of operation of the use.
e. The extent to which continued operation of the use may threaten public health or safety.
f. The environmental impacts of the use's operation, including but not limited to the impacts of noise, glare, dust, and odor.
g. The extent to which public disturbances may be created or perpetuated by continued operation of the use.
h. The extent to which traffic or parking problems may be created or perpetuated by continued operation of the use.
i. Any other factors relevant to the issue of whether continued operation of the use will adversely affect nearby properties.

3. Finality of decision. A decision by the board to grant a request to establish a

compliance date is not a final decision and cannot be immediately appealed. A decision by the board to deny a request to establish a compliance date is final unless appealed to state court within 10 days in accordance with Chapter 211 of the Local Government Code.

4. Determination of amortization period.

a. If the board determines that continued operation of the nonconforming conditions will have an adverse effect on nearby properties, it shall, in accordance with the law, provide a compliance date for the nonconforming conditions under a plan whereby the owner's actual investment in the use before the time that the use became nonconforming can be amortized within a definite time period.

b. The following factors must be considered by the board in determining a reasonable amortization period:

i. The owner's capital investment in structures, improvements, and other assets (excluding inventory and other assets that may be feasibly transferred to another site) on the property before the time the use became nonconforming.

ii. Any costs that are directly attributable to the establishment of a compliance date, including demolition expenses, relocation expenses, termination of leases, and discharge of mortgages.

iii. Any return on investment since inception of the use, including net income and depreciation.

iv. The anticipated annual recovery of investment, including net income and depreciation.

1. Compliance requirement. If the board establishes a compliance date for a nonconforming use, the use must cease operations on that date and it may not operate thereafter unless it becomes a conforming use.

2. For purposes of this paragraph, "owner" means the owner of the nonconforming use at the time of the board's determination of a compliance date for the nonconforming use.

B. The right to maintain a nonconforming condition ceases if the nonconforming use is discontinued for six months or more. The board may grant a special exception to this provision only if the owner can show that there was a clear intent not to abandon the use even though the use was discontinued for six months or more.

C. The right to maintain a nonconforming condition ceases when the use becomes a conforming use. The issuance of an SUP does not confer any nonconforming rights. No use authorized by the issuance of an SUP may operate after the SUP expires.

D. The right to operate a nonconforming use ceases when the structure housing the use is destroyed by the intentional act of the owner or his agent. If a structure housing a nonconforming use is damaged or destroyed other than by the intentional act of the owner or his agent, a person may restore or reconstruct the structure without board approval. The structure must be restored or reconstructed so as to have the same approximate height, floor area, and location that it had immediately prior to the damage or destruction. A restoration or reconstruction in violation of this paragraph immediately terminates the right to operate the nonconforming use.

E. The nonconformity of a use as to parking, loading, or an "additional provision" (except for a requirement that a use be located a minimum distance from a structure, use, or zoning district) in Division 51A-4.200 does not render that use subject to the regulations in this subsection.

5.02 Changing nonconforming conditions.

A. The board may allow a change from one nonconforming condition to another nonconforming condition when:

1. the change of use does not prolong the life of the nonconforming condition;
2. the change is to a condition that would have been permitted in the zoning district where the current nonconforming condition was first permitted by right;
3. the change is to a condition that is similar in nature to the current condition; and
4. the change is to a condition that will not have a greater adverse effect on the surrounding area than the current condition.

B. A person may renovate, remodel, or repair a structure housing a nonconforming condition if the work does not increase the height or floor area of that structure.

5.03 Nonconforming structures.

A. Except as provided in Section 5, a person may renovate, remodel, repair, rebuild, or enlarge a nonconforming structure if the work does not cause the structure to become more nonconforming as to the yard, lot, and space regulations.

B. The right to rebuild a nonconforming structure ceases if the structure is destroyed by the intentional act of the owner or the owner's agent.

The board may grant a special exception to this provision if the board finds that the conversion would not adversely affect the surrounding properties.

SECTION SIX: APPROVAL

6.01 Prior to issuance of any building permit for exterior restoration, exterior reconstruction, building enlargement, or new development within the Downtown Plaza Overlay District, a site plan and exterior building elevation must be submitted to the City of Corsicana and approved by:

A. The Town Manager where all requirements of this ordinance are met.
B. The Corsicana City Council where an interpretation of these guidelines is requested.

6.02 Site plans submitted in compliance with this section must include:

A. Building plate
B. Property line
C. Adjacent lots and public right-of-way to the middle of the street and alley
D. Street parking
E. Public sidewalk
F. Public signage
G. Public landscaping
H. Street furniture and hardware
I. Private landscaping
J. Arcades and/or recessed entries and/or offsets
K. Building entry
L. Request use of sidewalk space for retail and/or restaurant uses
M. Proposed private hardware and fixtures to be located in sidewalk space
N. Location map showing placement in the Downtown Plaza District
O. Surface treatments of entry and gathering spaces

6.03 Elevations submitted in compliance with this section must include:

A. The elements of design as identified in this ordinance
B. Materials
C. Signage
D. Detail treatment of canopies and other building projections
E. Detail of treatment of windows, doors, and storefront

SECTION SEVEN: JUDICIAL REVIEW

Whenever this city ordinance provides that a person may appeal a decision of a city board or commission to district court, the appeal is limited to a hearing under the substantial evidence rule unless expressly provided otherwise by this code, another city ordinance, the city charter, or state or federal law.

SECTION EIGHT: SEVERABILITY

It is hereby declared to be the intention of the city council that the sections, paragraphs, sentences, clauses, and phrases of this code are severable, and if any phrase, clause, sentence, paragraph, or section of this code shall be declared unconstitutional or invalid by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this code, since the same would have been enacted by the city council without the incorporation in this code, of any such unconstitutional or invalid phrase, clause, sentence, paragraph or section.

SECTION NINE: PENALTIES

9.01 A person is responsible for a violation of this section if:

A. The person owns part or all of the property and knowingly allows the violation to exist;

B. The person is the agent of the property owner or is an individual employed by the agent or property owner; is in control of the property; knowingly allows the violation to exist; and fails to provide the property owner's name, street address, and telephone number to code enforcement officials;

C. The person is the agent of the property owner or is an individual employed by the agent or property owner, knowingly allows the violation to exist, and the citation relates to the construction or development of the property; or

D. The person knowingly commits the violation or assists in the commission of the violation.

E. Prosecution in municipal court for an offense under this section does not prevent the use of other enforcement remedies or procedures provided by other city ordinances or state or federal laws applicable to the person charged with or the conduct involved in the offense.

SECTION TEN: INDEMNIFICATION

All rights and remedies of the City of Corsicana are expressly saved as to any and all violations that have accrued at the time of the effective date of this ordinance of the provisions of the Code of Ordinances of the City of Corsicana, as amended, or any other ordinances affecting zoning and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance, but may be prosecuted until final disposition by the courts.

SECTION ELEVEN: APPLICABILITY

1.01 These regulations govern all redevelopment, restoration, and reconstruction in the Downtown Plaza Overlay District.

1.02 The Building Official shall not issue a building permit or certificate of occupancy for a building within the Downtown Plaza Overlay District until there has been compliance with the provisions of this Ordinance and a Final Site Plan with building elevation has been approved by the City Council.

1.03 This Ordinance shall be cumulative of all provisions of ordinances adopted by the City of Corsicana, except where the provisions herein directly conflict with those provisions declared in previous ordinances, in which event the conflicting provisions of the Downtown Plaza Overlay District Ordinance are hereby repealed.

SECTION TWELVE: EFFECTIVE DATE

This ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

Passed and adopted on the ___ day of ____, _____ by a vote of ___ to ___.