

ORDINANCE NO. 2012-3429

AN ORDINANCE AMENDING CHAPTER 12, "UNIFIED DEVELOPMENT ORDINANCE", SECTION 5.6 "DESIGN DISTRICTS", B "NORTHGATE DISTRICTS", 2 "ADDITIONAL USE STANDARDS", C "NG-3 RESIDENTIAL NORTHGATE" AND SECTION 5.7 "DESIGN DISTRICT DIMENSIONAL STANDARDS" OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY AMENDING CERTAIN SECTIONS AS SET OUT BELOW; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That CHAPTER 12, "UNIFIED DEVELOPMENT ORDINANCE", be amended by amending, SECTION 5.6 "DESIGN DISTRICTS", B "NORTHGATE DISTRICTS", 2 "ADDITIONAL USE STANDARDS", C "NG-3 RESIDENTIAL NORTHGATE" AND SECTION 5.7 "DESIGN DISTRICT DIMENSIONAL STANDARDS" of the Code of Ordinances of the City of College Station, Texas, as set out in Exhibit "A", attached hereto and made a part of this ordinance for all purposes.

PART 2: Should any part of this ordinance be held illegal or invalid for any reason, the holding shall not affect the remaining sections or portion of sections or provisions of this ordinance.

PART 3: That any person, firm, or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punishable by a fine of not less than Twenty-Five Dollars (\$25.00) nor more than Two Thousand Dollars (\$2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this 12th day of July, 2012.

APPROVED:

Nancy F. Brown
Mayor

ATTEST:

Sherry Mosher
City Secretary

APPROVED:

Alan C. Fols
City Attorney

Exhibit "A"

That **CHAPTER 12, "UNIFIED DEVELOPMENT ORDINANCE", SECTION 5.6 "DESIGN DISTRICTS", B "NORTHGATE DISTRICTS", 2 "ADDITIONAL STANDARDS", C "NG-3 RESIDENTIAL NORTHGATE"**, of the Code of Ordinances of the City of College Station, Texas, is hereby amended as stated below:

C. NG-3 Residential Northgate

Non-residential uses permitted within NG-3 shall meet each of the following requirements:

1. **Place of Worship Exemption:** Any Expansion, addition, or renovations to existing Places of Worship or construction of new Places of Worship are exempt from these requirements.
2. Non-residential uses may occupy no more than fifty percent (50%) of the total square footage of any building(s) or group of buildings developed in a building plot.
3. Any building containing a non-residential use shall have a minimum of one (1) floor wherein one hundred percent (100%) of the floor area is occupied by a residential use. Offices and studios maintained within a residence for home occupations may be included within the residential use calculation.
4. The maximum allowable gross floor area per single retail establishment is 5,000 square feet.

That **CHAPTER 12, "UNIFIED DEVELOPMENT ORDINANCE", SECTION 5.7 "DESIGN DISTRICTS DIMENSIONAL STANDARDS"**, of the Code of Ordinances of the City of College Station, Texas, is hereby amended as stated below:

5.7 Design District Dimensional Standards

The following table establishes dimensional standards that shall be applied within the Design Districts, unless otherwise identified in this UDO:

	NG-1	NG-2	NG-3	WPC
Minimum Lot Area	None	None	None	2,400 SF
Minimum Lot Width	None	None	None	24'
Minimum Lot Depth	None	None	None	100'
Minimum Front Setback	None	None	None	25' (H)
Minimum Side Setback	None	None	None	None (A)
Minimum Side Street Setback	None	None	None	15'
Minimum Rear Setback	None	None	None	15'
Minimum Setback from Back of Curb (B)	10'	10'	10'	None
Maximum Setback from Back of Curb (B)	20' (C) (D) (E)	25' (C) (D) (E)	20' (C) (D) (E)	None
Maximum Height	None	None	None	None
Minimum Number of Stories	2 Stories (G)	2 Stories (G)	2 Stores (G)	None
Minimum Floor to Area Ratio (FAR)	1 : 1 (F)(I)	0.75 : 1 (F)(I)	1 : 1 (F)(I)	None

Notes:

- (A) Lot line construction on interior lots is allowed where access to the rear of the building is provided on the site or by dedicated right-of-way or easement.
- (B) Minimum/maximum setback from the back of any curb, including lots with single frontage, lots with double frontage, and corner lots with multiple frontages.
- (C) If the width of any public easement or right-of-way is in excess of the maximum setback, the maximum setback will be measured from the edge of the public easement or right-of-way.
- (D) Maximum setback from back of curb for University Drive is 25 feet, Wellborn is 35 feet and 100 feet for South College.
- (E) When café seating is between the café's building and a right-of-way, the building may be setback a maximum of 35 feet.
- (F) This area calculation shall not include any lot area encumbered by required easements, setbacks, sidewalks, detention, or area dedicated to civic features. The area of a porch or arcade fronting a public street is included in the calculation of lot coverage.
- (G) The 2-story requirement shall not apply to structures existing on or before April 2, 2006.
- (H) Minimum front setback may be reduced to fifteen feet (15') when approved rear access is provided or when side yard or rear yard parking is provided.
- (I) Places of Worship are exempt from the Floor to Area Ratio (FAR) requirement in all NG Districts.