

Article 1. - General Provisions

Sec. 12-1.10. - Transitional Provisions.

**B. Zoning Districts.**

**5. New Districts.**

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

| <b>New District</b> | <b>Name</b>                   | <b>Effective Date</b> |
|---------------------|-------------------------------|-----------------------|
| RDD                 | Redevelopment District        | June 13, 2003         |
| P-MUD               | Planned Mixed Use Development | June 13, 2003         |

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

| <b>New District</b> | <b>Name</b>              | <b>Effective Date</b> |
|---------------------|--------------------------|-----------------------|
| 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       |

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

| <b>New District</b> | <b>Name</b>         | <b>Effective Date</b> |
|---------------------|---------------------|-----------------------|
| RS                  | Restricted Suburban | September 22, 2013    |

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

| New District |              |                   |
|--------------|--------------|-------------------|
| MF           | Multi-Family | December 28, 2014 |
| MU           | Mixed-Use    | December 28, 2014 |

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

| <u>New District</u> | <u>Name</u>                         | <u>Effective Date</u> |
|---------------------|-------------------------------------|-----------------------|
| <u>WE</u>           | <u>Wellborn Estate</u>              | <u>July 24, 2016</u>  |
| <u>WRS</u>          | <u>Wellborn Restricted Suburban</u> | <u>July 24, 2016</u>  |
| <u>WC</u>           | <u>Wellborn Commercial</u>          | <u>July 24, 2016</u>  |

Article 4. - Zoning Districts

Sec. 12-4.1. - Establishment of Districts.

| Residential Zoning Districts |                                     |
|------------------------------|-------------------------------------|
| R                            | Rural                               |
| <u>WE</u>                    | <u>Wellborn Estate</u>              |
| E                            | Estate                              |
| <u>WRS</u>                   | <u>Wellborn Restricted Suburban</u> |
| RS                           | Restricted Suburban                 |

|   |                              |
|---|------------------------------|
| GS                                      | General Suburban             |
| D                                       | Duplex                       |
| T                                       | Townhouse                    |
| MF                                      | Multi-Family                 |
| MU                                      | Mixed-Use                    |
| MHP                                     | Manufactured Home Park       |
| <b>Non-Residential Zoning Districts</b> |                              |
| NAP                                     | Natural Areas Protected      |
| O                                       | Office                       |
| SC                                      | Suburban Commercial          |
| <u>WC</u>                               | <u>Wellborn Commercial</u>   |
| GC                                      | General Commercial           |
| CI                                      | Commercial Industrial        |
| BP                                      | Business Park                |
| BPI                                     | Business Park Industrial     |
| CU                                      | College and University       |
| <b>Planned Districts</b>                |                              |
| P-MUD                                   | Planned Mixed-Use District   |
| PDD                                     | Planned Development District |
| <b>Design Districts</b>                 |                              |

|                          |                                     |                        |
|--------------------------|-------------------------------------|------------------------|
| WPC                      | Wolf Pen Creek Development Corridor |                        |
| Northgate                | NG-1                                | Core Northgate         |
|                          | NG-2                                | Transitional Northgate |
|                          | NG-3                                | Residential Northgate  |
| <b>Overlay Districts</b> |                                     |                        |
| OV                       | Corridor Overlay                    |                        |
| RDD                      | Redevelopment District              |                        |
| KO                       | Krenek Tap Overlay                  |                        |
| NPO                      | Neighborhood Prevailing Overlay     |                        |
| NCO                      | Neighborhood Conservation Overlay   |                        |
| HP                       | Historic Preservation Overlay       |                        |
| <b>Retired Districts</b> |                                     |                        |
| R-1B                     | Single-Family Residential           |                        |
| R-4                      | Multi-Family                        |                        |
| R-6                      | High Density Multi-Family           |                        |
| C-3                      | Light Commercial                    |                        |
| R&D                      | Research & Development              |                        |
| M-1                      | Light Industrial                    |                        |
| M-2                      | Heavy Industrial                    |                        |

For the purpose of this UDO, portions of the City, as specified on the Official Zoning Map of the City, are hereby divided into the zoning, design, and overlay districts enumerated below. The intensity regulations applicable for such zoning districts are designated in Chapter 12, Article 5 and the use regulations are designated in Chapter 12, Article 6 of this UDO.

(Ord. No. [2012-3450](#), Pt. 1(Exh. B), 9-27-2012; Ord. No. [2013-3521](#), Pt. 1(Exh. C), 9-12-2013; Ord. No. [2014-3624](#), Pt. 1(Exh. B), 12-18-2014)

## Article 5. - District Purpose Statements and Supplemental Standards

### Sec. 12-5.1. - Residential Zoning Districts.

Occupancy of any dwelling in the following districts shall be limited to "family" as defined by this UDO.

#### A. **Rural (R).**

This district includes lands that, due to public service limitations, inadequate public infrastructure, or a prevailing rural or agricultural character, are planned for very limited development activities. This district is designed to provide land for a mix of large acreages and large-lot residential developments. Open space is a dominant feature of these areas. This district may also serve as a reserved area in which the future growth of the City can occur.

#### B. **Wellborn Estate (WE).**

This district includes land that, due to public service limitations or a prevailing rural character, should have limited development activities. These areas will tend to consist of low-density single-family residential lots of two acres or more but may be one acre if clustered around undeveloped open space. This zoning district is only permitted in area designated as Wellborn Estate or Wellborn Estate-Open on the Comprehensive Plan Future Land Use and Character Map. The cluster option may be used only in the area designated Wellborn Estate-Open on the Comprehensive Plan Land Use and Character Map.

#### ~~B~~C. **Estate (E).**

This district is designed to provide land for low-density single-family lots. These areas shall consist of residential lots averaging twenty thousand (20,000) square feet when clustered around open space or large lots with a minimum of one (1) acre. Subdivisions within this district may contain rural infrastructure.

#### D. **Wellborn Restricted Suburban (WRS).**

This district is designed to provide land for detached medium-density, single-family residential development. These areas shall consist of residential lots minimum eight thousand (8,000) square feet when clustered around open space or larger lots with a minimum of twenty thousand (20,000) square feet. This zoning district is only permitted in area designated as Wellborn Restricted Suburban on the Comprehensive Plan Land Use and Character Map.

#### ~~C~~E. **Restricted Suburban (RS).**

This district is designed to provide land for detached medium-density, single-family residential development. These areas shall consist of residential lots averaging eight thousand (8,000)

square feet when clustered around open space or larger lots with a minimum of ten thousand (10,000) square feet.

**DF. General Suburban (GS).**

This district includes lands planned for single-family residential purposes and accessory uses. This district is designed to accommodate sufficient, suitable residential neighborhoods, protected and/or buffered from incompatible uses, and provided with necessary and adequate facilities and services.

**EG. Duplex (D).**

This district contains land that has been planned for duplex residential purposes and associated uses. Characterized by moderate density, it may be utilized as a transitional zone.

The following supplemental standards shall apply to this district:

1. Single-family dwellings shall conform to GS General Suburban Standards.
2. Where parking is provided in the front yard of a duplex, an eight-foot setback shall be required between the property line and the nearest side of the parking pad. This eight-foot setback area must contain a three-foot screen consisting of a continuous berm, hedge, or wall. In addition, an eight-foot setback shall be required between the dwelling unit and the nearest side of the parking pad.

**FH. Townhouse (T).**

This district contains land, which is to be used for a unique type of dwelling, typically designed for individual ownership, or ownership in-groups of single-family attached residences constructed on individually-platted lots.

The following supplemental standard shall apply to this district:

Single-family dwellings shall conform to GS General Suburban standards.

**GI. Multi-Family (MF).**

The MF district is designed for areas having intense development. MF is flexible and allows for attached and detached single-unit dwellings, two-unit dwellings, multi-family buildings and optional mixed-use development.

1. **Supplemental Standards for MF:** Non-residential uses are permitted up to a maximum of 50 percent of the total floor area if incorporated into the residential structure.

**HJ. Mixed-Use (MU).**

The MU is designed for areas having the most intense level of development. MU areas consist of residential, commercial and office uses in mixed-use structures.

1. **Supplemental Standards for MU:**

- a. Non-residential uses with a minimum depth of 30-feet are required on the ground floor if adjacent to Texas Avenue, Harvey Road, University Drive or Earl Rudder Freeway.
- b. A minimum of 30 percent of the total floor area of each development shall be devoted to residential uses. Hotels may be considered a residential use to meet this requirement.
- c. The Floor Area Ratio (FAR) in this district shall be a minimum of 1:1. Structured parking, public plazas, outdoor dining areas, and covered areas attached to the structure may be included in the FAR calculation. Surface parking, even if covered, will not count toward the required FAR.

d. The ground floor of structures shall be a minimum of 25 percent of the lot area.

**K. Manufactured Home Park (MHP).**

This district contains land that is located, designed and operated as a site for residential uses consisting of manufactured homes in accordance with the permitted uses. The following supplemental standards shall apply to this district:

1. The construction, reconstruction, alteration, or enlargement of a manufactured home park must be pursuant to an approved site plan.
2. Minimum manufactured home park area is two (2) contiguous acres.
3. Maximum gross density shall be ten (10) dwelling units per acre.
4. Minimum setback for a manufactured home from a public street shall be fifteen (15) feet.
5. Minimum setback for a manufactured home from a lot line shall be fifteen (15) feet.
6. Minimum setback for a manufactured home from a private street, parking, or other common area shall be fifteen (15) feet.
7. Minimum setback between two (2) manufactured homes shall be fifteen (15) feet; except that private accessory storage structures located on an individual manufactured home lot need not maintain a separation from the manufactured home that occupies the same lot.
8. Parking areas may be located within common parking areas or on individual manufactured home lots, provided that the parking required for each manufactured home is located within two hundred (200) feet of each lot.
9. Each manufactured home park lot shall have access to public utilities, and it shall have vehicular access to/from either a public right-of-way or private drive.

(Ord. No. [2013-3521](#), Pt. 1(Exh. D), 9-12-2013; Ord. No. [2014-3624](#), Pt. 1(Exh. C), 12-18-2014)

Sec. 12-5.2. - Residential Dimensional Standards.

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

[Click here to access a PDF version of the Residential Zoning Districts table.](#)

| Residential Zoning Districts               |                 |                |        |                  |                   |          |          |          |     |      |      |                      |
|--|-----------------|----------------|--------|------------------|-------------------|----------|----------|----------|-----|------|------|----------------------|
|  | R               | <u>WE</u>      | E(N)   | <u>WRS</u>       | RS(J)             | GS(J)    | T        | D        | MHP | MF   | MU   | Accessory Structures |
| Non-Clustered Residential Zoning Districts |                 |                |        |                  |                   |          |          |          |     |      |      |                      |
| Average Lot Area per                       | 3 acres Average | <u>2 acres</u> | 1 Acre | <u>20,000 SF</u> | 10,000 SF Average | 5,000 SF | 2,000 SF | 3,500 SF | (L) | None | None | Refer to Section     |

|   |         |                |         |                 |          |          |          |           |        |        |  |  |
|---|---------|----------------|---------|-----------------|----------|----------|----------|-----------|--------|--------|--|--|
| Dwelling Unit (DU)                            |         |                |         |                 |          |          |          |           |        |        |  |  |
| Absolute Min. Lot Area per Dwelling Unit (DU) | 2 Acres | <u>2 acres</u> | 1 Acre  | <u>20,000SF</u> | 6,500 SF | 5,000 SF | 2,000 SF | 3,500 SF  | None   | None   |  |  |
| Min. Lot Width                                | None    | <u>100 (M)</u> | 100'(M) | <u>70'</u>      | 70'      | 50'      | None     | 35'/DU(E) | None   | None   |  |  |
| Min. Lot Depth                                | None    | <u>None</u>    | None    | <u>None</u>     | None     | 100'     | None     | 100'      | None   | None   |  |  |
| Min. Front Setback(H)                         | 50'     | <u>30'</u>     | 30'     | <u>25'</u>      | 25'      | 25'(D)   | 25'(D)   | 25'(D)    | 15'    | None   |  |  |
| Max. Front Setback                            | N/A     | <u>N/A</u>     | N/A     | <u>N/A</u>      | N/A      | N/A      | N/A      | N/A       | N/A    | 15'(O) |  |  |
| Min. Side Setback                             | 20'     | <u>10'</u>     | 10'     | <u>7.5'</u>     | 7.5'     | 7.5'     | (A)      | 7.5'(C)   | (A)(B) | None   |  |  |
| Min. Side Street Setback                      | 15'     | <u>15'</u>     | 15'     | <u>15'</u>      | 15'      | 15'      | 15'      | 15'       | 15'    | None   |  |  |
| Max. Side Street Setback                      | N/A     | <u>N/A</u>     | N/A     | <u>N/A</u>      | N/A      | N/A      | N/A      | N/A       | N/A    | 15'(O) |  |  |
| Min. Side Setback between Structures(B)       | N/A     | <u>15'</u>     | 15'     | <u>15'</u>      | 15'      | 15'      | 7.5'     | 15'       | 7.5'   | None   |  |  |
| Min. Rear Setback(L)                          | 50'     | <u>20'</u>     | 20'     | <u>20'</u>      | 20'      | 20'      | 20'      | 20'(F)    | 20'    | 20'    |  |  |



|  |                  |                             |                  |                             |                  |                              |                  |                              |      |        |           |     |
|--|------------------|-----------------------------|------------------|-----------------------------|------------------|------------------------------|------------------|------------------------------|------|--------|-----------|-----|
| Max. Height                                  | 35'<br>(G)(K)(L) | <u>35'</u><br><u>(G)(K)</u> | 35'<br>(G)(K)(L) | <u>35'</u><br><u>(G)(K)</u> | 35'<br>(G)(K)(L) | 2.5 Stories/<br>35'(G)(K)(L) | 35'<br>(G)(K)(L) | 2.5 Stories/<br>35'(G)(K)(L) |      | (G)(L) | (G)(L)    |     |
| Minimum Number of Stories                    | N/A              | <u>N/A</u>                  | N/A              | <u>N/A</u>                  | N/A              | N/A                          | N/A              | N/A                          |      | N/A    | 2 Stories |     |
| Max. Dwelling Units/Acre (Subdivision Gross) | 0.33             | <u>0.5</u>                  | 1.0              | <u>2.0</u>                  | 4.00             | 8.0                          | 14.0             | 12.0                         | 10.0 | 30.0   | N/A       | N/A |
| Min. Dwelling Units/Acre                     | N/A              | <u>N/A</u>                  | N/A              | <u>N/A</u>                  | N/A              | N/A                          | N/A              | N/A                          | N/A  | 12     | N/A       |     |

**Clustered Residential Zoning Districts**

|   |     |                           |                              |                 |                  |                     |     |     |     |     |     |     |     |
|---|-----|---------------------------|------------------------------|-----------------|------------------|---------------------|-----|-----|-----|-----|-----|-----|-----|
| Average Lot Area per Dwelling Unit (DU)       |     | <u>1 Acre</u>             | 20,000 SF Average <u>(P)</u> | <u>8,000 SF</u> | 8,000 SF Average | 3,750 SF <u>(P)</u> |     |     |     |     |     |     |     |
| Absolute Min. Lot Area per Dwelling Unit (DU) | N/A | <u>1 Acre</u>             | 10,000 SF                    | <u>8,000 SF</u> | 6,500 SF         | 3,750 SF            | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Min. Lot Width                                |     | <u>100'</u><br><u>(M)</u> | 100'(M)                      | <u>None</u>     | None             | None                |     |     |     |     |     |     |     |
| Min. Lot Depth                                |     | <u>None</u>               | None                         | <u>None</u>     | None             | None                |     |     |     |     |     |     |     |

|  |  |           |                  |           |                              |  |  |  |  |  |  |  |  |  |
|--|--|-----------|------------------|-----------|------------------------------|--|--|--|--|--|--|--|--|--|
| Min. Front Setback(H)                        | Refer to Section 12.8.3.H.4,<br>Cluster Development,<br>Specific District<br>Standards |           |                  |           |                              |  |  |  |  |  |  |  |  |  |
| Min. Side Setback                            |  |           |                  |           |                              |  |  |  |  |  |  |  |  |  |
| Min. Street Side Setback                     |  |           |                  |           |                              |  |  |  |  |  |  |  |  |  |
| Min. Side Setback between Structures(B)      |  |           |                  |           |                              |  |  |  |  |  |  |  |  |  |
| Min. Rear Setback(L)                         |  |           |                  |           |                              |  |  |  |  |  |  |  |  |  |
| Max. Height                                  | <u>35'(G)(K)</u>   | 35'(G)(K) | <u>35'(G)(K)</u> | 35'(G)(K) | 2.5 Stories/<br>35'(G)(K)(L) |  |  |  |  |  |  |  |  |  |
| Max. Dwelling Units/Acre (Subdivision Gross) | <u>0.5</u>   | 1.0       | <u>2.0</u>       | 4.00      | 8.0                          |  |  |  |  |  |  |  |  |  |

**Notes:**

- (A) A minimum side setback of seven and one-half (7.5) feet is required for each building or group of contiguous buildings.
- (B) Lot line construction on interior lots with no side yard or setback is allowed only where the building is covered by fire protection on the site or by dedicated right-of-way or easement.
- (C) Zero lot line construction of a residence is allowed where property on both sides of a lot line is owned and/or developed simultaneously by single party. Development under lot line construction requires prior approval by the Zoning Official. In no case shall a single-family residence or duplex

be built within fifteen (15) feet of another primary structure. See Chapter 12, Article 8, Subdivision Design and Improvements, for more information.

- (D) Minimum front setback may be reduced to fifteen (15) feet when approved rear access is provided, or when side yard or rear yard parking is provided.
- (E) The minimum lot width for a duplex dwelling may be reduced to thirty (30) feet per dwelling unit when all required off-street parking is provided in the rear or side yard.
- (F) Minimum rear setback may be reduced to fifteen (15) feet when parking is provided in the front yard or side yard.
- (G) Shall abide by Section 12-7.2.H, Height.
- (H) Reference Section 12-7.1.D.1.e for lots created by plat prior to July 15, 1970 and designated as Neighborhood Conservation in the Comprehensive Plan Future Land Use and Character Map.
- (I) Reference Section 12-7.2.D.1.b for lots with approved rear access.
- (J) For areas within a Single-Family Overlay District, reference the Neighborhood Prevailing Standards Overlay Districts Section in Article 5 or the Ordinance authorizing the rezoning for Neighborhood Conservation Overlay Districts.
- (K) Public, civic, and institutional structures shall have a maximum building height of fifty (50) feet in these districts.
- (L) Reference Easterwood Field Airport Zoning Ordinance regarding height limitations.
- (M) In subdivisions built to rural street standards, lots shall be a minimum of one hundred (100) feet in width. There is no minimum lot width in cluster subdivisions built to urban street standards.
- (N) Estate lots that are part of a subdivision existing on or before September 12, 2013 are not permitted to use Cluster Development Standards without rezoning approval, which incorporates the entire subdivision.
- (O) For MU zoned properties, maximum side street and front setbacks may be measured from the edge of a public easement when it is in excess of the maximum setback. Maximum setbacks may be increased to up to eighty-five (85) feet to accommodate a parking lot between the structure and the street. Maximum setback requirements may be fulfilled through the use of plazas, outdoor dining, and bicycle parking.

(P) In the Wellborn Community Plan area, the cluster option may only be used where indicated in the plan's land use descriptions.

(Ord. No. [2012-3449](#), Pt. 1(Exh. M), 9-27-2012; Ord. No. [2012-3458](#), Pt. 1(Exh. A), 11-8-2012; Ord. No. [2013-3471](#), Pt. 1(Exh. B), 1-10-2013; Ord. No. [2013-3521](#), Pt. 1(Exh. E), 9-12-2013; Ord. No. [2014-3624](#), Pt. 1(Exh. D), 12-18-2014)

Sec. 12-5.3. - Non-Residential Zoning Districts.

**A. Natural Areas Protected (NAP).**

This district is designed for publicly-owned property or private property intended for the conservation of natural areas. Properties with this designation are relatively undeveloped and are often used for recreational or open space purposes or for the conveyance of floodwaters. Properties with this designation are not projected for conversion to more intense land use in the future by the Comprehensive Plan.

**B. Office (O).**

This district will accommodate selected commercial businesses that provide a service rather than sell products, either retail or wholesale. The uses allowed have relatively low traffic generation and require limited location identification.

**C. Suburban Commercial (SC).**

This district is intended to provide for low-density commercial uses that provide services to nearby neighborhoods. The SC Suburban Commercial District is intended to be compatible with the character of suburban single-family neighborhoods. Buildings have a residential character and scale, and sites are heavily landscaped to minimize the impacts of non-residential uses and associated parking areas on adjacent residential zoning districts. The district allows for a range of uses, with the impacts mitigated through buffering and architecture of the buildings.

**D. Wellborn Commercial (WC).**

This district is intended to provide for low-density commercial uses that provide services to nearby neighborhoods. Such uses shall be limited in size and not accommodate for drive-thru services. Specific design elements should be incorporated into such developments to limit the visual impact on the community and enhance the defined character. This zoning district is only permitted in area designated as Wellborn Commercial on the Comprehensive Plan Land Use and Character Map.

**DE. General Commercial (GC).**

This district is designed to provide locations for general commercial purposes, that is, retail sales and service uses that function to serve the entire community and its visitors.

**EF. Commercial Industrial (CI).**

This district is designed to provide a location for outlets offering goods and services to a limited segment of the general public. The uses included primarily serve other commercial and industrial enterprises.

**FG. Business Park (BP).**

This district is designed for uses that primarily serve other commercial and industrial enterprises, and include administrative and professional offices, commercial industrial, research and development oriented light industrial, light manufacturing, and non-polluting industries. Uses in this district need good access to arterial level thoroughfares, but have relatively low traffic generation and require limited location identification.

The development of business parks should be in a campus like setting with structures grouped and clustered, and should be heavily landscaped to minimize the impacts of business park uses and associated parking areas on adjacent properties and public roadways. Impacts of the uses will be limited through buffering and architecture of the buildings.

The following supplemental standards shall apply to this district:

1. All processes and business activities shall be conducted inside buildings with the exception of Commercial Gardens; and
2. All BP zoning districts will be a minimum of five (5) acres in area.

**GH. Business Park Industrial (BPI).**

This district is designed to provide land for manufacturing and industrial activities that have nuisance characteristics greater than activities permitted in the BP Business Park district. Permitted uses within this district are generally not compatible with residential uses of any density or lower intensity commercial uses. Generally, these uses need good access to arterial roadways, but should be offset from public roadways and adjacent properties by using the BP Business Park district and its associated

development to screen and buffer the uses. The uses allowed have relatively low traffic generation and require limited location identification.

**H. College and University (CU).**

This district is applied to land which is located within the boundaries of the Texas A&M University campus or is owned by the University.

(Ord. No. [2012-3450](#), Pt. 1(Exh. C), 9-27-2012; Ord. No. [2013-3471](#), Pt. 1(Exh. C), 1-10-2013)

**Sec. 12-5.4. - Non-Residential Dimensional Standards.**

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

|                       | Non-Residential Zoning Districts |                             |                                      |        |        |        |        |     |
|-----------------------|----------------------------------|-----------------------------|--------------------------------------|--------|--------|--------|--------|-----|
|                       | O                                | SC                          | <u>WC</u>                            | GC     | CI     | BP     | BPI    | NAP |
| Min. Lot Area         | None                             | None                        | <u>None</u>                          | None   | None   | None   | None   | N/A |
| Min. Lot Width        | 24'                              | 50'                         | <u>50'</u>                           | 24'    | 24'    | 100'   | 100'   | N/A |
| Min. Lot Depth        | 100'                             | 100'                        | <u>100'</u>                          | 100'   | 100'   | 200'   | 200'   | N/A |
| Min. Front Setback    | 25'                              | 25'                         | <u>25'</u>                           | 25'    | 25'    | 25'(E) | 25'(E) | N/A |
| Min. Side Setback     | (A)(B)                           | (A)(B)                      | <u>(A)(B)</u>                        | (A)(B) | (A)(B) | (A)(B) | (A)(B) | N/A |
| Min. St. Side Setback | 15'                              | 15'                         | <u>15'</u>                           | 15'    | 15'    | 15'(E) | 15'(E) | N/A |
| Min. Rear Setback     | 15'                              | 20'                         | <u>20'</u>                           | 15'    | 15'    | 15'(E) | 15'(E) | N/A |
| Max. Height           | (C)(F)                           | 2 Stories/<br>35'<br>(D)(F) | <u>2 Stories/<br/>35'<br/>(D)(F)</u> | (C)(F) | (C)(F) | (C)(F) | (C)(F) | (F) |

**Notes:**

(A) A minimum side setback of seven and one-half (7.5) feet shall be required for each building or group of contiguous buildings.

- (B) Lot line construction on interior lots with no side yard or setback is allowed only where the building is covered by fire protection on the site or separated by a dedicated public right-of-way or easement of at least fifteen (15) feet in width.
- (C) See Section 12-7.2.H, Height.
- (D) Maximum building height is two (2) stories and thirty-five (35) feet, measured at the highest point of the roof or roof peak. Section 12-7.2.H, Height applies to buildings over one-story.
- (E) Buildings shall be setback a minimum of fifty (50) feet from all public streets adjacent the perimeter of the business park development, as shown on the approved Preliminary Plan document.
- (F) Reference Easterwood Field Airport Zoning Ordinance regarding height limitations.

(Ord. No. [2012-3450](#), Pt. 1(Exh. C), 9-27-2012; Ord. No. [2013-3471](#), Pt. 1(Exh. B), (Exh. C), 1-10-2013)

Article 6. - Use Regulations

Sec. 12-6.3. - Types of Use.

C. **Use Table.**

Except where otherwise specifically provided herein, regulations governing the use of land and structures with the various zoning districts and classifications of planned developments are hereby established as shown in the following Use Table.

1. **Permitted Uses.**

A "P" indicates that a use is allowed by right in the respective district. Such uses are subject to all other applicable regulations of this UDO.

2. **Permitted Uses Subject to Specific Standards.**

A "P\*" indicates a use that will be permitted, provided that the use meets the provisions in Section 12-6.4, Specific Use Standards. Such uses are also subject to all other applicable regulations of this UDO.

3. **Conditional Uses.**

A "C" indicates a use that is allowed only where a conditional use permit is approved by the City Council. The Council may require that the use meet the additional standards enumerated in Section 12-6.4, Specific Use Standards. Conditional uses are subject to all other applicable regulations of this UDO.

[Click here to access a PDF version of the Use Table.](#)

| USE TABLE | Residential Districts | Non-Residential Districts | Retired Districts | Design Districts |
|-----------|-----------------------|---------------------------|-------------------|------------------|
|-----------|-----------------------|---------------------------|-------------------|------------------|

| Specific Uses | R | WE | E | WRS | RS | GS | T** | D** | MF** | MU** | MHP** | P-MUD** | O | SC | WC | GC | CI | BP | BPI | CU | NAP | R-1B | R-4** | R-6** | C-3** | M-1 | M-2 | R&D** | WPC** | NG-1** | NG-2** | NG-3** |
|---------------|---|----|---|-----|----|----|-----|-----|------|------|-------|---------|---|----|----|----|----|----|-----|----|-----|------|-------|-------|-------|-----|-----|-------|-------|--------|--------|--------|
|---------------|---|----|---|-----|----|----|-----|-----|------|------|-------|---------|---|----|----|----|----|----|-----|----|-----|------|-------|-------|-------|-----|-----|-------|-------|--------|--------|--------|

**KEY:** P = Permitted by Right; P\* = Permitted Subject to Specific Use Standards  
C = Conditional Use; \*\* = District with Supplemental Standards (refer to Article 5)

**RESIDENTIAL**

|  |    |  |    |  |  |  |  |   |   |   |    |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |                |   |   |   |   |
|--|----|--|----|--|--|--|--|---|---|---|----|--|--|--|--|---|---|--|--|--|--|--|---|---|--|--|--|--|----------------|---|---|---|---|
| Boarding and Rooming House                       |    |  |    |  |  |  |  |   | P |   | P  |  |  |  |  |   |   |  |  |  |  |  | P | P |  |  |  |  |                |   |   |   | P |
| Extended Care Facility/Convalescent/Nursing Home |    |  |    |  |  |  |  |   | P |   | P  |  |  |  |  | P | P |  |  |  |  |  | P | P |  |  |  |  | P              |   |   |   |   |
| Dormitory  |    |  |    |  |  |  |  |   | P | P | P  |  |  |  |  |   |   |  |  |  |  |  | P | P |  |  |  |  |                | P | P | P |   |
| Duplex   |    |  |    |  |  |  |  | P |   |   | P  |  |  |  |  |   |   |  |  |  |  |  | P | P |  |  |  |  |                |   |   |   |   |
| Fraternity/Sorority                              |    |  |    |  |  |  |  |   | P |   |    |  |  |  |  |   |   |  |  |  |  |  | P | P |  |  |  |  |                | P | P | P |   |
| Manufactured Home                                | P* |  | P* |  |  |  |  |   |   |   | P* |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |                |   |   |   |   |
| Mixed-Use Structure                              |    |  |    |  |  |  |  |   | P | P | P  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  | P              | P | P | P |   |
| Multi-Family                                     |    |  |    |  |  |  |  |   | P | P | P  |  |  |  |  |   |   |  |  |  |  |  | P | P |  |  |  |  | C <sub>1</sub> | P | P | P |   |
| Multi-Family built prior to January 2002         |    |  |    |  |  |  |  |   | P | P |    |  |  |  |  |   |   |  |  |  |  |  | P | P |  |  |  |  | P              | P | P | P |   |

















Per Ordinance No. 3280 (September 9, 2010)  
Per Ordinance No. 2011-3312 (January 27, 2011)

(Ord. No. [2012-3449](#), Pt. 1(Exh. G), 9-27-2012; Ord. No. [2012-3450](#), Pt. 1(Exh. D), 9-27-2012;  
Ord. No. [2013-3510](#), Pt. 1(Exh. A), 7-25-2013; Ord. No. [2013-3521](#), Pt. 1(Exh. H), 9-12-2013;  
Ord. No. [2014-3624](#), Pt. 1(Exh. G), 12-18-2014; Ord. No. [2015-3655](#), Pt. 1(Exh. A), 4-23-2015;  
Ord. No. [2015-3708](#), Pt. 1(Exh. B), 10-8-2015)

Sec. 12-6.4. – Specific Use Standards

F. **Dry Cleaners/Laundry.**

All activity must be wholly contained within a building or tenant space not to exceed three thousand (3,000) square feet in size.

G. **Fuel Sales.**

11. In WC Wellborn Commercial, Fuel Sales will be considered a permitted land use on properties with existing Fuel Sales as of April 14, 2011.

Q. **Restaurant.**

1. In C-3 Light Commercial, SC Suburban Commercial, and Wellborn Commercial, drive-ins and drive-thrus are prohibited.

2. In C-3 Light Commercial, the maximum size shall be two thousand five hundred (2,500) square feet. ~~In C-3 Light Commercial and SC Suburban Commercial, drive-ins and drive-thrus are prohibited.~~

32. In SC Suburban Commercial and WC Wellborn Commercial, restaurants (including waiting and outdoor dining areas) may not exceed eight thousand (8,000) square feet and are permitted at the following maximum sizes based on adjacent thoroughfare and access:

- a. Freeway/Expressway and Four- or Six-Lane Major Arterial: Eight thousand (8,000) square feet;
- b. Four-Lane Minor Arterial and Four-Lane Major Collector: Seven thousand (7,000) square feet; or
- c. Two-Lane Major Collector and smaller: Five thousand (5,000) square feet.

43. In SC Suburban Commercial and WC Wellborn Commercial, restaurants shall not locate outdoor seating or playgrounds between the structure and a single-family land use and zoning.

R. **Sales and Service (Retail and Wholesale).**

The following Sales Matrix shall be used to determine the most appropriate zoning district for sales and service uses.

|                                |                       |                           |
|--------------------------------|-----------------------|---------------------------|
| Retail.....SALES.....Wholesale | GC General Commercial | CI Commercial -Industrial |
|                                | GC General Commercial | CI Commercial-Industrial  |
|                                | Minor.....            | STORAGE.....Major         |

- ~~1.~~ ~~4.~~ Storage is allowed in GC if the square feet of storage is less than fifty (50) percent of the total ~~physical space~~gross building area, exclusive of office areas.
2. Storage is allowed in WC if the square feet of storage is less than fifty (50) percent of total physical space.
32. Sales are allowed in CI if the square feet of sales is less than fifty (50) percent of the total physical spacegross building area, exclusive of office area.
43. Each sales use in a shopping center must meet the storage square-foot criteria above to be permitted in that zoning district.
54. In SC Suburban Commercial, Gross Floor Area of a single structure shall not exceed fifteen thousand (15,000) square feet.
6. In WC Wellborn Commercial, Gross Floor Area of a single structure shall not exceed ten thousand (10,000) square feet.

U. **Storage (Self-Service).**

3. In WC Wellborn Commercial, Self-Service Storage will be considered a permitted land use on properties with existing Self-Service Storage as of April 14, 2011.

AB. **Retail Sales and Service.**

1. In SC Suburban Commercial, Gross Floor Area of a single structure shall not exceed fifteen thousand (15,000) square feet.
2. In WC Wellborn Commercial, Gross Floor Area of a single structure shall not exceed ten thousand (10,000) square feet.

Article 7. - General Development Standards

Sec. 12-7.2. - General Provisions.

H. **Height.**

2. **Single-Family Protection.**

- e. In addition to the height limitations recited in this subsection, the following height limitations apply in SC Suburban Commercial and WC Wellborn Commercial zoning:
  1. No building may exceed two (2) stories;
  2. Maximum eave height is twenty-four (24) feet;



3. Maximum overall height to peak of roof is thirty-five (35) feet;
4. Any structure with an eave height over fifteen (15) feet will be constructed to resemble a two-story façade;
5. Buildings located closest to single-family land use or zoning and within fifty (50) feet of the property line are limited to one-story in height with an eave maximum of twelve (12) feet;
6. An eave maximum of fourteen (14) feet in height is permitted when mechanical equipment is housed within a mezzanine; and
7. Section 12-7.2.H.2, Single-family Protection, applies to all two-story structures within fifty (50) feet of single-family property line.

**K. Pedestrian Facilities.**

1. In SC Suburban Commercial and WC Wellborn Commercial districts, pedestrian connections adjacent to residential areas shall be provided as determined by the Administrator so as to enhance pedestrian, bicycle mobility, and connectivity.

Sec. 12-7.3. - Off-Street Parking Standards.

**C. Dimensions, Access, and Location.**

12. In SC Suburban Commercial and WC Wellborn Commercial districts, parking shall not be located between the structure and an adjacent single-family use or zoning district. Drive aisles and service aisles shall be permitted between the structures and an adjacent single-family use or zoning district.

**H. Number of Off-Street Parking Spaces Required.**

**MINIMUM OFF-STREET PARKING REQUIREMENTS**

| Use                   | Unit                               | Spaces/<br>Unit | Plus Spaces For:         |
|-----------------------|------------------------------------|-----------------|--------------------------|
| Airport               | As determined by the Administrator |                 |                          |
| Banks                 | 250 s.f.                           | 1.0             |                          |
| Bowling Alley         | As determined by the Administrator |                 |                          |
| Bus Depot             | As determined by the Administrator |                 |                          |
| Car Wash (Self-Serve) | Wash Bay                           | 1.0             | 1.0 space per vacuum bay |
| Church                | Seat                               | 0.33*           |                          |

|                               |                                    |      |                                    |
|-------------------------------|------------------------------------|------|------------------------------------|
| Convalescent Home/Hospital    | Bed                                | 0.5  |                                    |
| Duplex Dwelling:              |                                    |      |                                    |
| 1 & 2 Bedroom                 | DU                                 | 2.0  |                                    |
| 3+ Bedroom                    | BR                                 | 1.0  |                                    |
| Dormitory                     | Bed                                | 0.75 |                                    |
| Day Care Center               | 250 s.f.                           | 1.0  |                                    |
| Fraternal Lodge               | 75 s.f.                            | 1.0  |                                    |
| Fraternity/Sorority House     | Person                             | 1.0  | 1/30 s.f. meeting room             |
| Freight Station               | As determined by the Administrator |      |                                    |
| Funeral Parlor                | Seat                               | 0.33 |                                    |
| Furniture Sales, Freestanding | 350 s.f.                           | 1.0  |                                    |
| Golf Driving Range            | Tee Station                        | 1.0  |                                    |
| Health Club/Sports Facility   | As determined by the Administrator |      |                                    |
| Gasoline and Fuel Service     | 300 s.f.                           | 1.0  |                                    |
| Group Housing                 | BR                                 | 2.0  | As determined by the Administrator |
| Health Studio                 | 150 s.f.                           | 1.0  |                                    |
| Hospital                      | As determined by the Administrator |      |                                    |
| Hotel/Motel                   | DU                                 | 1.0  | 1/200 s.f. meeting room            |

|   |  |      |   |
|---|--|------|---|
| HUD-Code Manu. Home                       | DU   | 2.0  |   |
| Laundry                                   | 150 s.f.   | 1.0  |   |
| Motor Vehicle Sales/Service:              |  |      |   |
| Office/Sales Area                         | 250 s.f.   | 1.0  |   |
| Service Area                              | 200 s.f.   | 1.0  |   |
| Medical or Dental Clinic<br>< 20,000 s.f. | 200 s.f.   | 1.0  |   |
| Mixed-Use Structure****                   | 250 s.f. of non-residential portion of structure | 1.0  | 1/BR, including residential DU and hotel/motel DU |
| Multi-Family Dwelling:                    |  |      |   |
| 1 Bedroom                                 | BR   | 1.5  |   |
| 2 Bedroom                                 | BR   | 1.5  |   |
| 2 Bedroom (ea. BR < 130 s.f.)             | BR   | 1.25 |   |
| 3 + Bedroom                               | BR   | 1.0  |   |
| Night Club                                | 50 s.f.  | 1.0  |   |
| Office Building                           | 250 s.f.   | 1.0  |   |
| Personal Service Shop                     | 250 s.f.   | 1.0  |   |
| Priv. School or Comm. Studio              | 100 s.f.   | 1.0  |   |
| Retail Sales & Service:                   |  |      |   |
| GC, SC, <u>WC</u> , C-3                   | 250 s.f.   | 1.0  |   |

|                                |                                    |  |  |
|--------------------------------|------------------------------------|--|--|
| CI                             | 350 s.f.                           | 1.0  |  |
| Restaurant (w/o drive-through) | 65 s.f.                            | 1.0  |  |
| Restaurant (w/drive-through)   | 100 s.f.                           | 1.0  |  |
| Rooming/Boarding House         | Person                             | 1.0  |  |
| Sales Display                  | 250 s.f.                           | 1.0  |  |
| Single-Family Dwelling         | BR***                              | 1.0*** (minimum of 2 with no more than 4 total spaces required per dwelling) |  |
| Single-Unit Dwelling           | BR                                 | 1.0  |  |
| Shopping Center**:             |                                    |  |  |
| GC, SC, <u>WC</u> , C-3        | 250 s.f.                           | 1.0  |  |
| CI                             | 350 s.f.                           | 1.0  |  |
| Townhouse                      | BR***                              | 1.0*** (minimum of 2 with no more than 4 total spaces required per dwelling) |  |
| Theater                        | Seat                               | 0.25   |  |
| Truck Terminal                 | As determined by the Administrator |  |  |
| Two-Dwelling Unit              | BR                                 | 1.0  |  |
| Veterinary Clinic              | 300 s.f.                           | 1.0  |  |
| Warehouse                      | 1,000 s.f.                         | 1.0  |  |

"s.f." = square footage. "DU" = Dwelling Unit. "BR" = Bedroom.

\* Overflow parking above required parking spaces may be grassed rather than paved. All unpaved spaces shall be shown on site plan and organized for efficient traffic circulation using wheel stops and other appropriate measures as required by the Administrator.

\*\* No more than twenty-five (25) percent of any shopping center square footage shall be utilized for intense uses (uses that, individually, have a parking requirement greater than 1:250 in GC or SC, or WC, and 1:350 in CI unless additional parking is provided in accordance with the above requirements for that square footage of such uses in excess of twenty-five (25) percent. Mixed-Use structures located in MU and MF districts are exempt from this requirement.

\*\*\* All single-family and townhouse uses, at the time of construction, redevelopment, or when an addition to the number of existing bedrooms is completed, shall come into compliance with the minimum off-street parking requirements. Garages that meet minimum dimensional standards may be counted towards parking requirements.

Sec. 12-7.5. - Signs.

C. Summary of Permitted Signs.

The following signs are permitted in the relevant zoning districts of the City:

|   | R | WE | E | WRS | RS | R-1B | GS | D | T | MF | MU   | R-4 | R-6 | MHP | O | SC | WC | GC | CI | C-3 | BP | BPI | R&D | M-1 | M-2 |
|---|---|----|---|-----|----|------|----|---|---|----|------|-----|-----|-----|---|----|----|----|----|-----|----|-----|-----|-----|-----|
| Apartment/<br>Condominium<br>/Manufacture<br>d Home Park<br>Identification<br>Signs |   |    |   |     |    |      |    |   |   | X  | .... | X   | X   | X   |   |    |    |    |    |     |    |     |     |     |     |
| Area<br>Identification/<br>Subdivision<br>Signs                                     | X | X  | X | X   | X  | X    | X  | X | X | X  | X    | X   | X   | X   | X | X  | X  | X  | X  | X   | X  | X   | X   | X   | X   |
| Attached<br>Signs***  |   |    |   |     |    |      |    |   |   | X  | X    | X   | X   | X   | X | X  | X  | X  | X  | X   | X  | X   | X   | X   | X   |
| Campus<br>Wayfinding<br>Signs   |   |    |   |     |    |      |    |   |   | X  | X    |     |     |     | X | X  | X  | X  | X  |     | X  | X   | X   |     |     |
| Commercial<br>Banners***  |   |    |   |     |    |      |    |   |   | X  | X    | X   | X   |     | X | X  | X  | X  | X  | X   | X  | X   | X   | X   | X   |
| Development<br>Signs  | X | X  | X | X   | X  | X    | X  | X | X | X  | X    | X   | X   | X   | X | X  | X  | X  | X  | X   | X  | X   | X   | X   | X   |



**F. Minimum Buffer Standards.**

The buffer requirements are designed to permit and encourage flexibility in the widths of buffer yards, the number of plants required in the buffer yard, and opaque screens. Standard buffer requirements are depicted in the table below. The numbers shown are the required buffer widths.

| DEVELOPING USE<br>(Classification)                 | ABUTTING PARCEL*<br>(Use more restrictive of the zoning or the developed use.) |                                 |                       |
|--|--|---------------------------------|-----------------------|
|  | Single-Family<br>Residential (ii)  | Multi-Family<br>Residential (i) | Non-Residential (iii) |
| Single-family (ii)                                 | N/A  | N/A                             | N/A                   |
| Multi-Family (i) (iii)                             | 10' (1)  | N/A                             | N/A                   |
| Office   | 10' (1)  | N/A                             | N/A                   |
| Commercial   | 15' (2)  | 10' (1)                         | N/A                   |
| Industrial   | 25' (2)  | 15' (2)                         | 5'                    |
| Suburban Commercial/<br><u>Wellborn Commercial</u> | 20' (1)  | N/A                             | N/A                   |
| Business Park                                      | 50' (2)  | 15' (2)                         | 5'                    |
| Business Park Industrial                           | 50' (2)  | 30' (2)                         | 10'**                 |
| SOB  | 50' (2)  | 50' (2)                         | 50' (2)               |

(1) Includes duplexes.

(2) Includes manufactured homes, mobile homes, manufactured home parks, and townhouses.

(3) Includes commercial and other non-residential uses developed in the MF Multi-Family district.

\* When an abutting parcel is vacant and zoned R Rural, the Administrator shall use the future land use of the property as designated on the Comprehensive Land Use Plan in lieu of the zoning category in determining the buffer requirement.

\*\* When an abutting parcel is zoned BP Business Park or BPI Business Park Industrial, the buffer width shall be reduced to five feet (5').

(1) Fence

(2) Wall

1. **Buffer Yards.**

c. In SC Suburban Commercial and WC Wellborn Commercial:

1. Buffer ~~width and~~ required plantings shall be doubled along property lines adjacent to single-family residential zoning or land use. In lieu of a fence, plantings may be tripled.
2. When adjacent to single-family use, zoning, or future Land Use and Character designation, a buffer wall is required for the length of any adjacent parking, loading areas, or dumpster uses (including required maneuvering space).

Sec. 12-7.8. - Solid Waste.

C. **Guidelines.**

11. In SC Suburban Commercial and WC Wellborn Commercial, consolidated sanitation service is required and shall be located furthest from single-family use or zoning. Notwithstanding the foregoing, it may be located adjacent to single-family if a buffer wall is used.

Sec. 12-7.10. - Non-Residential Architectural Standards.

C. **Standards for Non-Residential Structures.**

2. **Required Screening.**

- b. In SC Suburban Commercial and WC Wellborn Commercial, roof-mounted mechanical equipment shall be screened from any right-of-way, public way, or adjacent property by either the roof itself (including within a cut-out) or by a false roof element (i.e. chimney, cupola). ~~In SC Suburban Commercial districts, c~~Components of a mechanical equipment system, such as vents or exhaust pipes, protruding from the roof that are no larger than twelve (12) inches in diameter nor exceeding the height of the roof line are not required to be screened, but must be painted to match the roof color.

3. **Building Mass and Design.**

b. **Building Entry Design.**

1. In order to provide a sense of arrival and shelter, public building entrances are to feature a protected entry through the use of an awning, canopy, porte-cochere, recessed entry or other similar architectural element.
2. Buildings that have multiple ground floor tenants or multiple primary building entrances shall have all entrances treated architecturally.

3. For all properties zoned WC Wellborn Commercial, the following additional standards shall apply:

- a. All buildings shall be required to provide a covered front porch along the full length of the public entry façade, projecting a minimum four (4) feet from the face of the building.
- b. All buildings that have frontage on Wellborn Road and/or Live Oak Street, shall have a public entry facing both rights-of-way.
- c. In cases where more than two facades require a public entrance, the administrator may determine which two facades require entrances.

c. **Architectural Relief.**

10. **Qualifying Architectural Relief Elements.**



- a. For all applicable properties other than those located in SC Suburban Commercial, WC Wellborn Commercial, and MU Mixed-Use districts, the following types of architectural relief may be utilized to meet the requirements of this section:
- b. For all properties zoned SC Suburban Commercial and WC Wellborn Commercial, the following types of architectural relief may be utilized to meet the requirements of this section:
  - 1) Decorative or functional window shutters;
  - 2) Covered front porch extending along at least fifty (50) percent of building façade and projecting a minimum of four (4) feet from the face of the building, if used on a façade where this feature is not already required;
  - 3) Eaves in excess of eighteen (18) inches, if used on a façade that does not have a covered front porch;
  - 4) Window planter boxes;
  - 5) Window canopy;
  - 6) Dormers;
  - 7) Transom windows;
  - 8) Decorative façade lighting;
  - 9) Chimneys or cupolas;
  - 10) Cross gables; ~~or~~
  - 11) Entry Portico or:-
  - 12) Horizontal articulation with a minimum depth of four (4) feet (WC Wellborn Commercial only).
- d. **Other Mass and Design Requirements.**
  - 1. For all properties zoned SC Suburban Commercial: Gross Floor Area of a single structure shall not exceed fifteen thousand (15,000) square feet in area.
  - 2. For all properties zoned WC Wellborn Commercial: Gross Floor Area of a single structure shall not exceed ten thousand (10,000) square feet in area.
  - 3. For all properties zoned MU Mixed-Use:
    - a. The ground-floor shall have a minimum floor-to-ceiling height of twelve (12) feet.
    - b. The commercial portions of any façade facing a public right-of-way, street, or public way shall be at least thirty (30) percent transparent between zero (0) feet and eight (8) feet above ground level.
    - c. Public entry is required on all façades facing a public right-of-way, street, or public way. In the event that more than two (2) façades require a public entrance, the Administrator may determine which two (2) façades require entrances. The Administrator may also forward the question to the Design Review Board for any reason.
    - d. Loading docks, overhead doors and service entries shall not be located on a façade facing a public right-of-way, street, or public way. In the case that more than two (2) façades face a public right-of-way, street, or public way, the Administrator shall determine the most appropriate façade for such activities.
- e. **Roof and Roofline Design.**

3. For all properties zoned SC Suburban Commercial and WC Wellborn Commercial: Roofs shall be similar to residential roof types. Flat roofs are not permitted. Shed roofs are only permitted as part of a peaked roof network. A peaked parapet is permitted if it gives the appearance of a pitched roof from all sides. Roof slope must be a maximum of 8:12 and a minimum of 4:12.

**4. Building Materials.**

- c. The following building materials are allowed on all façades subject to the following limitations:
  1. Stucco, EIFS, high build textured paint on concrete to simulate the appearance of stucco, split-face concrete masonry that does not simulate brick or stone, fiber cement siding, reflective glass, or any material equivalent in appearance and quality as determined by the Design Review Board, shall not cover more than seventy-five (75) percent of any façade.
  2. Wood or cedar siding, stainless steel, chrome, standing seam metal, premium grade architectural metal, or architecturally finished metal panels (not corrugated metal) shall not cover more than thirty (30) percent of any façade.
  3. Tile or smooth face, tinted concrete blocks shall only be used as an accent and shall not cover more than ten (10) percent of any façade.
  4. Painted metal panel siding is allowed without limitation on a rear façade of a building when the façade is not visible from a right-of-way, parkland, greenway, or any residential area.
  5. Galvanized steel and painted steel are allowed on doors, including roll-up doors.
  6. Metal, standing seam metal, architectural metal or steel may be used as a roof and or canopy/awnings with no limitation on percentage.
  7. In WC Wellborn Commercial wood or cedar siding shall not cover more than seventy-five (75) percent of any façade and reflective glass shall not cover more than thirty (30) percent of any façade.

Sec. 12-7.11. - Outdoor Lighting Standards.

**C. Specific Lighting Requirements.**

The following specific lighting requirements apply:

3. For properties zoned SC Suburban Commercial and WC Wellborn Commercial, site and parking lot lighting fixtures may not exceed the eave height of the building to which they principally relate, with a maximum height limit of twenty (20) feet; and

Sec. 12-7.13. - Traffic Impact Analyses.

**B. Definitions.**

**1. Trip Generation Rates.**

| <b>Table 1</b>                                |                           |                          |                         |                         |
|---|---------------------------|--------------------------|-------------------------|-------------------------|
| <b>Trip Generation: Residential Land Uses</b> |                           |                          |                         |                         |
| <b>Zoning Classification</b>                  | <b>Maximum Units/Acre</b> | <b>ITE Land Use Code</b> | <b>Trip Rate / Unit</b> | <b>Trip Rate / Acre</b> |
|   |                           |                          |                         |                         |

|           |                                    |            |            |             |
|-----------|------------------------------------|------------|------------|-------------|
| R-4       | 20.0                               | 220        | 0.62       | 12.4        |
| R-6       | 30.0                               | 220        | 0.62       | 18.6        |
| <u>MU</u> | <u>30</u>                          | <u>220</u> | <u>.62</u> | <u>18.6</u> |
| <u>MF</u> | <u>Determined by Administrator</u> |            |            |             |
| MHP       | Determined by Administrator        |            |            |             |
| P-MUD     | Determined by Administrator        |            |            |             |

| Table 2<br>Trip Generation: Non-Residential Land Uses |                             |                   |                 |                  |
|---|-----------------------------|-------------------|-----------------|------------------|
| Zoning Classification                                 | Maximum Units/Acre*         | ITE Land Use Code | Trip Rate / KSF | Trip Rate / Acre |
| O   | 16,000 sf                   | 710               | 1.55            | 25               |
| SC  | 11,000 sf                   | 820               | 3.75            | 40               |
| <u>WC</u>   | <u>11,000 sf</u>            | <u>820</u>        | <u>3.75</u>     | <u>40</u>        |
| GC  | 13,500 sf                   | 820               | 3.75            | 50               |
| CI  | 16,000 sf                   | 710               | 1.55            | 25               |
| BP  | N/A                         | 130               | 0.85            | 8.85             |
| BPI   | N/A                         | 770               | 1.43            | 19               |
| CU  | Determined by Administrator |                   |                 |                  |
| PDD   | Determined by Administrator |                   |                 |                  |

\* Density maximum calculated based on existing (2007) developments in the City of College Station.

| Table 3<br>Trip Generation: Retired Land Uses |                     |                   |                 |                  |
|---|---------------------|-------------------|-----------------|------------------|
| Zoning Classification                         | Maximum Units/Acre* | ITE Land Use Code | Trip Rate / KSF | Trip Rate / Acre |
| <u>R-4</u>                                    | <u>20.0</u>         | <u>220</u>        | <u>0.62</u>     | <u>12.4</u>      |
| <u>R-6</u>                                    | <u>30.0</u>         | <u>220</u>        | <u>0.62</u>     | <u>18.6</u>      |
| C-3   | 11,000 sf           | 820               | 3.75            | 40               |
| R&D   | N/A                 | 760               | N/A             | 16.8             |
| M-1   | N/A                 | 110               | N/A             | 7.5              |
| M-2   | N/A                 | 120               | N/A             | 2.2              |

C. **Applicability.**

1. **Zoning TIA.**

Any zoning request, except for certain "redevelopment" areas, requests for R, WE, E, WRS, RS, GS, R-4B, D, or T zoning classifications which is expected to generate at least one hundred fifty (150) vehicle trips during any peak hour period requires a TIA. Where the Comprehensive Plan designates a property as "Redevelopment" a TIA is required if the zoning request is expected to generate at least one hundred fifty (150) vehicle trips during any peak hour period more than those generated by the currently approved use(s) on the property. A zoning request involving multiple zoning districts is required to have a TIA based on the total traffic generated for all the proposed districts. A TIA may be required for a zoning request that generates less than one hundred fifty (150) trips in the peak hour, where the peaking characteristics could have a detrimental impact on the transportation system as determined by the Administrator.

A TIA shall be required unless the applicant demonstrates to the satisfaction of the Administrator that a TIA is not necessary for the proposed rezoning request. In cases where a TIA is required, the rezoning application will be considered incomplete until the TIA is submitted.

Article 8. - Subdivision Design and Improvements

Sec. 12-8.3. - General Requirements and Minimum Standards of Design for Subdivisions within the City Limits.

4. **Cluster Development.**

e. **Specific District Standards.**

1. Wellborn Estate –

- a. **Lot Size.** The minimum lot size is one (1) acre as long as individual lot sizes are adequate to meet all other required density, district, and development standards. There is no set minimum lot width or depth requirement within a cluster development, except as noted below. Subdivisions with all lots over one acre and lot widths of one hundred (100) feet may use rural character roads.
- b. **Setbacks and Building Separations.** The minimum setback standards of the base zoning district apply along the perimeter of a cluster development. All detached structures within a cluster development must be separated by a minimum distance of ten (10) feet.

**2. Estate -**

- a. **Lot Size.** The minimum average lot size is twenty thousand (20,000) square feet with an absolute minimum lot size of ten thousand (10,000) square feet as long as individual lot sizes are adequate to meet all other required density, district, and development standards. There is no set minimum lot width or depth requirement within a cluster development, except as noted below. Subdivisions with all lots over twenty thousand (20,000) square feet and lot widths of one hundred (100) feet may use rural character roads. Subdivisions containing any lots below twenty thousand (20,000) square feet must use urban street standards.
- b. **Setbacks and Building Separations.** The minimum setback standards of the base zoning district apply along the perimeter of a cluster development. All detached structures within a cluster development must be separated by a minimum distance of ten (10) feet.
- c. In the Wellborn Community Plan area, the cluster option may be used only in the area designated Wellborn Preserve-Open on the Comprehensive Plan Land Use and Character Map.

**3. Wellborn Restricted Suburban**

- a. **Lot Size.** The minimum average lot size is eight thousand (8,000) square feet as long as individual lot sizes are adequate to meet all other required density, district, and development standards. There is no set minimum lot width or depth requirement within a cluster development.
- b. **Setbacks and Building Separations.** The minimum setback standards of the base zoning district apply along the perimeter of a cluster development. All detached structures within a cluster development must be separated by a minimum distance of ten (10) feet.

**42. Restricted Suburban -**

- a. **Lot Size.** The minimum average lot size is eight thousand (8,000) square feet with an absolute minimum lot size of six thousand five hundred (6,500) square feet as long as individual lot sizes are adequate to meet all other required density, district, and development standards. There is no set minimum lot width or depth requirement within a cluster development.
- b. **Setbacks and Building Separations.** The minimum setback standards of the base zoning district apply along the perimeter of a cluster development. All detached structures within a cluster development must be separated by a minimum distance of ten (10) feet.

**53. General Suburban -**

- a. **Lot Size.** The minimum lot size is three thousand seven hundred fifty (3,750) square feet as long as individual lot sizes are adequate to meet all other required density, district, and development standards. There is no set minimum lot width or depth requirement within a cluster development.

b. **Setbacks and Building Separations.**

The minimum setback standards of the base zoning district apply along the perimeter of a cluster development. All detached structures within a cluster development must be separated by a minimum distance of ten (10) feet.

c. In the Wellborn Community Plan area, the cluster option is not permitted.