

Changes Proposed to the UDO (2005)

- General housekeeping items—clerical corrections, consistent terminology, etc.

Article 2 Development Review Bodies

- Section 2.1.B.2 “Final Action” by the City Council to include annexations.
- Section 2.2.D.2 “Recommendations” by the Planning & Zoning Commission to include annexations.
- Section 2.2.D.3 “Final Action” by the Planning & Zoning Commission to include master plans and plats, remove alternative building material requests, remove appeals to the Administrator’s decision that master plans are not in compliance with the Comprehensive Plan, and add appeals to the Administrator’s decision to deny an amendment to the color palette for Northgate roof colors.
- Section 2.2.E “Staff” to include Staff’s ability to review ministerial acts approved by the Planning & Zoning Commission.
- Section 2.4.D “Powers and Duties” of the Design Review Board to remove the review of Northgate developments and appeals to Northgate parking standards, to add the consideration of waivers to Northgate district standards, and to include consideration and final action on appeals to non-residential architectural standards.
- Section 2.4.E “Staff” to remove staff site plan review delegated by the Planning & Zoning Commission and to remove staff approval of minor changes to building and sign materials and colors previously approved by the Design Review Board.
- Section 2.5.B.4 “Final Action” to include the Administrator’s ability to take final action on Northgate district site plans, the color palette for Northgate roof colors, and to consider alternative materials or standards for site construction as set forth in the City of College Station Design Guidelines.
- Section 2.7.A “Designation” to change the designator of the Development Engineer from the Administrator to the City Engineer.
- Section 2.7.C “Powers and Duties” to remove the Development Engineer’s ability to approve or deny alternative materials or standards for site construction, but allow that person to make recommendations to the Administrator.
- Section 2.8 “Summary of Review Authority” to clarify the proposed procedures related to the Wolf Pen Creek and Northgate districts and to add the procedure for master plans, development plats, and waivers to non-residential architectural standards to the table.

Article 3 Development Review Procedures

- Section 3.3.A.1 “Applicability” to clarify that subdivision plat review includes those for replats and amending plats.
- Section 3.3.H “Minor Subdivision Plat Review” to clarify that amending plats are reviewed the same as minor plats.

- Section 3.5.C “Application Requirements” to include non-residential architectural standards information as submittal requirements for site plans, when applicable.
- Section 3.6 “Design District Site Plan Review” to have this section apply only to the Wolf Pen Creek district instead of the Wolf Pen Creek and Northgate design districts.
- Section 3.6.A “Applicability” to remove solid waste changes, which are included in Section 3.6.D “Design District Minor Additions Approval Process”
- Section 3.6.D “Design District Minor Additions Approval Process” to change to the site plan approval process.
- Section 3.6.G “Additional Review Criteria for Northgate Districts” removed as site plans in Northgate are proposed to fall under the normal site planning procedures.
- Section 3.7 “Design District Building and Sign Review” to have this section apply only to the Wolf Pen Creek district instead of the Wolf Pen Creek district instead of the Wolf Pen Creek and Northgate design districts.
- Section 3.8.4 “Review Criteria” to require development permits for clearing, filling, and/or grading to be compatible with an approved site plan or preliminary plat.
- Section 3.9.A “Building Permit Required” to clarify that permits are also required for repairs, demolished, or occupancy changed. Also to identify the applicable building code.
- Section 3.9.B “Application for Building Permit” to change the submittal requirement of two site plans to one site plan for single-family, duplex, or townhouses.
- Section 3.9.B “Application for Building Permit” to include non-residential architectural standards information as submittal requirements for building permits, when applicable.
- Section 3.10.A “Applicability” to clarify that Certificates of Occupancy are required when dictated by the 2003 International Building Code.
- Section 3.10.B “Application” to clarify that a formal application is not made for a Certificate of Occupancy, but is issued after the required successful building inspections have been made.
- Section 3.10.C “Review and Recommendation” deleted as there is not a formal application process for a Certificate of Occupancy.
- Section 3.10.D “Review and Action by Building Official” to change the filing of an application for a Certificate of Occupancy to a request.
- Section 3.10.E “Temporary Certificate of Occupancy” to clarify that a temporary Certificate of Occupancy can be issued as provided in the building code.
- Section 3.11.A “Applicability” to remove the applicability of Certificates of Completion as determined by the building code.

- Section 3.11.B “Application” to clarify that a formal application is not made for a Certificate of Completion, but is issued after the required successful building inspections have been made.
- Section 3.11.C “Review and Recommendation” deleted as there is not a formal application process for a Certificate of Completion.
- Section 3.11.D “Review and Action by Building Official” to change the filing of an application for a Certificate of Completion to a request and remove the applicability of a Certificate of Completion for a land use.
- Section 3.11.F “Unlawful to Occupy Without Valid Certificate of Completion” to remove references to occupying a structure and include references to utilizing a structure.
- Section 3.15.B “Applicability” to specifically identify that Administration Adjustments may only be considered for residential dimensional standards, non-residential dimensional standards, and design district dimensional standards instead of “any numerical zoning standard” in the UDO.

Article 4 Zoning Districts

- Section 4.1 “Establishment of Districts” to include the Krenek Tap Overlay in the summary table of districts.

Article 5 District Purpose Statements and Supplemental Standards

- Section 5.4 “Non-Residential Dimensional Standards” to increase the minimum lot sizes for the A-P, C-1, C-2, and C-3 zoning districts from 24’x100’ each to 50’x100’, 200’x200’, 200’x200’, and 50’x100’, respectively.
- Section 5.5.B “Planned Mixed-Use District (P-MUD)” to include areas shown on the Land Use Plan as Redevelopment as appropriate areas to be considered for P-MUD zoning.
- Section 5.5.C “Planned Development District (PDD)” to allow for some mix of uses in a PDD.
- Section 5.6.A.4 “Lighting” to remove lighting restrictions in the Wolf Pen Creek district that are redundant with Section 7.11.A “Site Lighting Design Requirements”.
- Section 5.6.A.6 “Relationship of Buildings to Site” to remove vague building siting requirements in the Wolf Pen Creek district and remove setback requirements that are in conflict with Section 5.7 “Design District Dimensional Standards”.
- Section 5.6.A.8 “Building Design” to remove a design standard that is vague and redundant with Section 7.9 “Non-Residential Architectural Standards”.
- Section 5.6.B “Northgate Districts (NG)” removed and replaced with a new ordinance section to regulate development in the Northgate districts. Included in this new section are:
 - Updated district descriptions;
 - Additional use standards to promote pedestrian-friendly uses and mixed uses;
 - More specific information on historic properties, acceptable treatments, and process for development proposals;

- Building design standards that are similar the non-residential architectural standards that apply in other zoning districts in College Station, but altered to appeal to the pedestrian level;
 - On-street parking standards to facilitate the removal of head-in street parking and replacing with parallel on-street parking;
 - Off-street parking standards to set the number of spaces required for a project and the standards by which to develop the parking areas;
 - Bicycle parking standards (similar to previous bicycle parking standards);
 - Sidewalk standards to define sidewalk widths, location, and material;
 - Landscape and streetscape standards to require the planting of street trees, the provision of sidewalk benches, and regulate lighting and the placement of optional hardscape items such as newspaper racks;
 - Dumpster and mechanical equipment standards to regulate their location and their screening;
 - Detention pond screening standards;
 - Sign standards to clarify what types of signs are allowed, their placement, and their maximum sizes;
 - Outside storage and display standards; and
 - Waivers to the Northgate standards that may be considered by the Design Review Board.
- Section 5.7 “Design District Dimensional Standards” removed and replaced with a new ordinance section. Changes that were made affect the development of projects in the Northgate districts.
 - Section 5.8.A.2 “Signs” to remove a restriction that is redundant with Section 7.4 “Signs”.
 - Section 5.8.A.4.e “Signs” to remove a standard that may come into conflict with Section 7.4.I “Attached Signs”.

Article 6 Use Regulations

- Section 6.2.C “Use Table” to allow commercial daycares as permitted uses in P-MUDs; to allow drive-in/thru windows, health clubs/outdoor sports facilities, parking as a primary use, and radio/TV station/studios as permitted uses in NG-2 subject to supplemental standards, to remove fuel sales as a permitted use in NG-2, to remove theater as a conditional use in NG-3, and to allow unregulated wireless telecommunication facilities as permitted uses in all Northgate districts.
- Section 6.3 “Specific Use Standards” to add supplemental standards for drive-in/thru windows, health clubs/outdoor sports facilities, parking as a primary use, and radio/TV station/studios.
- Section 6.3.K “Manufactured Homes” to remove delivery route information from the requirements for a manufactured home Location Permit as it is already required for a Building Permit (Moving).
- Section 6.3.X.2.b “Intermediate Facilities” to include antennae collocations onto existing transmission towers as intermediate facilities.

- Section 6.3.X “Wireless Telecommunication Facility (WTF)” to reorganize WTF requirements and application procedures by type of facility (attached, collocation, and new transmission towers).
- Section 6.3.V “Places of Worship” to remove a sign regulation that is redundant with Section 7.4.W “Signs for Permitted Non-Residential Uses in Residential or Agricultural Districts”.
- Section 6.4.E “Portable Storage Structures” added to regulate the use, use duration, size, location, and additional requirements for portable storage structures.
- Section 6.5.A “Particular Temporary Uses Permitted” to include farmers’ markets as a temporary use permitted and the applicable regulations for the use.

Article 7 General Development Standards

- Section 7.1.D.3 “Features Allowed Within Required Yards” to clarify that structures that require building permits may be subject to additional regulations and to allow porches to extend into front and side street setbacks on a limited basis.
- Section 7.2.C “Dimensions and Access” to clarify that drive aisle must meet a minimum setback from a right-of-way.
- Section 7.2.G.1 “General” to clarify the procedure for requesting an alternative standard to off-street parking area surfacing.
- Section 7.2.G. “Surfacing” to reference the City of College Station Site Design Standards for requirements for off-street parking area surfaces and to consistently identify the Administrator as the person with the discretion to allow for alternative drive surfaces and to specify surfacing requirements.
- Section 7.2.H “Curbing Required” added to include references to the City of College Station Site Design Standards for curbing specifications and to identify when temporary curbing may be appropriate.
- Section 7.2.J “Drive-Through Facility Queuing Requirements” added to help minimize traffic circulation conflicts internal to sites.
- Section 7.2.K.6.c “Bicycle Parking” to remove the provision of bicycle parking as an acceptable alternative parking plan since bicycle parking is required through Section 7.9.F “Pedestrian/Bike Circulation & Facilities”.
- Section 7.3.C.7 “Geometric Design of Driveway Access” to change acceptable curb return radii for residential from 2.5’-10’ to 3’-10’, and from 20’-30 to 25’-30’ for non-residential; to identify the Administrator as the person whom may require a larger radii; to change the range for a residential driveway approach width from 10’-28’ to 12’-25’; and to clarify that the widths for commercial and multi-family driveway approaches are measured at the property line.
- Section 7.4 “Traffic Impact Analysis” moved from Section 7.9 “Non-Residential Architectural Standards” so its application will not be limited to non-residential developments. Include applicability standards for single family, duplex, and multi-family developments and the review of plans/preliminary plats for impact determination.

- Section 7.5.F “Sign Standards” to include the requirements that a freestanding sign must be at least 10 feet behind a right-of-way line.
- Section 7.5.Q “Non-Commercial and Political Signs” to limit the size and duration of display for a non-commercial sign.
- Section 7.5.T “Special Event Signs” to clarify that signs, commercial banners, and balloons may be used for special events.
- Section 7.5.X “Abandoned, Damaged, or Unsafe Signs” to require the removal of all associated signs and sign structures when a building is demolished.
- Section 7.8.C “Minimum Requirements” changed to Section 7.8.C “Guidelines” to allow City staff more discretion with the standards for solid waste services. Also to clarify that special standards do not apply to small-lot single family but instead apply to townhouses and to provide guidelines for 300-gallon side loading automated containers.
- Section 7.10 “Non-Residential Architectural Standards” to reorganize the section into a format easier to understand—mainly identifying requirements by building/building plot size in a cumulative manner.
- Section 7.10.A “Applicability” to clarify that the non-residential architectural standards apply to all non-residential development, redevelopment, and façade changes.
- Section 7.10.B “Standards for All Non-Residential Structures”: graphic added to summarize the requirements of the non-residential architectural standards and define what façades face a right-of-way.
- Section 7.10.B.2 “Building Mass and Design” to remove requirements for front building façades and have them apply to all façades facing a right-of-way.
- Section 7.10.B.3 “Building Materials” to clarify that existing buildings may utilize non-conforming building materials for maintenance purposes, but any material change or replacement of more than 10% of the total area of all facades shall require material and color compliance; to establish a minimum percentage of surface area that must utilize a required building material; to clarify which concrete products are allowed; to restrict reflective glass on all façades facing a public right-of-way; and to add a restriction against unbuffered painted steel panel siding and galvanized steel use from residential areas.
- Section 7.10.B.5 “Pedestrian/Bike Circulation & Facilities” to include a standard for how much area is needed for a bike rack and to only allow the racks to be anchored to the ground.
- Section 7.10.B.6 “Parking Lots” to clarify that drive aisles are considered part of parking areas.
- Section 7.10.D “Additional Standards for 20,000 S.F. or Greater” to set a minimum percentage of surface area that must utilize a required building material.
- Section 7.10.E.1 “Building Mass and Design” to remove requirements for front building façades and have them apply to all façades facing a right-of-way for 50,000 sq.ft. or greater buildings/building plots.

- Section 7.10.E.3 “Landscaping” to define minimum tree well requirements and to allow for unlimited substitutions of non-canopy trees for canopy trees against a building.
- Section 7.10.E.4 “Pedestrian/Bike Circulation & Facilities” to set a standard of brick pavers or stamped dyed concrete for required walkways in parking lots for 50,000 sq.ft. or greater buildings/building plots.
- Section 7.10.F “Additional Standards for 150,000 S.F. or Greater” to increase the minimum area for a plaza from 200 to 500 sq.ft., to clarify that the area of a plaza can not count towards parking lot island requirements, to remove the option of vegetation shading as a minimum component of a plaza, to set a minimum percentage of surface area that must utilize a required building material, and to require parking areas to be screened by berms.
- Section 7.10.G “Variances – Design Review Board” to increase the amount of an allowable variance from 75% to 100% of the total percentage of a standard.
- Section 7.10.H “Submittal Requirements” added to define what information is needed from the developer at what time in the development process.
- Section 7.11.B “Specific Lighting Requirements” to remove site lighting restrictions that are redundant with Section 7.11.A “Site Lighting Design Requirements”.
- Section 7.11.B.3 “Temporary Outdoor Sales and Storage” to clarify that time limitations are per calendar year.

Article 9 Nonconformities

- Section 9.3.A “Enlargement, Alteration” to clarify at what level of site alteration an entire building plot in Northgate must come into compliance with the requirements of the UDO.

Article 11 Definitions

- Section 11.2 “Defined Terms” to redefine clinic, Development Engineer, hospital or sanitarium, and commercial banner and to define drip molding, façade, overflow parking, portable storage, quoin, restaurant – casual dining, restaurant – fine dining, roof types, sitwall, and stringcourse.