



Reorganization of Zoning and Subdivision Ordinances to create the Unified Development Code

Item #4

Planning and Development Committee

July 16, 2020



Overview

- Recap the **proposed plan** for amendments to zoning and subdivision regulations (presented to P&D July 2019)
- Review the proposed **new sections** of the Unified Development Code
- Discuss **Next Steps**

Recap of the Plan for the Zoning Ordinance

- Review **trends and best practices** from other cities to address the changing market and development needs and ensure the ordinance complies with changes in **state law**.
- Combine the Zoning and Subdivision ordinances into a **Unified Development Code** to provide for consistent regulations and definitions
- Define specific land uses and allowances to provide **predictability and consistency**
- Add **charts, illustrations and exhibits** to help demonstrate intent of the regulations

Proposed Order of Work

1. **Renumber existing zoning ordinance sections** to set up for amendments
2. Create **land use chart** and **definitions** of uses
3. Clean up and clarify **administration**, boards and processes
4. Review **higher priority items** such as parking, home based business and nonconforming uses
5. Review residential and nonresidential **district categories and standards**; create **dimension charts** of setbacks, height, etc.
6. Review other **development standards**: yards, height, landscaping, screening
7. Review and reorganize **Subdivision Ordinance** as appropriate
8. Review **individual use standards** including future regulation of alcohol sales, multifamily, eliminating or creating standards
9. Consider **new tools and districts** to address market needs

Primary Adjustments

- **Reorganization ONLY**; no amendments to text in this process other than identified minor changes
 - Organized Performance Standards for uses in **alphabetical order**
 - **Reserved** many new subsections for future amendments to add: general purpose statements, land use charts, dimension charts, new performance standards, etc.
 - Divides **paragraphs into subsections** and adds titles to sections especially Nonconforming Uses, Landscaping, Yards
 - Set up **definitions to be moved** into one section with next phase of UDC
- **No changes** to Stormwater Management and Drainage other than renumbering. (Recently updated in 2017)

Minor Changes

- Amendments to update for **compliance** with State law and existing City ordinances
- Deletions of:
 - previously **reserved sections** no longer needed;
 - references to previously **repealed districts**; and
 - **duplicate** provisions
- Add **captions or heading** language to existing text

**** No other changes than those clarified above have been made to this Code****



<u>Proposed UDC Section Number</u>	<u>Existing Zoning or Subdivision Ordinance Section</u>
1.0 CHAPTER 1: GENERAL PROVISIONS AND PROCEDURES	
1.1 Title	Sec. 52-1. - Preamble.
1.2 <i>Reserved</i> Consistency with Comprehensive Plan	
1.3 <i>Reserved</i> Authority	
1.4 Applicability and Jurisdiction	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
1.4.3 Emergency Powers	Sec. 52-86. - Emergency.
	Sec. 52-84. - Catchlines.
	Sec. 52-2. - Purpose.
1.5 General Purpose	
1.6 <i>Reserved</i> Conflicting Provisions	
1.7 <i>Reserved</i> Transitional Regulations	
1.8 Enforcement	Sec. 52-82. - Penalty; Sec. 35-1.1. - Penalty; continuing violations.
1.9 Severability	Sec. 52-85. - Savings clause.
	Sec. 52-83. - Exceptions and exemptions not required to be negated.
1.9.1 Injunctive proceedings	Sec. 35-4. - Injunctive proceedings.
1.10 <i>Reserved</i> Common Review Procedures	
1.11 Zoning Map Amendments (Rezoning)	
1.11.1 Changes and amendments.	Sec. 52-80. - Changes and amendments. Excl (b)
1.11.2 Application for zoning changes.	Sec. 52-61. - Application for zoning changes.
1.11.3 Notice	Sec. 52-62. - Posting property for zoning changes.
1.11.4 <i>Reserved</i> Site Plan Review	
1.11.5 Administrative Amendments to approved site plan	Sec. 52-32e. - Administrative amendments to approved site plans.

	<u>Proposed UDC Section Number</u>	<u>Existing Zoning or Subdivision Ordinance Section</u>
1.0	CHAPTER 1: GENERAL PROVISIONS AND PROCEDURES	
1.12	Platting	
1.12.1	Preliminary plat	Sec. 35-6. - Preliminary plat—Filing; form; contents. Sec. 35-7. - Same—Approval.
1.12.2	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.
1.12.3	<i>Reserved</i> Replats	
1.12.4	Waivers	Sec. 35-3. - Variances from provisions of chapter.
1.12.5	Amending and Minor Plats	Sec. 35-10.4. - Delegation of approval authority of certain plats.
1.12.6	<i>Reserved</i> Conveyance Plats	
1.12.7	<i>Reserved</i> Vacations	
1.12.8	<i>Reserved</i> Expiration of plat	
1.12.9	Appeals to city council.	Sec. 35-11. - Appeals to city council.
1.12.10	Application Fees	Sec. 35-11.1 - Application Fees.
1.13	<i>Reserved</i> Variances to Zoning Development Standards	
1.14	Special Exceptions	Sec. 52-70. - Board of adjustment (h) pt
1.15	<i>Reserved</i> Written Interpretations	
1.16	Appeals	Sec. 52-70. - Board of adjustment (g), (i), (j)
1.17	Changes and Amendments to the UDC	Sec. 52-80. - Changes and amendments. Sect (b)
1.18	Special fence project plan	Sec. 52-55. - Special fence project plan.
1.19	Temporary Use Permits	Sec. 52-34. - Temporary uses. (e)(f)
1.19.1	General Requirements for All Temporary Uses and Structures	
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

<u>Proposed UDC Section Number</u>	<u>Existing Zoning or Subdivision Ordinance Section</u>
2.0 CHAPTER 2: ZONING DISTRICTS, USES, AND STANDARDS	
2.1 <i>Reserved</i> General Provisions	
2.1.1 <i>Reserved</i> Chapter Purpose	
2.1.2 <i>Reserved</i> Chapter Organization	
2.1.3 Zoning Districts Established	Sec. 52-3. - Districts and boundaries thereof.
2.2 Zoning Map	
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> Relation To Comprehensive Plan Future Land Use Map	
2.2.4 <i>Reserved</i> Relationship to Overlay Districts	
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> Religious Worship Facilities and Public and Private Schools allowed in all districts	
2.3 Overlay Districts	
2.3.1 <i>Reserved</i> Purpose and Creation	
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.

Proposed UDC Section Number

Existing Zoning or Subdivision Ordinance Section

2.0 CHAPTER 2: ZONING DISTRICTS, USES, AND STANDARDS

2.4 Residential Districts

2.4.1 *Reserved* General Purposes of Residential Zone Districts

2.4.2 *Reserved* Residential Use chart

2.4.3 *Reserved* Summary Tables of Dimensional Standards

2.4.4 Single-family Residential 40 (R-40)

2.4.5 Single-family Residential 15 (R-15)

2.4.6 Single-family Residential 10 (R-10)

2.4.7 Single-family Residential 7.5 (R-7.5)

2.4.8 Single-family Residential 6 (R-6)

2.4.9 Single-Family Residential ZLa (R-ZLa)

~~Single Family Residential PH (R-PH) — Repealed in 1986~~

~~Single Family Residential ZL (R-ZL) — Repealed in 1986~~

2.4.10 Two-family Residential 3.5 (R-3.5)

2.4.11 Attached Residential (R-SFA)

2.4.12 Four-family Residential (R-2.5)

2.4.13 Townhouse Residential (R-TH)

2.4.14 Multi-family Residential 1 (R-MF-1)

2.4.15 Multi-family Residential 2 (R-MF-2)

2.4.16 Multi-family Residential O (R-MF-O)

2.4.17 Manufactured Home Residential (R-MH)

2.4.18 Extra Family Residential (R-XF)

Sec. 52-7. - R-40 single-family district regulations.

Sec. 52-8. - R-15 single-family district regulations.

Sec. 52-9. - R-10 single-family district regulations.

Sec. 52-10. - R-7.5 single-family district regulations.

Sec. 52-11. - R-6 single-family district regulations.

Sec. 52-12. - R-ZLa zero lot line district regulations.

Sec. 52-12a. - R-PH patio home district regulations.

Sec. 52-12b. - R-ZL zero lot line district regulations.

Sec. 52-13. - R-3.5 two-family district regulations.

Sec. 52-14. - R-SFA single-family attached district regulations.

Sec. 52-15. - R-2.5 four-family district regulations.

Sec. 52-16d. - R-TH townhouse district regulations.

Sec. 52-16a. - R-MF-1 multi-family district regulations.

Sec. 52-16b. - R-MF-2 multi-family district regulations

Sec. 52-16c. - R-MF-O city-wide overlay district.

Sec. 52-17. - R-MH manufactured home district regulations.

Sec. 52-18. - R-XF extra-family district regulations.

Proposed UDC Section Number

Existing Zoning or Subdivision Ordinance Section

2.0 CHAPTER 2: ZONING DISTRICTS, USES, AND STANDARDS

2.5 Non-Residential Districts

2.5.1	<i>Reserved</i> General Purposes of Non-Residential and Other Districts	
2.5.2	<i>Reserved</i> Nonresidential Use Chart	
2.5.3	<i>Reserved</i> Summary Tables of Dimensional Standards Nonresidential	
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.

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Existing Zoning or Subdivision Ordinance Section

2.0 CHAPTER 2: ZONING DISTRICTS, USES, AND STANDARDS

2.6 Mixed-Use Districts

2.6.1 *Reserved* General Purposes of Mixed-Use Districts

2.6.2 *Reserved* Mixed Use District Use chart

2.6.3 *Reserved* Summary Tables of Dimensional Standards Mixed Use Districts

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.

2.7 Special Districts

2.7.1 *Reserved* General Purposes of Special Districts

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.

2.8 Repealed Zoning Districts

Sec. 52-57. - Repealed zoning districts.

Proposed UDC Section Number

Existing Zoning or Subdivision Ordinance Section

3.0 CHAPTER 3: PERFORMANCE STANDARDS FOR SELECTED USES

3.1	Accessory Structures	Sec. 52-40. - Accessory buildings.
3.2	Auto Service and Repair	Sec. 52-39. - Parking lots, public garages, and filling stations.
3.3	Alcoholic beverages; Sale, serving or storage	Sec. 52-49. - Sale, serving or storage of alcoholic beverages.
3.3.1	Definitions	Sec. 52-49(a)(1).
3.3.2	Sale of Alcoholic Beverages for On Premise Consumption	Sec. 52-49 (a)(2 a-b), (4 a-b), (11), (12).
3.3.3	Reporting Gross Sales.	Sec. 52-49(a)(3), (15), (16).
3.3.4	Certificate of Occupancy	Sec. 52-49 (a)(5), (6), (7).
3.3.5	Distance Measurement from Religious Facility, School Property, or Hospital	Sec. 52-49 (a)(8), (9), (10), (12), (14).
3.4	Commercial design standards.	Sec. 52-35c. - Commercial design standards.
3.5	Convenience store design standards.	Sec. 52-35d. - Convenience store design standards.
3.6	Environmentally sensitive land use.	Sec. 52-58. - Environmentally sensitive land use.
3.7	Halfway houses.	Sec. 52-63. - Halfway houses.
3.8	<i>Reserved</i> Home Occupations	
3.9	<i>Reserved</i> Hostels	
3.10	Hotel development standards.	Sec. 52-35b. - Hotel development standards.
3.11	Industrialized housing	Sec. 52-65. - Regulations for industrialized housing to be installed in single-family and two-family (duplex) zoned districts.
3.12	<i>Reserved</i> Mobile Vending	
3.13	Multifamily development regulations.	Sec. 52-59. - Multifamily development regulations
3.14	Nondepository financial institutions.	Sec. 52-35e. - Nondepository financial institutions.
3.15	Railroad rights-of-way and tracks.	Sec. 52-33. - Railroad rights-of-way and tracks.
3.16	Self Storage and Mini Warehouse Facilities.	Sec. 52-35f. - Mini Warehouse and Self Storage Facilities.
3.17	Sexually oriented businesses.	Sec. 52-64. - Sexually oriented businesses.
3.18	Outside Storage.	Sec. 52-56.- Outside Storage
3.19	Wireless telecommunications facilities.	Sec. 52-32d. - Wireless telecommunications facilities.

<u>Proposed UDC Section Number</u>	<u>Existing Zoning or Subdivision Ordinance Section</u>
4.0 CHAPTER 4: DEVELOPMENT AND PERFORMANCE STANDARDS	
4.1 <i>Reserved</i> General Provisions	
4.2 <i>Reserved</i> Design Standards	
4.3 <i>Reserved</i> Circulation and Mobility	
4.4 Parking and Loading	
4.4.1 <i>Reserved</i> Purpose	
4.4.2 <i>Reserved</i> Applicability	
4.4.3 Off-Street Parking Requirements	Sec. 52-36. - Off-street parking requirements.
4.4.4 <i>Reserved</i> Off-Street Parking Alternatives	
4.4.5 <i>Reserved</i> Use of Off-Street Parking Areas	
4.4.6 Parking Location, Layout, and Design	Sec. 52-38. - Parking and loading area development standards (pt) Sec. 52-39. - Parking lots, public garages, and filling stations.
4.4.7 Parking Garages	Sec. 52-39. -Parking lots, public garages, and filling stations.
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

Proposed UDC Section Number

Existing Zoning or Subdivision Ordinance Section

4.0 CHAPTER 4: DEVELOPMENT AND PERFORMANCE STANDARDS

4.5 Landscaping and Trees

- 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).
- 4.5.3 Administrative Amendments Sec. 52-35a(n).
- 4.5.4 Property zoned for residential uses Sec. 52-35a(g).
- 4.5.5 Maintenance standards Sec. 52-35a(j).
- 4.5.6 Landscaping in the Right of Way and Easements Sec. 52-35a(i)(k).
- 4.5.7 Expansion or improvement of existing development through redevelopment. Sec. 52-35a(l).
- 4.5.8 Tree Conservation Requirements Sec. 52-35a(o).
- 4.5.9 Tree replacement Sec. 52-35a(p),(q).
- 4.5.10 Ordinance enforcement Sec. 52-35a(r).
- 4.5.11 Appeals Sec. 52-35a(s).
- 4.5.12 Use of Funds Sec. 52-35a(t).
- 4.5.13 Violations Sec. 52-35a(u).
- 4.5.14 Savings Clause Sec. 52-35a(v).
- 4.5.15 Miscellaneous requirements and Illustrations Sec. 52-35a(w)(x).
- 4.5.16 Definitions Sec. 52-35a (b).

4.6 Screening

Sec. 52-54. - Screening.

4.7 *Reserved* Fences and Walls

4.8 *Reserved* Exterior Lighting

4.9 Nuisances

Sec. 52-35. - Performance standards.

Proposed UDC Section Number

Existing Zoning or Subdivision Ordinance Section

5.0 CHAPTER 5: SUBDIVISION DESIGN AND IMPROVEMENTS

5.1 *Reserved Generally*

5.1.1 *Reserved Purpose*

5.1.2 *Reserved Applicability*

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.

5.2 Names and Numbering

5.2.1 *Reserved Generally*

5.2.2 Subdivision Name

5.2.3 Lot and Block Numbering

Sec. 35-10.3. - Names. (a)

Sec. 35-10.3. - Names. (b)

5.3 Block Design

5.3.1 Generally

5.3.2 Block Length

5.3.3 Block Width

5.3.4 Lot Lines

5.3.2 Single Family Residential Lot Size Compatibility

Sec. 35-16. - Design requirements generally. (g),- (j), (a), (b)

Sec. 35-16. - Design requirements generally. (f)

Sec. 35-16. - Design requirements generally. (f)(2)

Sec. 35-16. - Design requirements generally. (c) (d)

Sec. 35-16. - Design requirements generally. (e)

<u>Proposed UDC Section Number</u>	<u>Existing Zoning or Subdivision Ordinance Section</u>
5.0 CHAPTER 5: SUBDIVISION DESIGN AND IMPROVEMENTS	
5.4 Streets and Right of Way	
5.4.1 <i>Reserved</i> Generally	
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.
5.5 Easements	
5.5.1 <i>Reserved</i> Generally	
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.

<u>Proposed UDC Section Number</u>	<u>Existing Zoning or Subdivision Ordinance Section</u>
5.0 CHAPTER 5: SUBDIVISION DESIGN AND IMPROVEMENTS	
5.6 Stormwater Management And Drainage	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 & 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 & maintenance.	Sec. 35-36. - Operations & maintenance.
5.6.19 Definitions.	Sec. 35-27. - Definitions.
5.7 Development Handbook	Sec. 35-5. - Development handbook.

	<u>Proposed UDC Section Number</u>	<u>Existing Zoning or Subdivision Ordinance Section</u>
6.0	CHAPTER 6: ADMINISTRATION	
6.1	<i>Reserved Purpose</i>	
6.2	<i>Reserved Generally</i>	
6.3	Review and Decision Making Bodies	
6.4	<i>Reserved City Council</i>	
6.5	Planning and Zoning Commission	Sec. 52-60. - Planning and zoning commission.
6.6	Board of Adjustment	Sec. 52-70. - Board of adjustment. Except (h), (g), (i), (j)
7.0	CHAPTER 7: NONCONFORMITIES	
7.1	Nonconforming Uses and structures	Sec. 52-47(a). - Nonconforming uses.
7.2	Discontinuance or abandonment	Sec. 52-47(b). - Nonconforming uses.
7.3	Continuation of Use	Sec. 52-47(c), (e)4-6. - Nonconforming uses.
7.4	Alteration of Nonconforming single family Structure	Sec. 52-47(c)(1-2). - Nonconforming uses.
7.5	Destruction of nonconforming use	Sec. 52-47(d). - Nonconforming uses.
7.6	Discontinuation and Elimination of nonconforming uses	Sec. 52-47(e)(1-3). - Nonconforming uses.
7.7	Nonconforming carports	Sec. 52-47(e)(7-8). - Nonconforming uses.
7.8	Manufactured Home Placement	Sec. 52-47(f),(g). - Nonconforming uses.
7.9	Right-of-way acquisition by governmental agency.	Sec. 52-47a. - Right-of-way acquisition by governmental agency

Proposed UDC Section Number

Existing Zoning or Subdivision Ordinance Section

8.0 CHAPTER 8: MEASUREMENTS

8.1 *Reserved* General Rules of Construction

8.2 *Reserved* Measurements and Exceptions

8.3 *Reserved* Lot Dimensions

8.4 Yards/Setbacks

8.4.1 Corner lots

Sec. 52-41. - Corner lots.

8.4.2 Required yards

Sec. 52-43(a), (b), (c) . - Required yards.

8.4.3 Residential yards

Sec. 52-43(d)(e) . - Required yards.

8.4.4 Projections into required yards

Sec. 52-44(a), (b), (c), (d), (e), (f) . - Projections into required yards

8.4.5 Corner line of sight

Sec. 52-44(g) . - Projections into required yards

8.4.6 Mechanical Equipment in side or rear yard abutting single family

Sec. 52-44(h) . - Projections into required yards

8.4.7 Above ground utility structures

Sec. 52-44(i) . - Projections into required yards

8.5 Height

Sec. 52-42. - Height limits.

9.0 CHAPTER 9: DEFINITIONS

9.1 *Reserved* Meanings and Intent

9.2 *Reserved* Interpretations

9.3 Definitions.

Sec. 52-75. - Definitions.;

Sec. 35-1. - Definitions.

Outreach

- Emailed **database** of potential parties or groups such as the Chambers of Commerce, Board of Realtors, neighborhoods and others who may be interested in the project in mid November
- Created **webpage** for ordinance updates and schedules
- Encouraging people to complete a **survey** in the mass email and on staff email signatures
- Encouraged emailed persons to **subscribe** to receive news or notifications on the UDC project
- Will email out **notice of the availability of the draft UDC** to subscribers and post notice on the webpage

Applications and Forms

Ordinances and Updates +

Plans and Reports +

Planning & Zoning Commission +

Info and Resources +

Draft Ordinance Updates

Zoning Survey

[Home](#) > [Government](#) > [Departments I - W](#) > [Planning and Zoning](#) > [Ordinances and Updates](#) > Unified Development Code

Unified Development Code

Project Schedule

Draft Ordinance Updates

Zoning Survey

Purpose and Goals	Why It's Needed	Zoning Ordinance	Subdivision Ordinance	Participate

Purpose and Goals

A Zoning Ordinance says how a piece of land can be used. A Subdivision Ordinance says how a piece of land can be divided into smaller pieces or combined into larger pieces.

These two sets of rules determine the shape of the city and what individuals can do with their property.

The City of Irving is working to combine these two sets of rules into a single **Unified**

CONTACT US

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Timeline for Adoption of Reorganized UDC

- July 6, 2020 Review and Planning and Zoning Commission Work Session
- July 16, 2020 Review at Planning and Development Committee
- July 23, 2020 Post draft UDC on webpage and email
- July 30, 2020 Review at City Council Work Session (Tentative)
- August 3, 2020 Public Hearing at Planning and Zoning Commission and Recommendation (Tentative)
- August 20, 2020 Public Hearing at City Council and Consideration (Tentative)

- Comments?
- Questions?