

ADDISON, TX UNIFIED DEVELOPMENT CODE

Development Regulations Assessment Report March 2019



AGENDA

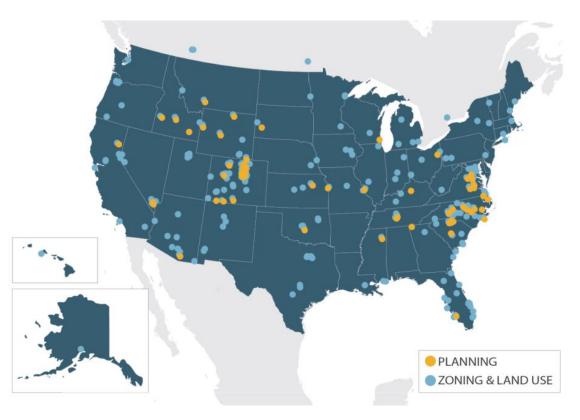
- Project Overview
- Overview of the Assessment Report
- Questions and Discussion



PROJECT OVERVIEW

CLARION ASSOCIATES

- National presence with 25+ years experience
- Planners, attorneys, designers
- Focus on plan implementation
- Leaders in innovative approaches
- Texas experience: Arlington, Austin, Cedar Hill, Denton, Irving, Rowlett, San Antonio



TEAM MEMBERS

Matt Goebel, AICP

Clarion - Project Manager Code Drafting

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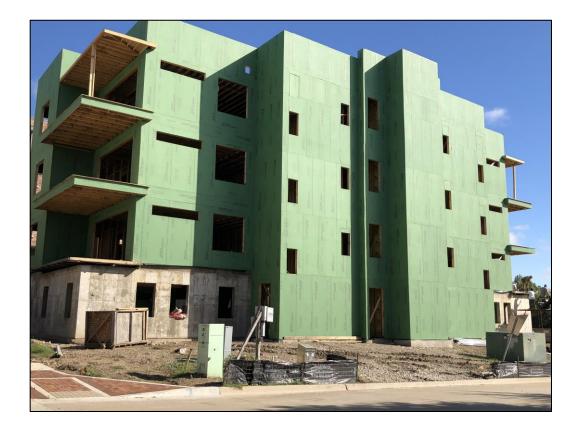
Jim Dougherty, Esq.

Texas Land-use Law Expert Texas Planning Knowledge and Best Practices Extensive Texas Experience



WHAT ARE THE DEVELOPMENT REGULATIONS?

- Addison's ordinances covering:
 - Zoning
 - Subdivision
 - Signs
 - Landscaping
- Collectively, they are the rulebook for development:
 - Location and size of buildings
 - Allowable land uses
 - Quality and layout of development
 - Development review procedures



WHY UPDATE THE REGULATIONS?

- Implement the Comprehensive Plan
- Improve user-friendliness
- Streamline development review process
- Enhance design and form standards
- Protect existing neighborhoods
- Promote alternative forms of transportation
- Encourage sustainable development



ADDISON COMPREHENSIVE PLAN



This is Addison's largest undeveloped parcel abutting the Tollway. It was formerly the site of the Ewing automobile dealerships, and still carries the Industrial-1 zoning it carried when it held the dealerships. A portion of the tract (Parcel 2-B.1), was sold to the owners of the Modia Home Theater stores, who planned to locate a home theater store on the site. The site was hampered by poor access, but the Landmark Extension gave it access on the west side of the property. The site is located within the noise contours for the Addison Airport.

208 LAND USE ANALYSIS BY SECTOR

2-A

SCORE

ATTRIBUTES OF SUCCESS MATRIX

COMMENTS

This is a raw land site that has not been developed, so while it has great potential, it is not competitive with adjacent sites in the

Site does not have development and does not have traffic. It is

The site is not functional at present, as it is a raw land site.

The site is not visually appealing at present. It does not have

trees or grass, and there are slabs of concrete left on the site

The site is on Addison's southern border, so it is not within

walking distance of the business amenities on Belt Line Road or

The site is environmentally responsible at present. If it were to

redevelop, it is likely the future developer would likely add

The site is not developed. It fronts directly on the Tollway, and there is no sidewalk. Therefore, it is not walkable.

The future for this site is uncertain, and the Industrial-1 zoning

allows a wide variety of uses. The Town should work with the owner on a Planned Development zoning that would allow

flexibility, but protect the Town against Industrial uses being

located on this prime piece of property in Addison's high-density office corridor.

from when it served as a car dealership.

driving distance from this site.

additional trees

Walkable

Overall Assessment

South Quorum area

PROJECT SCOPE & TIMELINE



PROJECT WEBSITE

- www.AddisonUDC.org
- Access project materials
- Ask questions
- Sign-up to receive project alerts
- View project calendar
- Please submit comments on Assessment Report by April 15
 - udc@addisontx.gov



Home Project Events Contact

Addison Unified Development Code

The Town of Addison is reviewing and updating its development regulations to make them clearer, and to better accomplish the Town's long-term goals and vision.

LEARN MORE

READ THE DEVELOPMENT REGULATIONS ASSESSMENT REPORT <u>HERE</u>

KEY IMPROVEMENTS

MAIN THEMES

- Improve user-friendliness
- Fine-tune the zoning districts
- Enhance use regulations
- Improve and tailor development standards
- Streamline development review procedures
- Rewrite sign regulations



KEY IMPROVEMENTS USER-FRIENDLINESS

IMPROVE USER-FRIENDLINESS CREATE A UNIFIED CODE

- Article 1: General Provisions
- Article 2: Zoning Districts
- Article 3: Use Regulations
- Article 4: Development Standards
- Article 5: Subdivision Standards
- Article 6: Administration & Procedures
- Article 7: Rules of Construction & Definitions

TABLE OF CONTENTS

MN: Mixed-Use Neighborhood Scale MM: Mixed-Use Medium Scale...... MC: Mixed-use Corridor MF: Mixed-use Employment

(f) MI: Mixed-use Institutional
 (g) MD: Mixed-use Downtown
 (h) MH: Mixed-use Healthcare
Bioomington, Indiana - Unified Development Ordinance
Consolidated Public Draft - March area

Chapter	20.01: Ordinance Foundation1	
20.01.010 (a) (b) (c)	Title, Purpose, and Effective Date 1 Title 1 Purpose 1 Effective Date 2	
20.01.020 (a) (b) (c) (d) (e)	Authority, Applicability, and Jurisdiction	
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20.02.020 (a) (b) (c) (d) (e) (f) (g) (h)	Residential Zoning Districts 16 RE: Residential Estate 16 RI: Residential Large Lot 18 R2: Residential Madium Lot. 20 R3: Residential Small Lot. 23 R4: Residential Urban 28 RM: Residential Urban 28 RM: Residential High Density 31 RMH: Manufactured/Mobile Home Park 34	
20.02.030	Mixed-Use Zoning Districts	

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IMPROVE USER-FRIENDLINESS

tion 1 Districts.					
The Town of Addison is hereby divided into 17 types of districts. The use, he		2.6. RS-6: Single-Fa	amily Resi	dential	
8-1 Single-family dwelling district	only. 4. Telephone exchange, provided no public business and no repair or storage facilities are maintained, fire stations, public museums, public business and the station of the stati	A. Purpose			
2 Single-family dwelling district	libraries, water supply reservoir, water pumping plant, tower or artesian well. 5. Railway right-of-way and tracks, passeque station but not including railroad yards, team tracks or storage yards. 6. Ruitway in the state of th	manufactured homes. The RS	-б district may in	high-density single-family reside clude limited community and edu	cational uses and
3 Single-family dwelling district	 Golf course, but not including miniature golf course, driving range or any forms of commercial amusement. Farm, truck garden orchard or nursery and greenhouse for the growing of plants, shrubs and trees, provided no retail, or wholesale business is maintained on the premises. 	incidental or accessory uses. single-family residential and r		lso serve as a transition between g districts.	medium-density
Single-family dwelling district	8. Accessory buildings, including a private garage, bona fide servants quarters, not for rent but for the use of servants employed on the	B. RS-6 Lot and Building	Standards	C. Other Standards	
Apartment dwelling district	premises, when located not less than 60 feet from the front lot line, nor less than five feet from either side line, provided said accessory building shall not occupy more than 50 percent of the minimum required rear yard in the case of a one-story building. When the accessory	Lot Standards		Other Standards	Location in LDC
Local retail district	building is directly attached to the main building, it shall be considered an integral part of the main building. When the accessory building is attached to the main building by a breezeway, the breezeway is considered a part of the accessory building. Temporary metal buildings	A Width (minimum) Area (minimum)	60 feet 6,000 sg. ft.	Measurements and Exceptions Use-Specific Standards	Section 2.24 Section 3.3
Planned development district	of less than 600 square feet which are used for tool and supply storage shall be allowed. 9. Temporary buildings to be used for construction purposes only and which shall be removed upon completion or abandonment of	Density (maximum for new subdivisions) [1]	6 du/acre	Off-Street Parking	Section 5.5
TC Planned development townhouse/condominium	construction work. Field offices for the sale of real estate which shall be removed upon request of the building inspector.	Setbacks (minimum)		Landscaping, Buffering, and Sceening	Section 5.6
ICC Planned development condominium/conversions	10. The uses customarily incidental to any of the above uses when situated in the same dwelling and not involving the conduct of a business, including home occupations engaged in by occupants of the dwelling, but said incidental use shall never be permitted as a principal use, rather only as a secondary use engaged in by persons of the immediate family.	B Front C Side	20 feet 5 feet	Notes: [1] For lot planning in new subdivisions, se	e Section 7.3.C
R Mixed use residential	rather only as a secondary use engaged in by persons or the immediate family. 11. Day nursery where not more than four children, not related by blood, are kept at one time.	Side, abutting street	10 feet	_	
Commercial-1 district	(Ord. No. 010-007, § 2.A., 3-9-10)	D Rear Height	20 feet		
Commercial-2 district	Section 2 Height regulations.	Building height Impervious Coverage (maximum)	See 2.24.E		
Industrial-1 district	No building shall exceed 2% stories in height (29 feet).	Building coverage	40 percent 65 percent	_	
Industrial-2 district	Section 3 Area regulations.	Total coverage	os percent		
3 Industrial-3 district	 Front yard: (A) There shall be a front yard having a minimum depth of not less than 30 feet, except hereinafter provided in the article on exceptions and 				
P Special use permit	variances. (8) Where lots have double frontage, running through from one street to another, the required front yard shall be provided on both streets.				
C Urban center	 Side yard. There shall be two side yards, one on each side of the building having a combined width of not less than 20 percent of the lot width, provided that in no case shall one side yard be less than five feet. The side yard of comer lots adjacent to a side street shall be not less than ten provided that is not side yards be less than five feet. The side yard of comer lots adjacent to a side street shall be not less than ten provided that is not side yards be less than the feet. The side yard of comer lots adjacent to a side street shall be not less than ten provided that is not side yards be less than the feet feet. 				DICH
	feet. The side yard of corner lots having adjoining structures fronting on two adjacent property lines shall have a 30-foot side yard. 3. Rear yard. There shall be a rear yard having a depth of not less that 20 percent of the depth of the lot.		16		
on 2 Boundaries.	 Area of the lot. The minimum area of the lot shall be 12,000 square feet; however, a lot having an area of less than 12,000 square feet that was of record prior to passage of this appendix may be used for any use permitted in this article. 	1. 19			
The boundaries of these districts are indicated upon the Zoning Map of the	5. Width of lot. The minimum width of the lot shall be 80 feet. The above area regulations apply to the R-1 single-family dwelling district and do		A Carl		
t of this appendix, the same as if copied in full herein.	not apply to lots which may be of 12,000 square feet or larger in other districts.	C A	в		
	 Minimum depth of lot. The minimum depth of the lot shall be 120 feet. 	•			
LE IV R-1 SINGLE-FAMILY DWELLING DISTRICT REGULATIONS	 Area of dwelling. Four thousand square feet shall be the minimum living area of the dwelling. Section 4 Parking regulations. 	P.		A	
on 1 Use regulations.	Section 4 Periving regulations. Off-street parking space shall be provided on the lot to accommodate two motor cars for each dwelling unit; however, no supporting member of any	A.			
In an R-1 single-family dwelling district, no land shall be used and building s	Christiest parking space shall be provided on the lot to accommodate two motor cars for each owening unit; nowever, no supporting member of any garage, carport, or other automobile storage structure shall be located within the required front yard.				
1. A single-family dwelling.	For schools, churches, public parks, playgrounds, or neighborhood recreation centers, parking in assembly areas such as theaters, auditoriums,				
 A church or school, public or denominational, having a curr 	gymnasiums, stadiums, and field houses shall be based on the following ratios:				
school, but not including a portable school building (which	 Soccer fields, baseball fields and stadiums, one parking space for every four seats. 				
3. Public park, playgrounds or neighborhood recreation center	(2) Theaters auditoriums, gymnasiums and field houses, public or private, one space for every three seats.				
	Section 5 Type of construction.	Sedona Land Development Code			

IMPROVE USER-FRIENDLINESS ADD GRAPHICS & ILLUSTRATIONS

Chapter 20.02: Zoning Districts

(2) Dimensional Standards

The following table is a summary of the district specific dimensional standards. Additional standards from Section 20.04.010 (Dimensional Standards) also apply.

Table 2-5: R3 District Dimensional Standards

Lo	Lot Dimensions (Minimum, only for lots created after the effective date)									
	Lot area 5,500 square feet (0126 acres) [1]									
в	Lot width	50 feet (1)								
Bu	Building Setbacks (Minimum)									
		15 feetor								
С	Front build-to line	The smallest front setback of abutting residential structures on the entire block face, whichever is less.								
	Attached front-loading garage or carport	10 feet behind the primary structure's front building wall								
D	Side	First floor: 6 feet Two or more floors: 10 feet (1) (2)								
Е	Rear	25 feet [1]								
Ot	her Standards									
	Impervious surface coverage (maximum)	45%								
F	Primary structure height (maximum)	35 feet								
	Accessory structure height (maximum)	20 feet								

Notes:

- [1] See Section 20.04.110 (Incentives) for alternative standards.
- [2] Legally established lots of record that are less than the minimum lot width may reduce the required setback up to 2

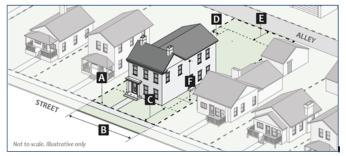


Figure 8: R3 Dimensional Standards

Bloomington, Indiana – Unified Development Ordinance Consolidated Public Draft – March 2019

Article 6: Signs

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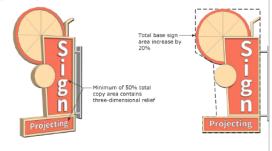
6.7 Design Standards Applicable to All Signs | 6.7.E. Sign Illumination

- a. Wood (carved, sandblasted, etched, sealed and painted, or stained)
- Red rock and river rock
- c. Tile (painted, sealed, inlaid tiles)
- d. Metal, including rusted metal (formed, etched, cast, engraved, primed or factory coated.
- e. Stucco, when used to match an existing building onsite
- High density sign foam, when designed to successfully imitate another acceptable sign material
- g. Decorative iron or wood brackets are preferred for sign hardware support
- h. Requests to use alternative materials may be approved on a case-by-case basis by the Director

(3) Signs with Relief

- a. Signs with relief are encouraged but not required.
- b. The total base sign area may increase by 20 percent when a minimum of 50 percent of the total copy area incorporates three-dimensional relief. (See Figure 6-6.)

Figure 6-6: Signs with Relief



E. Sign Illumination

Sign illumination is necessary to ensure businesses can be found when open after dark. However, as a Dark Sky Community, Sedona seeks to limit outdoor lighting to only what is necessary and to minimize light pollution. The following illumination standards seek to achieve a balance between providing sufficient sign lighting while ensuring maintenance of the dark skies.

Sedona Land Development Code December 2018



(c) Solar Access and Shading

- To mitigate the sun's heat and maximize easterly breezes, buildings shall be sited according to the following standards:
- (i) Buildings shall be oriented and grouped to reduce exposure to midday sun while maximizing northern and southern sun exposure to utilize consistent, glare-free interior daylighting.
- (ii) To maximize building solar access, buildings and blocks shall be oriented with eastwest lengths equal to or greater than north-south building lengths, and east-west axis within 15 degrees of geographic east-west.
- (iii) Buildings shall be designed to provide shading for windows, entrances, and outdoor spaces - for example, by locating outdoor gathering spaces on the north and east sides of buildings under shade devices such as awnings, verandahs, or deep balconies.

(3) Outdoor Gathering Spaces

(a) Definition

For purposes of this requirement, an outdoor gathering space is an open or partially open area intended for the benefit of residents, employees, or visitors to a site. The following shall not be counted toward any requirement of this section: (i) Private yards;



Figure 10-4.7-2: Outdoor Gathering Spaces

Article 4 Development and Design Standards 10-4.7 Mixed-Use and Nonresidential Site and Building Design

10-4.7(C) General Site Layout Standards

 Public or private streets or rightsof-way; and

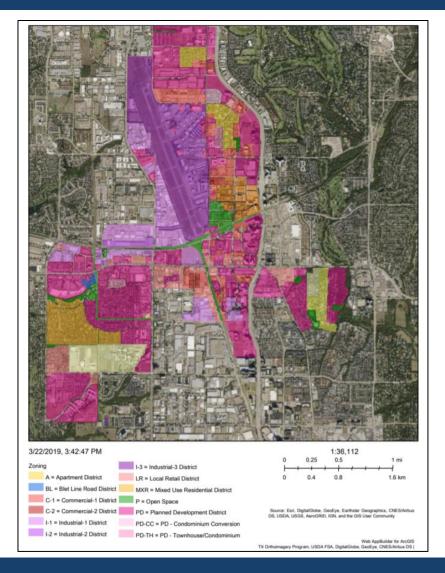
(iii) Parking areas and driveways.

City of Tamarac, Florida Effective July 12, 2018

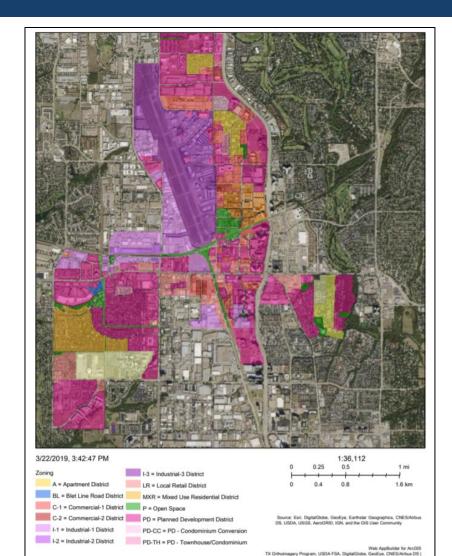
Land Development Code

KEY IMPROVEMENTS FINE-TUNE ZONING DISTRICTS

- Substantial changes to existing zoning are not contemplated as part of this project.
- Rather, need to "clean up" the district lineup:
 - Remove unnecessary districts
 - Adjust current district standards
 - Introduce new districts to build a better toolbox for future use (even if not applied immediately)



- Generally, distinguish:
 - Cleanup of zoning districts in text
 - Reconsideration of individual parcels
- This project is focused primarily on cleaning up the district lineup (name conversions, etc.)
- Significant remapping would be done as part of a future project
 - Specific plans and property owner outreach will help inform any future rezonings



Current District		Proposed District							
Residential Districts									
R-1 – Single-Family Dwelling		R-1 – Residential Estate							
R-2 – Single-Family Dwelling									
R-3 – Single Family Dwelling									
R-16 – Single-Family Dwelling		R-2 – Residential Large Lot							
	Low-Density	R-3 – Residential Low-Density							
MXR – Mixed-Use Residential	Medium-Density	R-4 – Residential Medium-Density							
	High-Density	R-5 – Residential High-Density							
A – Apartment Dwelling									
Mixed-Use Districts									
	Residential								
UC – Urban Center	Commercial								
	Les Lacs Village	May extract subdistricts one-for-one or may result in two or three							
	Dining District	new districts							
BL – Belt Line	Epicurean District								
	Addison Village								

Current District		Proposed District						
Non-Residential Districts								
	Option 1	CL – Commercial Limited						
LR – Local Retail	Option 2	TBD – Replace with mixed-use district						
	Option 3	LR – Carry forward as legacy district						
	Option 1	CG – Commercial General						
C-1 – Commercial-1 District	Option 2	TBD – Replace with mixed-use district						
	Option 3	C-1 – Carry forward as legacy district						
C-2 – Commercial-2 District								
l-1 – Industrial-1 District		LI – Light Industrial						
l-2 – Industrial-2 District								
l-3 – Industrial-3 District		A – Airport						

Current District			Proposed District
Other Districts			
P – Open Space			PO – Parks and Open Space
			CF – Community Facilities
	PD – standard		PD – Planned Development
		Option 1	TBD – Replace with mixed-use district
PD – Planned Development	PD-TH – Townhouse/ Condo	Option 2	PD-TH – Carry forward as legacy district
	PD-CC – Condominium Conversions		

FINE-TUNE THE ZONING DISTRICTS **KEY QUESTIONS**

Generally

- Do you have questions or comments about the zoning districts?
- To better align with Addison's vision:
 - How ambitious does the Town want to be in updating the line-up of zoning districts?
 - How ambitious does the Town want to be in reconsidering district boundaries?





KEY IMPROVEMENTS ENHANCE USE REGULATIONS

ENHANCE USE REGULATIONS CREATE CONSOLIDATED USE TABLE

		RE	R1	R2	R3	R4	RM	RH	RS	MS	MN	ММ	MC	ME	МІ	MD	МН	EM	РО	Use-Specific Standards
RESI	DENTIAL																			
	Dwelling, single-family (detached)	Р	Ρ	Ρ	Ρ	Ρ	P*	P*	Ρ	Ρ	Ρ	P*	P*	P*			P*			20.03.030(b)(1)
	Dwelling, single-family (attached)			P*	P*	P*	P*	P*		P*	P*	P*				P*				20.03.030(b)(2)
D	Dwelling, duplex	Ρ	P*	P*	P*	P*	P*	P*		P*	P*	P*	C*			P*				20.03.030(b)(3)
ivin	Dwelling, triplex		P*	P*	C*	P*	P*	P*		P*	P*	P*	C*			P*				20.03.030(b)(3)
old L	Dwelling, fourplex				C*	P*	P*	P*		P*	P*	P*	P*			P*				20.03.030(b)(3)
Household Living	Dwelling, multifamily					C*	Р	Р		Ρ	P*	P*	Ρ	P*	С	P*				20.03.030(b)(5)
sno	Dwelling, live/work					C*	P*	P*			P*	P*	P*			P*				20.03.030(b)(6)
т	Dwelling, cottage development		C*		C*									20.03.030(b)(7)						
	Dwelling, mobile home								P*											20.03.030(b)(8)
	Manufactured home park								P*											20.03.030(b)(9)
	Assisted living facility					С	Р	Р			С	Р	Р		Р	Р	Р			
	Continuing care retirement facility					С	Р	Р			С	Р	Р		Р	Р	Р			
	Fraternity or sorority house									Р					Р					
	Group care home, FHAA small	P*		P*		P*			20.03.030(b)(10)											
ing	Group care facility, FHAA large					P*			20.03.030(b)(10)											
Group Living	Nursing or convalescent home					С	Р	Р			С	Р	Р	Ρ	Р	Р	Р			
dno	Opioid rehabilitation home, small	P*		P*		P*			20.03.030(b)(10)											
ъ Б	Opioid rehabilitation home, large					P*			20.03.030(b)(10)											
	Residential rooming house						P*	P*		Р	P*	Р	Р	C*						20.03.030(b)(11)
	Student housing or dormitory						C*	P*		Р	C*	P*	P*		P*	C*				20.03.030(b)(12)
	Supportive housing, small							С			С	С	С		С	С	С			
	Supportive housing, large											С	С		С	С	С			

ENHANCE USE REGULATIONS INTRODUCE NEW USE TYPES

Sample new uses to consider:

- Artisan manufacturing
- Brewery, distillery, winery
- Urban agriculture



ENHANCE USE REGULATIONS CREATE USE-SPECIFIC STANDARDS

- Address unique physical or operational characteristics (i.e., licensing, siting standards, size/scale, design)
- Consolidate existing and introduce new standards
- Reconcile Alcoholic Beverage regulations with state law



ENHANCE USE REGULATIONS DIVERSIFY HOUSING TYPES

- Allow a variety of housing types
- Remove barriers that prevent development of housing at different price points
- Consider new incentives to encourage housing variety in targeted areas





ENHANCE USE REGULATIONS TEMPORARY & ACCESSORY USES

- Both topics are not clearly addressed in current regulations
- Consolidate and update accessory use/structure standards
- Create new temporary use/structure standards



ENHANCE USE REGULATIONS KEY QUESTIONS

Generally

• Do you have questions or comments about the use regulations?

Specifically

- Are there specific land uses that are not currently allowed that should be?
- Is the Town interested in requiring or incentivizing a diversity of housing types and price points?





KEY IMPROVEMENTS TAILOR DEVELOPMENT STANDARDS

TAILOR DEVELOPMENT STANDARDS ENCOURAGE & SUPPORT INFILL

- Generally, update dimensional and development standards to accommodate infill and redevelopment projects
- Introduce additional flexibility by adding optional approaches and menus wherever possible.



TAILOR DEVELOPMENT STANDARDS **ACCESS & CONNECTIVITY**

- Consolidate and strengthen access, circulation, and connectivity standards.
- Coordinate with other development standards (e.g., parking, landscaping, grading & drainage)
- Integrate and clarify minimum sidewalk standards



Figure 5-2: Example Pedestrian Access through a Parking Lot

TAILOR DEVELOPMENT STANDARDS PARKING

- Consolidate and rewrite offstreet parking and loading standards
- Establish clear and objective standards for shared and valet parking
- Update parking area design requirements
- Consider limits on parking location in some areas



TAILOR DEVELOPMENT STANDARDS PARKING

- Evaluate ratios against national standards
- Consider maximum requirements in some areas
- Provide tools for flexibility in meeting requirements

Table 5.2 Required Off-Street Parking Spaces							
Use Category	Use Туре	Number of Spaces Required					
Educational Facilities	School, Public or Private	High school: 6 per classroom plus 1 per 300 square feet of administrative office space Elementary and junior high: 2 per classroom All others: 1 space per 300 square feet					
	School, Vocational or Trade	1 space per 300 square feet					
Healthcare Facilities	Hospital	1 space per 400 square feet					
Healthcare Facilities	Medical or Dental Clinic	1 space per 200 square feet					
Commercial Uses							
	Kennel, Commercial	1 space per 1,000 square feet					
Animal-Related Uses	Stable, Commercial	1 per 5 animals boarding capacity					
	Veterinary Hospital or Clinic	1 space per 500 square feet					
	Campground or RV Park	1 space per visitor site; plus 1 space per resident caretaker					
Recreation and Entertainment	Indoor Recreation Facility	1 space per 300 square feet					
Entertainment	Outdoor Recreation Facility	1 space per 250 square feet building area; plus 1 space per 10,000 square feet site area					

TAILOR DEVELOPMENT STANDARDS LANDSCAPING, BUFFERING, SCREENING

- Calibrate for redevelopment and infill
- Reconsider current minimum 20 percent commercial landscape requirement
- Coordinate landscaping, buffering, and fencing requirements
- Include graphics and illustrations
- Integrate sustainable practices



TAILOR DEVELOPMENT STANDARDS BUILDING & SITE DESIGN

- Create town-wide building design standards (currently discrete standards apply to certain areas, like Belt Line)
- Consider neighborhood protection standards
- Reconsider current minimum masonry requirements



TAILOR DEVELOPMENT STANDARDS ALTERNATIVE AIRPORT STANDARDS

- Consider alternative standards for properties in the airport zoning district
 - Landscaping
 - Building design
 - Signage





TAILOR DEVELOPMENT STANDARDS KEY QUESTIONS

Generally

• Do you have questions or comments about the development standards?

Specifically

- Should the Town consider:
 - Reducing the minimum **landscape** requirements if the resulting landscape treatment is strategically located and of high quality?
 - Requiring vehicle, pedestrian, and/or bicycle **connections** for new development?
 - Allowing alternative **building materials** to relax and/or supplement the current masonry requirement?
 - Eliminating parking minimums and/or introducing parking maximums in some areas or for specific use types?





KEY IMPROVEMENTS STREAMLINE PROCEDURES

STREAMLINE REVIEW PROCEDURES

- Possibilities: minor adjustments to approved permits, interior changes to special use permits, low-impact subdivisions, etc.
- Set clear and objective standards and rely on staff to apply those standards
- Frees up P&Z and City Council agendas to focus on big-picture planning issues
- Only relatively more complex and significant applications would require a hearing



STREAMLINE REVIEW PROCEDURES COMMON REVIEW PROCEDURES



STREAMLINE REVIEW PROCEDURES CODIFY SITE PLAN PROCEDURE

- Formalize and update the site plan review procedure outside of Planned Developments (PDs)
- Separate major and minor site plan review processes
- Strengthen approval criteria



STREAMLINE REVIEW PROCEDURES ALLOW MINOR MODIFICATIONS

UDO Standard	Allowable Modification (maximum percentage)
Subdivision Standards	
Parent tract size, minimum	10
Open space required, minimum	5
Block length, minimum or maximum	10
Site Standards	
Lot area, minimum	10
Lot coverage, maximum	10
Lot Dimensional Standards ¹²⁶²	
Front building setback, minimum	Lots 6,000 square feet or smaller, 25
	Lots larger than 6,000 square feet, 15
Front parking setback, minimum	25
Front build-to range, minimum	25
Front building façade at build-to range, minimum	25
Side building setback, minimum	Lots 6,000 square feet or smaller, 25
	Lots larger than 6,000 square feet, 15
Rear building setback, minimum	Lots 6,000 square feet or smaller, 25
	Lots larger than 6,000 square feet, 15

UDO Standard	Allowable Modification (maximum percentage)
Impervious surface coverage, maximum	5
Building Standards	
Primary structure height, maximum	10
Primary structure height, minimum	10
Student housing or dormitory building floor plate (maximum)	5
Accessory building height, maximum	10
Projection into height requirement pursuant to Table 4-7	10
Development Standards	
Number of required vehicle or bicycle parking spaces, maximum or minimum	10
Minimum landscaped area	10
Fence or wall height, maximum	15

STREAMLINE REVIEW PROCEDURES REDUCE THE NEED FOR PDS

- Generally, improvements elsewhere in the new UDC should lessen the need for new PDs, such as:
 - Minor adjustments to certain standards (e.g., setbacks, parking)
 - Updates and modernization of zone districts and use tables



STREAMLINE REVIEW PROCEDURES REFORM PD PROCESS

- Consider limiting when PDs are allowed (e.g., size, geographic area)
- Formalize a two-step PD review process (preliminary and final)
 - Reaffirm the essential project characteristics to consider at preliminary PD plan
 - Codify the final plan approval procedure
- Require public benefits
- Clarify amendment procedures ("minor" vs. "major")



STREAMLINE REVIEW PROCEDURES KEY QUESTIONS

Generally

Do you have questions or comments about the review procedures?

Specifically

- Delegate greater decision-making authority to professional planning staff for matters that are not controversial, complex, or significant?
- Require a neighborhood meeting prior to the submittal of a major development proposal?



REWRITE SIGN REGULATIONS

REWRITE SIGN REGULATIONS

- Formalize and update sign review procedures
- Consider establishing sign districts
- Consider added flexibility
- Consider allowing electronic changeable message signs in some areas



REWRITE SIGN REGULATIONS REMOVE CONTENT-BASED REGULATIONS

- Do you have to read it to regulate it?
- Remove references to specific sign types (e.g., real estate sign, gasoline sign)
- Remove SUP requirement related to alcoholic beverage signage
- Distinguish "wall art" and "murals" from "signs" and "advertising"



REWRITE SIGN REGULATIONS KEY QUESTIONS

Generally

• Do you have questions or comments about the sign regulations?

Specifically

- Should Addison maintain the same level of strict sign controls or allow for more flexibility?
- Should electronic changeable message signs be allowed in specific areas of the Town?
- Update sign regulations to reflect the Supreme Court decision regarding content-neutrality.





NEXT STEPS

COMMENTS?

- www.AddisonUDC.org
- Please submit any comments by April 15 on the Assessment Report to the project website
- Submit comments to: udc@addisontx.gov



Home Project Events Contact

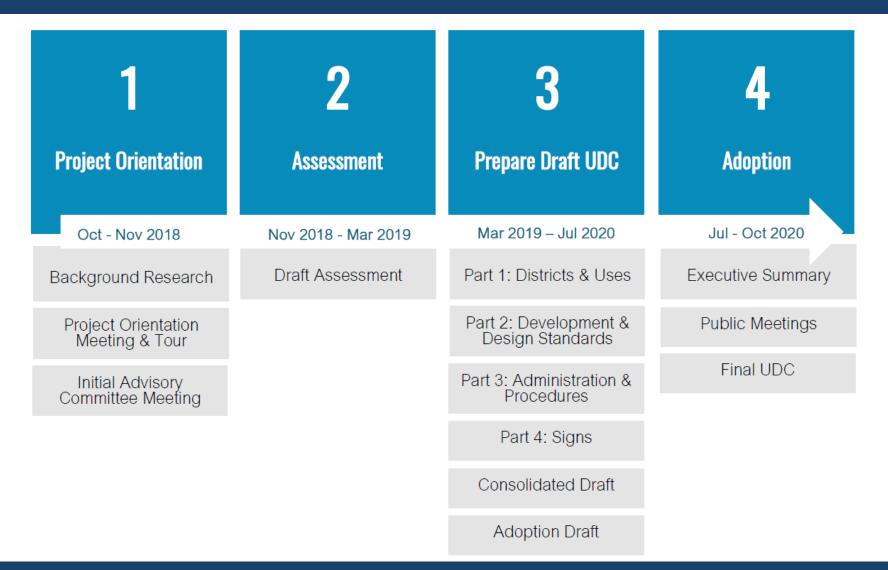
Addison Unified Development Code

The Town of Addison is reviewing and updating its development regulations to make them clearer, and to better accomplish the Town's long-term goals and vision.

LEARN MORE

READ THE DEVELOPMENT REGULATIONS ASSESSMENT REPORT <u>HERE</u>

NEXT STEP: PREPARE DRAFT UDC



THANK YOU

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ADDISON, TX UNIFIED DEVELOPMENT CODE

Development Regulations Assessment Report March 2019

