

Comparison Table – City Limits vs. Outside City Limits

Development Standard	City Limits	Outside City Limits
Allowable Uses	Uses are regulated based on the zoning of the property. (ex: an industrial use would not be allowed in a residential zoned property)	Uses cannot be regulated
Transportation Master Plan Roadways	Required	Required
Internal Streets	Based on block perimeter requirements. (5,000' block perimeter max for properties zoned HC)	Based on block perimeter requirements. (3,000' block perimeter max for properties in ETJ)
Zoning Development Standards	Required, including: • Property setbacks • Unit maximums • Landscaping • Screening • Tree mitigation • Parking • Lighting • Trash/recycling • Building height / articulation	Not required
Environmental	Required per Chapter 5 of the Development Code, including: • Stormwater / Detention • Water Quality • Floodplain	Required per Chapter 5 of the Development Code, including: • Stormwater / Detention • Water Quality • Floodplain

Application	City Limits	Outside City Limits
Subdivision Plat – formally divides and provides the layout of the property.	Required	Required
Public Improvement Construction Plan – the construction documents submitted to the city for public infrastructure including utilities and streets.	Required	Required
Watershed Protection Plan – the environmental reports and proposal for environmental engineering on the property.	Required	Required
Building Permit – the construction documents for the structures proposed on the property.	Required	Not required
Site Development Permit – construction of site related items	Required	Required