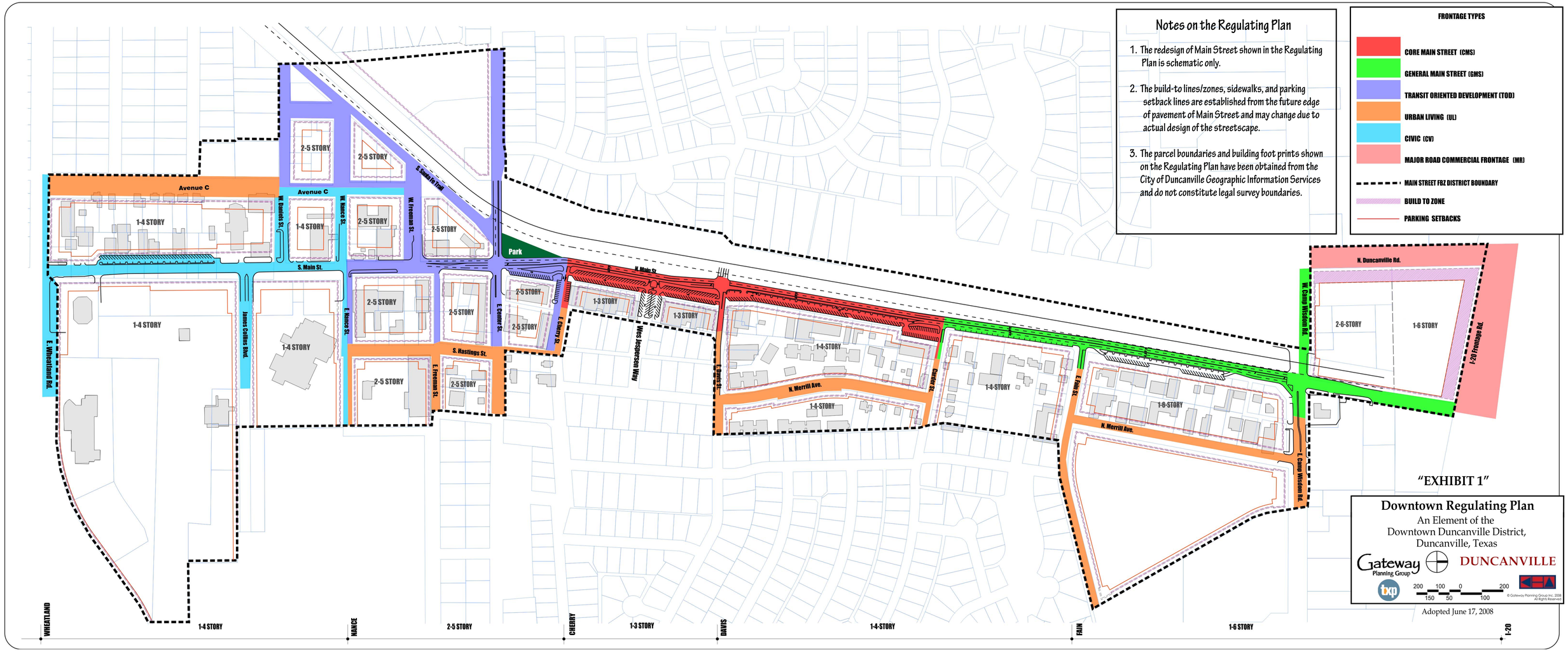
Notes on the Regulating Plan
1. The redesign of Main Street shown in the Regulating Plan is schematic only.
2. The build-to lines/zones, sidewalks, and parking setback lines are established from the future edge of pavement of Main Street and may change due to actual design of the streetscape.
3. The parcel boundaries and building foot prints shown on the Regulating Plan have been obtained from the City of Duncanville Geographic Information Services and do not constitute legal survey boundaries.
FRONTAGE TYPES
CORE MAIN STREET (CMS)
GENERAL MAIN STREET (GMS)
TRANSIT ORIENTED DEVELOPMENT (TOD)
URBAN LIVING (UL)
CIVIC (CV)
MAJOR ROAD COMMERCIAL FRONTAGE (MR)
MAIN STREET FRZ DISTRICT BOUNDARY
BUILD TO ZONE
PARKING SETBACKS
Avenue C
S. Santa Fe Trail
W. Daniels St.
W. Nance St.
W. Freeman St.
S. Main St.
Park
N. Main St.
E. Wheatland Rd.
James Collins Blvd.
E. Nance St.
E. Center St.
E. Cherry St.
S. Hastings St.
E. Freeman St.
Wes Jespersen Way
E. Davis St.
N. Merrill Ave.
Carter St.
E. Fain St.
W. Camp Wisdom Rd.
E. Camp Wisdom Rd.
N. Duncanville Rd.
I-20 Frontage Rd.
1-4 STORY
2-5 STORY
1-3 STORY
1-6 STORY
2-6 STORY
WHEATLAND
NANCE
CHERRY
DAVIS
FAIN
I-20
"EXHIBIT 1"
Downtown Regulating Plan
An Element of the
Downtown Duncanville District,
Duncanville, Texas
Gateway Planning Group
DUNCANVILLE
Adopted June 17, 2008