



DRAFT REDLINED CODE

TO: Planning and Zoning Commission
FROM: Andrea Villalobos, AICP, CNU-A, Planning Manager - Planning and Development Services
DATE: May 5, 2021
RE: Proposed Amendments to the Development Code include items within the following topics. Please reference the "Justification Table" for background information associated with each proposed amendment.

1. City Engineering Staff Recommendations
2. Residential Garage / Access Standards
3. Use of Self Storage and Outdoor Storage
4. Allowable Uses in CD-2.5 and ND-3.2
5. Typographical Errors

CITY ENGINEERING STAFF RECOMMENDATIONS

CHAPTER 2. DEVELOPMENT PROCEDURES

#1

ARTICLE 6: WATERSHED PROTECTION PLANS

DIVISION 1: APPROVAL AND APPLICATION PROCESS

Section 2.6.1.2 Application Requirements

- A. Phased Plans.** An application for a watershed protection plan may be prepared and acted upon by the City in two phases.
1. A watershed protection plan (phase 1) shall be prepared prior to approval of a conceptual development plan and prior to any development applications where no specific plan of development is portrayed.
 2. A watershed protection plan (phase 2) shall be prepared prior to approval of the first development application that portrays a specific plan of development but at no time later than a development application or permit authorizing land disturbance including:
 - a. Final subdivision or development plat;
 - b. Minor subdivision plat or replat, if the land is located in any of the following areas:
 1. [Over the Edwards Aquifer Recharge Zone, Transition Zone and Contributing Zone within the Transition Zone;](#)
 2. A floodplain, water quality, or buffer zone;
 3. The San Marcos river protection zone; ~~or~~
 4. San Marcos river corridor; or
 5. [Wetlands or other jurisdictional water.](#)
 - c. Public improvement construction plan; or
 - d. ~~Site development~~ permit.
- E.** An application for a watershed protection plan phase 2 may be applied for and approved as an element of a comprehensive site permit or public improvement construction plan when the land is not located [partially or completely](#) in any of the following zones:
1. Edwards Aquifer Recharge Zone; [Transition Zone and Contributing Zone within the Transition Zone;](#)
 2. A floodplain, water quality, or buffer zone;
 3. The San Marcos river protection zone; ~~or~~
 4. San Marcos river corridor; or
 5. [Wetlands or other jurisdictional water.](#)

ARTICLE 7: SITE PERMITS

DIVISION 1: APPROVAL AND APPLICATION PROCESS

Section 2.7.1.1 Purpose, Applicability, Exceptions and Effect

B. Applicability. Approval of a ~~S~~ite ~~P~~ermit, a Comprehensive Site Permit, a Small Site Permit or a site plan as part of a construction permit is required prior to any non-exempt development of land within the city limits or within the city's extraterritorial jurisdiction.

~~C. A site plan permit is required for all development meeting any of the criteria listed below.~~

1. Site Permit.

- a. All new non-residential and multi-family development.
- b. Existing non-residential and multi-family uses that are proposing to add or redevelop an area greater than ~~five~~ one thousand (~~15~~,000) square feet of impervious cover.
- c. Existing non-residential and multi-family uses that expand more than fifty (50) percent of the building's originally constructed floor area.

2. Comprehensive Site Permit.

- a. All non-residential and multi-family development may combine a Watershed Protection Plan Phase 2 with a Site Permit if it is not located partially or completely ~~on a lot~~ within any of the following sensitive environmental regions:
 - 1. Over the Edwards Aquifer Recharge Zone, Transition Zone, and Contributing Zone within the Transition Zone;
 - 2. An ~~identified~~ floodplain, water quality or buffer zone;
 - 3. The San Marcos river protection zone;
 - 4. The San Marcos river corridor; or
 - 5. Wetlands or other jurisdictional water.

3. Small Site Permit.

- a. Development activities that do not meet the criteria for a Site Permit or Comprehensive Site Permit or a Construction Permit shall require approval of a Small Site Permit. This includes but is not limited to non-occupied space construction, sheds, driveways, fill placement/storage, and grading only activities.

4. Site Plan as part of a Construction Permit.

- a. ~~D. All other D~~ development activities that do not meet the criteria for a Site Permit, a Comprehensive Site Permit, or a Small Site Permit shall require approval ~~submission~~ of a ~~small~~ site plan permit with the applicable Construction Permit ~~application demonstrating compliance with the requirements of this Development Code. This includes demolition and residential new construction/addition/remodel, in addition to non-residential and multi-family projects not meeting the criteria above.~~

~~E. Non-exempt development activities that do not meet the criteria above and do not require a construction permit shall require submission of a small site permit demonstrating compliance with any applicable standards.~~

CHAPTER 3. SUBDIVISIONS

ARTICLE 9: STORMWATER COLLECTION AND DRAINAGE SYSTEMS

DIVISION 1: IN GENERAL

Section 3.9.1.1 Flood Control Requirements

G. Waiver of Detention/Retention.

1. Detention/retention may be waived for the following if no adverse impacts are demonstrated through drainage analysis and a payment-in-lieu is made into the stormwater management fund in accordance with Section 6.1.1.3.
 - a. Non-residential small site permits,
 - b. Developments within High Intensity Zones, and
 - c. Plats of four (4) lots or less where the lots subdivided from the parent parcel do not exceed 0.5 acres each, are restricted by zoning or deed to 60% impervious cover or less, and are served by an existing street. An exemption is not allowed for the submittal of a series of plats of four (4) lots or less with the intention of producing a tract that is greater than four (4) lots.
 - d. [Developments directly adjacent to waterways with approval from the Responsible Official. Developments outside Edwards Aquifer Recharge Zone, Edwards Aquifer Transition Zone, Edwards Aquifer Contributing Zone within the Transition Zone, San Marcos River Protection Zone, and San Marcos River Corridor must meet the Stream Protection Volume requirement for a 1.25-inch rainfall as outlined in section 6.1.4.1.](#)
2. Detention/Retention may be waived in High Intensity Zones if no adverse impacts are demonstrated through drainage analysis and a payment-in-lieu is made into the stormwater management fund in accordance with Section 6.1.1.3.

CHAPTER 6. ENVIRONMENTAL REGULATIONS

#4

ARTICLE 1: STORMWATER MANAGEMENT

DIVISION 4: POST-CONSTRUCTION STORMWATER PERFORMANCE STANDARDS

Section 6.1.4.1 Stormwater Quality and Stream Protection

- A. ~~Water Quality~~ Stream Protection Volume (~~SP~~WQV). ~~Water Quality~~ Stream Protection Volume is based on the amount of runoff produced over the developed area from the listed rainfall amount identified in Section 6.1.4.1(C).
1. ~~SP~~WQV shall be retained or detained on-site. Drawdown time shall be 48-hours.
 2. The 90th percentile rainfall event for San Marcos is 1.6 inches
 3. The 85th percentile rainfall event for San Marcos is 1.25 inches.
- B. ~~Stormw~~Water Quality ~~Volume~~ Treatment. Required stormwater quality ~~volume~~ treatment levels for different locations ~~is~~ are listed in the table below and represents the percent reduction in the increased total ~~suspended~~ suspended solids load.

C. ~~Water Quality~~ Stream Protection Volume and Stormwater Treatment Level Table

Table 6.1 ~~Water Quality~~ Stream Protection Volume and Stormwater Treatment Level Table

LOCATION	SPV <u>WQV</u> AMOUNT DESIGN RAINFALL	STORMWATER <u>WQV</u> TREATMENT LEVEL
Edwards Aquifer Recharge Zone	1.60"	89%
Edwards Aquifer Transition Zone and Contributing Zone within the Transition Zone	1.25"	85%
San Marcos River Protection Zone	1.25"	80%
San Marcos River Corridor	1.60"	89%

- D. Exceptions to stormwater quality and stream protection volume requirements are allowed under the following conditions provided that disconnected impervious cover and treatment through vegetative filter strips or similar means is included:
1. Development applications proposing solely the construction or expansion of a single family home.

RESIDENTIAL GARAGE / ACCESS STANDARDS

#5

CHAPTER 7. SUPPLEMENTAL DEVELOPMENT STANDARDS

ARTICLE 1: PARKING

DIVISION 4: PARKING LOCATION AND DESIGN

Section 7.1.4.1 Single-Family and Two-Family

C. Residential Garage Parking Requirements

1. Where Residential Garage Parking requirements are applicable garage placement must match one of the following:
 - a. **Flush.** Garage is attached to the primary structure and where the garage doors are oriented to the street.
 1. In no case shall the garage be the front-most protrusion of the front facade of the house.
 2. The garage may be flush with the front façade of the house or a covered front porch. Where a porch is provided, the standards in section 4.3.5.11 shall apply.
 3. The total width of the garage door (including any center column between two garage doors) shall not exceed more than 55% of the width of the façade in which the garage is placed.
 4. A single garage door shall not exceed 16' in width. If two garage doors are proposed, each garage door shall not exceed 8' in width.
 - b. **Semi-Flush.** Garage doors are oriented toward the street. Garage doors must be positioned between 5 and 20 feet behind the front wall plane of the house, extending no more than 40% of the width of the house. No individual garage door may exceed 12 feet in width.
 - c. **Recessed.** Garage doors are oriented toward the street. Garage doors must be positioned at least 20 feet behind the front wall plane of the house. There is no restriction on garage door width.
 - d. **Side-Loaded.** Garage doors are oriented perpendicular to the front wall plane. Any wall of the garage must be located at least 3 feet behind the front wall plane of the house.
 - e. **Detached.** Garage is placed entirely to the rear of the house.
 - f. **Alley-Loaded.** Garage is placed entirely to the rear of the house and is alley-accessed. Garage doors must face the alley. The garage must either be located 4 feet from the alley right-of-way or be a minimum of 20 feet from the alley right-of-way. Where parking spaces are located between the garage and the alley, the garage must be located at least 20 feet from the alley right-of-way.

FIGURE 7.1 FLUSH GARAGE

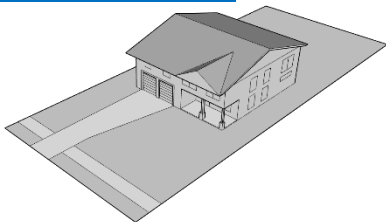


FIGURE 7.2 SEMI-FLUSH GARAGE



FIGURE 7.3 RECESSED GARAGE

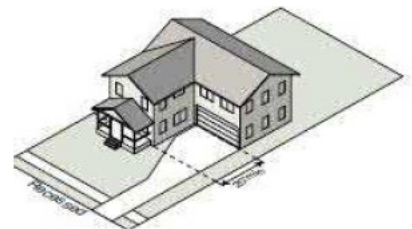


FIGURE 7.4 SIDE-LOADED GARAGE



FIGURE 7.5 DETACHED GARAGE

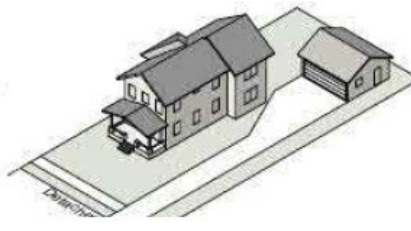


FIGURE 7.6 ALLEY-LOADED GARAGE



CHAPTER 3. SUBDIVISIONS

ARTICLE 6: BLOCKS, LOTS, ACCESS

DIVISION 4: ACCESS

Section 3.6.4.2 Site Access

B. Pedestrian Access

1. All existing and proposed development must provide safe, direct and convenient pedestrian access connecting main entrances of buildings, establishments or uses on a site that allows for public access with all other such entrances and with available access points including parking, streets, sidewalks and transit stops with the exception of the following exempted uses:
 - a. ~~Single- or two-unit living;~~
 - b. Multi-unit living with six (6) or fewer dwelling units;
 - c. Agricultural use;
 - d. Parks, open space and greenways;
 - e. Cemetery; and
 - f. Other uses not containing a principal building on the premise (with the exception of a parking facility).
2. Pedestrian access shall consist of an accessible, easily-discernible and ADA compliant walkway or multi-use path with a minimum width of four (4) feet.
3. The pedestrian access surface located on private property shall be constructed of concrete, asphalt or other fixed, firm and nonslip material as approved by the Responsible Official.
4. Pedestrian access routes between buildings and public rights-of-way shall be physically separated from vehicular surface areas, except where required to cross a drive aisle; such crossings shall be perpendicular wherever practicable.
5. Single- or two-unit living uses shall be required to provide pedestrian access from the front door of the unit to the public sidewalk or public street. The access shall be:
 - a. A minimum of 4' in width.
 - b. Physically separated from vehicular surface areas such as the driveway.
 - c. Constructed of concrete, asphalt or other fixed, firm and nonslip material as approved by the Responsible Official.

CHAPTER 4. ZONING REGULATIONS

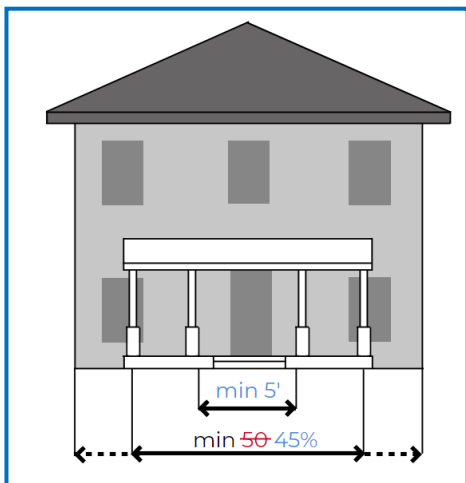
ARTICLE 3: GENERAL TO ALL

DIVISION 5: ACTIVATION

Section 4.3.5.11 Front Porch

Section 4.3.5.11 Front Porch

A. Description. A raised structure attached to a building that forms a covered entrance to a doorway.



B. General Requirements:

1. A front porch must be at least 6 feet deep (excluding the steps and any porch posts).
2. A front porch shall have a minimum area of 50 square feet.
3. Front porch posts which flank the front door, entry, or access point to the unit shall be separated a minimum of 5'.
4. A front porch must be contiguous with a width not less than 45 ~~50~~% of the building facade.
5. A front porch must be roofed and may be screened but cannot be fully enclosed.
6. A front porch may extend up to 9 feet, including the steps, into a required front setback, provided that such extension is at least 2 feet from the vertical plane of any lot line.

CHAPTER 4. ZONING REGULATIONS

#8

ARTICLE 2: ZONING DISTRICTS

DIVISION 5: ACTIVATION

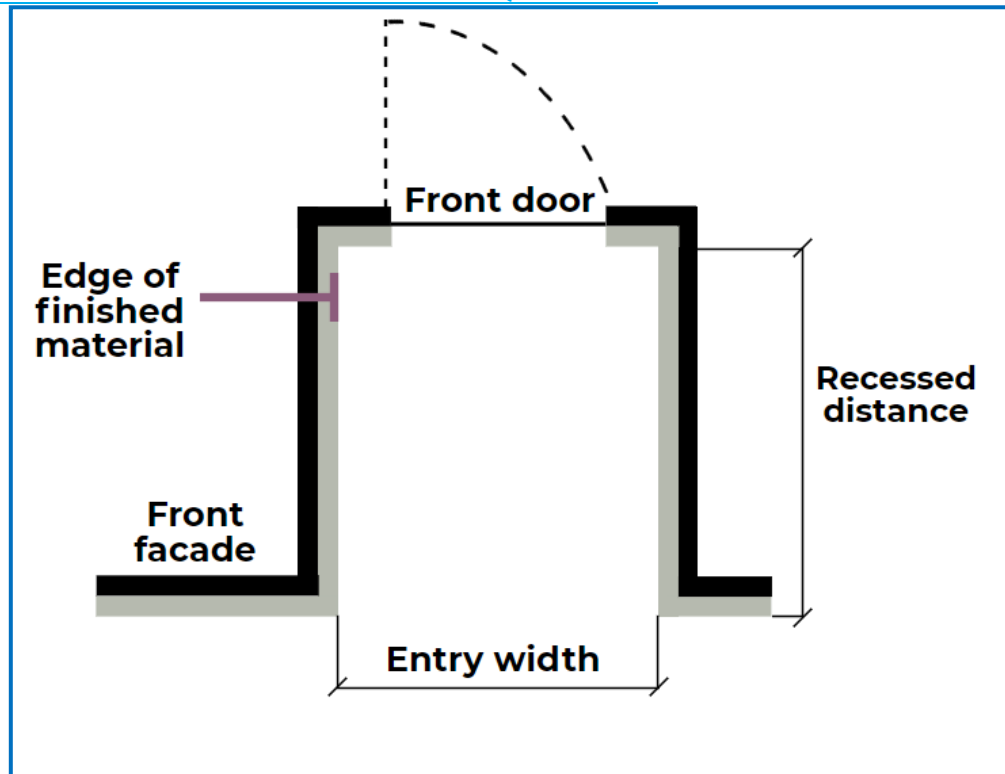
Activation standards are described here and required based on the properties zoning district or designated building type.

Note: New added section. Requires re-numbering of other sections

Section 4.3.5.1 Residential Front Door Requirements

- A. **Applicability.** This section shall apply to House, Cottage Court, Duplex, Zero Lot Line House, and Townhouse Building Types.
- B. **Intent.** The residential front door requirements are intended to enhance the visibility and ease of access to the front door from the public street. The requirements further intend to assist first responders in emergency situations.
- C. **Requirements.** Where the front door is recessed from the front façade the following requirements shall apply:
 - a. If the front door is recessed 3 feet or less from the front façade, the entry shall be a minimum of 5 feet wide for the entire length of the entry (Figure 4.XX) and shall not be obstructed by architectural features, columns, or other obstructions or material that would reduce the passable width of the entry.
 - b. If the front door is recessed more than 3 feet, the entry shall be a minimum of 7 feet wide for the entire length of the entry (Figure 4.XX) and shall not be obstructed by architectural features, columns, or other obstructions or material that would reduce the passable width of the entry.
 - c. As indicated in Figure 4.XX, the entry width shall be measured from the edge of brick, siding, or other finished material.
 - d. If a front porch is proposed it shall be designed in accordance with Section 4.3.5.11, Front Porch.

FIGURE 4.XX RESIDENTIAL FRONT DOOR REQUIREMENTS



ARTICLE 4: ZONING DISTRICTS

#9

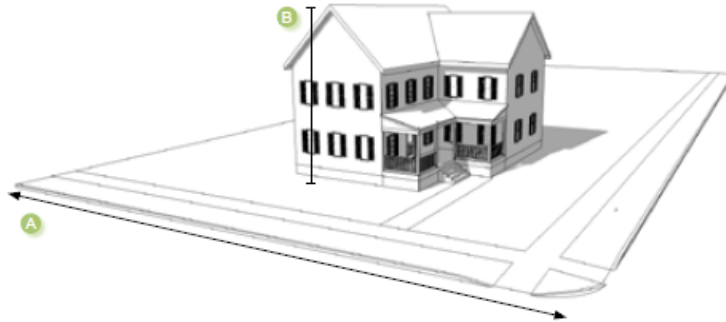
DIVISION 6: BUILDING TYPE STANDARDS

Section 4.4.6.2. House

Note: This amendment includes revising the House, Cottage Court, Duplex, Zero Lot Line House, and Townhouse Building Type pages as indicated below

ZONING REGULATIONS

CHAPTER 4



BUILDING ELEMENTS ALLOWED

Front Porch	Section 4.3.5.11	A
Stoop	Section 4.3.5.12	
Balcony	Section 4.3.5.13	

Activation

[Residential Front Door
Requirements](#)

[Section 4.3.5.1](#)

HEIGHT

Principle Structure Height	Set by District	B
Accessory Structure Height	Set by District	

BUILDING SETBACKS

Principle Building Setbacks	Set by District
Accessory Structure Setbacks	Set by District

VEHICLE ACCESS AND PARKING

Parking Location	Set by District
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USE OF SELF STORAGE AND OUTDOOR STORAGE

#10

CHAPTER 5. USE REGULATIONS

ARTICLE 1: ALLOWABLE USES

DIVISION 3: ACCESSORY AND TEMPORARY STRUCTURES AND USES

Section 5.1.3.2. Accessory Uses

B. Outdoor Storage

1. **Defined.** The keeping, displaying or storing, outside a building, of any goods, materials, merchandise or equipment on a lot or tract for more than 24 hours. Outdoor storage shall be accessory to a primary use and is not permitted as a primary use.
2. **Use Standards.**
 - a. All outdoor storage shall be located at least 15 feet from the public right-of-way;
 - b. All outdoor storage shall be no taller than the primary building height; and ~~not be more than 12 feet in height; and~~
 - c. All outdoor storage adjacent to any district other than HI or HC shall be subject to a transitional protective yard C or D in compliance with Section 7.2.2.3.
d. No outdoor storage shall be permitted within a required setback.
- ~~3. Where outdoor storage is limited the following standards apply:~~
 - ~~a. e.~~ All outdoor storage shall be ~~fully~~-screened from view from the public right-of-way, ~~public parking areas and abutting properties~~ by a wall constructed in accordance with Section 7.2.6.1 or by the parking lot screening requirements as set forth in Section 7.1.4.4.

#11

ARTICLE 1: ALLOWABLE USES

DIVISION 1: INTERPRETIVE RULES AND LAND USE MATRIX

Section 5.1.1.2 Land Use Matrix

Table 5.1 Land Use Matrix

TYPES OF LAND USES	SPECIAL DISTRICTS					DEFINITION USE STANDARDS
	HC	LI	HI	MH	EC	
AGRICULTURAL USES						
Barns or agricultural buildings	P	--	--	--	--	Section 5.1.2.1
Stables	P	--	--	--	--	Section 5.1.2.2
Community Garden	P	P	P	P	P	Section 5.1.2.3
Urban Farm	P	P	--	P	C	Section 5.1.2.4
Plant Nursery	P	P	P	--	P	Section 5.1.2.5
ACCESSORY USES AND STRUCTURES						
Accessory Building/Structure	P	P	P	P	P	Section 5.1.3.1
Accessory Dwelling Unit	--	--	--	--	--	Section 5.1.3.1
Accessory Use, except as listed below:	P	P	P	P	P	Section 5.1.3.2
Outdoor Storage	P	L P	P	--	L P	Section 5.1.3.2
Outdoor Display	P	--	--	--	L	Section 5.1.3.2
Food Truck	P	P	P	--	P	Section 5.1.3.1

#12

ARTICLE 1: ALLOWABLE USES

DIVISION 7: INDUSTRIAL USES

Section 5.1.7.7 Self Storage

A. Defined. Self Storage. ~~Small individual storage units for rent or lease, restricted solely to the storage of items.~~

1. Self Storage, Indoor. A building or group of buildings, with controlled access, containing individual storage units that are leased for the storage of business and household goods.
2. Self Storage, Outdoor. Individual storage spaces, not within a fully enclosed structure, that are leased for the storage of motor vehicles, trailers, boats, and similar items.

B. Use Standards.

1. The conduct of sales, business or any other activity other than storage and the associated leasing office of the self storage business, shall be prohibited.
2. Outdoor storage shall not include the storage of inoperable vehicles.
3. No outdoor self storage shall be permitted within a required setback.
4. All self storage adjacent to any district other than HI or HC shall be subject to a transitional protective yard Type A/B in compliance with Section 7.2.2.3.
5. The City Council may in accordance with Section 2.8.3.1 approve a Conditional Use Permit for the use of self storage.

#13

ARTICLE 1: ALLOWABLE USES

DIVISION 1: INTERPRETIVE RULES AND LAND USE MATRIX

Section 5.1.1.2 Land Use Matrix

Table 5.1 Land Use Matrix

TYPES OF LAND USES	SPECIAL DISTRICTS					DEFINITION USE STANDARDS
	HC	LI	HI	MH	EC	
Warehouse & Distribution	P	P	P	--	P	Section 5.1.7.4
Waste-Related service	P	P	P	--	--	Section 5.1.7.5
Wholesale trade	P	P	P	--	P	Section 5.1.7.6
Self Storage	P	P	P	--	C	Section 5.1.7.7
Research and Development	P	P	P	--	C	Section 5.1.7.8
Wrecking/Junk Yard	--	--	P	--	--	Section 5.1.7.9

CHAPTER 4. ZONING REGULATIONS

ARTICLE 4: ZONING DISTRICTS

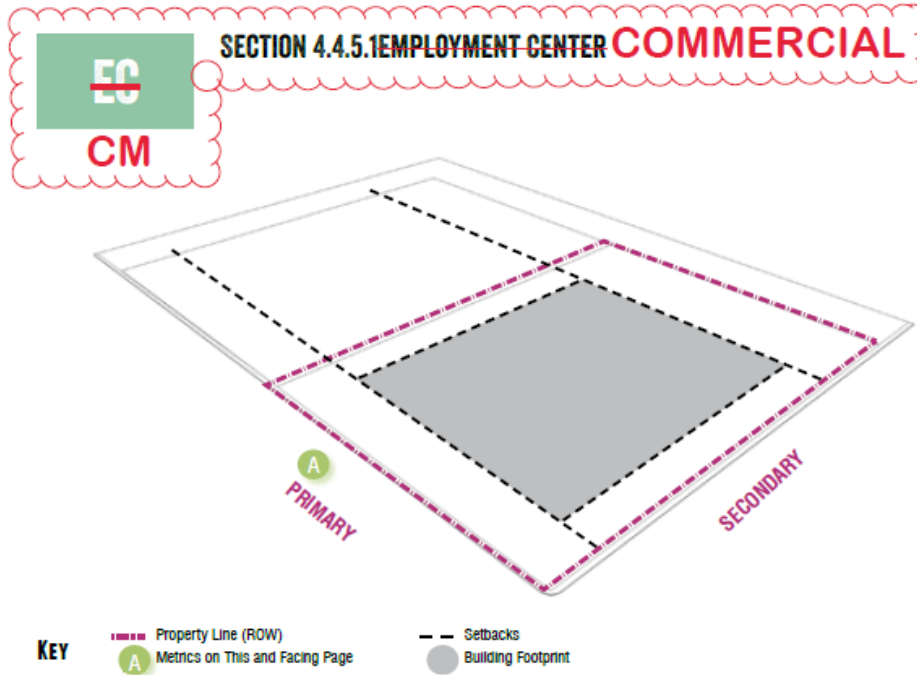
DIVISION 5: SPECIAL DISTRICTS

Section 4.4.5.1 ~~Employment Center~~ Commercial

Note: The name of this zoning district will be revised in all instances in the Development Code.

4 CHAPTER

ZONING REGULATIONS



DISTRICT INTENT STATEMENTS

CM EC is intended to serve as a commercial gateway and to take advantage of proximity to major roadways, therefore the quality and aesthetics of new development is very important. EC should be applied along highway corridors that serve as entrances to downtown or other pedestrian oriented activity areas.

DENSITY

BUILDING TYPES ALLOWED

Live/ Work	Section 4.4.6.10
General Commercial	Section 4.4.6.12
Mixed Use Shopfront*	Section 4.4.6.13
Civic Building	Section 4.4.6.14

*No Residential on the ground floor

CHAPTER 5. USE REGULATIONS

ARTICLE 1: ALLOWABLE USES

DIVISION 1: INTERPRETIVE RULES AND LAND USE MATRIX

Section 5.1.1.2 Land Use Matrix

Table 5.1 Land Use Matrix

TYPES OF LAND USES	CONVENTIONAL RESIDENTIAL				NEIGHBORHOOD DENSITY DISTRICTS				CHARACTER DISTRICTS						SPECIAL DISTRICTS					DEFINITION USE STANDARDS	
	FD	SF-R	SF-6	SF-4.5	ND-3	ND-3.5	ND-4	N-CM	CD-1	CD-2	CD-3	CD-4	CD-5	CD-5D	HC	LI	HI	MH	ES		CM
AGRICULTURAL USES																					
Barns or agricultural buildings	P	L	--	--	--	--	--	--	P	P	L	--	--	--	P	--	--	--	--		Section 5.1.2.1
Stables	P	L	--	--	--	--	--	--	--	P	L	--	--	--	P	--	--	--	--		Section 5.1.2.2
Community Garden	P	P	L	L	L	L	L	--	P	P	L	L	L	L	P	P	P	P	P		Section 5.1.2.3
Urban Farm	P	C	C	C	C	L	L	C	P	P	L	L	C	C	P	P	--	P	C		Section 5.1.2.4
Plant Nursery	L	--	--	--	--	--	--	P	--	L	--	--	P	P	P	P	P	--	P		Section 5.1.2.5
ACCESSORY USES AND STRUCTURES																					
Accessory Building/Structure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		Section 5.1.3.1
Accessory Dwelling Unit	L	L	L	L	L	L	P	P	--	P	L	P	P	P	--	--	--	--	--		Section 5.1.3.1
Accessory Use, except as listed below:	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		Section 5.1.3.2
Outdoor Storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	L	P	--	L		Section 5.1.3.2
Outdoor Display	--	--	--	--	--	--	--	L	--	--	--	--	L	L	P	--	--	--	L		Section 5.1.3.2
Food Truck	--	--	--	--	--	--	--	P	--	--	--	--	P	P	P	P	P	--	P		Section 5.1.3.1
Drive-thru or Drive-in	--	--	--	--	--	--	--	C	--	--	--	--	C	C	P	--	--	--	P		Section 5.1.3.2
Home Occupation	L	L	L	L	L	L	L	--	--	L	L	L	--	--	--	--	--	--	--		Section 5.1.3.4
Family Home Care	P	P	P	P	P	P	P	--	--	P	P	P	--	--	--	--	--	--	--		Section 5.1.3.5
Short Term Rental	L	L	L	L	L	L	L	P	--	L	L	P	P	P	--	--	--	L	P		Section 5.1.3.6
RESIDENTIAL USES																					
Single Family Detached / Tiny Home	P	L	L	L	L	L	L	--	--	P	P	P	--	--	--	--	--	--	--		Section 5.1.4.1
Cottage Court	--	--	--	--	--	L	L	--	--	--	P	P	--	--	--	--	--	--	--		Section 5.1.4.1
Two Family	--	--	--	--	--	L	L	--	--	--	P	P	--	--	--	--	--	--	--		Section 5.1.4.1
Single Family Attached	--	--	--	--	L	L	L	L	--	--	P	P	P	P	--	--	--	--	--		Section 5.1.4.1
Small Multi-Family (up to 9 units)	--	--	--	--	--	L	L	L	--	--	--	P	P	P	--	--	--	--	--		Section 5.1.4.1
Courtyard Housing (up to 24 units)	--	--	--	--	--	--	L	L	--	--	--	P	P	P	--	--	--	--	--		Section 5.1.4.1
Multi-family (10 or more units)	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	--	--		Section 5.1.4.1
Purpose Built Student Housing	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--	--	--	--		Section 5.1.4.1
Manufactured Home	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--		Section 5.1.4.1

TYPES OF LAND USES	CONVENTIONAL RESIDENTIAL				NEIGHBORHOOD DENSITY DISTRICTS				CHARACTER DISTRICTS						SPECIAL DISTRICTS					DEFINITION USE STANDARDS
	FD	SF-R	SF-6	SF-4.5	ND-3	ND-3.5	ND-4	N-CH	CD-1	CD-2	CD-3	CD-4	CD-5	CD-5D	HC	LI	HI	MH	ES ^{CM}	
Mobile Home Community / Manufactured Home Park / Tiny Home Village	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	Section 5.1.4.1
Community Home	L	L	L	L	L	L	P	P	--	P	P	P	P	P	--	--	--	L	--	Section 5.1.4.12
Fraternity or Sorority Building	--	--	--	--	--	--	C	C	--	--	--	C	P	P	--	--	--	--	--	Section 5.1.4.12
COMMERCIAL USES																				
Professional Office	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	P	--	--	P	Section 5.1.5.1
Medical, except as listed below:	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.2
Urgent care, emergency clinic, or hospital	--	--	--	--	--	--	--	P	--	--	--	--	P	P	P	P	--	--	P	Section 5.1.5.2
Nursing/ retirement home	--	--	--	--	--	--	P	P	--	--	--	P	P	P	P	--	--	--	P	Section 5.1.5.2
Personal Services, except as listed below:	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.3
Animal care (indoor)	C	--	--	--	--	--	--	P	--	--	--	--	P	P	P	--	--	--	P	Section 5.1.5.3
Animal care (outdoor)	C	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	C	Section 5.1.5.3
Funeral Home	--	--	--	--	--	--	--	C	--	--	--	--	C	C	P	--	--	--	P	Section 5.1.5.3
Adult Oriented Businesses	See Section 18, Article 6 of the City Code																			
All Retail Sales, except as listed below:	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.4
Gasoline Sales	--	--	--	--	--	--	--	L	--	--	--	--	C	C	P	--	--	--	P	Section 5.1.5.4
Truck stop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	--	--	--	P	Section 5.1.5.4
Tattoo, body piercing	--	--	--	--	--	--	C	C	--	--	--	C	P	P	P	--	--	--	P	Section 5.1.5.4
Building material sales	--	--	--	--	--	--	--	C	--	--	--	--	C	C	P	P	P	--	P	Section 5.1.5.4
Vehicle Sales/ Rental	--	--	--	--	--	--	--	C	--	--	--	--	C	C	P	--	--	--	P	Section 5.1.5.4
Pawnshop	--	--	--	--	--	--	--	C	--	--	--	C	P	P	P	--	--	--	P	Section 5.1.5.4
Restaurant/ Bar, as listed below:																				
Eating Establishment	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.5
Bar	--	--	--	--	--	--	--	C	--	--	--	--	C	C	C	--	--	--	C	Section 5.1.5.5
Mobile Food Court	--	--	--	--	--	--	--	C	--	--	--	--	P	P	--	--	--	--	--	Section 5.1.5.5
Sale of Alcohol for on premise consumption	--	--	--	--	--	--	C	C	--	--	--	C	C	C	C	--	--	--	C	Section 5.1.5.5

TYPES OF LAND USES	CONVENTIONAL RESIDENTIAL				NEIGHBORHOOD DENSITY DISTRICTS				CHARACTER DISTRICTS						SPECIAL DISTRICTS					DEFINITION USE STANDARDS
	FD	SF-R	SF-6	SF-4.5	ND-3	ND-3.5	ND-4	N-CM	CD-1	CD-2	CD-3	CD-4	CD-5	CD-5D	HC	LI	HI	MH	CM	
Overnight Lodging, as listed below:																				Section 5.1.5.6
Bed and Breakfast (up to 8 rooms)	L	C	C	C	C	L	L	P	--	P	C	P	P	P	--	--	--	--	P	Section 5.1.5.6
Boutique Hotel (9 - 30 rooms)	--	--	--	--	--	--	C	P	--	--	--	P	P	P	--	--	--	--	P	Section 5.1.5.6
Hotel/ Motel (more than 30 rooms)	--	--	--	--	--	--	--	P	--	--	--	--	P	P	--	--	--	--	P	Section 5.1.5.6
Outdoor Recreation, except as listed below:	--	--	--	--	--	--	--	C	--	--	--	--	P	C	P	--	--	--	P	Section 5.1.5.7
Golf Course	C	C	C	C	C	C	C	C	C	C	C	C	C	C	--	--	--	C	C	Section 5.1.5.7
Traveler Trailers/ RVs Short Term stays	P	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	P	--	Section 5.1.5.7
Shooting Range	C	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	C	Section 5.1.5.7
Indoor Recreation, except as listed below:	--	--	--	--	--	--	--	P	--	--	--	--	P	P	P	P	P	--	P	Section 5.1.5.8
Gym/ Health club	--	--	--	--	--	--	L	P	--	--	--	L	P	P	P	P	P	--	P	Section 5.1.5.8
Smoking Lounge	--	--	--	--	--	--	--	C	--	--	--	--	P	C	--	--	--	--	P	Section 5.1.5.8
Charitable Gaming Facility	--	--	--	--	--	--	--	--	--	--	--	--	C	--	C	--	--	--	C	Section 5.1.5.8
Special Event Facility	C	C	--	--	--	--	--	C	--	C	--	--	--	--	--	--	--	--	--	Section 5.1.5.9
PUBLIC & INSTITUTIONAL																				
Civic, except as listed below:	P	L	L	L	L	L	P	P	L	L	L	P	P	P	P	P	P	P	P	Section 5.1.6.1
Day Care Center	C	--	--	--	C	C	L	P	--	C	C	L	P	P	P	--	--	--	P	Section 5.1.6.1
Parks, Open Space, and Greenways	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.6.2
Minor Utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.6.3
Major Utilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	Section 5.1.6.3
Antenna	See Section 5.1.6.3D																			
INDUSTRIAL																				
Light Industrial	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	P	P	--	C	Section 5.1.7.1
Light Manufacturing	--	--	--	--	--	--	--	C	--	--	--	--	P	P	P	P	P	--	P	Section 5.1.7.2
Vehicle Service, as listed below:																				Section 5.1.7.3
Car Wash	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	C	Section 5.1.7.3
Vehicle repair (minor)	--	--	--	--	--	--	--	C	--	--	--	--	P	P	P	P	P	--	C	Section 5.1.7.3
Vehicle repair (major)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	C	Section 5.1.7.3

TYPES OF LAND USES	CONVENTIONAL RESIDENTIAL				NEIGHBORHOOD DENSITY DISTRICTS				CHARACTER DISTRICTS						SPECIAL DISTRICTS					DEFINITION USE STANDARDS
	FD	SF-R	SF-6	SF-4.5	ND-3	ND-3.5	ND-4	N-CM	CD-1	CD-2	CD-3	CD-4	CD-5	CD-5D	HC	LI	HI	MH	CM	
Warehouse & Distribution	--	--	--	--	--	--	--	--	--	--	--	--	C	--	P	P	P	--	P	Section 5.1.7.4
Waste-Related service	--	--	--	--	--	--	--	--	--	--	--	--	C	--	P	P	P	--	--	Section 5.1.7.5
Wholesale trade	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	Section 5.1.7.6
Self Storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	C	Section 5.1.7.7
Research and Development	--	--	--	--	--	--	--	--	--	--	--	--	C	C	P	P	P	--	C	Section 5.1.7.8
Wrecking/Junk Yard	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	Section 5.1.7.9

ALLOWABLE USES IN CD-2.5 AND ND-3.2

#16

CHAPTER 5. USE REGULATIONS

ARTICLE 1: ALLOWABLE USES

DIVISION 1: INTERPRETIVE RULES AND LAND USE MATRIX

Section 5.1.1.2 Land Use Matrix

Table 5.1 Land Use Matrix

Types of Land Uses	Conventional Residential				Neighborhood Density Districts					Character Districts							Special Districts					Definition Use Standards
	FD	SF-R	SF-6	SF-4.5	ND-3	ND-3.2	ND-3.5	ND-4	N-CN	CD-1	CD-2	CD-2.5	CD-3	CD-4	CD-5	CD-5D	HC	LI	HI	MH	EC	
Agricultural Uses																						
Barns or agricultural buildings	P	L	--	--	--	--	--	--	--	P	P	--	L	--	--	--	P	--	--	--	--	Section 5.1.2.1
Stables	P	L	--	--	--	--	--	--	--	--	P	--	L	--	--	--	P	--	--	--	--	Section 5.1.2.2
Community Garden	P	P	L	L	L	L	L	L	--	P	P	L	L	L	L	L	P	P	P	P	P	Section 5.1.2.3
Urban Farm	P	C	C	C	C	C	L	L	C	P	P	L	L	L	C	C	P	P	--	P	C	Section 5.1.2.4
Plant Nursery	L	--	--	--	--	--	--	--	P	--	L	--	--	--	P	P	P	P	P	--	P	Section 5.1.2.5
Accessory Uses and Structures																						
Accessory Building/Structure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.3.1
Accessory Dwelling Unit	L	L	L	L	L	L	L	P	P	--	P	L	L	P	P	P	--	--	--	--	--	Section 5.1.3.1
Accessory Use, except as listed below:	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.3.2
Outdoor Storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	L	P	--	L	Section 5.1.3.2
Outdoor Display	--	--	--	--	--	--	--	--	L	--	--	--	--	--	L	L	P	--	--	--	L	Section 5.1.3.2
Food Truck	--	--	--	--	--	--	--	--	P	--	--	--	--	--	P	P	P	P	P	--	P	Section 5.1.3.1
Drive-thru or Drive-in	--	--	--	--	--	--	--	--	C	--	--	--	--	--	C	C	P	--	--	--	P	Section 5.1.3.2
Home Occupation	L	L	L	L	L	L	L	L	--	--	L	L	L	L	--	--	--	--	--	--	--	Section 5.1.3.4
Family Home Care	P	P	P	P	P	P	P	P	--	--	P	P	P	P	--	--	--	--	--	--	--	Section 5.1.3.5
Short Term Rental	L	L	L	L	L	L	L	L	P	--	L	L	L	P	P	P	--	--	--	L	P	Section 5.1.3.6
Residential Uses																						
Single Family Detached / Tiny Home	P	L	L	L	L	L	L	L	--	--	P	L	P	P	--	--	--	--	--	--	--	Section 5.1.4.1
Cottage Court	--	--	--	--	--	--	L	L	--	--	--	--	P	P	--	--	--	--	--	--	--	Section 5.1.4.1
Two Family	--	--	--	--	--	--	L	L	--	--	--	--	P	P	--	--	--	--	--	--	--	Section 5.1.4.1
Single Family Attached	--	--	--	--	L	L	L	L	L	--	--	--	P	P	P	P	--	--	--	--	--	Section 5.1.4.1
Small Multi-Family (up to 9 units)	--	--	--	--	--	--	L	L	L	--	--	--	--	P	P	P	--	--	--	--	--	Section 5.1.4.1
Courtyard Housing (up to 24 units)	--	--	--	--	--	--	--	L	L	--	--	--	--	P	P	P	--	--	--	--	--	Section 5.1.4.1

TYPES OF LAND USES	CONVENTIONAL RESIDENTIAL				NEIGHBORHOOD DENSITY DISTRICTS					CHARACTER DISTRICTS						SPECIAL DISTRICTS					DEFINITION USE STANDARDS	
	FD	SF-R	SF-6	SF-4.5	ND-3	ND-3.2	ND-3.5	ND-4	N-CM	CD-1	CD-2	CD-2.5	CD-3	CD-4	CD-5	CD-5D	HC	LI	HI	MH		EC
Multi-family (10 or more units)	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	--	--	Section 5.1.4.1
Purpose Built Student Housing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--	--	--	--	Section 5.1.4.1
Manufactured Home	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	Section 5.1.4.1
Mobile Home Community / Manufactured Home Park / Tiny Home Village	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	Section 5.1.4.1
Community Home	L	L	L	L	L	L	L	P	P	--	P	L	P	P	P	P	--	--	--	L	--	Section 5.1.4.12
Fraternity or Sorority Building	--	--	--	--	--	--	--	C	C	--	--	--	--	C	P	P	--	--	--	--	--	Section 5.1.4.12
COMMERCIAL USES																						
Professional Office	--	--	--	--	--	--	--	L	P	--	--	--	--	L	P	P	P	P	--	--	P	Section 5.1.5.1
Medical, except as listed below:	--	--	--	--	--	--	--	L	P	--	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.2
Urgent care, emergency clinic, or hospital	--	--	--	--	--	--	--	--	P	--	--	--	--	--	P	P	P	P	--	--	P	Section 5.1.5.2
Nursing/ retirement home	--	--	--	--	--	--	--	P	P	--	--	--	--	P	P	P	P	--	--	--	P	Section 5.1.5.2
Personal Services, except as listed below:	--	--	--	--	--	--	--	L	P	--	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.3
Animal care (indoor)	C	--	--	--	--	--	--	--	P	--	--	--	--	--	P	P	P	--	--	--	P	Section 5.1.5.3
Animal care (outdoor)	C	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	C	Section 5.1.5.3
Funeral Home	--	--	--	--	--	--	--	--	C	--	--	--	--	--	C	C	P	--	--	--	P	Section 5.1.5.3
Adult Oriented Businesses	See Section 18, Article 6 of the City Code																					
All Retail Sales, except as listed below:	--	--	--	--	--	--	--	L	P	--	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.4
Gasoline Sales	--	--	--	--	--	--	--	--	L	--	--	--	--	--	C	C	P	--	--	--	P	Section 5.1.5.4
Truck stop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	--	--	--	L	Section 5.1.5.4
Tattoo, body piercing	--	--	--	--	--	--	--	C	C	--	--	--	--	C	P	P	P	--	--	--	P	Section 5.1.5.4
Building material sales	--	--	--	--	--	--	--	--	C	--	--	--	--	--	C	C	P	P	P	--	P	Section 5.1.5.4
Vehicle Sales/ Rental	--	--	--	--	--	--	--	--	C	--	--	--	--	--	C	C	P	--	--	--	P	Section 5.1.5.4
Pawnshop	--	--	--	--	--	--	--	--	C	--	--	--	--	C	P	P	P	--	--	--	P	Section 5.1.5.4
Restaurant/ Bar, as listed below:																						

TYPES OF LAND USES	CONVENTIONAL RESIDENTIAL				NEIGHBORHOOD DENSITY DISTRICTS					CHARACTER DISTRICTS							SPECIAL DISTRICTS					DEFINITION USE STANDARDS
	FD	SF-R	SF-6	SF-4.5	ND-3	ND-3.2	ND-3.5	ND-4	N-CN	CD-1	CD-2	CD-2.5	CD-3	CD-4	CD-5	CD-50	HC	LI	HI	MH	EC	
Eating Establishment	--	--	--	--	--	--	--	L	P	--	--	--	--	L	P	P	P	--	--	--	P	Section 5.1.5.5
Bar	--	--	--	--	--	--	--	--	C	--	--	--	--	--	C	C	C	--	--	--	C	Section 5.1.5.5
Mobile Food Court	--	--	--	--	--	--	--	--	C	--	--	--	--	--	P	P	--	--	--	--	--	Section 5.1.5.5
Sale of Alcohol for on premise consumption	--	--	--	--	--	--	--	C	C	--	--	--	--	C	C	C	C	--	--	--	C	Section 5.1.5.5
Overnight Lodging, as listed below:																						Section 5.1.5.6
Bed and Breakfast (up to 8 rooms)	L	C	C	C	C	C	C	L	L	P	--	P	C	C	P	P	P	--	--	--	P	Section 5.1.5.6
Boutique Hotel (9 - 30 rooms)	--	--	--	--	--	--	--	C	P	--	--	--	--	P	P	P	P	--	--	--	P	Section 5.1.5.6
Hotel/ Motel (more than 30 rooms)	--	--	--	--	--	--	--	--	P	--	--	--	--	--	P	P	--	--	--	--	P	Section 5.1.5.6
Outdoor Recreation, except as listed below:	--	--	--	--	--	--	--	--	C	--	--	--	--	--	P	C	P	--	--	--	P	Section 5.1.5.7
Golf Course	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	--	--	--	C	C	Section 5.1.5.7
Traveler Trailers/ RVs Short Term stays	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	P	--	Section 5.1.5.7
Shooting Range	C	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	C	Section 5.1.5.7
Indoor Recreation, except as listed below:	--	--	--	--	--	--	--	--	P	--	--	--	--	--	P	P	P	P	P	--	P	Section 5.1.5.8
Gym/ Health club	--	--	--	--	--	--	--	L	P	--	--	--	--	L	P	P	P	P	P	--	P	Section 5.1.5.8
Smoking Lounge	--	--	--	--	--	--	--	--	C	--	--	--	--	--	P	C	--	--	--	--	P	Section 5.1.5.8
Charitable Gaming Facility	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	C	--	--	--	C	Section 5.1.5.8
Special Event Facility	C	C	--	--	--	--	--	--	C	--	C	--	--	--	--	--	--	--	--	--	--	Section 5.1.5.9
PUBLIC & INSTITUTIONAL																						
Civic, except as listed below:	P	L	L	L	L	L	L	P	P	L	L	L	L	P	P	P	P	P	P	P	P	Section 5.1.6.1
Day Care Center	C	--	--	--	C	C	C	L	P	--	C	C	C	L	P	P	P	--	--	--	P	Section 5.1.6.1
Parks, Open Space, and Greenways	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.6.2
Minor Utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 5.1.6.3
Major Utilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	Section 5.1.6.3

TYPES OF LAND USES	CONVENTIONAL RESIDENTIAL				NEIGHBORHOOD DENSITY DISTRICTS					CHARACTER DISTRICTS							SPECIAL DISTRICTS					DEFINITION USE STANDARDS
	FD	SF-R	SF-6	SF-4.5	ND-3	ND-3.2	ND-3.5	ND-4	N-CM	CD-1	CD-2	CD-2.5	CD-3	CD-4	CD-5	CD-5D	HC	LI	HI	MH	EC	
Antenna	See Section 5.1.6.3D																					
INDUSTRIAL																						
Light Industrial	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	P	P	--	C	Section 5.1.7.1
Light Manufacturing	--	--	--	--	--	--	--	--	C	--	--	--	--	--	P	P	P	P	P	--	P	Section 5.1.7.2
Vehicle Service, as listed below:																						Section 5.1.7.3
Car Wash	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	C	Section 5.1.7.3
Vehicle repair (minor)	--	--	--	--	--	--	--	--	C	--	--	--	--	--	P	P	P	P	P	--	C	Section 5.1.7.3
Vehicle repair (major)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	C	Section 5.1.7.3
Warehouse & Distribution	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	P	P	P	--	P	Section 5.1.7.4
Waste-Related service	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	P	P	P	--	--	Section 5.1.7.5
Wholesale trade	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	Section 5.1.7.6
Self Storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	C	Section 5.1.7.7
Research and Development	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C	P	P	P	--	C	Section 5.1.7.8
Wrecking/Junk Yard	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	Section 5.1.7.9

TYPOGRAPHICAL ERRORS

#17 CHAPTER 2. DEVELOPMENT PROCEDURES

ARTICLE 1: DEVELOPMENT APPLICATIONS

DIVISION 1: CLASSIFICATION OF DEVELOPMENT APPLICATIONS

Section 2.1.1.1 Classification of Applications & Decisions; Rules Governing Decision-Making

Table 2.1

TABLE 2.1 DEVELOPMENT APPLICATIONS, DECISION AUTHORITY, AND NOTICE REQUIREMENTS TABLE

APPROVAL PROCESS			REVIEW AND APPROVAL AUTHORITY						NOTICE			
	CITATION	RESPONSIBLE OFFICIAL	STAFF	HISTORIC PRESERVATION COMMISSION	NEIGHBORHOOD PRESENTATION	ZONING BOARD OF ADJUSTMENTS	PLANNING COMMISSION	CITY COUNCIL	APPLICATION NOTICE	PUBLISHED NOTICE	PERSONAL NOTICE	POSTED NOTICE
Administrative												
Administrative Certificate of Appropriateness	Section 2.5.6.1	P	D				A			N	N	N

#18 CHAPTER 4. ZONING REGULATIONS

ARTICLE 1: GENERAL PROVISIONS AND ESTABLISHMENT OF DISTRICTS

DIVISION 2: DISTRICTS ESTABLISHED

Table 4.6 Character District / Existing Zoning Translation Table

TABLE 4.6 CHARACTER DISTRICT / EXISTING ZONING TRANSLATION TABLE

	EXISTING ZONING DISTRICTS			
	FAR, SF-R, MR, SF-6, SF4.5, P	FD, DR, D, PH-ZL, TH, MF-12, P	MU, MF-18, MF-24, P	OP, NC, CC, GC, HC, LI, HI, MH, VMU, P
CD-1	C	C	C	C
CD-2	C	NP	NP	NP*
CD-2.5	C	NP	NP	NP*
CD-3	NP	C	C	NP
CD-4	NP*	C	C	C
CD-5	PSA	NP*	C	C

LEGEND:

C = Consider

NP = Not Preferred

* = 50% or more single family requires additional votes of Planning Commission and City Council in accordance with Sec. 4.1.2.5(G)3a. above.

An adopted small area plan or neighborhood character study for the area surrounding a subject property supersedes the analysis in this Table.

(This Section was approved by Ord. No. 2019-60, 9-1-20)

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ARTICLE 4: ZONING DISTRICTS

DIVISION 1: CONVENTIONAL RESIDENTIAL DISTRICT

Table 4.12 Conventional Residential Districts

TABLE 4.12 CONVENTIONAL RESIDENTIAL DISTRICTS

ABBREVIATED DESIGNATION	CONVENTIONAL RESIDENTIAL ZONING DISTRICTS
FD	Future Development District
AR	Agricultural Ranch District
SF-R	Rural Residential District
SF-6	Single Family District
SF-4.5	Single Family District

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ARTICLE 4: ZONING DISTRICTS

DIVISION 3: CHARACTER DISTRICTS

Section 4.4.3.3 Character District 2.5

GENERAL DESCRIPTION

The CD-2.5 district is proposed to accommodate single-family detached houses and encourage opportunities for homeownership. CD-2.5 could be applied in areas where the land use pattern is single -family or two-family with some mixture in housing types. Uses that would interfere with the residential nature of the district are not allowed.

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ARTICLE 4: ZONING DISTRICTS

DIVISION 6: BUILDING TYPE STANDARDS

Section 4.4.6.1 Accessory Dwelling Unit

Section 4.4.6.1 Accessory Dwelling Unit

FD: SF-R: SF-6: S
CD-5D

Unit (ADU)



ARTICLE 4: ZONING DISTRICTS

#22

DIVISION 6: BUILDING TYPE STANDARDS

Section 4.4.6.9 Apartment



LOT	
Area	Set by District A
Width	Set by District
Lot Coverage	Set by district

COURTYARD	
Area	3,000 SF min.
Width	20 ft min. along the frontage
Ownership and Management	HOA; Section 3.10.1.6
Courtyard cannot be parked or driven upon, except for emergency access	

BUILDING ELEMENTS ALLOWED

HEIGHT AND MASSING	
Principle Structure Height	Set by District B
Accessory Structure Height	Set by District

BUILDING SETBACKS	
Principal Building Setbacks	Set by District
Accessory Structure Setbacks	Set by District

VEHICLE ACCESS AND PARKING	
Parking Location	Third Layer

ACTIVATION	
Street Facing Entrance	Street facing entries required every 100 ft E
Blank Wall Area	35 ft. max.

#23

ARTICLE 5: OVERLAY DISTRICTS

DIVISION 2: HISTORIC DISTRICTS

Section 4.5.2.1 Historic District

B. Historic Districts and Historic Landmarks. **Note: Map will also be updated**

2. The following local Historic landmarks are established within the City limits:
 - i. [The Calaboose African American History Museum at 200 West Martin Luther King Drive \(2021\)](#)

#24

Section 4.5.2.1 Historic District

N. Demolition by Neglect

3. The procedure for citing a property [owner](#) for Demolition by Neglect shall [be as follows](#): ~~follow Section-~~
 - g. If the property owner does [not](#) respond with a stabilization proposal, the matter is turned over to the City Attorney's office for action in Municipal Court.

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CHAPTER 9. LEGACY DISTRICTS

ARTICLE 2: ZONING DISTRICTS

DIVISION 2: PUBLIC, SPECIAL, AND NONRESIDENTIAL DISTRICTS

Section 9.2.2.5 CC, Community Commercial

- A. **Purpose.** The CC, Community Commercial ~~is established to provide areas for quality larger general retail establishments and service facilities for the retail sale of goods and services. This district should generally consist of retail nodes located along or at the intersection of major collectors or thoroughfares to accommodate high traffic volumes generated by general retail uses.~~ is intended to provide locations for limited (light) commercial and service-related establishments, such as wholesale product sales, automotive supply stores, veterinary services, and other similar limited commercial uses.

Section 9.2.2.6 GC, General Commercial

- B. **Purpose.** The GC, General Commercial District ~~is intended to provide locations for limited (light) commercial and service-related establishments, such as wholesale product sales, automotive supply stores, veterinary services, and other similar limited commercial uses. The commercial uses within this district will have operation characteristics that are generally compatible with the CC, Community Commercial District.~~ is established to provide areas for quality larger general retail establishments and service facilities for the retail sale of goods and services. This district should generally consist of retail nodes located along or at the intersection of major collectors or thoroughfares to accommodate high traffic volumes generated by general retail uses.

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CHAPTER 5. USE REGULATIONS

ARTICLE 1: ALLOWABLE USES

DIVISION 1: INTERPRETIVE RULES AND LAND USE MATRIX

Section 5.1.1.2 Land Use Matrix

Table 5.1 Land Use Matrix

Note: The below legend will be added to the bottom of each page of the Land Use Matrix:

LEGEND							
P	Permitted Use	L	Limited Use	C	Conditional Use	--	Uses Not Permitted

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THROUGHOUT DEVELOPMENT CODE

Remove all instances of "Neighborhood Main Street (N-MS)" and replace with "Neighborhood Commercial (N-CM)". The name of this district was updated during a previous Development Code update (Ord. No. 2019-45, 12-17-19), however, there are a few instances in which the name change was not updated in the text.

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THROUGHOUT DEVELOPMENT CODE

Update all zoning district abbreviations to include a hyphen where necessary. Applicable zoning districts in which a hyphen should occur are SF-R, SF-6, SF-4.5, ND-3, ND-3.2, ND-3.5, ND-4, N-CM, CD-1, CD-2, CD-2.5, CD-3, CD-4, CD-5, CD-5D.

CHAPTER 2. DEVELOPMENT PROCEDURES

ARTICLE 7: SITE PERMIT

DIVISION 4: DEMOLITION REVIEW FOR HISTORIC AGE RESOURCES

#29

Section 2.7.4.3 Process

2. . . . The responsible official shall send notice of the request for demolition . . .
 - f. President of the Heritage Association [of San Marcos](#) (E-Notice);
 - k. Executive Director of Preservation Texas (E-Notice); ~~and~~
 - l. Any interested persons signed up to receive Notice of Application under Section 2.3.2.1 (E-Notice); [and](#)
 - [m. San Marcos City Council \(E-Notice\).](#)