

Please note that this list is intended to summarize the highlights of the UDC revisions; this list is not inclusive of all changes.

ARTICLE A. UDC Provisions and Procedures

New section

- General provisions applying to all articles of the UDC
- Summary tables for approval authority (who approves what)
- Land development process overview
- General permits, like Certificates of Occupancy or Completion
- Public hearing and notice requirements
- Clarification of five different contractor types

ARTICLE B. Zoning Regulations

Zoning districts

- Added new SF-4.5 (same as SF-5, but increased min floor area of 1,000 sqft instead of 800; intended to reduce need for PDs)
- Added TH Townhome district
- Consolidated three TF districts into one
- Consolidated three MF districts into one
- Added new DT Downtown Transitional district and IH-20 Corridor district to implement Small Area Plans

Use chart

- Consolidated multiple use charts into one chart, separated by general use type
- Includes parking ratio for easier use
- Includes column with links to any special standards for use-based regulations
- Comprehensive updates to use types and permitted locations such as inclusion of short-term residential rentals

Area Regulations/ Dimensional Standards

- Added graphic illustrations for each zoning district
- Comprehensive evaluation and updates to convert four master tables into one master dimensional standards table

Fencing and screening

- Added a Fencing and screening standards section

Accessory buildings and uses

- Updated section for clarification purposes

Landscaping

- Removed the variance subsection because all variance-related standards and procedures are covered under Section 6.02 Zoning Variance

Tree preservation

- Relocated from the Flood Damage and Prevention Section to the zoning section.

Parking

- Updated parking layout
- Added graphic illustrations for parking layouts

Multi-family design standards

- Added design standards for multi-family developments

Nonresidential design standards

- Added design standards for nonresidential zoning districts (Office, Neighborhood Service, General Retail, Light Commercial, Heavy Commercial)

CB and DT district standards

- Generally all-new requirements to focus on implementation of the Downtown Small Area Plan
- Building materials, windows, roofs, and architectural elements

IH-20 district standards

- Generally all-new requirements to focus on implementation of the IH-20 Corridor Small Area Plan
- Building materials, articulation (façade offsets), and roofs

Alternative compliance

- New section, allows easier modifications to development standards to result in equal or better quality development
- Specific parameters coming soon (e.g., parking decreased in up to 10% in exchange for bike racks; landscaping can be clustered in front of the site; alternative building materials can be used on an expansion in exchange for additional landscaping)

Site plans

- Added procedures for the site plan requirements

Planned Developments (PDs)

- New section, added to clarify all PD application and review procedures

Specific Use Permits (SUPs)

- New section, added to clarify all SUP procedures, such as conditions and criteria

Nonconformities

- Expanded nonconformities section to include lots, structure, and buildings and other relevant procedures such as expansion, movement and restoration of nonconforming lots, structures, and buildings

Zoning variance vs. special exception

- Added clear distinction between zoning variance and special exception in two different sections

Zoning vested rights petition

- New section, includes provisions for a developer to contest whether a previous set of regulations should apply to their development (i.e., “grandfathered” into earlier regulations)

ARTICLE C. Subdivision Regulations

Platting tracks

- Retained 3 platting track options
 - Track 1: Post-Construction Platting
 - Track 2: Pre-Construction Platting
 - Track 3: Administrative Platting
- Subdivider can choose between Track 1 and Track 2 (no change); note that Track 2 cannot be used in ETJ (new). Track 3 is regulated by state law (minor and amending plats only).
- Added flow charts to clarify process

Plat types

- Clarification of available plat types: Final plat, replat, minor plat, amending plat
- Retained the pre-submission proposal and meeting/conference

Added process for abandonment of ROW or easements

- Added section to include an elaborated procedure for abandonment of ROW or easements

Subdivision “variances” renamed to “waiver” to reduce confusion with zoning variances

- Removed all references to subdivision variances, the term is now defined as subdivision waiver.

Proportionality appeal

- Added a new Section 5.02
- Provisions for a developer to contest if they believe they’re required to provide more than their “fair share” of land dedication, construction, or costs

Design standards

- Revised maximum block length to be 750’
- Moved more detailed development standards into a separate Article D or Engineering Criteria Manual

ARTICLE D. Development Standards

Streets and Sidewalks

- Consolidates various roadway design standards into one location (instead of in the comprehensive plan, memos, various ordinances)
- Street design criteria included for concrete and asphalt construction
- Sidewalks required along one side of residential streets (4’ in width)
- Sidewalks required along arterials and collectors in accordance with the MPO’s Walk and Bike Plan
- Complete Streets design required in accordance with the City’s Thoroughfare Plan and/or MPO’s Walk and Bike Plan
- Traffic Impact Analysis – added elaborated section with procedures, thresholds, capacity analysis etc.

Water and Wastewater

- Illustration for preferred utility placement
- Updated waterline design standards (8” minimum)
- Require flush valves and discharge piping for dead-end waterlines

Flood Damage Prevention

- Added sections for lot-to-lot drainage restriction, watercourse protection, post-construction stormwater management

Parkland Dedication

- New section, implementing City’s parks plan

- Requires either land dedication or a fee-in-lieu; also requires a park improvement fee

ARTICLE E. Building and Safety Code

- No notable changes

ARTICLE F. Sign Regulations

Updated sign types

- Removed sign types that could be interpreted as content regulations such as institutional signs, garage sales, new business and introduced sign types that captures them without regulating contents
- Provided illustrations and specification on each sign type
- Added summary table to demonstrate permitted signs by zoning district types

Removed variance requirement to re-use an existing sign

ARTICLE G. Manufactured Homes and RV Park Regulations

ARTICLE H. Definitions

Consolidated all UDC terms/definitions into one location

Comprehensive evaluation and updates of definitions