

## **Changes Made to UDO since Adoption**

### DRB Membership (July 10, 2003):

Section 2.4.B "Membership and Terms" was modified to clarify the membership of the Design Review Board.

### Driveway Access on Corner Lots (August 28, 2003):

Section 7.3.C.2.d "Location of Driveway Access" was modified to state that on corner residential lots, side access driveways shall be subject to rear building setback requirements. (Aug. 28, 2003)

### Northgate Ordinance Revisions (September 9, 2003):

Section 6.2.C "Use Table" was modified to allow night clubs, bars, or taverns as permitted uses in NG-1 Core Northgate and NG-2 Commercial Northgate.

Section 5.7 "Design District Dimensional Standards" was modified to:

- create a maximum setback from a right-of-way,
- delete the required front, side, and rear setbacks, and
- delete the maximum height in all Northgate zoning districts.

It was also modified to:

- create a minimum height of two stories and
- create a minimum floor to area ratio of 1 for NG-1 Core Northgate and NG-3 Residential Northgate.

### Sign Ordinance Changes (September 9, 2003):

Section 7.4.C "Summary of Permitted Signs" was modified to show C-3 on the chart.

Section 7.4.E.7 "Exempt Signs" was modified to clarify that hand-held signs must be on-premise and are subject to time limitations.

Section 7.4.I.2 "Attached Signs" was modified to regulate attached signage based on building or lease space and not on the entire development site.

Sections 7.4.M.7.a and 7.4.M.7.b “Freestanding Commercial Signs” were modified to clarify that the frontage considerations for more than one freestanding sign are for streets classified as major arterials or higher.

Section 7.4.T “Signs for Conditional Uses” was modified to allow conditional uses in residential or agricultural zoning districts to use low profile sign requirements.

Section 7.4.U “Signs for Permitted Non-Residential Uses in Residential or Agricultural Districts” was added to allow non-residential, permitted uses in residential or agricultural zoning districts to use low profile sign requirements.

#### Measuring Sign Area – Clarification (November 25, 2003)

Section 7.4.F “Sign Standards” was modified to clarify how the determinations of the area for all signs are completed.

#### Zero Lot Line Construction (March 25, 2004):

Section 8.2 “Lot Line Construction” was modified to align the requirements of zero lot line construction between the UDO and the 2000 International Residential Code.

Section 11.2 “Defined Terms” was modified to align definitions between the UDO and the 2000 International Residential Code.

#### Krenek Tap Overlay District (April 8, 2004):

Section 5.8.C “Krenek Tap Overlay District” was added to create an overlay district that would provide for consistent development of office, retail, and residential uses in the area of the new City Centre Complex.

Section 2.4.D “Power and Duties” was modified to include Design Review Board review of building and fence materials and fence height in the Krenek Tap Overlay District.