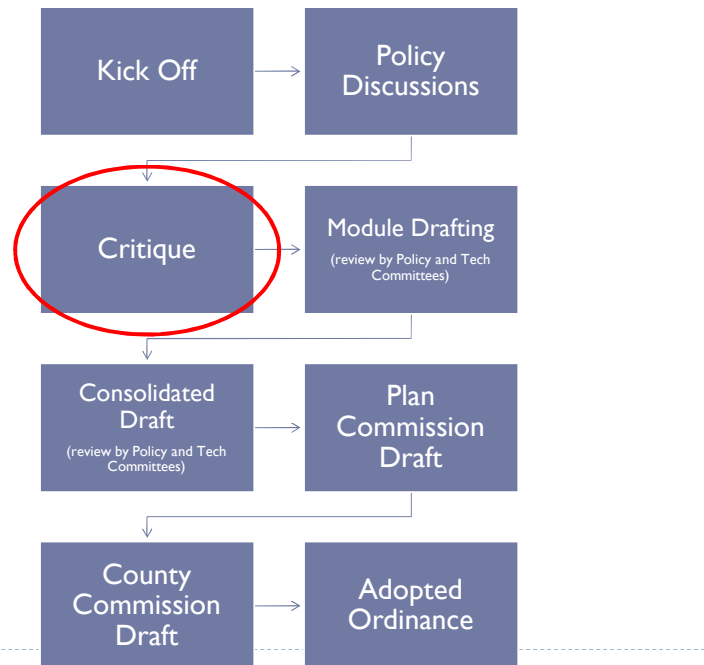


ZONING ORDINANCE CRITIQUE

Existing Ordinance and Draft E

Plan Commission & Zoning Ordinance Policy Committee
November 8 & 20, 2012

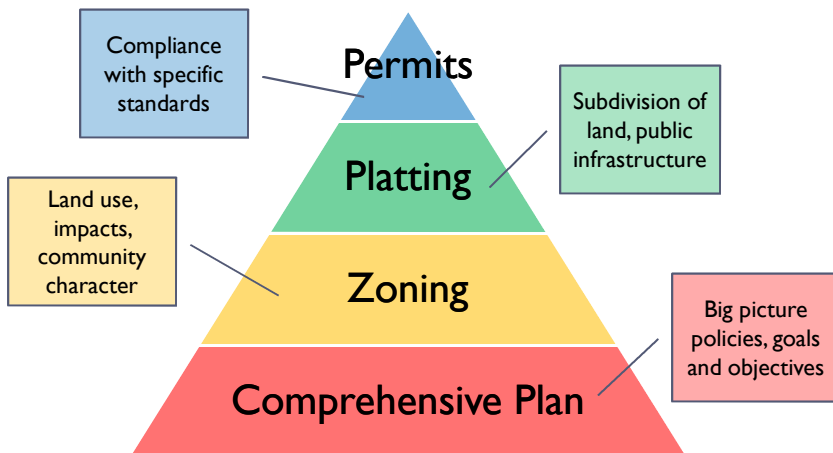


CONTENTS

- ▶ Zoning Ordinance Basics
 - ▶ Critique Overview
 - ▶ Critique
 - ▶ Proposed Outline
-
- ▶

ZONING ORDINANCE BASICS

- ▶ A Zoning Ordinance implements the Comprehensive Plan



ZONING ORDINANCE BASICS

- ▶ A Zoning Ordinance is the set of County laws that regulate
 - ▶ The private use of land
 - ▶ Permitted, Special, Conditional Unit Industrial, Prohibited
 - ▶ Specific Use Standards
 - ▶ Rules for nonconforming uses
 - ▶ The impacts of land use on other private and public properties
 - ▶ Setbacks, Height, Lot Coverage
 - ▶ Buffers
 - ▶ Driveways
 - ▶ Community character
 - ▶ Landscaping
 - ▶ Signs
 - ▶ Parking



ZONING ORDINANCE BASICS

- ▶ A zoning ordinance is not...
 - ▶ Subdivision Regulations. Development standards related to streets, utilities, sidewalks, and subdivision of land are in the Subdivision Control Ordinance.
 - ▶ Property Tax Policy. It will not raise or lower the County's property tax rate.
 - ▶ Annexation Policy. Annexation of land is more closely related to a Town or County comprehensive plan.
 - ▶ Capital Improvements Program. It does not set policy for the extension or improvement of public infrastructure.
 - ▶ Building Code. A building code regulates how structures are built to ensure their future structural soundness and safety.

CRITIQUE OVERVIEW

- ▶ **Provisions Critiqued**
 - ▶ General Provisions
 - ▶ Review Bodies & Procedures
 - ▶ Districts & Uses
 - ▶ Development Standards
 - ▶ Nonconformities & Enforcement
 - ▶ Definitions
 - ▶ **Elements Critiqued**
 - ▶ Ease of Use
 - ▶ Conflicts & Consistency
 - ▶ Practicality & Enforceability
 - ▶ Implementation of Existing Policies and Practices
 - ▶ **Elements Critiqued (cont.)**
 - ▶ Implementation of Comp Plan
 - ▶ **Proposed Solutions**
 - ▶ Based on best practices & professional opinion
 - ▶ Sensitivity to Elkhart County & spectrum of regulatory tolerance
 - ▶ “To-Do” list
 - ▶ **Proposed Outline**
 - ▶ Structure for new Ordinance
-

CRITIQUE

- ▶ **Ease of Use**
 - ▶ **Conflicts & Consistency**
 - ▶ **Practicality & Enforceability**
 - ▶ **Implementation of Existing Policies and Practices**
 - ▶ **Implementation of Comp Plan**
-

Ease of Use - Formatting

- ▶ Table of Contents and Index
- ▶ Links for digital users
- ▶ “How to use this Code”
- ▶ Tables and graphics
 - ▶ Use matrix and developmental tables
 - ▶ Simple, b&w graphics
- ▶ Headers and footers for navigation

Table of Contents

Article 1. General Provisions 1-1

Sec. 1.1. Title 1-1

Sec. 1.2. Authority 1-1

Sec. 1.3. Jurisdiction 1-1

Sec. 1.4. Date of Adoption 1-1

Sec. 1.5. Table of Contents and History Convention 1-1

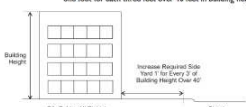
Sec. 1.6. Construction and Interpretation Convention 1-1

Article 4. Zoning Districts

Sec. 4.4. Measurements and Special Cases

I. In the CA zoning district, a minimum side yard of five feet must be provided on the side adjacent to a residential zoning district. If the building height exceeds 40 feet, the side yard setback must increase one foot for each three feet over 40 feet in building height.

II. In C, LI and HI zoning districts, a minimum side yard of 10 feet must be provided on the side adjacent to a residential zoning district. If the building height exceeds 40 feet, the side yard setback must increase one foot for each three feet over 40 feet in building height.



3. Required Rear Yards

a. In the O-1, O-2, NS, GR, CA, C, LI or HI districts a minimum rear yard of 10 feet is required adjacent where a nonresidential use is shown a residential zoning district or use. Where an alley exists, a rear yard is not required.

b. In the O-2 zoning district, where nonresidential uses back upon a common district line dividing the district from a single-family residential zoning district, a minimum rear yard of 40 feet is required.

4.4.5 Maximum Building Coverage

Building coverage is measured as the maximum percent of the rear half of a lot or tract that the roof or first floor of a building may cover. Roof eaves extending less than three feet from the walls of a building, swimming pools, uncovered porches, patios or decks may be excluded from the building coverage computation.

4.4.6 Maximum Floor Area Ratio

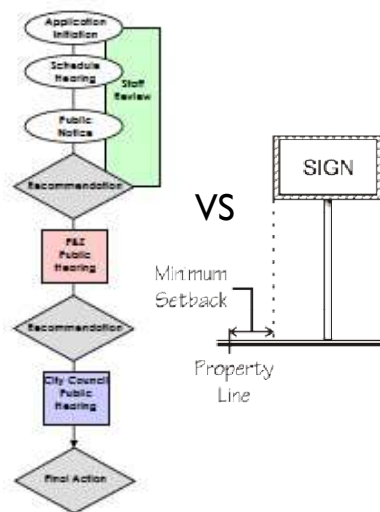
A. Except as provided in this Section, a structure may not be erected, added to or altered to exceed the maximum floor area ratio (FAR) standards set forth in the table below.

Zoning District	Maximum FAR
O-1, Office One	0.6:1
O-2, Office Two	0.6:1
NS, General Retail	0.6:1
CA, Central Area	2:1
C, Commercial	2:1
LI, Light Industrial	2:1

Temple, Texas Unified Development Code
Effective 12/16/10 • Last Amended 7/21/11
4-14

Ease of Use - Structure

- ▶ Separate standards from procedures
 - ▶ Consolidate procedures Article
 - ▶ Consolidate Articles for zoning district standards, general development standards, etc
- ▶ Procedures follow in logical sequence
 - ▶ Text Amendment
 - ▶ Rezoning
 - ▶ Variance
 - ▶ Site Plan
 - ▶ Permits
 - ▶ Certificate of Occupancy
- ▶ Consolidate definitions
 - ▶ Remove defined words that aren't actually used in text



Ease of Use – Plain English

~~Herein, heretofore, forthwith...~~

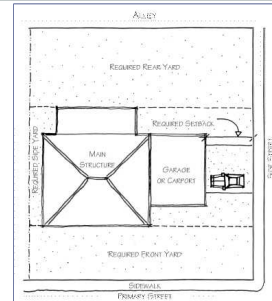
- ▶ Also....
 - ▶ Making review responsibilities more clear - "...approval by Zoning Administrator..." rather than "...approval by Planning Department..."
 - ▶ Make defined words stand out
 - ▶ Remove archaic uses (telegraph office)
 - ▶ Provide for newer uses (dog grooming)



Ease of Use – Draft E

- ▶ Large number of Districts
 - ▶ Makes Table of Contents (TOC) cumbersome
 - ▶ Spell out district name in TOC
 - ▶ Accomplish similar objectives with development standards rather than completely new zoning districts
- ▶ Color graphics are nice but not practical for current technology
- ▶ “Additional Development Standards that Apply” does not work well with printed version
- ▶ Otherwise, Draft E addresses many most of the Formatting concerns stated in previous slides

Additional Development Standards that Apply			
Accessory Structures	S-4	Landscaping	S-45
• AS-01	S-7	• LA-01	S-46
• AS-04	S-7	• LA-02	S-46
• AS-08	S-7	• LA-03	S-46
• AS-12	S-13	• LA-08	S-49
Architectural	S-13	Lighting	S-61
• AD-01	S-13	• L-01	S-61
Density and Intensity	S-19	Lot	S-63
• DI-01	S-19	• L1-01	S-63
• DI-02	S-21	Outdoor Storage	S-68
• DI-03	S-21	• OS-01	S-68
• DI-04	S-24	• OS-02	S-67
• DI-05	S-24	Parking	S-68
• DI-06	S-26	• PK-01	S-68
• DI-07	S-26	• PK-03	S-68
• DI-08	S-26	Performance	S-69
• DI-09	S-30	• P-01	S-69
• DI-10	S-30	Pond	S-70
• DI-11	S-30	• P-01	S-70
• DI-12	S-30	Setback	S-73
• DI-13	S-30	• S-01	S-73
• DI-14	S-37	Sewer and Water	S-75
• DI-15	S-38	• SW-01	S-75
• DI-16	S-42	Signs	S-79
• DI-17	S-42	• S-01	S-79
• DI-18	S-42	• S-04	S-83
• DI-19	S-42	Special Exception	S-89
• DI-20	S-42	• SE-01	S-89
• DI-21	S-42	Storage Tank	S-101
• DI-22	S-42	• ST-01	S-101
• DI-23	S-42	Structure	S-102
• DI-24	S-42	• S-01	S-102
• DI-25	S-42	Temporary Use	S-104
• DI-26	S-42	• TU-01	S-104
• DI-27	S-42	• TU-02	S-104
• DI-28	S-42	Utility Clearance	S-105
• DI-29	S-42	• UC-01	S-105
• DI-30	S-42	Wind Turbine Systems	S-106
• DI-31	S-42	• WT-01	S-106



CRITIQUE

- ▶ Ease of Use ✓
 - ▶ Conflicts & Consistency
 - ▶ Practicality & Enforceability
 - ▶ Implementation of Existing Policies and Practices
 - ▶ Implementation of Comp Plan
-

Conflicts & Consistency

- ▶ **General Provisions**
 - ▶ Include a purpose statement in the Z.O. itself
 - ▶ Expand on existing “Rules of Construction” – “shall” vs. “may”; calendar days vs. working days, prohibitive vs. permissive, etc.
 - ▶ **Review Bodies and Procedures**
 - ▶ Provide “Applicability” section for each procedure
 - ▶ Clarify where each permit is situated in the chain of approvals
 - ▶ Utilize table to summarize review responsibilities
 - ▶ **Districts and Uses**
 - ▶ Clarify districts and their purposes
 - ▶ Specify which are residential, nonresidential and overlays
 - ▶ Investigate electronic zoning map becoming official zoning map
 - ▶ Some zoning districts are missing from district list (E, A-3, -4)
 - ▶ Clearly differentiate between home occupation and home workshop
-

Conflicts & Consistency

- ▶ **Development Standards**
 - ▶ Coordinate countywide regulations for Drainage, MS4, and Flood Hazard Control
 - ▶ Clarify rules about outdoor display and storage, repair
 - ▶ Parking lots vs. car sales inventory
- ▶ **Nonconformities**
 - ▶ Differentiate between nonconforming uses, structures, lots, site improvements
 - ▶ Provide direction for how a nonconforming status is removed
 - ▶ Clarify what can and cannot be done with a nonconforming use, structure, lot, etc
- ▶ **Definitions**
 - ▶ Ensure consistency between Z.O., S.C.O., Building Code, other County ordinances, Comprehensive Plan, Thoroughfare Plan
 - ▶ Z.O. street types vs Subdivision Control Ord types vs Thoroughfare Plan types



Conflicts & Consistency – Draft E

- ▶ Draft E addresses many most of the Conflicts and Consistency concerns stated in previous slides



CRITIQUE

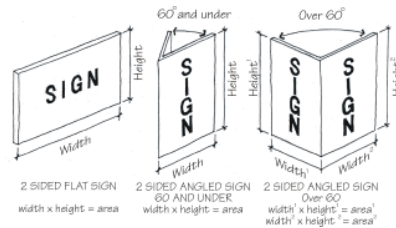
- ▶ Ease of Use ✓
 - ▶ Conflicts & Consistency ✓
 - ▶ Practicality & Enforceability
 - ▶ Implementation of Existing Policies and Practices
 - ▶ Implementation of Comp Plan
-

Practicality & Enforcement

- ▶ **General Provisions**
 - ▶ Incorporate references to state law and Comp Plan
 - ▶ **Review Bodies and Procedures**
 - ▶ Update duties of Zoning Admin, Plan Director, Building Commissioner
 - ▶ Create Temporary Use Permit
 - ▶ Too often “temporary” becomes permanent
 - ▶ Good for a set number of days
 - ▶ Standards for restrooms, trash receptacles, etc
 - ▶ Implement Written Interpretation Process
 - ▶ Periodic batches of Z.O. updates
 - ▶ Consider removing Use Variances as a procedure
 - ▶ Hardship based on the property
 - ▶ Or require attempt at a rezoning first
 - ▶ No involvement from Towns
-

Practicality & Enforcement

- ▶ **Districts and Uses**
 - ▶ Measurements and Special Cases
 - ▶ RVs, campers, garages as residences – make clear that these are prohibited as permanent residences
 - ▶ Garage sales and car lots – easier to enforce
 - ▶ Allow, subject to limitations, routinely approved Variance requests or requests that may be appropriate generally but are not based on hardship
 - ▶ 2nd dwelling in A-1 or where house is subject to ROW acquisition and must be demolished
 - ▶ Cap on how much accessory can exceed primary
- ▶ **Definitions**
 - ▶ Remove any standards from definitions
 - ▶ Home workshops, B&Bs, etc



53. HOME WORKSHOP/BUSINESS
- a. A gainful occupation which is carried on by an occupant of a dwelling unit as a use which is secondary to the use of the unit for residential purposes.
 - b. The home workshop or business shall be carried on wholly within the principal building or within a building accessory to it.
 - c. The home workshop or business shall be operated only by occupants of the residence and by no more than two (2) employees, associates, or partners who do not occupy the residence.
 - d. The premises shall be limited to a single (1) non-illuminated sign which may be double faced, but shall not exceed four (4) square feet per side; shall set back fifty-five (55) feet from the center line of the right of way and a minimum of fifteen (15) feet from the front property line; and shall not exceed four (4) feet in height.

Practicality & Enforcement – Draft E

- ▶ **Practicality is a primary complaint about Draft E**
 - ▶ Increased complexity of Ordinance requires more sophisticated enforcement and/or staffing
 - ▶ Stakeholder complaint of “micromanagement” of properties related to basketball goals, building colors, etc.
- ▶ **Windfarm Overlay**
 - ▶ Retain?
 - ▶ Research into possible medical issues associated with such uses
- ▶ **Enforcement provisions are more proactive than is the current practice – not a criticism**
- ▶ **Staff’s goal is to incorporate workable provisions from Draft E into the new draft, with subsequent vetting through Policy Committee, Plan Commission and County Commission**

CRITIQUE

- ▶ Ease of Use ✓
 - ▶ Conflicts & Consistency ✓
 - ▶ Practicality & Enforceability ✓
 - ▶ Implementation of Existing Policies and Practices
 - ▶ Implementation of Comp Plan
-

Implementation of Existing Policies & Practice

- ▶ **Review Bodies and Procedures**
 - ▶ More clearly spell out the composition and duties of the Technical Review Committee
 - ▶ Set thresholds for what constitutes a Minor vs Major change to a Variance or Special Use site plan
 - ▶ How to treat old “empty” PUDs with no site plans
 - ▶ ILPs / Floodplain Development Permit required for placement of fill within floodplain
 - ▶ Sign permits in Towns with their own sign provisions (Middlebury)
 - ▶ **Districts and Uses**
 - ▶ Create provisions for solar panels and other alternative energy devices (see City of Goshen’s recent amendment)
 - ▶ Incorporate existing Wireless Communication Facility policy
 - ▶ Allow mobile home as a temporary dwelling if the conventional home on the property has been damaged and is being rebuilt
-

Implementation of Existing Policies & Practice

- ▶ **Districts and Uses (cont.)**
 - ▶ Provide Zoning Administrator with criteria for guidance in making use interpretations for when a proposed use is not listed in the use table
- ▶ **Nonconformities**
 - ▶ Recognize “lots of record” and allow limited development



Implementation of Existing Policies & Practice – Draft E

- ▶ Technical Advisory Committee mentioned once in passing and defined
- ▶ Minor amendments to Variance or Special Use site plan not addressed
- ▶ Wind farms appear to be the only alternative sources of energy addressed
- ▶ Wireless facilities mentioned in passing
- ▶ Mobile homes in emergency situations are not addressed
- ▶ Use interpretation is mentioned, but no criteria are given
- ▶ Development of nonconforming lots of record is addressed



CRITIQUE

- ▶ Ease of Use ✓
- ▶ Conflicts & Consistency ✓
- ▶ Practicality & Enforceability ✓
- ▶ Implementation of Existing Policies and Practices ✓
- ▶ Implementation of Comp Plan

Implementation of Comp Plan

Comp Plan Citation	Comp Plan Policy	Implementation in Z.O.
Goal 1, Policy 1	Encourage development in Urban Growth Areas (UGA)	<p>Establish rezoning criteria related to proximity to UGA</p> <p>Establish UGA overlay zoning districts that allow increased residential density or nonres intensity</p> <p>Offset increased density with increased open space requirements along edge of new development</p>
Goal 1, Policy 2	Prioritize redevelopment over greenfield development	Establish rezoning criteria related to availability of land already zoned for proposed use

Implementation of Comp Plan

Comp Plan Citation	Comp Plan Policy	Implementation in Z.O.
Goal 1, Policy 3	Allow residential subdivisions only in areas zoned for residential uses	<p>Increase Ag zoning district minimum lot size to 3 acres or more</p> <p>Remove stand alone residential uses from the Ag zoning districts</p>
Goal 1, Policy 5	Support and protect existing residential communities from conflicting land uses	<p>Utilize bufferyards between potentially incompatible uses</p> <p>Create Neighborhood Services zoning district to allow some mixing of uses at a neighborhood scale</p>



Implementation of Comp Plan

Comp Plan Citation	Comp Plan Policy	Implementation in Z.O.
Goal 1, Policy 6	Consider the resources of public safety, schools, parks, libraries, and other public entities in the approval process	Establish rezoning criteria related to proximity these facilities
Goal 2, Policy 1	Use agricultural zoning districts only for agricultural and related business activities and, where appropriate, agritourism	<p>Remove uses not related to agriculture from the Ag zoning districts</p> <p>Add to Ag districts appropriate uses that are not already included</p>



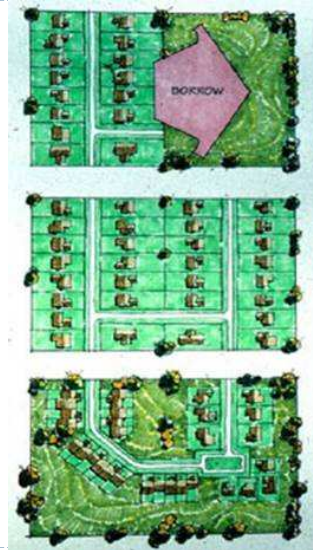
Implementation of Comp Plan

Comp Plan Citation	Comp Plan Policy	Implementation in Z.O.
Goal 2, Policy 2	Assist towns in sustaining viability as traditional, compact communities...Emphasize mixed uses and neighborhood-like residential design	Create a Village Residential and Village Commercial zoning district with emphasis on walkability, mixed uses and compact design
Goal 2, Policy 3	Protect undeveloped green space with the use of conservation easements	Allow optional conservation subdivisions by right subject to permanent open space, density and design requirements
Goal 3, Policy 3	Encourage city & town based growth, and discourage sprawl & leapfrog development	Establish UGA overlay zoning districts that allow increased residential density or nonres intensity Establish rezoning criteria related to proximity to UGA



Implementation of Comp Plan

- ▶ Conventional subdivisions “borrow” open space from adjacent properties
- ▶ Residents may like the “rural” atmosphere
- ▶ Adjacent property gets developed and rural atmosphere disappears
- ▶ “Golf course development without the golf course”
- ▶ Retain same lot yield as allowed with conventional (maybe even with a bonus)
- ▶ Open space maintained in perpetuity



Implementation of Comp Plan

Comp Plan Citation	Comp Plan Policy	Implementation in Z.O.
Goal 2, Policy 2	Assist towns in sustaining viability as traditional, compact communities...Emphasize mixed uses and neighborhood-like residential design	Create a Village Residential and Village Commercial zoning district with emphasis on walkability, mixed uses and compact design
Goal 2, Policy 3	Protect undeveloped green space with the use of conservation easements	Allow optional conservation subdivisions by right subject to permanent open space, density and design requirements
Goal 3, Policy 3	Encourage city & town based growth, and discourage sprawl & leapfrog development	Establish UGA overlay zoning districts that allow increased residential density or nonres intensity Establish rezoning criteria related to proximity to UGA



Implementation of Comp Plan

Comp Plan Citation	Comp Plan Policy	Implementation in Z.O.
Goal 3, Policy 4.A	Integrate other County agencies, area coalitions and organizations into land use planning and decision making	Integrate other departments, such as Parks, into the Tech Committee, when appropriate
Goal 3, Policy 4.B	Implement relevant land use elements of other initiatives and mandates that have been, or are in process of being, adopted by the County	Incorporate relevant elements of the Parks Plan that is currently being worked on



Implementation of Comp Plan

Comp Plan Citation	Comp Plan Policy	Implementation in Z.O.
Goal 4, Policy 1	Reduce results of human activity (excessive noise, artificial light and visual clutter) that take away from the experience of being 'in the country' – for residents, visitors, and commuters	Allow optional conservation subdivisions by right subject to permanent open space, density and design requirements
Goal 4, Policy 2	Promote development that preserves natural landscapes, indigenous species, and features of topography	Include relevant environmental preservation requirements in the Z.O.



Implementation of Comp Plan

Comp Plan Citation	Comp Plan Policy	Implementation in Z.O.
Goal 4, Policy 4	Allow high-intensity commercial and industrial development only where municipal utilities are available	Establish industrial rezoning criteria related to proximity to municipal facilities
Goal 4, Policy 5	Promote design and management practices that ensure air and water quality, routine recycling, as well as prevention of excessive water runoff and flooding	Incentivize environmentally sensitive buffering, exterior building design, and paving



CRITIQUE

- ▶ Ease of Use ✓
 - ▶ Conflicts & Consistency ✓
 - ▶ Practicality & Enforceability ✓
 - ▶ Implementation of Existing Policies and Practices ✓
 - ▶ Implementation of Comp Plan ✓
-
- ▶

Proposed Outline

- ▶ Art. I – General Provisions (Module I)
 - ▶ Title
 - ▶ Purpose
 - ▶ Authority
 - ▶ Jurisdiction
 - ▶ Rules of Construction
 - ▶ Vested Rights
 - ▶ Severability
-
- ▶

Proposed Outline

▶ Art. 2 - Development Review Bodies (Module 1)

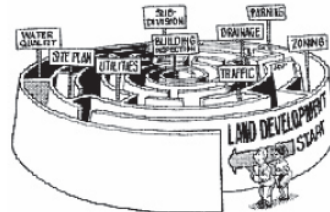
- ▶ County Commission
- ▶ Plan Commission
- ▶ Board of Zoning Appeals
- ▶ Hearing Officer
- ▶ Plan Director
- ▶ Zoning Administrator
- ▶ Building Commissioner

Procedure	Floodplain Administrator	Building Official	Assistant Director for Planning	Assistant City Manager of Dev. Services	Landmark Commission	Building Code Board of Appeals	Board of Adjustment	Planning Commission	City Council	Section
Floodplain Administrator Action	D									
Floodplain Permit										3.22
Building Official Action		R								
Building Permit										3.18
Certificate of Occupancy										3.20
Sign Permit for Construction Only										3.21
Temporary Use Permit										
Assistant Director for Planning			D							
Annually Renewable Sign Permit										
Assistant City Manager of Development Services Action										
Beachfront Construction Certificate				D/R						3.14
Site Plan				D						3.17
Written Interpretation				D						3.23
Administrative Adjustment				D						3.24
Landmark Commission Action										
Certificate of Appropriateness				R	D					3.15
Certificate of Appropriateness for Demolition				R	D/P					3.16
Building Code Board of Adjustment Action										
Floodplain Variance	R					D/P				3.28
Board of Adjustment Action										
Special Use Exception							D/P			3.12
Variance							D/P			3.26
Appeal of Administrative Decision							D/P			3.27
Planning Commission Action										
Preliminary Plat								D		3.8
Final Plat								D		3.8
Replat Without Vacation								D		3.11
Dune Protection Permit**				R				D		3.13
Beachfront Construction Certificate**				D				D		3.14
City Council Action										
Unified Development Code Text Amendment				R				R/P	D/P	3.2
Zoning Map Amendment (Rezoning)				R	R/P	3-4-H		R/P	D/P	3.3
Historic Overlay District or Landmark Designation				R	R/P			R/P	D/P	3.4
Planned Unit Development								R/P	D/P	3.5
Special Permit								R/P	D/P	3.6

Proposed Outline

▶ Art. 3 – Development Review Procedures (Module 1)

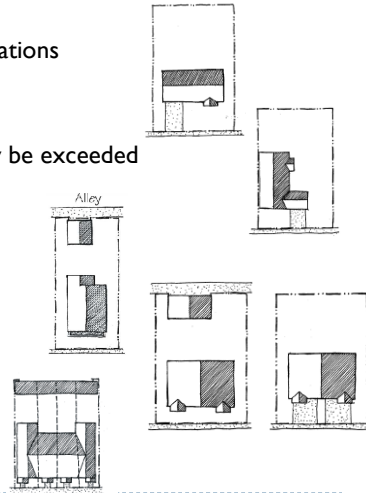
- ▶ Common Review Procedures
 - ▶ Sufficiency & Completeness Review, Public Notice & Hearing Requirements, Sequence of Approvals, Appeals
- ▶ Zoning Ordinance Text Amendment
- ▶ Zoning Map Amendment (Rezoning)
- ▶ Special Use Permit
- ▶ Conditional Industrial Unit Development (retain?)
- ▶ Administrative Adjustment
- ▶ Variance
- ▶ Written Interpretation
- ▶ Improvement Location Permit
- ▶ Building Permit
- ▶ Temporary Use Permit
- ▶ Sign Permit
- ▶ Certificate of Occupancy
- ▶ Appeal of Administrative Decision



Proposed Outline

▶ Art. 4 – Zoning Districts (Module 2)

- ▶ General
 - ▶ Establish Zoning Map, Boundary Interpretations
 - ▶ Measurements and Special Cases
 - ▶ How to measure setbacks, heights, etc.
 - ▶ Special cases where setbacks, heights, may be exceeded
- ▶ Agricultural Districts
 - ▶ Purpose Statements
 - ▶ Dimensional Standards
 - ▶ Housing Types
 - ▶ Subdivision Types
- ▶ Single-Family Residential Districts
- ▶ Multifamily Residential Districts
- ▶ Commercial Districts
- ▶ Industrial Districts



Proposed Outline

▶ Art. 5 – Use Standards (Module 2)

- ▶ Use Table
- ▶ Classification of New and Unlisted Uses
- ▶ Specific Use Standards
 - ▶ Kennels, B&Bs, contractor's office, etc.
- ▶ Accessory Uses and Structures
 - ▶ Sheds, home occupations, 2nd residential unit
- ▶ Wireless Telecommunications Facilities
- ▶ Temporary Uses
 - ▶ Temporary or seasonal uses or structures



Article 5: Use Standards
Sec. 5.1. Use Table

P= Permitted by Right (blank cell) = Prohibited L = Permitted by Right Subject to Limitations
C= Conditional Use Permit

Specific Use	AG	UE	SF-1	SF-2	SF-3	SFA-1	SFA-2	SFA-3	TH	ZF	M1-1	M1-2	M1-3	O-1	O-2	MS	GR	C	CA	U	MI	Standards
	RESIDENTIAL USES																					
Boarding or rooming house																						
Convent or monastery	C	C																				
Family or Group Home	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	5.3.1
Fraternity or sorority	C	C									C	C	C	C	C	C	C	C	C	C	C	
Home for the aged	C	C									C	C	C	C	C	C	C	C	C	C	C	
Industrialized housing	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
HUD-Code manufactured home land lease community	C																					5.3.2
HUD-Code manufactured home subdivision	L																					5.3.2
Multiple-family dwelling (apartment)											L	L	L		L					L		5.3.3
Patio home						L	L	L														5.3.4
Single-family attached dwelling			P	P	P	L	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	5.3.5
Single-family detached dwelling	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Townhouse						L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	5.3.6
Triplex									C	P	P				P					P		
Two-family dwelling (duplex)										P	P	P	P	P	P				P	P	P	
Zero lot line dwelling						P	L	P	P	P	P	P	P	P	P				P	P	P	5.3.7
NONRESIDENTIAL USES																						
AGRICULTURAL USES																						
Animal shelter (public or private)	C																			C	P	P
Farm, ranch, orchard or garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Greenhouse or nursery (wholesale)	P																			P	P	P

Temple, Texas Unified Development Code
Effective 12/16/10 • Last Amended 02/02/12
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Proposed Outline

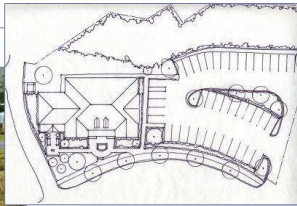
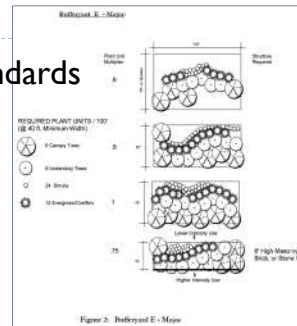
- ▶ Art. 6 – Special Purpose & Overlay Zoning Districts (Module 2)
 - ▶ A-2, -3, -4 and -5 Districts
 - ▶ E Districts
 - ▶ Manufactured Home Park District?
 - ▶ Planned Unit Development District
 - ▶ Planned Development Corridor District (retain?)
 - ▶ Wellhead Protection Overlay District

Proposed Outline

▶ Art. 7 – General Development Standards

(Module 3)

- ▶ Access and Circulation
- ▶ Off-Street Parking and Loading
- ▶ Landscaping and Buffering
- ▶ Signs
- ▶ Environmental



Proposed Outline

▶ Art. 8 – Nonconformities (Module 4)

- ▶ Nonconforming Uses
- ▶ Nonconforming Structures
- ▶ Nonconforming Signs
- ▶ Nonconforming Lots of Record
- ▶ Change in Nonconforming Status



Proposed Outline

- ▶ Art. 9 – Enforcement, Violations and Penalties (Module 4)
 - ▶ Draft E provisions are more proactive than existing provisions



Proposed Outline

- ▶ Art. 10 – Definitions (Module 4)
 - ▶ Abbreviations
 - ▶ Defined Terms

1.11.2 Abbreviations

Abbreviation	Term
ANSI	American National Standards Institute
BP	Business Park District
CBD	Downtown Commercial District
CG-1	General Commercial District
CG-2	General Commercial District
CJ	Intensive Commercial District
CN-1	Neighborhood Commercial District
CN-2	Neighborhood Commercial District
CR-1	Resort Commercial District - Bayfront Business
CR-2	Resort Commercial District - Barrier Island Business
CR-3	Resort Commercial District - Corpus Christi Beach
EIA	Electronics Industries Association
ETJ	Extraterritorial Jurisdiction
GFA	Gross floor area
FEMA	Flood Emergency Management Agency
FHBM	Flood Hazard Boundary Map
FIRM	Flood Insurance Rate Map
FR	Farm-Rural District
FL	Feet
-H	Historic Overlay District



Discussion

What on the "To Do" list should not be done?)