

City of Midlothian

UNIFIED DEVELOPMENT CODE

DIAGNOSTIC REPORT

July 1, 2025

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Part 1: Diagnostic Introduction

Purpose of the Diagnostic Report

The purpose of this Diagnostic Report is to outline the initial proposed revisions to the City of Midlothian's existing development regulations, including the following chapters:

- Chapter 10A Subdivision Regulations
- Chapter 14A Zoning Regulations

This report is intended to serve as a consensus-building tool to ensure that all parties understand the anticipated revisions to the regulations before drafting the amendments. While this report outlines a structured list of items to guide the regulatory update process, it is essential to acknowledge that it does not encompass every potential issue or consideration. As the revision process unfolds, further analysis and adjustments are anticipated. Consequently, this report should be viewed as a starting point rather than a definitive and exhaustive catalog of all potential revisions.

Beyond substantive changes, this comprehensive update will also address common issues such as correcting typos, resolving conflicts, and updating graphics, ensuring the overall integrity of the regulatory framework.

Development of this Report

This outline has been prepared based on a review of the existing regulations and plans, informed by the direction of the recent Comprehensive Plan update (2024) and Downtown Plan (2020). This report also reflects input from frequent code administrators and users, including representatives from the following entities:

- City staff, including representatives from the Development Services (Planning and Engineering) Departments and the City Manager's office.
- Elected and appointed City Council and Planning and Zoning Commission representatives.
- Residential and commercial land developers, including local homebuilders, engineers, and real estate professionals.

Key Themes for the Code Update

Several major themes and ideas were generated for the Diagnostic Report throughout the consultant team's review of the existing regulations and engagement process. This section identifies these key themes and provides strategies to implement them through the rewriting process:

1. Create a User-Friendly Code

The City's development regulations should be well-organized, well-written, and easy to use. Staff, developers, applicants, consultants, and other users of the ordinance should be able to navigate the new ordinance easily. All development regulations should align with adequate and accurate cross-references between sections and relevant topics. Strategies to address this theme include:

- Merge existing Chapters 10A (Subdivision Regulations) and 14A (Zoning Regulations) into a Unified Development Code (UDC) for ease of cross-referencing and simplification.
- Review overall language choice for the appropriate use of permissive (e.g., "may," "should") and prescriptive (e.g., "shall," "must") language.
- Implement graphics, including charts and tables, to explain review procedures and dimensional requirements throughout the UDC, and remove existing illustrations and graphics intended solely as examples that have no enforcement value.
- Structure the UDC following the recommended outline documented in Part 4 of this report (see page 23).
- Consolidate and update the land use and general term definitions at the end of the UDC.

2. Relocate the Engineering Design Criteria

Engineering design criteria encompass the requirements, performance measures, standards, and specifications related to various engineering specifications for public and private improvements. For example, while the subdivision and zoning regulations may identify the maximum permitted length of a street block, the engineering design criteria may identify the pavement material, thickness, and appropriate road subbase. Because these criteria are highly technical, locating them outside of a UDC is generally preferred for ease of review and amendment as new technologies and best practices arise.

The City has a series of related engineering ordinances (e.g., right-of-way construction, standard construction details, flood damage prevention) that are already separately maintained from the zoning and subdivision ordinances; however, certain sections of the subdivision ordinance (see Section 10A.6.16, for example) document engineering specifications better suited for an external manual, document, or ordinance. Strategies to address this theme include:

- Relocate the drainage design and construction detail criteria to a separate design manual or ordinance, referencing the manual or ordinance within the UDC "as amended" to verify that the reference is always relevant and enforceable.
- Consider consolidating relevant ordinances into a design manual for ease of reference and distribution. The manual may be adopted by ordinance for enforceability as necessary.

3. Streamline the Planned Development Process

Traditionally, Planned Development (PD) districts are implemented to accommodate a mix of uses or unique development criteria that are not otherwise supported or envisioned by a standard zoning district. While this approach gives elected officials and the public increased discretion regarding new development, the review and recommendation process may be lengthy, depending on the complexity of the district. PD districts remain a popular tool among City Council members as they provide flexibility to tailor developments to community and policy goals. The following strategies ensure that PD districts will achieve consistent and enforceable outcomes across the City:

- Standardize the PD district ordinance format for ease of review, presentation, and subsequent enforcement following adoption. PD district ordinances should be structured with the same headings, topics, and exhibit order to ensure that future City staff and officials can efficiently and effectively locate and disseminate district requirements.
- Strengthen and clarify PD district approval criteria without jeopardizing flexibility in the decision-making process (i.e., objectively determinable). As drafted, PD district criteria are open-ended and nonempirical (e.g., "incorporates a range of housing types," "offers amenities consistent with the scale and character of the project," "compatible with surrounding land uses"). It is recommended that permissive and prescriptive language be used to establish the minimum base PD district standards to prevent inconsistent development outcomes and interpretations.
- Review the required amenities for PD districts to ensure the requirements align with the City's vision and current market demands.
- Require that one or more base zoning districts be identified as the underlying criteria in instances where a PD district does not alter standards. Establishing a base standard ensures that each PD district has codified development and zoning criteria unless otherwise altered therein, resulting in enforceable districts for current and future City staff and elected officials. This also provides a reliable default standard in cases where specific provisions may be inadvertently omitted from the PD district ordinance. PD district ordinance language could specify that the base district is "as amended" to ensure that standards remain consistent with updates to the UDC; however, there may be circumstances where the applicant and City agree to lock in some or all regulations of the base zoning district as they existed on the effective date of the PD ordinance.
- Codify the current development process that allows City staff approval of PD site plans that are consistent with a PD concept plan that has been approved by the Planning & Zoning Commission and City Council.
- Consider allowing administrative approval authority for minor revisions to approved PD district concept and site plans. As drafted, all revisions require consideration by the Planning and Zoning Commission or the City Council, which often requires extensive preparation and deliberation (reference Chapter 14A, Section 5.112). Allow only minor deviations from the approved concept plan that do not affect the overall intent or established maximum density of the PD district, if applicable, such as changes not exceeding 5 to 10 percent of numerical values, minor relocations of proposed buildings on the site, and no changes to the approved land uses.

4. Introducing Form-Based Standards to Support Downtown

Downtown Midlothian has experienced substantial improvements since adopting the Downtown Master Plan in June 2020. These improvements include publicly funded projects, like the new City Hall complex, and private investment, like the Founders Row development. The public, development community, and City Council strongly support the Downtown vision; however, the existing zoning conditions do not capture the evolving area's ideal look, feel, and scope.

Stakeholder feedback expressed interest in implementing form-based zoning standards to achieve more vibrant, walkable development outcomes in and around Downtown. Form-based standards prioritize the design and function of the built environment rather than the conventional use-based or Euclidean approach to zoning seen in many communities. While the City may not be comfortable with the complete elimination of use-based standards (e.g., permitted uses), the current zoning approach in Downtown may benefit from the following strategies:

- Evaluate the current boundaries of the Central Business District (CBD) zoning district to determine whether an expansion would be appropriate.
- Revise the dimensional criteria within the CBD zoning district to implement build-to zones, designed to enhance walkability and create a cohesive streetscape. Unlike building setbacks, which specify minimum distances buildings must be positioned away from property lines, build-to zones encourage placing buildings closer to the street, reflecting the character of traditional downtowns. Midlothian's existing built environment should dictate the threshold to ensure continuity within the Downtown area.
- Implement tools to allow reducing the parking requirements for commercial establishments within the Downtown area when appropriate.
- Establish vertical mixed-use development standards, including permissible building types and permitted uses by floor. Small-scale mixed-use structures (i.e., two to three stories) may incrementally increase the utilization of Downtown properties.
- Include streetscape standards in the CBD area to include sidewalks, landscaping, lighting, signage, and possibly street furniture.
- Develop higher-quality standards for the eastern portion of the Main Street corridor (extending toward Midlothian Parkway) that extend the design principles and local character of the Downtown district while allowing for flexible corridor commercial development. The standards should prioritize pedestrian-friendly streetscapes, cohesive architectural styles, and mixed-use opportunities, ensuring compatibility with the community's vision and the functional needs of corridor businesses.

- Consider creating a character design district(s) to include the historic neighborhood west of the current CBD zoning district and its frontage along Main Street. Residential standards in this area should allow for the continuation of single-family uses, with opportunities to convert to commercial establishments similar to those seen along Main Street between 1st Street and 6th Street. Commercial conversions should remain cognizant of surrounding residents and property owners through lighting, signage, and noise standards. Consider whether on-street parking may be appropriate in this area.

5. Quantify "High-Quality" Residential Development Standards

Stakeholders noted that PD districts are frequently encouraged as a way for the City to implement higher quality development standards than otherwise mandated under the base zoning and subdivision standards. Based on an assessment of recently approved PD districts, the City is interested in residential development that provides:

- A variety of housing and lot types across the development;
- Alley or slip-street configurations;
- Street sections that protect the pedestrian realm; and
- Ample and programmed open space that serves existing and future residents.

Where reasonable, the above standards should be integrated into all zoning districts' minimum residential development standards, regardless of whether they are established as a PD district. Additional standards and strategies to codify these high-quality development standards include:

- Assess the City's standard roadway sections to confirm proper separation between pedestrians and vehicles; consider establishing street tree criteria as an appropriate means of physical separation.
- Where front-entry residential products are permitted, consider requiring J-swing conditions or slip streets. Explore the possibility of prohibiting J-swing garage configuration with driveways positioned in front of the main entrance. Consideration should be given to the alignment's relation to the home's front door, the visual character of the street, and the overall circulation of emergency and utility vehicles. Limit front-loaded garages to a maximum percentage of an entire development and require garage setbacks from the primary entrance. Ensure that garage configurations are clearly defined and illustrated in the UDC.
- Codify a menu of required open space amenities, with the frequency or scale of amenities tied to the number of residential units anticipated within a development.
- Subdivision amenities should be required for all developments; however, exemptions may be granted for small scale or single-lot redevelopments where implementation may not be feasible.
- Require connectivity between residential development and abutting properties to ensure proper emergency vehicle ingress/egress and to help reduce traffic congestion.
- Consider allowing a development-wide density approach (i.e., cluster developments), where higher-density products can be concentrated amongst open space or lower-density products so long as the overall density of a project does not exceed a predetermined threshold.

6. Update Commercial Development Standards

Public and private stakeholders identified the City's commercial development standards as somewhat outdated and inflexible. Commercial developments are often concentrated along primary thoroughfares and are often the first impression of visitors and passersby; consequently, the City should consider revising specific standards to improve aesthetics and functionality. Strategies to enhance commercial development include:

- Establish the minimum number and appropriate location of parking stalls required to be 10 feet wide and 20 feet long. Conventionally, off-street parking spaces are 8.5 feet in width and 19 feet long; however, stakeholders stressed that the additional sizing is ideal for maneuverability. A balanced approach may be to mandate larger but fewer spaces overall. When adjacent to larger parking stalls, consider reducing the drive aisle width requirement to 18 feet, excluding those used as fire lanes. Alternatively, consider allowing larger drive aisles when adjacent to smaller parking stalls.
- Require that new utilities be installed underground or relocated to less prominent locations when redeveloping commercial properties.
- Relocate engineering standards, such as concrete and asphalt pavement and detention pond requirements, to an external engineering design criteria manual. Consider allowing the City Engineer to grant situational administrative waivers to strict engineering standards.
- Update drive-through requirements based on modern practices (e.g., adequate queuing, the onset of dual lanes, different ordering and pickup lanes, deliver-to-car models).
- Emphasize horizontal and vertical articulation standards for tilt wall construction or warehouse uses. Consider articulation requirements that are more appropriate for small-scale retail buildings.

Part 2: Summary of Existing Master Plans

Guiding Our Future: Midlothian 2045 Comprehensive Plan (2024)

The City adopted the Guiding Our Future: Midlothian 2045 Comprehensive Plan in October 2024. This plan reflects the goals, objectives, and policies advocated by citizens, community leaders, the Planning & Zoning Commission, and the City Council. It addresses key areas such as land use, housing, economic development, and transportation. Recommended actions relevant to the development regulations rewriting process include:

Land Use and Development		
Comprehensive Plan Action		Relevant UDC Ref.
LU.1.a.ii.	Allow for small-scale (<4 units) urban-style infill developments in Downtown by right if compatible with the development criteria outlined in this Chapter.	2.04. Permitted Uses and Use-Based Standards.
LU.1.a.iii.	Support mixed-use development in Downtown by establishing a minimum mix of residential and nonresidential uses.	2.04. Permitted Uses and Use-Based Standards.
LU.1.a.iv.	Ensure accessibility improvements are made to older structures as they are redeveloped and renovated.	2.05. Zoning Development Standards.
LU.1.b.i.	Establish infill and building reuse standards that support the transition of property from residential to nonresidential uses, including alternative compliance measures for landscaping, setbacks, and other design criteria.	2.02. Zoning Procedures. 2.05. Zoning Development Standards.
LU.1.b.ii.	Encourage shared parking between adapted properties.	2.05. Zoning Development Standards.
LU.1.b.iii.	Reduce the amount of required parking for properties seeking to transition from residential to nonresidential uses when shared or street parking conditions are present.	2.05. Zoning Development Standards.
LU.1.b.iv.	Establish regulations that encourage the preservation of existing building character and details.	2.05. Zoning Development Standards.
LU.2.a.i.	Revise the zoning regulations to require minimum residential design requirements, including façade treatments, design elements, and articulation.	2.05. Zoning Development Standards.
LU.2.a.ii.	Establish minimum neighborhood design elements, such as community amenities, entryway features, and trail connections.	2.05. Zoning Development Standards.
LU.2.a.iii.	Require multi-modal connections and stub-outs between residential neighborhoods and undeveloped land.	3.04. Subdivision Development Standards.
LU.2.b.i.	Support the natural regression and progression of lot sizes from one property to the next by establishing transitional lot standards in the zoning regulations.	2.03. Zoning Districts.
LU.2.b.ii.	Review compatibility and buffering requirements between single-family zoning districts and higher-intensity development. Consider additional requirements related to setbacks, building heights, landscaping, screening walls, and gradual density transitions to promote compatibility and effective transitions.	2.05. Zoning Development Standards.
LU.2.c.i.	Establish incentives, such as density bonuses and reduced impervious cover maximums, for residential and nonresidential developers to provide improved amenities for nearby residents.	2.05. Zoning Development Standards.
LU.2.c.ii.	Consider allowing regional parks and open space improvements, such as splash pads, recreational courts, and shaded gathering spaces, to apply for future phases or components of master planned neighborhoods. Ensure proper pedestrian connectivity to projects seeking to utilize this shared improvement method.	2.05. Zoning Development Standards.
LU.2.c.iii.	Revise the subdivision regulations to require pedestrian trail cross connectivity between developments, while allowing these improvements to count toward required parkland dedication.	3.04. Subdivision Development Standards.

Land Use and Development		
Comprehensive Plan Action		Relevant UDC Ref.
LU.2.d.ii.	Revise the zoning regulations to allow for denser residential products near anticipated employment centers to provide employee housing opportunities.	2.03. Zoning Districts. 2.04. Permitted Uses and Use-Based Standards.
LU.3.b.i.	Review and revise, as necessary, the zoning map to allow for nonresidential uses along thoroughfares in proximity to residential areas that vary based on the intensity of the thoroughfare (e.g., arterial, collector, local).	2.03. Zoning Districts. 2.04. Permitted Uses and Use-Based Standards.
LU.3.b.ii.	Allow for cross access of vehicles and pedestrians between residential and abutting nonresidential uses of lower intensities.	3.04. Subdivision Development Standards.
LU.3.b.iii.	Establish a minimum distribution of land uses within horizontal mixed-use projects, and require that residential uses or units be within a quarter mile of nonresidential services.	2.05. Zoning Development Standards.
LU.3.d.i.	Consider development code amendments to allow ground-level residential development in certain Downtown area locations consistent with the Downtown Master Plan.	2.03. Zoning Districts. 2.04. Permitted Uses and Use-Based Standards.
LU.3.d.ii.	Continue to monitor market changes regarding multi-family forms, such as the recent advent of "horizontal multi-family," and revise the zoning regulations to define and regulate design standards to reach desirable outcomes.	2.04. Permitted Uses and Use-Based Standards.
LU.4.a.iv.	Incentivize private open space improvements through tactics such as density bonuses or impervious cover increases.	2.05. Zoning Development Standards.
LU.4.b.i.	Implement increased architectural and landscaping standards along U.S. Highways 67 and 287.	2.03. Zoning Districts. 2.05. Zoning Development Standards.
LU.5.d.i.	Revise the zoning regulations to implement a 'livability index,' where developers may implement a series of improvements, in addition to the minimum parkland and open space requirements, geared toward improving local quality of life. Improvements may include community cooking and gathering spaces, fitness centers, and book-sharing programs.	2.05. Zoning Development Standards.
LU.5.d.ii.	Continue mitigating traffic impacts from new development by requiring proper roadway impact fees and right-of-way dedication with new subdivisions.	3.04. Subdivision Development Standards.
LU.5.d.iii.	Revise the zoning regulations to incentivize increased performance standards to achieve more sustainable outcomes, including stormwater reuse, renewable energy generation, and reduced electricity use through building orientation and shade. Incentives may include expedited review processes, density bonuses, or administrative consideration.	2.04. Permitted Uses and Use-Based Standards.

Economic and Fiscal Resiliency		
Comprehensive Plan Action		Relevant UDC Ref.
EF.3.a.ii.	Assess the needs of Midlothian's increasing work-from-home residents and trends in the hybrid work model to identify potential economic development opportunities.	2.04. Permitted Uses and Use-Based Standards.

Transportation and Mobility		
Comprehensive Plan Action		Relevant UDC Ref.
TM.1.a.ii.	Assess the City's Engineering Design Criteria and Standard Specifications for alignment with pedestrian improvements, including evaluating the appropriateness of shared-use trails, on-street bike lanes, and protected bike lanes.	3.04. Subdivision Development Standards.

Community Character and Health		
Comprehensive Plan Action		Relevant UDC Ref.
CH.1.a.iii.	Protect greenbelts and regional trail connections through the revision of the City's development regulations. Revise the regulations to ensure the preservation and maintenance of greenbelts and regional trail connections as essential components of Midlothian's landscape.	3.04. Subdivision Development Standards.
CH.2.b.i.	Establish design guidelines and architectural standards for new developments along major thoroughfares to ensure consistent aesthetics and character that align with the City's vision.	2.03. Zoning Districts. 2.05. Zoning Development Standards.
CH.2.b.ii.	Implement a review process for development proposals along major thoroughfares to assess their compliance with design guidelines and architectural standards. This process should involve collaboration with developers and designers to achieve high-quality, visually appealing developments.	2.02. Zoning Procedures. 2.03. Zoning Districts. 2.05. Zoning Development Standards.
CH.2.b.iii.	Encourage mixed-use developments that blend residential, commercial, and recreational spaces to create vibrant and attractive streetscapes along major thoroughfares.	2.04. Permitted Uses and Use-Based Standards.
CH.2.b.iv.	Incentivize the use of sustainable and environmentally friendly building materials and practices in developments along major thoroughfares to promote the City's commitment to sustainability and resilience.	2.05. Zoning Development Standards.
CH.3.a.i.	Develop landscape guidelines that emphasize the use of native and adapted plant species and promote sustainable landscape practices, such as water-efficient irrigation and reduced chemical usage, to enhance streetscapes and other publicly maintained open areas and parks. These guidelines should also encourage using drought-resistant plants to conserve water resources.	2.05. Zoning Development Standards.
CH.4.c.i.	Develop clear guidelines and incentives for the adaptive reuse of historic buildings. These guidelines should outline preservation standards and financial incentives that align with the City's evolving character.	2.05. Zoning Development Standards.
CH.5.d.i.	Prioritize the design and implementation of projects that enhance the ecological health of drainageways while providing recreational amenities like trails and parks. This approach aims to ensure the ecological health of drainageways and enhance recreational opportunities for the community.	2.05. Zoning Development Standards.

Housing and Neighborhoods		
Comprehensive Plan Action		Relevant UDC Ref.
HN.4.a.i.	Establish clear and comprehensive zoning regulations for ADUs in Midlothian, specifying where they are allowed and their size limitations.	2.04. Permitted Uses and Use-Based Standards.
HN.4.a.ii.	Review existing design guidelines to ensure that ADUs are architecturally compatible with existing neighborhoods.	2.04. Permitted Uses and Use-Based Standards.
HN.4.a.iii.	Ensure that approval conditions (e.g., same utility meters, relation to primary resident) are codified and enforceable, and do not detract from the intent of ADUs to allow aging in place and diversified housing stock.	2.04. Permitted Uses and Use-Based Standards.

Midlothian Downtown Plan (2020)

The City adopted the Midlothian Downtown Plan in June 2020 to serve as a guide for decision-making relative to redevelopment and orderly growth within the City's Downtown area. This plan reflects the goals, objectives, and policies advocated by citizens, community leaders, the Planning and Zoning Commission, and the City Council. Recommended actions relevant to the development regulations rewriting process include:

Built Environment		
Downtown Plan Action		Relevant UDC Article
BE-1	Develop Urban Design Guidelines for Downtown to ensure that new development and redevelopment help to support the form and aesthetics described in the Downtown Plan. Guidelines should address streetscape design, site design and other public realm improvements. Consider developing tiers of design standards for primary (Main Street, 8th Street and Avenue F) and secondary transportation corridors (7th Street and Avenue E) or street segments.	2.03. Zoning Districts. 2.05. Zoning Development Standards.
BE-13	Encourage adaptive reuse of vacant buildings on Main Street and 7th Street. This could include selective marketing efforts and public building tours to increase awareness of opportunities for a makerspace and brewery.	2.03. Zoning Districts. 2.05. Zoning Development Standards.
BE-25	Encourage the development of commercial, mixed-use and housing options in Downtown.	2.03. Zoning Districts. 2.04. Permitted Uses and Use-Based Standards.

Regulatory and Policy		
Downtown Plan Action		Relevant UDC Article
RP-2	Update the current regulations and policy documents to incorporate the Downtown recommendations. Updates should consider the following revisions: <ul style="list-style-type: none"> Embrace mixed-use development and compactness as by-right development options and transition from Urban Village Planned Developments Consider a form-based code Create regulatory incentives (e.g., height and density bonuses) to encourage high quality design compatible with the historic framework Remove regulatory barriers to mixed-use and denser housing options (e.g., prohibiting ground floor residential). Consider methods to conditionally remove such barriers if other actions are taken by the developer (e.g., high-quality design, etc.) 	2.03. Zoning Districts. 2.04. Permitted Uses and Use-Based Standards. 2.05. Zoning Development Standards.
RP-4	Establish retail, restaurant and entertainment land uses as the only allowable ground-floor uses fronting 7th and 8th Street between Main Street and Avenue D, and fronting Avenue E and Avenue F between 7th Street and 8th Street. Allow greater diversity of uses, including office and residential, on the ground floor outside of this frontage in limited amounts.	2.03. Zoning Districts. 2.04. Permitted Uses and Use-Based Standards. 2.05. Zoning Development Standards.
RP-5	Incorporate a mechanism to allow for the reduction of parking in the downtown area.	2.05. Zoning Development Standards.
RP-7	Provide incentives through the development review process to encourage housing diversity in the Commercial Mixed Use and Mixed Use Transition areas. This includes allowing flexibility in exchange for multi-family housing in Downtown (e.g., increased floor area ratio allowances, first-floor retail requirements).	2.02. Zoning Procedures.

Part 3: Summary of Anticipated Revisions

This section of the Diagnostic Report provides a detailed review of the current development regulations. While this summary covers the most notable revisions, it does not represent all changes to be made, as additional issues may emerge during the revision process. Where no significant revisions are anticipated, the corresponding cell is designated with a diagonal line. Alignment with the adopted master plans and proposed UDC outline, as proposed by this report, is anticipated but not expressly identified in this section.

Chapter 10A. Subdivision Regulations

Article I. General Provisions and Requirements	
Section	Anticipated Revisions
10A.1.11. Authority.	Update statute references to Texas Local Government Code (TLGC) and remove outdated references to Vernon and V.A.T.S.
10A.1.12. Jurisdiction.	
10A.1.13. Consistency with the Comprehensive Master Plan and Zoning Ordinance.	Revise references to the comprehensive plan within the Subdivision Regulations to more specifically state when compliance is required (e.g., the thoroughfare plan map). The enacting clause of the subdivision regulations and the regulations themselves are adopted with the intent of implementing the goals and objectives of the City's Master Plans. All subdivision proposals that meet the standards of the subdivision regulations are then presumed to also meet those goals and objectives.
10A.1.14. Requirements.	Create cross-references and hyperlinks to the zoning regulations, park dedication requirements, building codes, and development guides for clarity and user-friendly navigation.
10A.1.15. Conflict with Other Ordinances.	
10A.1.16. Severability Clause.	
10A.1.17. Amendments.	

Article II. Definitions	
Section	Anticipated Revisions
10A.2.11. General.	
10A.2.12. Definitions.	Expand definitions to align with the Comprehensive Plan and contemporary development concepts such as green infrastructure, complete streets, low-impact development, cluster subdivisions, conservation easements, and connectivity indices.

Article III. General Platting Procedure Requirements	
Section	Anticipated Revisions
10A.3.11 Compliance Required.	Consider codifying exceptions to the platting requirements, such as when the City or other governmental entity purchases a portion of property for public purposes.
10A.3.12 Application Processing.	Specify that pre-application procedures do not constitute a formal application and do not initiate the application completeness review period mandated by the TLGC. Consider revising Section 10A.3.12.4 (Incompleteness as Grounds for Denial). Once an application is accepted (or deemed "complete"), the 30-day review period should

Article III. General Platting Procedure Requirements	
Section	Anticipated Revisions
	be considered active regardless of further discovery of incomplete or inaccurate information.
	Ensure alignment with current state law relating to “approval,” “approval with conditions,” or “denial with conditions.”
10A.3.13 Site Plan Requirement.	Differentiate between "Conceptual Site Plans" and "Building Site Plans," and include standards for digital submission and electronic plan review. Relocate Site Plans to the Zoning section of the UDC to better align with development standards.
10A.3.14 Combination of Lots.	Authorize the administrative approval of replat applications, consistent with the Final Plat process. Administrative approvals should not be authorized for plats utilizing fiscal surety for infrastructure improvements.
10A.3.15 Vacation Instrument, Replatting, Amended Plats, and Minor Plats.	Authorize the administrative approval of replat applications, consistent with the Final Plat process. Administrative approvals should not be authorized for plats utilizing fiscal surety for infrastructure improvements.
	Clarify the replatting procedures with a table or chart illustrating scenarios requiring public hearings, notifications, and owner consent, and include practical guidelines or checklists. Ensure checklists are established by reference.
	Codify the authority of the City Manager to approve vacating city easements, other than developed streets, in association with plat approval.
10A.3.16 Dedication.	

Article IV. Requirements for Plat Submittal	
Section	Anticipated Revisions
10A.4.11. Plat Submittal.	
10A.4.12. Site Plans.	Add an expiration provision for Conceptual and Building Site Plans.
	Rename the Conceptual Site Plan submittal (e.g., "Concept Plan") to avoid confusion with a Site Plan for zoning purposes.
	Relocate Building Site Plans to the Zoning Regulations.
10A.4.13. Preliminary Plats.	Remove the submittal requirements from the code and instead include them in a checklist that can be maintained administratively. Ensure compliance with TLGC Section 212.0081(a), which requires a city to make available to the public a complete, written list of all documentation and other information required by the city to be submitted with a plat application. The list must be published on the city's website.
10A.4.14. Final Plats.	Remove the plat submittal requirements from the code and instead include them in a checklist that can be maintained administratively.
	Remove references to Site Plans submitted before Final Plat approval.
	Clarify that the Planning Director may approve Final Plats that meet the Subdivision Regulations (without requiring waivers, etc.), align with previously approved Preliminary Plats (if applicable), and do not require fiscal surety to delay infrastructure improvements.
10A.4.15. Planning and Zoning Commission Acceptance of Final Plat by Sections.	Streamline minor plat processes by clearly defining criteria for administrative approval versus Planning and Zoning Commission review.
10A.4.16. Minor Plats.	
10A.4.17. Expiration of Plats.	
10A.4.18. Dormant Plats.	
10A.4.19. Conveyance Plat.	

Article V. Improvements	
Section	Anticipated Revisions
10A.5.10. Inspection.	
10A.5.11. Street Lighting and Lighting Plan.	Modernize street lighting standards to include energy-efficient, Dark Sky-compliant lighting (e.g., top-shielded and downcast lighting) to minimize light pollution and environmental impacts. Consider other Dark Sky approaches, such as more specifically addressing light spillage for commercial parking lot lighting.
10A.5.12. Street Signs and Traffic-Control Devices.	Update standards to include clear guidelines for pedestrian crossings, bicycle infrastructure signage, wayfinding, and safety devices recommended in the Downtown Plan.
10A.5.13. Perimeter Streets.	
10A.5.14. As-Built Plans / Record Drawings.	Remove the submittal requirements from the code and instead include them in a checklist that can be maintained administratively. Ensure compliance with TLGC Section 212.0081(a), which requires a city to make available to the public a complete, written list of all documentation and other information required by the City to be submitted with a plat application. The list must be published on the City's website.
10A.5.15. Maintenance Bond.	
10A.5.16. Design and Field Changes.	
10A.5.17. Stormwater Pollution Prevention Plan and Erosion Control.	Incentivize Low Impact Development (LID) practices, such as rain gardens, bioswales, permeable pavement, and other green infrastructure solutions.

Article VI. Subdivision Design Requirements	
Section	Anticipated Revisions
10A.6.11. Street Standards.	Consider contextual cross-access requirements with shared driveways to reduce turning conflicts.
	Include the minimum rights-of-way for each roadway functional classification.
	Specify minimum driveway separation.
	Include a minimum required connectivity index to promote pedestrian and vehicular connectivity in new subdivisions.
	Adopt "Complete Streets" design standards as recommended in the Comprehensive Plan, ensuring multimodal accessibility for pedestrians, cyclists, transit, and automobiles. This implements Comprehensive Plan policies and American Planning Association (APA) and U.S. Department of Transportation (USDOT) best practices.
	Establish a minimum "link-to-node" connectivity ratio, where roadway intersections (nodes) are prioritized over dead-end roadways (links)
10A.6.12. Alleys.	Reevaluate the current discouragement of alleys; encourage them in medium-density and higher-density residential developments to promote rear-loaded garages and improved street aesthetics. Alleys support better neighborhood design and increased walkability, consistent with Comprehensive Plan goals.
	Reevaluate the required radii for alleyways. If fire access can be accommodated elsewhere, alley turning radii should not be based on apparatus access.
10A.6.13. Easements.	Revise Section 10A.6.13.1 for clarity; these are subjective and may benefit from defined parameters and an appeals process (i.e., "when necessary," "as determined by City Engineer").
	Clarify standards and include illustrative diagrams demonstrating ideal easement placement for utilities, stormwater, pedestrian paths, and other infrastructure.
10A.6.14. Lots.	Clarify access standards for residential lots.
	Expressly prohibit land-locked and flag/panhandle lots.
	Illustrate lot standards with graphics, tables, and typical layouts. Introduce flexibility provisions (such as clustering or density transfer) to preserve open spaces and natural resources.

Article VI. Subdivision Design Requirements	
Section	Anticipated Revisions
10A.6.15. Survey.	
10A.6.16. Improvement Standards and Requirements.	Explicitly require integration of pedestrians, bicycles, and trail connections between neighborhoods, parks, and schools as recommended in the Comprehensive Plan.
	Relocate specific engineering criteria to an external design criteria manual or ordinance.
	Require established covenants, conditions, and restrictions (CCR) that create property owners' associations (POA) or homeowners' associations (HOA) when dedicating public improvements, including private streets or common area lots.
10A.6.17. Water System.	Relocate specific engineering criteria to an external design criteria manual or ordinance.
10A.6.18. Sewer System.	
10A.6.19. Utility Services.	
10A.6.20. Traffic Impact Analysis.	Clarify the specific elements required for a TIA (e.g., horizon year, capacity analysis).
	Require that traffic counts for TIAs occur during the school year unless otherwise approved by the Public Works Director.

Article VII. Enforcement	
Section	Anticipated Revisions
10A.7.11. Appeal.	
10A.7.12. Penalty.	
10A.7.13. Special Exceptions.	Rename to "Subdivision Waivers" to clarify difference from Zoning Special Exceptions.
	Update the process to require approval in conjunction with a Preliminary Plat with Planning & Zoning Commission approval. If no Preliminary Plat is required for the development, the waiver may be approved in conjunction with a Final Plat; however, Planning & Zoning Commission approval would be required for the waiver and the plat.

Chapter 14A. Zoning Regulations

Section 1. General Provisions, Administration & Enforcement	
Section	Anticipated Revisions
14A.1.01. Title.	Remove the reference to the zoning ordinance, as this becomes the UDC.
14A.1.02. Purpose.	Remove the Future Land Use Plan (FLUP) map from the zoning regulations to ensure compliance with State law (TLGC Sec. 213.005: "A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries"). Instead, reference the FLUP as a basis for informing zoning.
14A.1.03. Administration & Enforcement.	Revise to state "the City Manager or the City Manager's designee" for simplicity.
14A.1.04. Questions of Interpretation & Enforcement.	
14A.1.05. Creation of Zoning Districts and Official Zoning Map.	
14A.1.06. Changes, Amendments & Availability of Official Map.	
14A.1.07. Replacement of the Zoning Ordinance and Map.	
14A.1.08. Definition of Zoning District Boundaries.	
14A.1.09. Plat Requirement Prior to Building Permit.	Revise to state "recorded plat" rather than "approved and filed plat" for clarity. When a building permit is applied for a project that does not require the dedication or extension of any public facilities (easements, rights-of-way, etc.), consider exempting the application from the platting requirements. Ensure that the project is not designed in a way that would jeopardize future extension of public facilities (e.g., right-of-way expansion, utility extension).
14A.1.10. Construction Authorization and Temporary Buildings.	
14A.1.11. Certificate of Occupancy.	
14A.1.12. – 14A.1.40. (Reserved)	Remove "Reserved" sections.
14A.1.41. Recommendations by Planning and Zoning Commission.	Instead of listing the Planning and Zoning Commission's responsibilities in this section, specify approval entities by procedure type. Establish a process and a timeframe in which applicants must appeal a denial by the Planning and Zoning Commission to schedule an item for consideration by the City Council. Reference the Planning and Zoning establishment provisions in Section 1.03 of the Code of Ordinances.
14A.1.42. Duties of the City Council.	Instead of listing the City Council's responsibilities in this section, specify approval entities by procedure type. Include a summary table indicating each entity's approval authorities. Clarify that the Zoning Board of Adjustment (ZBA) is responsible for the approval of Zoning Special Exceptions.
14A.1.43. Zoning Change/Specific Use Permit Application.	
14A.1.44. Public Hearing Requirement.	Clarify that a mailed notice is only required for a change related to a specific property (e.g., rezoning, variance, special exception) or when a change results in the creation of a nonconforming use. Note that a public hearing notice may also be required for ZBA action.
14A.1.45. Notice of Public Hearing.	Delineate between notice types based on the application. Clarify that a newspaper notice is only required for rezonings or zoning text amendments.

Section 1. General Provisions, Administration & Enforcement

Section	Anticipated Revisions
14A.1.46. Placement of Signs.	Clarify who is responsible for removing on-site rezoning signs and for how long the sign should be posted.
14A.1.47. Reapplication.	Clarify the process for applications that were denied with or without prejudice.
14A.1.48. Zoning & Permits on Newly Annexed Territory.	Revise to require that action be taken to assign zoning when land is annexed (i.e., no automatic zoning).
14A.1.49. Questions Arising on Zoned Areas.	Relocate and consolidate with zoning map boundary interpretation guidance.
14A.1.50. Violation and Penalties.	
14A.1.51. Fees, Charges, and Expenses.	
14A.1.52. Validity.	
14A.1.53. Severability Clause.	
14A.1.54. Repeal.	Evaluate whether the repealing provisions can be included in the adopting ordinance rather than the UDC.
14A.1.55. Appendices.	Consider maintaining PD ordinances separately from the UDC. Remove or revise this section to reference the PD processing, consideration, and amendment standards.
14A.1.56. Effective Date.	

Section 2. Zoning Districts & Use Table

Section	Anticipated Revisions
14A.2.01. Zoning District Classifications.	Remove any zoning districts not being used on the current Zoning Map.
	Consider removing the MH district and instead folding mobile home standards into use-based standards.
	Align zoning district classifications with the Future Land Use categories in the Comprehensive Plan.
14A.2.02. Classification of New and Unlisted Uses.	Clarify that the Planning Director can determine whether a new or unlisted use is substantially similar to a listed use administratively.
	Direct appeals of the Planning Director's determination to the Planning and Zoning Commission, not the ZBA.
14A.2.03. No Regulation of Rail Transportation.	Remove this section.
14A.2.04. Use Table.	Add uses that are not currently available (e.g., "multi-purpose facility" or "special events center") and consolidate uses to allow the staff interpretation discretion as possible while minimizing nonconformities.
	Modernize the use table with a color-coded chart.
	Modernize defined terms as possible while minimizing nonconformities.
14A.2.05. Temporary Placement of Shipping/Storage Containers.	Consider relocating provisions to use-based standards and requiring a Special Use Permit (SUP).

Section 3. Residential Districts and Regulations

Section	Anticipated Revisions
Division 1. General Provisions.	Consider whether the consolidated Section 14A.3.01 is beneficial or conflicts with the individual district information.
	Reference the Nonconformity provisions to clarify that Section 14A.3.02.a allows existing uses to continue operating.
	Relocate Section 14A.3.02.c into the Permitted Use Chart.

Section 3. Residential Districts and Regulations	
Section	Anticipated Revisions
	Consider adding a new mixed-use district to allow higher densities when integrated into a mixed-use development.
	Introduce clear visual diagrams of lot standards, setbacks, heights, and accessory building placements.
Division 2. Special Residential Standards.	Establish a dimensional standards section to address all building heights, allowed projections, and common considerations. Consider implementing three-dimensional diagrams for ease of interpretation.
	Adopt higher-quality standards in neighborhoods identified as "Residential, Medium-Density" and "Residential, High-Density" in the Comprehensive Plan.
Division 3. Agricultural (A).	For all single-family districts, consider whether the minimum house size can be reduced.
	For all single-family districts, evaluate if "A/C" area is an appropriate and effective measure of a home's square footage. Consideration should be given to "livable" area as a metric, with qualifying areas clearly defined.
	For all districts, measure height in feet rather than stories for consistency.
	For all districts, in the consolidated "Definitions" section, standardize the measurement method for "lot width" and the calculation of "net density".
Division 4. Single-Family One (SF-1).	
Division 5. Single-Family Two (SF-2).	
Division 6. Single-Family Three (SF-3).	
Division 7. Single-Family Four (SF-4).	
Division 8. Residential 2.5 (R2.5).	
Division 9. Residential Three (R3).	
Division 10. Medium Density One (MD-1).	
Division 11. Medium Density Two (MD-2).	
Division 12. Mobile Home (MH).	Update terminology to "manufactured home" throughout, which refers to post-1976 HUD-Code homes. New placements of pre-1976 mobile homes should not be permitted.
	Remove references to "modular homes" and address using "industrialized housing" terminology and provisions established by Chapter 1202. Industrialized Housing and Buildings of the Texas Occupations Code. Industrialized housing should be permitted in locations consistent with traditional, "stick-built" homes. Include standards for industrialized housing as permitted by the Texas Occupations Code.
Division 13. Multifamily (MF).	Implement the Comprehensive Plan's recommendation to establish incentives, such as density bonuses and reduced impervious cover maximums, for developers to provide improved amenities for nearby residents.
Division 14. (Reserved).	Remove "Reserved" sections.
Division 15. Residential Development Standards.	Remove this section.
Division 16. Residential Accessory Buildings Standards.	Remove the requirement for building and roof materials to match the primary structure; consider whether other architectural compatibility requirements may be more appropriate.
	Remove provisions regarding metal walls for accessory buildings.
	Remove the restriction that allows plumbing only in accessory buildings on lots one acre or larger.
Division 17. Residential Fence Standards.	Add a table specifying the minimum and maximum height and location of permissible fences.
	Add updated illustrations.
	Consolidate a permissible materials table.
Division 18. Home Occupations.	Establish Home Occupations as a use with use-specific standards.

Section 3. Residential Districts and Regulations	
Section	Anticipated Revisions
	Relocate the other regulations regarding residential landscaping to a consolidated development standards section.
Division 19. Residential Masonry, Architecture and Building Standards.	Consider adding tree mitigation regulations.
	Remove masonry and building materials requirements (Section 14A.3.5501.a. and b, and 14A.3.5502) to ensure compliance with State statutes (Texas Government Code 3000.002). Consider alternative compliance approaches, such as providing incentives for choosing from a list of preferred masonry materials.
	Consider additional residential development criteria, such as anti-monotony standards.
	Update the multifamily standards to promote urban and mixed-use development rather than traditional garden-style buildings.
Division 20. Residential Parking and Garage Standards.	Add the parking ratios to the Permitted Use Chart.
	Update parking minimums based on best and modern practices.
	Adjust multifamily parking to rely on the number of bedrooms.
	Codify that garage conversion shall still provide the minimum required parking.
Division 21. Secondary Dwelling Units.	In new developments, establish a maximum percentage of units that may include straight front-facing garages and require a minimum setback from the building facade.
	Update or remove the visual references used.
Division 22. Residential Signage Standards.	Consolidate all sign regulations in a "Signs" section.
	Add graphics for each sign type.
	Review for and remove content-based provisions (e.g., "garage sale signs," "nameplate").

Section 4. Nonresidential Districts and Regulations	
Section	Anticipated Revisions
Division 1. General Provisions.	Consolidate all zoning districts, regardless of residential or nonresidential, under a zoning districts section.
	Minimum lot area and dimension standards for commercial lots should be removed, and development criteria should instead be used to determine whether a property is developable.
Division 2. General Professional (GP).	Remove minimum masonry coverage requirements from all districts. Consider alternative compliance approaches, such as providing incentives for choosing from a list of preferred masonry materials.
Division 3. Community Retail (CR).	
Division 4. Commercial (C).	
Division 5. Central Business District (CBD).	Consider parking alternatives, establishing either site-specific and district-wide approaches for meeting parking minimums.
	Adopt form-based codes or hybrid standards that allow for smaller-scale mixed-use developments.
Division 6. North 8th Street District (N8).	Relocated allowed uses to the Permitted Use Table.
	Revise and simplify district-specific design guidelines, emphasizing pedestrian connectivity, streetscape elements, façade transparency, and outdoor dining.
Division 7. Light Industrial (LI). Division 8. Medium Industrial (MI). Division 9. Heavy Industrial (HI).	Review maximum lot coverage for best practices.
	Consider additional development regulations/amenities based on the size of an industrial building.
	Clearly define and integrate modern performance-based standards for environmental impacts, noise mitigation, buffering, and lighting.
Division 10. (Reserved).	Remove "Reserved" sections.
Division 11. Nonresidential Development Standards.	Remove this section.

Section 4. Nonresidential Districts and Regulations

Section	Anticipated Revisions
Division 12. Accessory Buildings Standards.	Consider prohibiting shipping containers as permissible accessory building structures. Relocate screening requirements to a consolidated screening section.
Division 13. Nonresidential Fence Standards.	Include all sight visibility triangle requirements in a single location, applicable to all development, to be referenced throughout the code. Add a table specifying the minimum and maximum height and location of permissible fences. Add updated illustrations. Consolidate a permissible materials table.
Division 14. (Reserved).	Remove "Reserved" sections.
Division 15. Nonresidential Landscaping and Streetscaping Standards.	Consider adding tree mitigation regulations. Consider removing the recommended species lists from the code and instead maintain the lists administratively.
Division 16. Masonry, Architecture Design and Building Standards.	Add a section to incentivize higher-quality development (e.g., building materials, architectural features, articulation, patios).
Division 17. Nonresidential Parking Regulations.	Consolidate residential and nonresidential parking sections. Add the parking ratios to the Permitted Use Chart. Update parking minimums based on best and modern practices.
Division 18. (Reserved).	Remove "Reserved" sections.
Division 19. Sign Regulations.	Consolidate all sign regulations in a "Signs" section. Add graphics for each sign type.

Section 5. Special Zoning Districts

Section	Anticipated Revisions
Division 1. General Provisions.	Strengthen PD guidelines to require clear community benefits (e.g., open space dedication, mixed-use developments) in exchange for flexible zoning. Clarify guidelines for Urban Village Planned Developments (UVPDs) with an emphasis on walkability, mixed-use integration, human-scale design, and enhanced streetscapes.
Division 2. Specific Use Permit.	Relocate "Bed & Breakfast," "Gas Well Drilling," and "Residential Uses in CBD" to a use-specific standards section. Review different residential uses for more current definitions. Consider whether clarifications can be added to distinguish between "Nursing Homes," "Assisted Living," and "Community and Group Homes."
Division 3. Overlay Districts.	
Division 4. Historic Preservation Overlay Zone (H).	
Division 5. (Reserved).	Remove "Reserved" sections.
Division 6. Airport Overlay Zone.	

Section 6. Communications & Cell Towers

Section	Anticipated Revisions
14A.6.01. Height.	Relocate under use-specific standards.

Section 7. Energy Systems		
Section	Anticipated Revisions	
14.7.01. Wind Energy Systems.	Relocate under use-specific standards.	
	Relocate under use-specific standards.	
14.7.02. Solar Farms.	Establish clear and comprehensive guidelines for individual and community-scale renewable energy installations, including setback, noise, glare, and aesthetic standards.	

Section 8. Sexually Oriented Businesses		
Section	Anticipated Revisions	
14A.8.01. Purpose and Intent.	Relocate entire section under zoning development standards.	
14A.8.02. Classifications.		
14A.8.03. Prohibited Locations.		
14A.8.04. Specialized Certificate of Occupancy & Employee License Required.		
14A.8.05. Application for Specialized Certificate of Occupancy.		
14A.8.06. Application for Employee License.		
14A.8.07. Issuance of Original Specialized Certificate of Occupancy and Employee License.		
14A.8.08. Issuance of Amended or Modified Specialized Certificates of Occupancy.		
14A.8.09. Expiration and Renewal of Specialized Certificate of Occupancy and Employee License.		
14A.8.10. Suspension of Specialized Certificate of Occupancy and Employee License.		
14A.8.11. Revocation of Specialized Certificate of Occupancy and Employee License.		
14A.8.12. Appeal of Denial, Suspension, or Revocation of Specialized Certificate of Occupancy and Employee License.		
14A.8.13. Transfer of Specialized Certificate of Occupancy.		
14A.8.14. Employee Background Checks.		
14A.8.15. General Regulations for Sexually Oriented Businesses.		
14A.8.16. Regulations Concerning Public Nudity and Employees.		

Section 8. Sexually Oriented Businesses

Section	Anticipated Revisions
14A.8.17. Hours of Operation.	
14A.8.18. Interior of the Sexually Oriented Businesses.	
14A.8.19. Exterior Appearance of the Sexually Oriented Businesses.	
14A.8.20. Sign Regulations for Sexually Oriented Businesses.	
14A.8.21. Additional Regulations for Escort Agencies.	
14A.8.22. Additional Regulations for Outcall Businesses.	
14A.8.23. Additional Regulations for Nude Modeling Studios.	
14A.8.24. Additional Regulations for Adult Theaters & Adult Motion Picture Theaters.	
14A.8.25. Additional Regulations for Adult Motel.	
14A.8.26. Additional Regulations Pertaining to Exhibition of Sexually Explicit Films, Videos or Live Entertainment in Viewing Rooms.	
14A.8.27. Minors.	
14A.8.28. Alcoholic Beverage Sales & Consumption Prohibited.	
14A.8.29. Sexual Encounter Centers Prohibited.	

Section 9. Nonconforming Lots, Uses and Structures

Section	Anticipated Revisions
14A.9.01. Intent.	Clarify and streamline criteria for expansions, maintenance, and alterations of nonconforming uses to comply with state law, encouraging gradual compliance through incentives or phased improvements. Encourage incremental improvement and modernization of nonconforming developments.
14A.9.02. Hardships Regarding Nonconforming Uses and Structures.	
14A.9.03. Nonconforming Lots.	
14A.9.04. Reconstruction of Owner-Occupied, Nonconforming Residential Structures.	
14A.9.05. Nonconforming Use of Land.	
14A.9.06. Nonconforming Structures.	
14A.9.07. Nonconforming Use of Structures.	
14A.9.08. Repairs and Maintenance.	
14A.9.09. Uses Under Special Exception.	

Section 10. Zoning Board of Adjustment	
Section	Anticipated Revisions
14A.10.01. Creation.	
14A.10.02. Members, Terms of Office, and General Rules.	
14A.10.03. Authority of Board.	
14A.10.04. Limitations on Authority of Board.	
14A.10.05. Variances.	Update the Variance criteria to reflect current State law, specifically TLGC Sec. 211.009 (i.e., cost of compliance is greater than 50 percent of the value; compliance results in a 25 percent loss of lot area).
14A.10.06. Variance Procedures.	
14A.10.07. Special Exception Procedures.	Revise the Special Exceptions provisions to apply to dimensional and development standards (e.g., setbacks, landscaping, parking) instead of uses. State the permitted instances for which a Special Exception may be granted in accordance with TLGC Sec. 211.009.
14A.10.08. Appeal Procedures.	
14A.10.09. Subpoena Authority.	Remove this section.
14A.10.10. Submission of Evidence.	
14A.10.11. Withdrawal of Application.	
14A.10.12. Application after Board Denial.	
14A.10.13. Expiration of Granted Application.	
14A.10.14. Judicial Review.	

Section 100. Definitions	
Section	Anticipated Revisions
14A.100.100. General Definitions.	Establish separate definitions sections differentiated by land uses and the remaining definitions used throughout the UDC.
14A.100.101. – 14A.100.199. (Reserved)	Remove "Reserved" sections.
14A.100.200. Masonry, Architecture and Building Definitions.	Consolidate definitions within a centralized "Definitions" chapter.
14A.100.300. Sexually Oriented Businesses Definitions.	Consolidate definitions within a centralized "Definitions" chapter.
14A.100.400. Signage Definitions.	Consolidate definitions within a centralized "Definitions" chapter.
14A.100.500. Landscape Definitions.	Consolidate definitions within a centralized "Definitions" chapter.

Part 4: Outline of New Code

Proposed Unified Development Code Outline

The following outline is recommended for the initial preparation of the new UDC. The specific outline may change as the document is prepared.

Article	Section	Subsection
Article 1. General Provisions.	1.01. Establishment.	1.01.A. Title.
		1.01.B. Purpose.
		1.01.C. Authority.
		1.01.D. Effective Date.
		1.01.E. Technical Manual.
		1.01.F. Conflicting Provisions.
		1.01.G. Enforcement and Violations.
		1.01.H. Severability.
	1.02. Approval Entities.	1.02.A. City Council.
		1.02.B. Planning and Zoning Commission.
		1.02.C. Board of Adjustment.
		1.02.D. Director
		1.02.E. Summary of Approval Authorities.
	1.03. Universal Procedures and Provisions.	1.03.A. Development Process Overview.
		1.03.B. Pre-Development Meeting.
		1.03.C. Application Processing.
		1.03.D. Amendments to the Unified Development Code.
		1.01.E. Vested Rights Request.
Article 2. Zoning.	2.01. Zoning General Provisions.	2.01.A. Title.
		2.01.B. Purpose.
		2.01.C. Applicability.
		2.01.D. Compliance Required.
		2.01.E. Nonconformities.
	2.02. Zoning Procedures.	2.02.A. Zoning Process Overview.
		2.02.B. Zoning Upon Annexation.
		2.02.C. Planned Developments (PDs).
		2.02.D. Special Use Permits (SUP).
		2.02.E. Concept and Building Site Plans.
		2.02.F. Zoning Variances.
		2.02.G. Special Exceptions.
		2.02.H. Alternative Compliance.
		2.02.I. Zoning Appeals.
		2.02.J. Plan Validity and Expiration.
	2.03. Zoning Districts.	2.03.A. Establishment of Zoning Districts and Map.
		2.03.B. Zoning District Boundaries.
		2.03.C. Dimensional Standards.
		2.03.D. Residential Zoning Districts.
		2.03.E. Nonresidential Zoning Districts.
		2.03.F. Special Zoning Districts.
	2.04. Permitted Uses and Use-Based Standards.	2.04.A. Permitted Uses Generally.
		2.04.B. Permitted Use Table.
		2.04.C. Use-Based Standards.
		2.04.D. Performance Standards.
	2.05. Zoning Development Standards.	2.05.A. Building and Site Design.
		2.05.B. Off-Street Parking and Loading.

Article	Section	Subsection
Article 3. Subdivision.		2.05.C. Landscaping.
		2.05.D. Screening, Buffering, and Fencing.
		2.05.E. Accessory Buildings.
		2.05.F. Outdoor Lighting.
		2.05.G. Signs.
		2.05.H. Sexually Oriented Businesses.
	3.01. Subdivision General Provisions.	3.01.A. Title.
		3.01.B. Applicability.
		3.01.C. Compliance Required.
		3.02.A. Platting Process Overview.
		3.02.B. Preliminary Plat.
		3.02.C. Final Plat.
		3.02.D. Minor Plat.
		3.02.E. Amending Plat and Replat.
		3.02.F. Conveyance Plat.
		3.02.G. Plat Vacations.
		3.02.H. Right-of-Way Abandonment.
		3.02.I. Subdivision Waiver.
		3.02.J. Plat Validity and Expiration.
		3.03.A. Adequate Public Improvements Required.
	3.03. Public Improvements.	3.03.B. Construction Plans.
		3.03.C. Installation and Acceptance of Public Improvements.
	3.04. Subdivision Development Standards.	3.04.A. Lots and Blocks.
		3.04.B. Streets, Parking, and Driveways.
		3.04.C. Easements.
		3.04.D. Drainage.
		3.04.E. Utilities.
		3.04.F. Tree Preservation.
Article 4. Definitions.	4.01. Usage and Interpretation.	
	4.02. General Terms Defined.	4.02.A. A-D.
		4.02.B. E-K.
		4.02.C. L-O.
		4.02.D. P-S.
		4.02.E. T-Z.
	4.03. Use Terms Defined.	4.03.A. A-D.
		4.03.B. E-K.
		4.03.C. L-O.
		4.03.D. P-S.
		4.03.E. T-Z.

Annotated Outline

Proposed UDC Structure			Existing Ordinance Reference (10A & 14A)
Article	Section	Subsection	
Article 1. General Provisions.	1.01. Establishment.	1.01.A. Title.	
		1.01.B. Purpose.	10A.1.13. Consistency with the Comprehensive Master Plan and Zoning Ordinance.
		1.01.C. Authority.	10A.1.11. Authority.
			10A.1.12. Jurisdiction.
			10A.1.17. Amendments.
		1.01.D. Effective Date.	14A.1.56. Effective Date.
		1.01.E. Technical Manual.	
		1.01.F. Conflicting Provisions.	10A.1.15. Conflict with Other Ordinances.
	1.02. Approval Entities.	1.01.G. Enforcement and Violations.	10A.1.14. Requirements.
		1.01.H. Severability.	14A.1.03. Administration & Enforcement.
			10A.1.16. Severability Clause.
		1.02.A. City Council.	
		1.02.B. Planning and Zoning Commission.	
		1.02.C. Board of Adjustment.	14A.10.01. Creation.
			14A.10.02. Members, Terms of Office, and General Rules.
			14A.10.03. Authority of Board.
			14A.10.04. Limitations on Authority of Board.
	1.03. Universal Procedures and Provisions.	1.02.D. Director	
		1.02.E. Summary of Approval Authorities.	14A.1.41. Recommendations by Planning and Zoning Commission.
		1.03.A. Development Process Overview.	14A.1.42. Duties of the City Council.
		1.03.B. Pre-Development Meeting.	
		1.03.C. Application Processing.	
Article 2. Zoning.	2.01. Zoning General Provisions.	1.03.D. Amendments to the Unified Development Code.	
		1.01.E. Vested Rights Request.	
		2.01.A. Title.	14A.1.01. Title.
		2.01.B. Purpose.	14A.1.02. Purpose.
		2.01.C. Applicability.	14A.1.52. Validity.
			14A.1.53. Severability Clause.
			14A.1.54. Repeal.
			14A.1.55. Appendices.
		2.01.D. Compliance Required.	14A.1.50. Violation and Penalties.
			14A.1.51. Fees, Charges, and Expenses.

Proposed UDC Structure			Existing Ordinance Reference (10A & 14A)
Article	Section	Subsection	
		2.01.E. Nonconformities.	14A.9.01. Intent.
			14A.9.02. Hardships Regarding Nonconforming Uses and Structures.
			14A.9.03. Nonconforming Lots.
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Proposed UDC Structure			Existing Ordinance Reference (10A & 14A)
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			14A.3.401. District Regulations & Standards. (Division 6, Single-Family Three (SF-3))
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			14A.3.501. District Regulations & Standards. (Division 7, Single-Family Four (SF-4))
			14A.3.600. Purpose. (Division 8, Residential 2.5 (R2.5))
			14A.3.601. District Regulations & Standards. (Division 8, Residential 2.5 (R2.5))
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			14A.3.800. Purpose. (Division 10, Medium Density One (MD-1))
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Proposed UDC Structure			Existing Ordinance Reference (10A & 14A)
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			14A.3.901. District Regulations & Standards. (Division 11, Medium Density Two (MD-2))
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			14A.4.100. Purpose. (Division 2, General Professional (GP))
			14A.4.101. District Regulations & Standards. (Division 2, General Professional (GP))
			14A.4.200. Purpose. (Division 3, Community Retail (CR))
			14A.4.201. District Regulations & Standards. (Division 3, Community Retail (CR))
			14A.4.300. Purpose. (Division 4, Commercial (C))
			14A.4.301. District Regulations & Standards. (Division 4, Commercial (C))
			14A.4.400. Purpose. (Division 5, Central Business District (CBD))
			14A.4.401. District Regulations & Standards. (Division 5, Central Business District (CBD))
			14A.4.500. Purpose. (Division 6, North 8th Street District (N8))
			14A.4.501. Boundaries. (Division 6, North 8th Street District (N8))
			14A.4.503. Area Regulations. (Division 6, North 8th Street District (N8))
			14A.4.600. Purpose. (Division 7, Light Industrial (LI))
			14A.4.601. District Regulations & Standards. (Division 7, Light Industrial (LI))
			14A.4.700. Purpose. (Division 8, Medium Industrial (MI))
			14A.4.701. District Regulations & Standards. (Division 8, Medium Industrial (MI))
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Proposed UDC Structure			Existing Ordinance Reference (10A & 14A)
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			14A.5.106. Parking Regulations.
			14A.5.300. Definition. (Division 3, Overlay Districts)
			14A.5.301. Purpose. (Division 3, Overlay Districts)
			14A.5.302. Establishment & Designation. (Division 3, Overlay Districts)
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			14A.5.403. Criteria for Historic Landmarks. (Division 4, Historic Preservation Overlay Zone (H))
			14A.5.404. Removal, Demolition or Substantial Alteration. (Division 4, Historic Preservation Overlay Zone (H))
			14A.5.405. City Council Action.
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			14A.5.600. Purpose. (Division 6, Airport Overlay Zone)
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		2.04.C. Use-Based Standards.	14A.4.02. Permitted Uses.
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			14A.3.03. Special Area, Height, and Use Regulations.
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			14A.3.5700. Secondary Dwelling Units.
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			14A.4.5206. Salvage & Junk Yards.
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Proposed UDC Structure			Existing Ordinance Reference (10A & 14A)
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			14A.6.01. Height. (Section 6, Communications & Cell Towers)
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			14A.3.5502. Procedure for Determining Alternative Exterior Materials (Residential).
			14A.3.5601. Paving Standards.
			14A.3.5602. Garage Requirements.
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			14A.4.404. Additional Design Requirements in the Central Business District.
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			14A.4.5503. Masonry Standards for Medium and Heavy Industrial (MI & HI) Districts.
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			14A.4.5601. General Application.
			14A.4.5602. Off-Street Parking Requirements.
			14A.4.5603. On-Street Parking Requirements.
			14A.4.5604. Shared Agreements.
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		2.05.C. Landscaping.	14A.4.5608. Handicapped Parking Spaces.
			14A.4.5609. Off-Street Loading.
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Proposed UDC Structure			Existing Ordinance Reference (10A & 14A)
Article	Section	Subsection	
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			14A.3.5402. Landscaping Requirements for Single-Family Residential Uses (Attached and Detached)
			14A.3.5403. Landscaping Requirements for Multifamily Uses (Apartments, Triplex, Fourplex, Townhomes, Etc.).
			14A.4.509. Landscaping Regulations. (Division 6, North 8th Street District (N8))
			14A.4.5401. Purpose.
			14A.4.5402. Permits.
			14A.4.5403. Sight Distance and Visibility.
			14A.4.5404. General Standards and Species.
			14A.4.5405. Xeriscape Standards and Principles.
			14A.4.5406. Minimum Landscaping Requirements.
			14A.4.5408. Tree Credits.
			14A.4.5409. Landscape Plans.
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			14A.4.5411. Enforcement.
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			14A.3.5203. Residential Adjacency to Minor Thoroughfare or Local Street Standards.
			14A.3.5204. Residential Adjacency to Major Thoroughfare Standards and Multifamily Residential Adjacency to Single-Family Residential and Nonresidential Use.
			14A.3.5205. Residential Adjacency to Institutional Use Standards.
			14A.3.5206. Adjacency Table
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			14A.3.5222. Masonry Fence Material Standards.
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			14A.3.5224. PVC Fence Material Standards.
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			14A.3.5226. Barbed Wire.
			14A.3.5250. Maintenance.
			14A.3.5251. Other Requirements.
			14A.4.506. Fencing Regulations. (Division 6, North 8th Street District (N8))
			14A.4.5200. Purpose.
			14A.4.5201. Fence Reference Table.

Proposed UDC Structure			Existing Ordinance Reference (10A & 14A)
Article	Section	Subsection	
			14A.4.5202. General Standards.
			14A.4.5203. Nonresidential to Residential Fence Standards.
			14A.4.5204. Nonresidential Abutting Public Right-of-Way.
			14A.4.5205. Off-Street Loading/Dumpster Screening.
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		2.05.E. Accessory Buildings.	14A.3.1102. Multifamily Accessory Building and Uses.
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		2.05.F. Outdoor Lighting.	14A.4.507. Lighting Regulations. (Division 6, North 8th Street District (N8))
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			14A.3.5801. Signs Located in (A) Agricultural, Single-Family One (SF-1), Single-Family Two (SF-2), Single-Family Three (SF-3) Single-Family Four (SF-4), Residential One and Half (R1.5), Residential Two and Half (R2.5), Residential Three (R3), Medium Density One (MD-1), and Mobile Home (MH) Zoning Districts.
			14A.3.5802. Signs Located in the Medium Density 2 and Multifamily Districts.
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			14A.3.5804. Garage Sale Signs.
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			14A.4.6002. Sign Permit Required.
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			14A.4.6004. Design Review Guidelines for All Signs.
			14A.4.6005. Real Estate and Home Builder Signs.
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			14A.4.6012. Temporary Advertising Devices within the Central Business District (CBD)
			14A.4.6013. Wind Devices.
			14A.4.6014. Billboards and Off-Site Advertising Signs.
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Proposed UDC Structure			Existing Ordinance Reference (10A & 14A)
Article	Section	Subsection	
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			14A.4.6017. Signs Located in General Professional (GP), Community Retail (CR), Commercial (C) or Light Industrial (LI) Districts.
			14A.4.6018. Unified Sign Agreements.
			14A.4.6019. Signs Located in the Central Business District (CBD).
			14A.4.6020. Signs Located in Medium Industrial (MI) or Heavy Industrial (HI) Districts.
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			14A.4.6022. Symbols.
			14A.4.6023. Traffic Control Conflicts.
			14A.4.6024. Residential Area Nuisance.
			14A.4.6025. Signs In or Over Rights-Of-Way Prohibited.
			14A.4.6026. Removal When Unsafe or Unlawful; Authority of Building Inspector or Code Enforcement Officer.
			14A.4.6027. Removal of Abandoned Signs.
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Proposed UDC Structure			Existing Ordinance Reference (10A & 14A)
Article	Section	Subsection	
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			14A.8.12. Appeal of Denial, Suspension, or Revocation of Specialized Certificate of Occupancy and Employee License. (Section 8, Sexually Oriented Businesses)
			14A.8.13. Transfer of Specialized Certificate of Occupancy. (Section 8, Sexually Oriented Businesses)
			14A.8.14. Employee Background Checks. (Section 8, Sexually Oriented Businesses)
			14A.8.15. General Regulations for Sexually Oriented Businesses. (Section 8, Sexually Oriented Businesses)
			14A.8.16. Regulations Concerning Public Nudity and Employees. (Section 8, Sexually Oriented Businesses)
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			14A.8.22. Additional Regulations for Outcall Businesses. (Section 8, Sexually Oriented Businesses)
			14A.8.23. Additional Regulations for Nude Modelling Studios. (Section 8, Sexually Oriented Businesses)
			14A.8.24. Additional Regulations for Adult Theaters & Adult Motion Picture Theaters. (Section 8, Sexually Oriented Businesses)
			14A.8.25. Additional Regulations for Adult Model. (Section 8, Sexually Oriented Businesses)
			14A.8.26. Additional Regulations Pertaining to Exhibition of Sexually Explicit Films, Videos or Live Entertainment in Viewing Rooms. (Section 8, Sexually Oriented Businesses)
			14A.8.27. Minors. (Section 8, Sexually Oriented Businesses)
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Proposed UDC Structure			Existing Ordinance Reference (10A & 14A)
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		3.01.C. Compliance Required.	10A.3.11. Compliance Required. 10A.7.12. Penalty.
	3.02. Subdivision Procedures.	3.02.A. Platting Process Overview.	10A.3.12. Application Processing. 10A.3.13. Site Plan Requirement. 10A.4.11. Plat Submittal. 10A.4.12. Site Plans. 10A.4.15. Planning and Zoning Commission Acceptance of Final Plat by Sections. 10A.3.15.3. Additional Requirements 10A.6.15. Survey. 14A.1.09. Plat Required Prior to Building Permit.
			10A.4.13. Preliminary Plats.
			10A.4.14. Final Plats.
			10A.3.15.5. Minor Plats.
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		3.02.H. Right-of-Way Abandonment.	
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		3.02.J. Plat Validity and Expiration.	
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Proposed UDC Structure			Existing Ordinance Reference (10A & 14A)
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			10A.6.16.3. Paving.
			10A.6.16.4. Sidewalks.
			10A.6.20. Traffic Impact Analysis.
			14A.4.5605. Driveway Spacing and Design.
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			10A.6.16.5. Storm Sewers.
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		4.02.B. E-K.	10A.2.11. General.
		4.02.C. L-O.	10A.2.12. Definitions.
	4.03. Use Terms Defined.	4.02.D. P-S.	14A.100.200. Masonry, Architecture and Building Definitions.
		4.02.E. T-Z.	14A.100.400. Signage Definitions.
		4.03.A. A-D.	14A.100.500. Landscape Definitions.
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		4.03.D. P-S.	
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