

**Proposed Zoning and Subdivision Regulations into Unified Development Code**

<b>1.0</b>	<b>CHAPTER 1: GENERAL PROVISIONS AND PROCEDURES</b>	
<b>1.1</b>	<b>Title</b>	Sec. 52-1. - Preamble.
<b>1.2</b>	<i>Reserved</i>	
<b>1.3</b>	<i>Reserved</i>	
<b>1.4</b>	<b>Applicability and Jurisdiction</b>	Sec. 52-53. - Uses prohibited by other ordinances.
1.4.1	Applied to all lands	Sec. 52-50. - Existing zoning regulation designations and changes.
1.4.2	Compliance required	Sec. 52-5. - Land to be used as required by district regulations. Sec. 52-46. - Certificate of occupancy and compliance. Sec. 52-48. - Completion of existing building. Sec. 35-2. - Compliance with chapter
<b>1.5</b>	<b>General Purpose</b>	Sec. 52-2. - Purpose.
<b>1.6</b>	<i>Reserved</i>	
<b>1.7</b>	<i>Reserved</i>	
<b>1.8</b>	<b>Enforcement</b>	
1.8.1	Penalty	Sec. 52-82. - Penalty.; Sec. 35-1.1. - Penalty; continuing violations.
1.8.2	Exceptions and Exemptions	Sec. 52-83. - Exceptions and exemptions not required to be negated.
1.8.3	Injunctive proceedings	Sec. 35-4. - Injunctive proceedings.
<b>1.9</b>	<b>Catchlines</b>	Sec. 52-84. - Catchlines.
<b>1.10</b>	<b>Severability</b>	Sec. 52-85. - Savings clause.
<b>1.11</b>	<i>Reserved</i>	
<b>1.12</b>	<b>Zoning Map Amendments (Rezoning)</b>	
1.12.1	Changes and amendments	Sec. 52-80. - Changes and amendments. Excl (b)
1.12.2	Application for zoning changes	Sec. 52-61. - Application for zoning changes.
1.12.3	Notice	Sec. 52-62. - Posting property for zoning changes.
1.12.4	<i>Reserved</i>	
1.12.5	Administrative Amendments to approved site plans	Sec. 52-32e. - Administrative amendments to approved site plans.
<b>1.13</b>	<b>Platting</b>	
1.13.1	Preliminary Plat	Sec. 35-6. - Preliminary plat—Filing; form; contents. Sec. 35-7. - Same—Approval.
1.13.2	Final Plat and Preliminary/Final Plat	Sec. 35-8. - Final plat and preliminary/final plat—Filing. Sec. 35-9. - Same—Form; contents. Sec. 35-10. - Same—Approval.
1.13.3	<i>Reserved</i>	
1.13.4	Waivers	Sec. 35-3. - Variances from provisions of chapter.
1.13.5	Amending and Minor Plats	Sec. 35-10.4. - Delegation of approval authority of certain plats.
1.13.6	<i>Reserved</i>	
1.13.7	<i>Reserved</i>	
1.13.8	<i>Reserved</i>	
1.13.10	Application Fees	Sec. 35-11.1 - Application Fees.
<b>1.14</b>	<i>Reserved</i>	
<b>1.15</b>	<b>Special Exceptions</b>	Sec. 52-70. - Board of adjustment (h)(6)
<b>1.16</b>	<i>Reserved</i>	
<b>1.17</b>	<b>Changes and Amendments to the Unified Development Code</b>	Sec. 52-80(b) - Changes and amendments. Sec. 52-75(b) Definitions
<b>1.18</b>	<b>Special Fence Project Plan</b>	Sec. 52-55. - Special fence project plan.
<b>1.19</b>	<b>Temporary Use Permits</b>	
1.19.1	General Requirements for all temporary uses and structures	Sec. 52-34. - Temporary uses. (e )(f)
1.19.2	Uses not to exceed 30 days	Sec. 52-34 (a)
1.19.3	Uses for greater than 30 days	Sec. 52-34(e ) by Special Permit only

<b>2.0</b>	<b>CHAPTER 2: ZONING DISTRICTS, USES, AND STANDARDS</b>	
<b>2.1</b>	<b>Reserved</b>	
2.1.1	<i>Reserved</i>	
2.1.2	<i>Reserved</i>	
2.1.3	Zoning Districts Established	Sec. 52-3. - Districts and boundaries thereof.
2.1.4	Repealed Zoning Districts	Sec. 52-57. - Repealed zoning districts.
<b>2.2</b>	<b>Zoning Map</b>	
2.2.1	General Provisions	Sec. 52-4. - Zoning map.
2.2.2	Zoning map and zoning district designations and changes	Sec. 52-51. - Zoning map and zoning district designations and changes.
2.2.3	<i>Reserved</i>	
2.2.4	<i>Reserved</i>	
2.2.5	Annexed Territory	Sec. 52-6. - Newly annexed territory.
2.2.6	Zoning designation of vacated streets and alleys	Sec. 52-52. - Zoning designation of vacated streets and alleys.
2.2.7	<i>Reserved</i>	
<b>2.3</b>	<b>Overlay Districts</b>	
2.3.1	<i>Reserved</i>	
2.3.2	Urban Business Overlay	Sec. 52-64a. - Urban business overlay district.
2.3.3	State Highway 161 Overlay	Sec. 52-64b. - State Highway 161 overlay district.
2.3.4	State Highway 183 Overlay	Sec. 52-64d. - State Highway 183 overlay district.
<b>2.4</b>	<b>Residential Districts</b>	
2.4.1	<i>Reserved</i>	
2.4.2	<i>Reserved</i>	
2.4.3	<i>Reserved</i>	
2.4.4	Single-family Residential 40 (R-40)	Sec. 52-7. - R-40 single-family district regulations.
2.4.5	Single-family Residential 15 (R-15)	Sec. 52-8. - R-15 single-family district regulations.
2.4.6	Single-family Residential 10 (R-10)	Sec. 52-9. - R-10 single-family district regulations.
2.4.7	Single-family Residential 7.5 (R-7.5)	Sec. 52-10. - R-7.5 single-family district regulations.
2.4.8	Single-family Residential 6 (R-6)	Sec. 52-11. - R-6 single-family district regulations.
2.4.9	Single-Family Residential ZLa (R-ZLa)	Sec. 52-12. - R-ZLa zero lot line district regulations.
2.4.10	Two-family Residential 3.5 (R-3.5)	Sec. 52-13. - R-3.5 two-family district regulations.
2.4.11	Attached Residential (R-SFA)	Sec. 52-14. - R-SFA single-family attached district regulations.
2.4.12	Four-family Residential (R-2.5)	Sec. 52-15. - R-2.5 four-family district regulations.
2.4.13	Townhouse Residential (R-TH)	Sec. 52-16d. - R-TH townhouse district regulations.
2.4.14	Multi-family Residential 1 (R-MF-1)	Sec. 52-16a. - R-MF-1 multi-family district regulations.
2.4.15	Multi-family Residential 2 (R-MF-2)	Sec. 52-16b. - R-MF-2 multi-family district regulations.
2.4.16	Multi-family Residential O (R-MF-O)	Sec. 52-16c. - R-MF-O city-wide overlay district.
2.4.17	Manufactured Home Residential (R-MH)	Sec. 52-17. - R-MH manufactured home district regulations.
2.4.18	Extra Family Residential (R-XF)	Sec. 52-18. - R-XF extra-family district regulations.
<b>2.5</b>	<b>Non-Residential Districts</b>	
2.5.1	<i>Reserved</i>	
2.5.2	<i>Reserved</i>	
2.5.3	<i>Reserved</i>	
2.5.4	Professional office (P-O)	Sec. 52-19. - P-O professional office district regulations.
2.5.5	Commercial office (C-O)	Sec. 52-20. - C-O commercial office district regulations.
2.5.6	Neighborhood Commercial (C-N)	Sec. 52-21. - C-N neighborhood commercial district regulations.
2.5.7	Community Commercial (C-C)	Sec. 52-22. - C-C community commercial district regulations.
2.5.8	Commercial Outdoor 1 (C-OU-1)	Sec. 52-23a. - C-OU-1 commercial outdoor district.
2.5.9	Commercial Outdoor 2 (C-OU-2)	Sec. 52-23b. - C-OU-2 commercial outdoor district.
2.5.10	Commercial Outdoor 3 (C-OU-3)	Sec. 52-23c. - C-OU-3 commercial outdoor district.
2.5.11	Commercial Warehouse (C-W)	Sec. 52-24. - C-W commercial warehouse district.

2.5.12	Freeway (FWY)	Sec. 52-25a. - FWY freeway district.
2.5.13	Light Industrial 20 (ML-20)	Sec. 52-26. - ML-20 light industrial district regulations.
2.5.14	Light Industrial 20a (ML-20a)	Sec. 52-26a. - ML-20a light industrial district regulations.
2.5.15	Light Industrial 40 (ML-40)	Sec. 52-27. - ML-40 light industrial district regulations.
2.5.16	Light Industrial 120 (ML-120)	Sec. 52-28. - ML-120 light industrial district regulations.
2.5.17	Commercial Park (C-P)	Sec. 52-30. - C-P commercial park district.
<b>2.6</b>	<b>Mixed-Use Districts</b>	
2.6.1	<i>Reserved</i>	
2.6.2	<i>Reserved</i>	
2.6.3	<i>Reserved</i>	
2.6.4	Planned Unit Development (PUD)	Sec. 52-32c. - PUD Planned Unit Development.
2.6.5	Transit-Oriented Development (TOD)	Sec. 52-32g. - Transit oriented development district.
2.6.6	Heritage Crossing District (HCD)	Sec. 52-32f. - HCD Heritage Crossing District.
<b>2.7</b>	<b>Special Districts</b>	
2.7.1	<i>Reserved</i>	
2.7.2	Agricultural (AG)	Sec. 52-31. - AG agricultural district regulations.
2.7.3	S-P-1 Site Plan (detailed)	Sec. 52-32a. - S-P-1 (detailed) site plan district regulations.
2.7.4	S-P-2 Site Plan (generalized)	Sec. 52-32b. - S-P-2 (generalized) site plan district regulations.
<b>3.0</b>	<b>CHAPTER 3: PERFORMANCE STANDARDS FOR SELECTED USES</b>	
<b>3.1</b>	<b>Accessory Structures</b>	Sec. 52-40. - Accessory buildings.
<b>3.2</b>	<b>Auto Service and Repair</b>	Sec. 52-39. - <del>Parking lots, public garages, and</del> filling stations.
<b>3.3</b>	<b>Alcoholic Beverages; sale, serving or storage</b>	Sec. 52-49. - Sale, serving or storage of alcoholic beverages.
3.3.1	Definitions	Sec. 52-49(a)(1). - Sale, serving or storage of alcoholic beverages.
3.3.2	Sale of alcoholic beverages for on premise consumption	Sec. 52-49 (a)(2 a-b), (4 a-b), (11), (12). - Sale, serving or storage of alcoholic beverages.
3.3.3	Reporting gross sales	Sec. 52-49(a)(3), (15), (16). - Sale, serving or storage of alcoholic beverages.
3.3.4	Certificate of Occupancy	Sec. 52-49 (a) (5), (6), (7). - Sale, serving or storage of alcoholic beverages.
3.3.5	Distance measurement from religious facility, school property, or hospital	Sec. 52-49 (a) (8), (9), (10), (12), (14). - Sale, serving or storage of alcoholic beverages.
<b>3.4</b>	<b>Commercial Design Standards</b>	Sec. 52-35c. - Commercial design standards.
<b>3.5</b>	<b>Convenience Store Design Standards</b>	Sec. 52-35d. - Convenience store design standards.
<b>3.6</b>	<b>Environmentally Sensitive Land Use</b>	Sec. 52-58. - Environmentally sensitive land use.
<b>3.7</b>	<b>Halfway Houses</b>	Sec. 52-63. - Halfway houses.
<b>3.8</b>	<i>Reserved</i>	
<b>3.9</b>	<i>Reserved</i>	
<b>3.10</b>	<b>Hotel Development Standards</b>	Sec. 52-35b. - Hotel development standards.
<b>3.11</b>	<b>Industrialized Housing</b>	Sec. 52-65. - Regulations for industrialized housing to be installed in single-family and two-family (duplex) zoned districts.
<b>3.12</b>	<i>Reserved</i>	
<b>3.13</b>	<b>Multifamily Development Regulations</b>	Sec. 52-59. - Multifamily development regulations
<b>3.14</b>	<b>Nondepository Financial Institutions</b>	Sec. 52-35e. - Nondepository financial institutions.
<b>3.15</b>	<b>Railroad Rights-of-Way and Tracks</b>	Sec. 52-33. - Railroad rights-of-way and tracks.
<b>3.16</b>	<b>Self Storage and Mini Warehouse Facilities</b>	Sec. 52-35f. - Mini Warehouse and Self Storage Facilities.
<b>3.17</b>	<b>Sexually Oriented Businesses</b>	Sec. 52-64. - Sexually oriented businesses.
<b>3.18</b>	<b>Outside Storage</b>	Sec. 52-56.- Outside Storage
<b>3.19</b>	<b>Wireless Telecommunications Facilities</b>	Sec. 52-32d. - Wireless telecommunications facilities.
<b>4.0</b>	<b>CHAPTER 4: DEVELOPMENT AND PERFORMANCE STANDARDS</b>	
<b>4.1</b>	<i>Reserved</i>	
<b>4.2</b>	<i>Reserved</i>	

<b>4.3</b>	<b>Reserved</b>	
<b>4.4</b>	<b>Parking and Loading</b>	
4.4.1	Reserved	
4.4.2	Reserved	
4.4.3	Off-Street Parking Requirements	Sec. 52-36. - Off-street parking requirements.
4.4.4	Reserved	
4.4.5	Reserved	
4.4.6	Parking Location, Layout, and Design	Sec. 52-38. - Parking and loading area development standards (pt) Sec. 52-39. - Parking lots, <del>public garages, and filling stations.</del>
4.4.7	Parking Garages	Sec. 52-39. - <del>Parking lots, public garages, and filling stations.</del>
4.4.8	Off-street Loading Requirements	Sec. 52-37. - Off-street loading requirements.
4.4.9	Residential Driveways	Sec. 52-38(j) Parking and loading area development standards
4.4.10	Single Family Garage Conversions	Sec. 52-36(f) Parking and loading area development standards
<b>4.5</b>	<b>Landscaping and Trees</b>	
4.5.1	General Landscaping Requirements and Standards	Sec. 52-35a (a) and (h). - Landscape standards and tree conservation regulations.
4.5.2	Landscaping Required	Sec. 52-35a (c)-(f), (m). - Landscape standards and tree conservation regulations.
4.5.3	Administrative Amendments	Sec. 52-35a(n). - Landscape standards and tree conservation regulations.
4.5.4	Property Zoned for residential uses	Sec. 52-35a(g). - Landscape standards and tree conservation regulations.
4.5.5	Maintenance Standards	Sec. 52-35a(j). - Landscape standards and tree conservation regulations.
4.5.6	Landscaping in the Right of Way and Easements	Sec. 52-35a(i)(k). - Landscape standards and tree conservation regulations.
4.5.7	Expansion or Improvement of Existing Development through redevelopment	Sec. 52-35a(l). - Landscape standards and tree conservation regulations.
4.5.8	Tree Conservation Requirements	Sec. 52-35a(o). - Landscape standards and tree conservation regulations.
4.5.9	Tree Replacement	Sec. 52-35a(p),(q). - Landscape standards and tree conservation regulations.
4.5.10	Ordinance Enforcement	Sec. 52-35a(r). - Landscape standards and tree conservation regulations.
4.5.11	Appeals	Sec. 52-35a(s). - Landscape standards and tree conservation regulations.
4.5.12	Use of Funds	Sec. 52-35a(t). - Landscape standards and tree conservation regulations.
4.5.13	Violations	Sec. 52-35a(u). - Landscape standards and tree conservation regulations.
4.5.14	Savings Clause	Sec. 52-35a(v). - Landscape standards and tree conservation regulations.
4.5.15	Miscellaneous Requirements and Illustrations	Sec. 52-35a(w)(x). - Landscape standards and tree conservation regulations.
4.5.16	Definitions	Sec. 52-35a (b). - Landscape standards and tree conservation regulations.
<b>4.6</b>	<b>Screening</b>	Sec. 52-54. - Screening.
<b>4.7</b>	<b>Reserved</b>	
<b>4.8</b>	<b>Reserved</b>	
<b>4.9</b>	<b>Nuisances</b>	Sec. 52-35. - Performance standards.
<b>5.0</b>	<b>CHAPTER 5: SUBDIVISION DESIGN AND IMPROVEMENTS</b>	
<b>5.1</b>	<b>Reserved</b>	
5.1.1	Reserved	
5.1.2	Reserved	
5.1.3	Required Improvements	Sec. 35-12. - Standards and specifications for subdivision improvements within city Sec. 35-13. - Standards and specifications for subdivision improvements —Outside city.

5.1.4	Connection to Public Utilities	Sec. 35-14 - When public utilities to be connected. Sec. 35-16.2. Design requirements generally.
<b>5.2</b>	<b>Names and Numbering</b>	
5.2.1	<i>Reserved</i>	
5.2.2	Subdivision Name	Sec. 35-10.3. - Names. (a)
5.2.3	Lot and Block Numbering	Sec. 35-10.3. - Names. (b)
<b>5.3</b>	<b>Block Design</b>	
5.3.1	Generally	Sec. 35-16. - Design requirements generally. (g),- (j), (a), (b)
5.3.2	Block Length	Sec. 35-16. - Design requirements generally. (f)
5.3.3	Block Width	Sec. 35-16. - Design requirements generally. (f)(2)
5.3.4	Lot Lines	Sec. 35-16. - Design requirements generally. (c) (d)
5.3.5	Single Family Residential Lot Size Compatibility	Sec. 35-16. - Design requirements generally. (e )
<b>5.4</b>	<b>Streets and Right of Way</b>	
5.4.1	<i>Reserved</i>	
5.4.2	Dedication and Maintenance of Streets	Sec. 35-15. - Dedication and maintenance of streets. Sec. 52-45. - Right-of-way and easement dedication requirements
5.4.3	Street Names	Sec. 35-17. - Names.
5.4.4	Connectivity	Sec. 35-18. - Continuation of existing streets.
5.4.5	Street Width and Cross-Section Design	Sec. 35-20. - Widths and alignment.
5.4.6	Alleys	Sec. 35-21. - Alleys.
5.4.7	Relation to adjoining property owners	Sec. 35-19. - Arrangement not to cause hardship to adjoining property owners.
5.4.8	Sidewalks	Sec. 35-22. - Sidewalks; required prior to issuance of certificate of occupancy or final building inspection.
5.4.9	Street Lights	Sec. 35-16.1. - Street lights.
5.4.10	Private Streets	Sec. 35-25. - Private streets.
<b>5.5</b>	<b>Easements</b>	
5.5.1	<i>Reserved</i>	
5.5.2	Utilities	Sec. 35-23. - Utilities.
5.5.3	Drainage	Sec. 35-24. - Drainage.
5.5.4	Avigation	Sec. 35-10.1. - Avigation easements and releases as condition of plat, permit, etc.—Approval.
<b>5.6</b>	<b>Stormwater Management And Drainage</b>	DIVISION 5. - STORMWATER MANAGEMENT AND DRAINAGE
5.6.1	Purpose	Sec. 35-26. - Purpose.
5.6.2	Generally	Sec. 35-28. - Generally.
5.6.3	Design Criteria	Sec. 35-29. - Design criteria.
5.6.4	On-site Drainage	Sec. 35-29.1. - On-site drainage.
5.6.5	Off-site Drainage	Sec. 35-29.2. - Off-site drainage.
5.6.6	Open Channels	Sec. 35-29.3. - Open channels.
5.6.7	Streets and Stormwater Inlets	Sec. 35-29.4. - Streets and stormwater inlets.
5.6.8	Hydrologic Methods	Sec. 35-29.5. - Hydrologic methods.
5.6.9	Streambank Protection	Sec. 35-29.6. - Streambank protection.
5.6.10	Acceptable Downstream Conditions	Sec. 35-29.7. - Acceptable downstream conditions.
5.6.11	Drainage Channel adjacent to subdivision or lot	Sec. 35-29.8. - Drainage channel adjacent to subdivision or lot.
5.6.12	Channel Edge Wall	Sec. 35-30. - Channel edge wall.
5.6.13	Easements and Maintenance	Sec. 35-31. - Easements & maintenance.
5.6.14	Lakes and Dams	Sec. 35-32. - Lakes and dams.
5.6.15	Levees	Sec. 35-33. - Levees.
5.6.16	Culverts, Bridges, Flumes, and Detention Structures	Sec. 35-34. - Culverts, bridges, flumes, and detention structures.
5.6.17	Erosion and Sedimentation Control	Sec. 35-35. - Erosion and sedimentation control.
5.6.18	Operations and Maintenance	Sec. 35-36. - Operations & maintenance.

5.6.19	Definitions	Sec. 35-27. - Definitions.
<b>5.7</b>	<b>Development Handbook</b>	Sec. 35-5. - Development handbook.
<b>6.0</b>	<b>CHAPTER 6: ADMINISTRATION</b>	
<b>6.1</b>	<i>Reserved</i>	
<b>6.2</b>	<i>Reserved</i>	
<b>6.3</b>	<b>Review and Decision Making Bodies</b>	
<b>6.4</b>	<i>Reserved</i>	
<b>6.5</b>	<b>Planning and Zoning Commission</b>	Sec. 52-60. - Planning and zoning commission.
<b>6.6</b>	<b>Board of Adjustment</b>	Sec. 52-70. - Board of adjustment. Except (h)(6)
<b>7.0</b>	<b>CHAPTER 7: NONCONFORMITIES</b>	
<b>7.1</b>	<b>Nonconforming Uses and Structures</b>	Sec. 52-47(a). - Nonconforming uses.
<b>7.2</b>	<b>Discontinuance or Abandonment</b>	Sec. 52-47(b). - Nonconforming uses.
<b>7.3</b>	<b>Continuation of Use</b>	Sec. 52-47(c), (e)4-6. - Nonconforming uses.
<b>7.4</b>	<b>Alteration of Nonconforming Single Family Structure</b>	Sec. 52-47(c)(1-2). - Nonconforming uses.
<b>7.5</b>	<b>Destruction of Nonconforming Use</b>	Sec. 52-47(d). - Nonconforming uses.
<b>7.6</b>	<b>Discontinuation and Elimination of Nonconforming Uses</b>	Sec. 52-47(e)(1-3). - Nonconforming uses.
<b>7.7</b>	<b>Nonconforming Carports</b>	Sec. 52-47(e)(7-8). - Nonconforming uses.
<b>7.8</b>	<b>Manufactured Home Placement</b>	Sec. 52-47(f),(g). - Nonconforming uses.
<b>7.9</b>	<b>Right-of-Way Acquisition by Governmental Agency</b>	Sec. 52-47a. - Right-of-way acquisition by governmental agency
<b>8.0</b>	<b>CHAPTER 8: MEASUREMENTS</b>	
<b>8.1</b>	<i>Reserved</i>	
<b>8.2</b>	<i>Reserved</i>	
<b>8.3</b>	<i>Reserved</i>	
<b>8.4</b>	<b>Yards/Setbacks</b>	
8.4.1	Corner Lots	Sec. 52-41. - Corner lots.
8.4.2	Established Front Yard	Sec. 52-43(a) - Required yards.
8.4.3	Required Yards	Sec. 52-43(b), (c). - Required yards.
8.4.4	Residential Yards	Sec. 52-43(d)(e). - Required yards.
8.4.5	Projections into Required Yards	Sec. 52-44(a), (b), (c), (d), (e), (f). - Projections into required yards
8.4.6	Corner line of Sight	Sec. 52-44(g). - Projections into required yards
8.4.7	Mechanical Equipment in side or rear yard abutting single	Sec. 52-44(h). - Projections into required yards
8.4.8	Above Ground Utility Structures	Sec. 52-44(i). - Projections into required yards
<b>8.5</b>	<b>Height</b>	Sec. 52-42. - Height limits.
<b>9.0</b>	<b>CHAPTER 9: DEFINITIONS</b>	
<b>9.1</b>	<i>Reserved</i>	
<b>9.2</b>	<i>Reserved</i>	
<b>9.3</b>	<b>Definitions</b>	Sec. 52-75. - Definitions.; Sec. 35-1. - Definitions.