

# Changes Proposed to the UDO

## 2004 Annual Review

*All changes to the Northgate design district have been removed from this list and will be considered at a future date*

- The correction of editing discrepancies (spelling, capitalization, numbering, etc.)
- Section 2.2.D "Powers & Duties" to clarify that the Planning & Zoning Commission considers appeals of the Administrator's interpretation of the Subdivision Regulations.
- Section 2.4 A "Creation" to clarify that the Design Review Board is responsible for reviewing sign issues in design districts
- Section 2.5.B.2 "Interpretation" to clarify that the Administrator is responsible for interpreting the provisions of the UDO and to add that the Administrator is responsible for interpreting the Subdivision Regulations.
- Sections 3.1 "General Approval Procedures" and 3.3 "Subdivision Plat Review" to consistently use "submitted" and "filed"
- Section 3.1.B "Preapplication Conference" clarifying the purpose of a preapplication conference and stating that such meeting does not vest a development proposal. The Administrator may waive the requirement for a mandatory conference.
- Section 3.3 "Subdivision Plat Review" to incorporate language regarding ETJ plats and joint review of ETJ plats with the county.
- Section 3.14 "Written Interpretation" and Section 3.17 "Administrative Appeals" to clarify that the Administrator is responsible for interpreting the Subdivision Regulations and the Planning & Zoning Commission considers appeals.
- Section 5.1.G "Multi-Family R-4" and 5.1.H "High Density Multi-Family R-6" to remove R-1 single family as a supplemental standard.
- Section 5.2 "Residential Dimensional Standards" to remove the minimum lot depth requirement in an R-4 Multi-Family zoning district & reduce the rear setback requirement in R-1B zoning districts from 25' to 20' to match the setbacks in R-1 zoning districts.

- Section 5.8 “Overlay Districts” to clarify sign regulations in the Corridor Overlay District.
- Section 6.2.C “Use Table” to include:
  - Driving Ranges as a permitted use subject to specific use standards in A-O Agricultural-Open, C-1 General Commercial, C-2 Commercial-Industrial, and P-MUD Planned Mixed-Use District
  - Retail Sales and Service as a permitted use subject to specific use standards in C-1 General Commercial
  - Retail Sales and Service as a permitted use subject to specific use standards in C-2 Commercial-Industrial
  - Storage, Self-Service as a permitted use subject to specific use standards in C-3 Light Commercial
  - Sexually-oriented Businesses as a permitted use subject to specific use standards in C-1 General Commercial, R&D Research and Development and M-1 Planned Industrial
- Section 6.3 “Specific Use Standards” to add the specific use standards for driving ranges.
- Section 6.3 “Specific Use Standards” to add the specific use standards that will distinguish retail sales and services appropriate for C-1 from those appropriate for C-2.
- Section 6.3 “Specific Use Standards” to modify the current specific use standards for sexually-oriented businesses.
- Section 6.3.Q.2.b “Intermediate Facilities” to include new transmission towers that do not extend more than 35 feet above a support structure and meet the definition of stealth as determined by the Administrator.
- Section 7.1.E “More Than One Principal Structure on a Lot or Parcel” to clarify that more than one duplex cannot be built on a lot.
- Section 7.2.C “Dimensions and Access” to include the minimum standards for parallel parking spaces
- Section 7.2.H “Number of Off-Street Spaces Required”:
  - To remove the number of required parking spaces of Shopping Centers of different square footages.
  - To define a sexually oriented business as an intense use in a C-2 shopping center.
  - To clarify that places of worship are required to provide additional spaces for accessory uses.

- To add the number of required parking spaces of:
    - Driving Range as 1:tee station
    - Retail Sales and Service (C-1) as 1:250 sq.ft.
    - Retail Sales and Service (C-2) as 1:350 sq.ft.
    - Self-Serve Car Wash as 1:car wash bay/vacuum bay
    - Shopping Center (C-1) as 1:250 sq.ft.
    - Shopping Center (C-2) as 1:350 sq.ft.
- Section 7.3.B.1(b) "Minor Collector Streets" to allow residential driveways onto minor collector streets when permitted by the Planning and Zoning Commission through the platting of the property.
- Section 7.3.C.7 "Geometric Design of Driveway Access" to reference the gated residential community guidelines in Section 8.W.3, Subdivision Regulations.
- Section 7.4 "Signs" to allow for entry and identification signs for design districts.
- Section 7.4.D "Prohibited Signs" to allow for grand opening and special event signage.
- Section 7.4.E "Exempt Signs" to include the right of an individual to carry a non-commercial sign on private property with the owner's permission and public property as long as the person and sign, by their location, do not impede traffic safety. Also, adding Special District Identification Signs as an exempt sign.
- Section 7.4.F. "Sign Standards" to allow multi-family developments to have one freestanding sign per street frontage instead of one sign per building plot. Also incorporated the commercial banner requirements.
- Section 7.4.H.1 "Apartment/Condominium/Manufactured Home Park Identification Signs" to clarify that one freestanding sign is allowed per street frontage. This section was also modified to allow the property owner to split the allowable square footage of a freestanding sign into two signs at a single entrance point.
- Section 7.4.I.6 "Attached Signs" to clarify that signage may be attached to an architectural element of a building and to define what is considered as an architectural element of a building.
- Section 7.4.J "Commercial Banner" to establish banner requirements for commercial and multi-family uses.
- Section 7.4.N "Freestanding Commercial Signs" modified to allow fuel price signs to be incorporated into the freestanding sign.

- Section 7.4.P “Grand Opening Signs” to establish temporary signage for grand opening events for new businesses.
- Section 7.4.U “Special Event Signs” to allow signage for permitted special events.
- Section 7.5.C “Landscaping Requirements” to remove the requirement that live oaks be planted at a minimum of 30 feet behind a street curb
- Section 7.6.F.2 “Plantings” to clarify the planting requirements when a fence or wall is and is not required.
- Section 7.6.F.3 “Fences and Walls” to clarify what “finished” means for buffer walls
- Section 7.6.F.4 “Substitutions” to clarify that doubling or tripling a buffer yard includes the buffer yard and the required plantings.
- Section 9.3.A “Enlargement, Alteration” to include nonconforming parking lots, parking structures, and parking areas as structures that may be enlarged or altered as long as the enlargement or alteration complies with the terms of the UDO
- Section 11.2 “Defined Terms” to amend the definition of:
  - Shopping centers to two or more or more uses instead of three
  - Stealth tower and stealth antenna to clarify the necessity to blend into the surrounding environment
  - Family to clarify the relationship of the family members per the Neighborhood Task Force recommendations
  - Group Home to reference the Human Resources Code
  - Pad Site to include multiple tenant structures.
- Section 11.2 “Defined Terms” to remove the definition of “Submitted”
- Section 11.2 “Defined Terms” to add the definitions:
  - Architectural Element
  - Special District Identification Sign
  - Commercial Banner
  - Field Size for Driving Ranges
  - Parking (Side or Rear Yard)