

Sec. 1.10. - Transitional Provisions.

A. Pending Construction.

1. Building Permits.

As provided by Chapter 245 of the Texas Local Government Code, nothing in this UDO shall require any change in plans, construction, size or designated use of any building, structure or part thereof that has been granted a building permit prior to the effective date of this UDO, or any amendment to this UDO, provided construction shall begin consistent with the terms and conditions of the building permit and proceed to completion in a timely manner.

2. Approved Site Plans.

Nothing in this UDO shall require a change in a site plan approved prior to the effective date of this UDO, provided a building permit is issued prior to expiration of the site plan, and construction begins consistent with the terms and conditions of the building permit and proceeds to completion in a timely manner.

B. Zoning Districts.

1. Retained Districts.

The following zoning districts and district names in effect prior to the effective date of this UDO and represented on the official zoning map of the City of College Station shall remain in effect. Those districts are shown on the following table:

District	Name	Effective Date
WPC	Wolf Pen Creek Dev. Corridor	June 13, 2003
NG-1	Core Northgate	June 13, 2003
NG-3	Residential Northgate	June 13, 2003
CU	College and University	June 13, 2003
PDD	Planned Development	June 13, 2003
OV	Corridor Overlay	June 13, 2003

2. Renamed Districts.

The following district, M-1, known as Planned Industrial prior to the adoption of this UDO, shall henceforth be renamed M-1, Light Industrial.

District	New Name	Effective Date
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M-1	Light Industrial	June 13, 2003

The following district, R-6, known as Apartment High Density prior to the adoption of this UDO, shall hence forth be designated R-6, High Density Multi-Family.

District	New Name	Effective Date
R-6	High Density Multi-Family	June 13, 2003

The following district, NG-2, known as NG-2, Commercial Northgate prior to this amendment of this UDO, shall henceforth be renamed NG-2, Transitional Northgate.

District	New Name	Effective Date
NG-2	Transitional Northgate	April 2, 2006

The following district, O, known as A-P Administrative Professional prior to this amendment of this UDO, shall henceforth be renamed O, Office.

District	New Name	Effective Date
O	Office	October 7, 2012

The following district, GC, known as C-1 General Commercial prior to this amendment of this UDO, shall henceforth be renamed GC, General Commercial.

District	New Name	Effective Date
GC	General Commercial	October 7, 2012

The following district, CI, known as C-2 Commercial Industrial prior to this amendment of this UDO, shall henceforth be renamed CI, Commercial Industrial.

District	New Name	Effective Date
CI	Commercial Industrial	October 7, 2012

The following district, R, known as A-O Agricultural Open prior to the amendment of this UDO, shall henceforth be renamed R, Rural.

District	New Name	Effective Date
R	Rural	September 22, 2013

The following district, E, known as A-OR Rural Residential Subdivision prior to the amendment of this UDO, shall henceforth be designated E, Estate.

District	New Name	Effective Date
E	Estate	September 22, 2013

The following district, GS, known as R-1 Single-Family Residential prior to this amendment of this UDO, shall henceforth be renamed GS, General Suburban.

District	New Name	Effective Date
GS	General Suburban	September 22, 2013

The following district, D, known as R-2 Duplex Residential prior to this amendment of this UDO, shall henceforth be renamed D, Duplex.

District	New Name	Effective Date
D	Duplex	September 22, 2013

The following district, T, known as R-3 Townhouse prior to this amendment of this UDO, shall henceforth be renamed T, Townhouse.

District	New Name	Effective Date
T	Townhouse	September 22, 2013

The following district, MHP, known as R-7 Manufactured Home Park prior to this amendment of this UDO, shall henceforth be renamed MHP, Manufactured Home Park.

District	New Name	Effective Date
MHP	Manufactured Home Park	September 22, 2013

3. Combined Districts.

The districts listed below are hereby combined into the single zoning district hereafter designated as R-4, Multi-Family.

Combined Districts	Name	Effective Date
R-4	Apartment/Low Density	June 13, 2003
R-5	Apartment/Medium Density	

The districts listed below are hereby combined into the single zoning district hereafter designated as GC, General Commercial.

Combined Districts	Name	Effective Date
C-B	Business Commercial	June 13, 2003
C-1	General Commercial	

The districts listed below are hereby combined into the single zoning district hereafter designated as C-3, Light Commercial.

Combined Districts	Name	Effective Date
C-3	Planned Commercial	June 13, 2003
C-N	Neighborhood Business	

4. Retired Districts.

The following districts are no longer eligible for Zoning Map Amendment requests. Properties with the following designations at the time of this amendment retain all uses, regulations, and requirements associated with these districts.

Retired District	Name	Effective Date
R-1B	Single-Family Residential	September 22, 2013
Retired District	Name	Effective Date
R-4	Multi-Family	December 28, 2014
R-6	High Density Multi-Family	December 28, 2014
C-3	Light Commercial	October 7, 2012

R&D	Research & Development	October 7, 2012
M-1	Light Industrial	October 7, 2012
M-2	Heavy Industrial	October 7, 2012
NPO	Neighborhood Prevailing Overlay	June 21, 2020

5. **New Districts.**

The following districts are hereby created and added to those in effect at the time of adoption of this UDO.

New District	Name	Effective Date
RDD	Redevelopment District	June 13, 2003
P-MUD	Planned Mixed Use Development	June 13, 2003
<u>NCO</u>	<u>Neighborhood Conservation Overlay</u>	<u>December 13, 2007</u>
NAP	Natural Areas Protected	October 7, 2012
SC	Suburban Commercial	October 7, 2012
BP	Business Park	October 7, 2012
BPI	Business Park Industrial	October 7, 2012
RS	Restricted Suburban	September 22, 2013
MF	Multi-Family	December 28, 2014

MU	Mixed-Use	December 28, 2014
WE	Wellborn Estate	August 7, 2016
WRS	Wellborn Restricted Suburban	August 7, 2016
WC	Wellborn Commercial	August 7, 2016
<u>ROO</u>	<u>Restricted Occupancy Overlay</u>	<u>April 19, 2021</u>

6. **Redesignated District.**

Henceforth all areas designated Existing Rural Residential (A-OX) shall be redesignated A-O Agricultural-Open.

Previous District	Name	Effective Date
A-OX	Existing Rural Residential	June 13, 2003
Redesignated District	Name	
A-O	Agricultural-Open	

Henceforth all areas designated Planned Unit Development (PUD) shall be redesignated Planned Development Districts (PDD). The individual ordinances that created the PUDs shall remain in effect, along with all provisions and conditions listed therein. Any modification of a former PUD shall follow the provisions for PDDs listed herein.

Previous District	Name	Effective Date
PUD	Planned Unit Development	June 13, 2003

Redesignated District	Name	
PDD	Planned Development Districts	

Henceforth all areas designated R-1A shall be redesignated R-1, Single-Family Residential.

Previous District	Name	Effective Date
R-1A	Single-Family Residential	June 13, 2003
Redesignated District	Name	
R-1	Single-Family Residential	

7. Deleted Districts.

The following districts not existing on the official zoning map on the effective date of this UDO are hereby deleted:

Deleted District	Name	Effective Date
C-PUD	Commercial Planned Unit Dev.	June 13, 2003
C-NG	Commercial Northgate	June 13, 2003
KO	Krenek Tap Overlay	April 22, 2018

(Ord. No. [2012-3450](#), Pt. 1(Exh. A), 9-27-2012; Ord. No. [2013-3521](#), Pt. 1(Exh. A), 9-12-2013; Ord. No. [2014-3624](#), Pt. 1(Exh. A), 12-18-2014; Ord. No. [2016-3792](#), Pt. 1(Exh. A), 7-28-2016; Ord. No. [2018-4001](#), Pt. 1(Exh. A), 4-12-2018; [Ord. No. 2020-4187, Pt. 1\(Exh. A\), 6-11-2020](#))