

Article 1. General Provisions

Section 1.1 Short Title

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1.1 Short Title

This Ordinance shall be officially known and cited as the Unified Development Ordinance (UDO) of the City of College Station, Texas. References to "this Ordinance" or "this UDO" shall be interpreted as references to this Unified Development Ordinance.

1.2 Authority

This UDO is adopted under authority of the constitution and laws of the State of Texas, including particularly Chapters 211 and 212, TEXAS LOCAL GOVERNMENT CODE, and pursuant to the provisions of the Charter and Ordinances of the City of College Station, Texas.

1.3 Scope and Purpose

This UDO is adopted for the purpose of promoting the public health, safety, and general welfare of the citizens of the City of College Station. More specifically, this UDO provides for the division of land into different districts, regulations pertaining to such districts, regulations for the subdivision of land and drainage regulations pertaining thereto. These regulations are designed in accordance with a comprehensive plan. The City of College Station's Comprehensive Plan is the fundamental guide to all decisions made under this UDO. In order to implement the broad goals of the plan, this UDO regulates land use and the division of land in order to achieve objectives of the plan that include, but are not limited to, the following:

- A.** Promote the beneficial, economic, and appropriate development of all land and the most desirable use of land in accordance with a well-considered plan;
- B.** Protect the character and the established pattern of desirable development in each area;
- C.** Prevent or minimize land-use incompatibilities and conflicts among different land uses;
- D.** Establish a process that effectively and fairly applies the regulations and standards of this UDO and respects the rights of property owners and the interests of citizens; and
- E.** Implements the Comprehensive Plan through compliance with its individual elements.

1.4 Jurisdiction

A. Land Within the City Limits

This UDO shall apply to all land within the City Limits of the City of College Station. All structures and land uses constructed or commenced after the effective date of this UDO, and all enlargements of, additions to, changes in, and relocations of existing structures and uses occurring after the effective date of this UDO shall be subject to this UDO.

B. Land Within the Extraterritorial Jurisdiction of College Station

The City of College Station and Brazos County are, jointly, the primary platting authority in the City's extraterritorial jurisdiction (ETJ) in Brazos County. Burleson County is the primary platting authority in that portion of the City's ETJ which lies in Burleson County. The following Sections of this UDO shall apply to all properties outside the City limits of College Station, but lying within the City's ETJ as established by the MUNICIPAL ANNEXATION ACT:

- 1.** Applicable portions of Section 7.4, Signs (ref. Chapter 1, Section 30, City of College Station Code of Ordinances);
- 2.** Article 8, Subdivision Design and Improvements;
- 3.** Articles 10, Enforcement; and
- 4.** Applicable definitions within Article 11, Definitions.

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Section 1.5 Applicability

1.5 Applicability

- A.** In their interpretation and application, the provisions of this UDO shall be held to be minimum requirements (including cases where minimum requirements are stated as a maximum standard) adopted for the promotion of public health, safety, and general welfare.
- B.** Whenever the requirements of this UDO are at variance with the requirements of any other lawfully adopted rules, regulations, or ordinances, the requirement that is most restrictive or that imposes higher standards as determined by the Administrator shall govern.
- C.** The issuance of any permit, certificate, or approval in accordance with the standards and requirements of this UDO shall not relieve the recipient of such permit, certificate, or approval from the responsibility of complying with all other applicable requirements of any other city, state, or federal agency having jurisdiction over the structures or land uses for which the permit, certificate, or approval was issued.

1.6 Relationship to the Comprehensive Plan

- A.** It is intended that this UDO implement the City's planning policies as adopted as part of the City's Comprehensive Plan, as amended and periodically updated.
- B.** The City's Comprehensive Plan, and any associated plans or studies adopted by the City Council, shall be required to be amended prior to, or concurrent with, permitting development which would conflict with such plan.
- C.** The alignments of proposed thoroughfares and bikeways on the "College Station Thoroughfare Plan map" and the "College Station Bikeway and Pedestrian Plan map" are generalized locations that are subject to modifications to fit local conditions, budget constraints, and right-of-way availability that warrant further refinement as development occurs. Alignments within 1,000 feet of the alignment shown on the aforementioned maps will not require a thoroughfare plan amendment.

1.7 Effective Date

This UDO shall become effective and be in full force and effect 90 days from its passage and approval by the City Council, as duly attested by the Mayor and City Secretary.

1.8 Annual Review

The City Council shall review annually the Comprehensive Plan and this UDO. The review, or any delay in the review by the City Council, shall not affect the legality of the Comprehensive Plan or this UDO.

1.9 Severability

Should any section or provision of this UDO be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole or any part thereof, other than the part so declared to be unconstitutional or invalid.

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

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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
A-O	Agricultural-Open
A-OR	Rural Residential Subdivision
A-P	Administrative Professional
R-1B	Single-Family Residential
R-1	Single-Family Residential
R-2	Duplex Residential
R-3	Townhouse
R-7	Manufactured Home Park
C-1	General Commercial
C-2	Commercial-Industrial
M-2	Heavy Industrial
WPC	Wolf Pen Creek Dev. Corridor
R&D	Research & Development
NG-1	Historic Northgate
NG-2	Commercial Northgate
NG-3	Residential Northgate
C-U	College and University
PDD	Planned Development
OV	Corridor Overlay

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
M-1	Light Industrial

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
R-6	High Density Multi-Family

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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
<u>O</u>	<u>Office</u>

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
<u>GC</u>	<u>General Commercial</u>

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
<u>CI</u>	<u>Commercial Industrial</u>

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
R-4	Apartment/Low Density
R-5	Apartment/Medium Density

The districts listed below are hereby combined into the single zoning district hereafter designated as **~~C-1~~GC, General Commercial.**

Combined Districts	Name
C-B	Business Commercial
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
C-3	Planned Commercial
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 rights, uses, regulations, and requirements associated with these districts.

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<u>Retired Districts</u>	<u>Name</u>
<u>C-3</u>	<u>Light Commercial</u>
<u>R&D</u>	<u>Research & Development</u>
<u>M-1</u>	<u>Light Industrial</u>
<u>M-2</u>	<u>Heavy Industrial</u>

4.5. 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
RDD	Redevelopment District
P-MUD	Planned Mixed Use Development

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>NAP</u>	<u>Natural Areas Protected</u>
<u>SC</u>	<u>Suburban Commercial</u>
<u>BP</u>	<u>Business Park</u>
<u>BPI</u>	<u>Business Park Industrial</u>

5.6. Redesignated District

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

Previous District	Name
A-OX	Existing Rural Residential
Redesignated District	Name
A-O	Agricultural-Open

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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
PUD	Planned Unit Development
Redesignated District	Name
PDD	Planned Development Districts

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

Previous District	Name
R-1A	Single-Family Residential
Redesignated District	Name
R-1	Single-Family Residential

67. 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
C-PUD	Commercial Planned Unit Dev.
C-NG	Commercial Northgate

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