



ADDISON, TX

UNIFIED DEVELOPMENT CODE

Development
Regulations
Assessment Report
March 2019

AGENDA

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

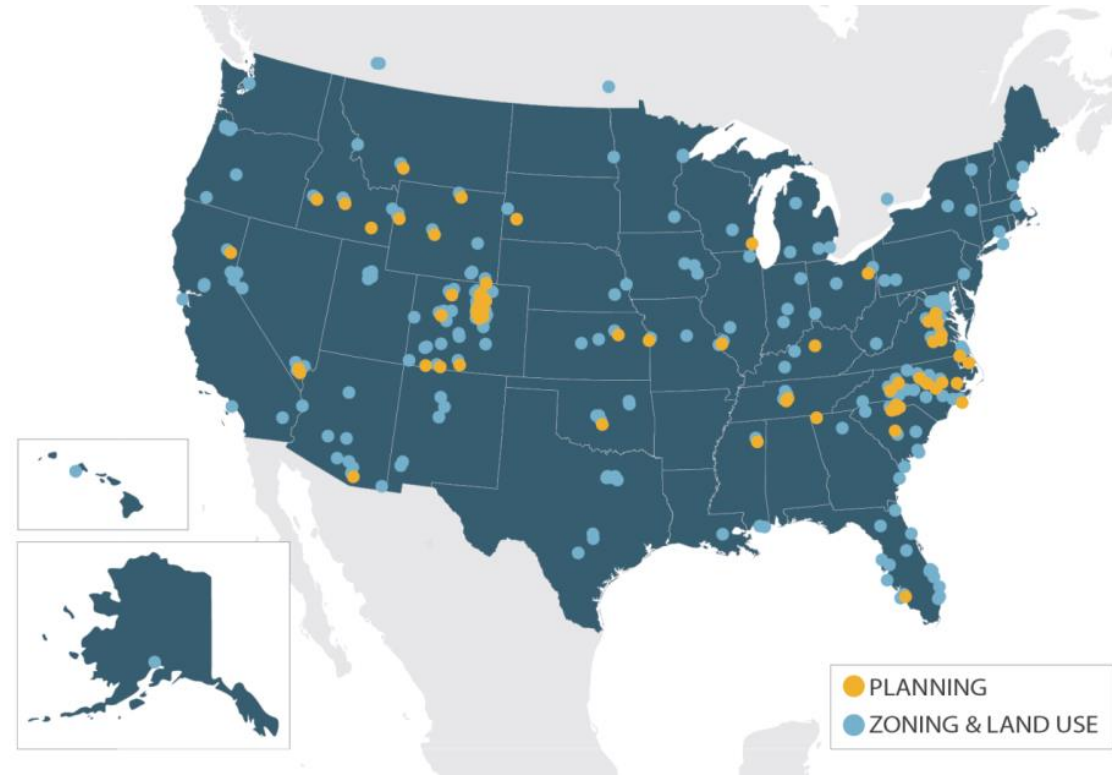




PROJECT OVERVIEW

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

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Texas Planning Knowledge and Best Practices
Extensive Texas Experience



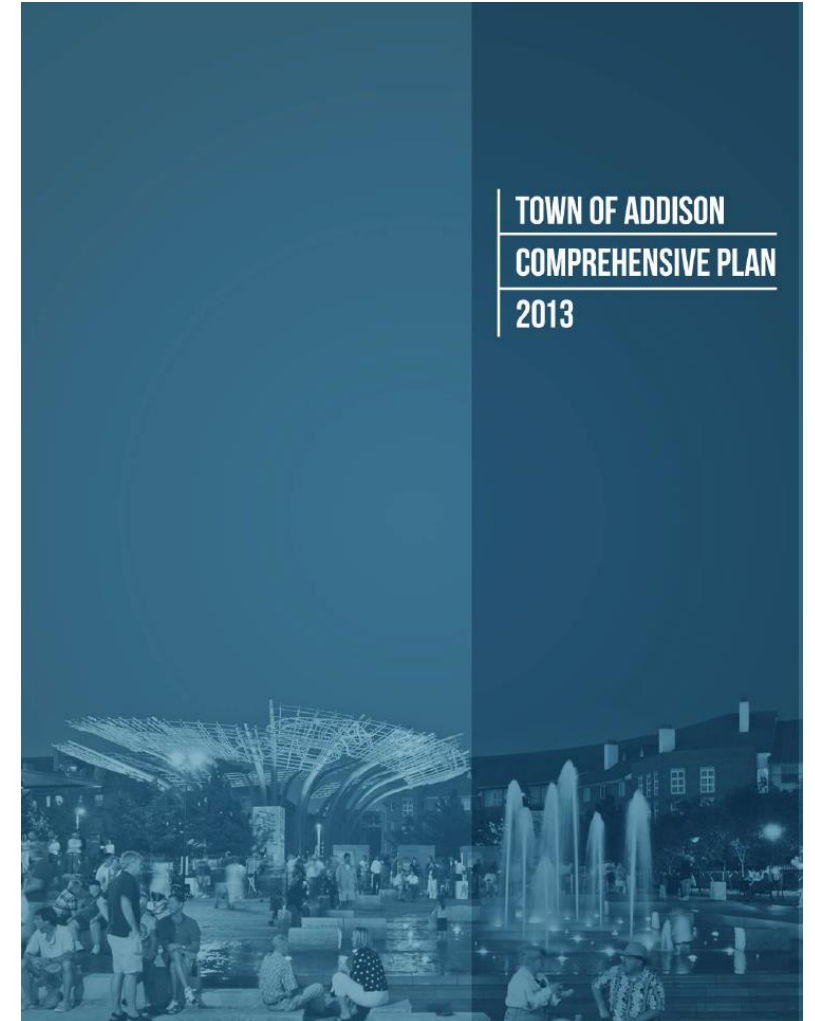
WHAT ARE THE DEVELOPMENT REGULATIONS?

- 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

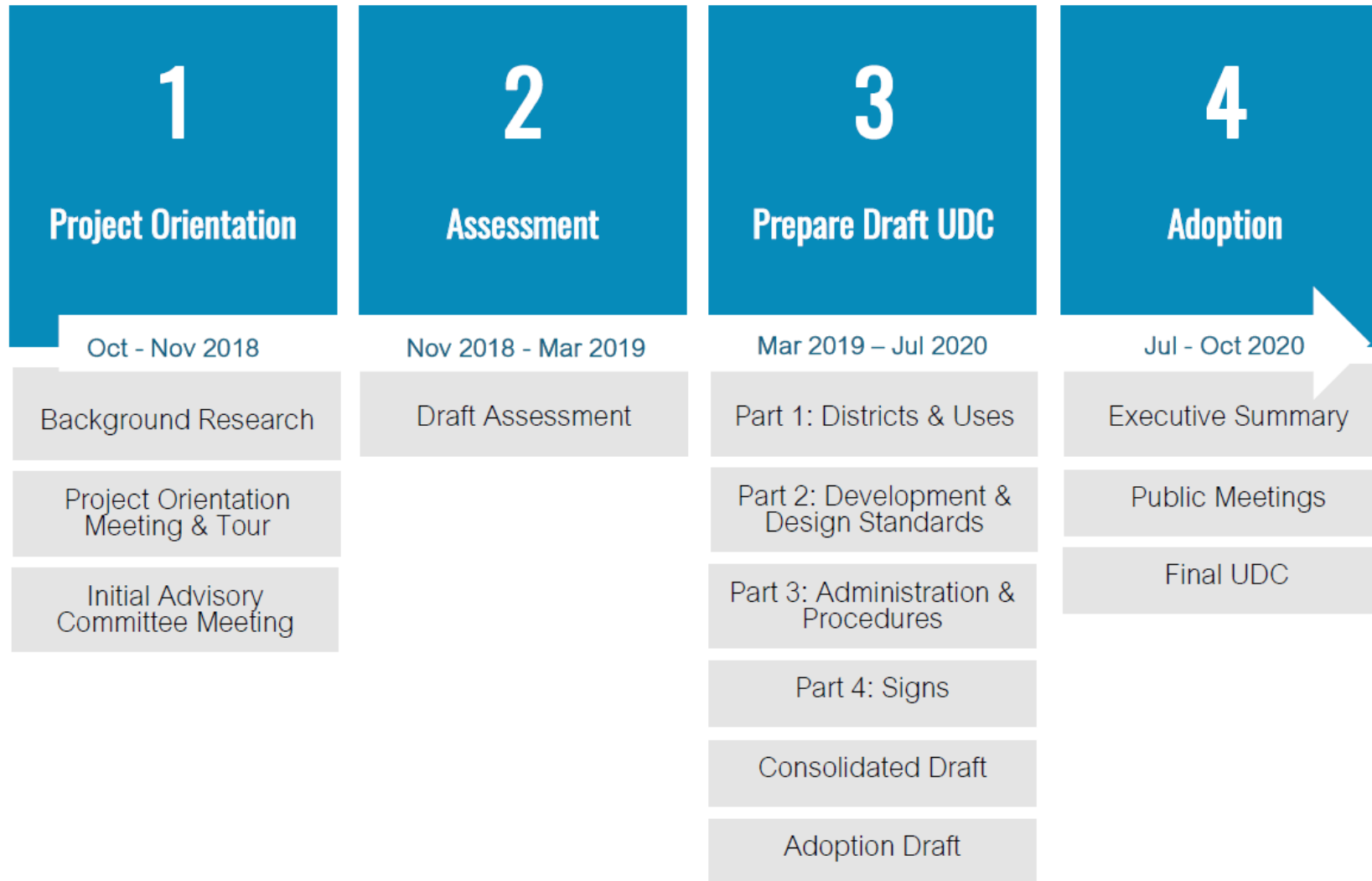


WHY UPDATE THE REGULATIONS?

- 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

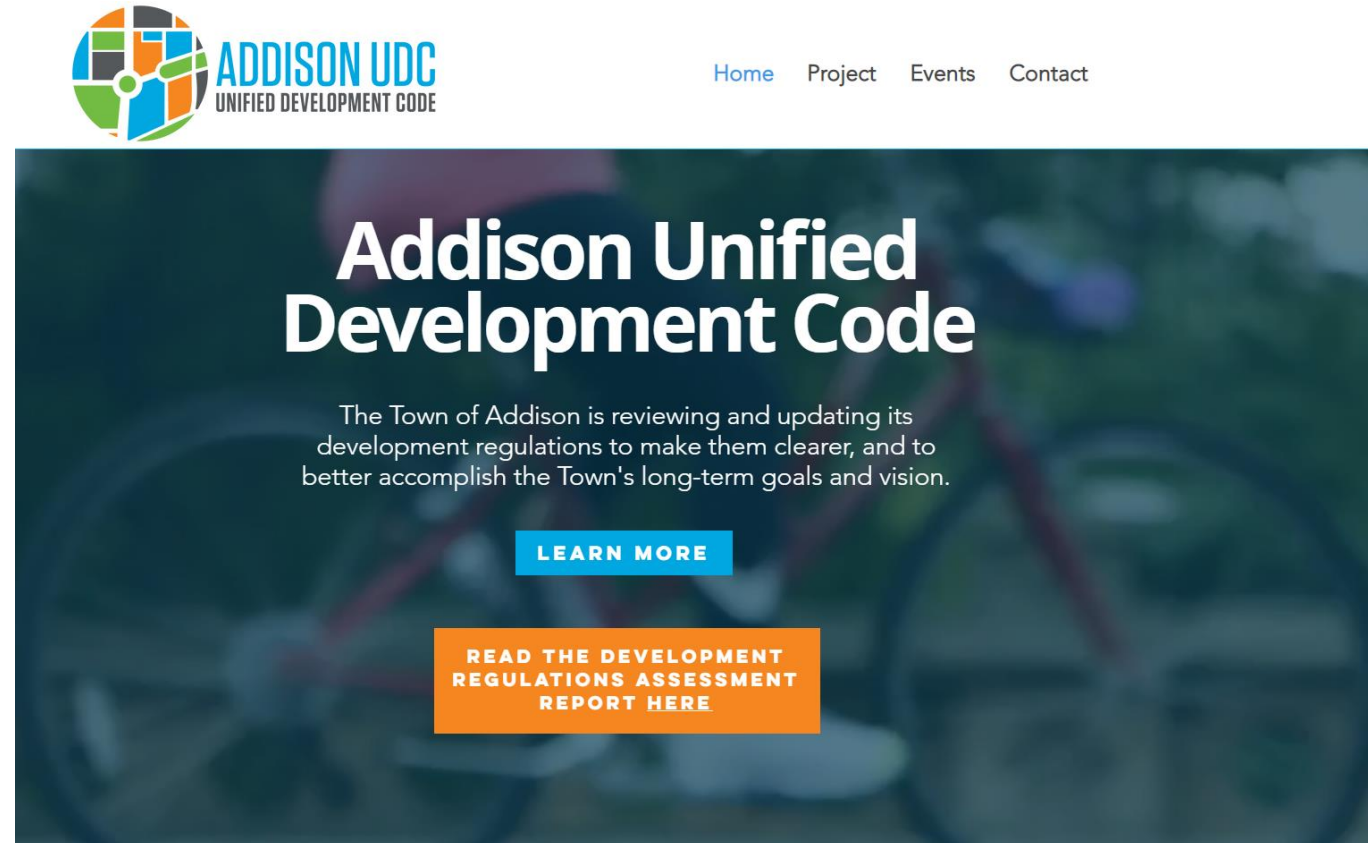


PROJECT SCOPE & TIMELINE



PROJECT WEBSITE

- www.AddisonUDC.org
- Collect information
- Access project materials
- Submit comments
- Ask questions
- Sign-up to receive project alerts
- View project calendar





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



IMPROVE USER-FRIENDLINESS ESTABLISH A CLEAR ORGANIZATION

- Establish a clear organization
- Add illustrations, graphics, and tables
- Improve page layout
- Define key terms & use clear language

3) Annotated Outline of a New UDC

This part of the report provides an overview of what the proposed structure and general content of a new UDC for Addison might look like if the recommendations from Parts 2 and 4 of this report are implemented. This outline is structured as a new chapter in the Municipal Code of Ordinances. It is intended as a starting point for further dialogue and is tailored for Addison, building on our experience with successful code projects throughout Texas and the nation.

The Code of Ordinances is currently comprised of 26 chapters and three appendices. While only 26 chapters include content, the chapter numbers range anywhere from one to 86, with several gaps. The zoning and subdivision standards are listed as Appendix A and Appendix B respectively. In the current Code of Ordinances, standards related to land development are scattered throughout several chapters. This project will consolidate the Town's development regulations into a single chapter, making it easier for users to find the information they are seeking. An improved and efficient organization will consolidate like information, minimize (but not eliminate) cross-referencing, and make it relatively easy for users to find needed answers.

The proposed new articles are below. Each proposed article indicates (with grey shading) which articles and sections from the current Code of Ordinances would be folded into the proposed UDC.

GENERAL PROVISIONS

This article will include provisions that are applicable to the UDC as a whole, including:

Title, Effective Date, and Mapping

This section will establish the title of the UDC, its effective date, and describe how the official zoning map and district boundaries are maintained.

Purpose and Intent

This section will describe generally why the UDC is important to the Town of Addison and how it regulates land development to protect the public health, safety, and welfare of the Town.

Authority, Applicability, and Jurisdiction

This section will describe the UDC's applicability to development or redevelopment (unless otherwise exempted), the UDC's application to governmental agencies, how internal code conflicts are resolved, and a statement on the UDC's relationship to the extraterritorial areas (ETJ) and private covenants.

Transition from Prior Regulations

This section will describe how prior building permits, violations, nonconformities, and development approvals will be processed by the new UDC. It could also include an option for pending applications to be reviewed and decided under the current regulations or the new UDC.

Nonconformities

This section will describe how legal nonconformities are administered and enforced and standards for nonconforming uses, nonconforming structures, nonconforming lots, nonconforming signs, and nonconforming site features.

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

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IMPROVE USER-FRIENDLINESS

IMPROVE PAGE LAYOUT

Section 1. - Districts.	
The Town of Addison is hereby divided into 17 types of districts. The use, hereinafter referred to as:	
R-1	Single-family dwelling district
R-2	Single-family dwelling district
R-3	Single-family dwelling district
R-16	Single-family dwelling district
"A"	Apartment dwelling district
LR	Local retail district
PD	Planned development district
PDTCT	Planned development townhouse/condominium
PDCCT	Planned development condominium/conversions
MXR	Mixed use residential
C-1	Commercial-1 district
C-2	Commercial-2 district
I-1	Industrial-1 district
I-2	Industrial-2 district
I-3	Industrial-3 district
SUP	Special use permit
UC	Urban center

Section 2. - Boundaries.

The boundaries of these districts are indicated upon the Zoning Map of the Town of Addison, Texas, and are the same as if copied in full herein.

ARTICLE IV. - R-1 SINGLE-FAMILY DWELLING DISTRICT REGULATIONS

Section 1. - Use regulations.

In an R-1 single-family dwelling district, no land shall be used and buildings shall be constructed for any of the following purposes:

1. A single-family dwelling.
2. A church or school, public or denominational, having a campus, but not including a portable school building (which shall be subject to the provisions of the Texas Education Code).
3. Public park, playgrounds or neighborhood recreation center.

only.

4. Telephone exchange, provided no public business and no repair or storage facilities are maintained, fire stations, public museums, public libraries, water supply reservoir, water pumping plant, tower or artesian well.
5. Railway right-of-way and tracks, passenger station but not including railroad yards, team tracks or storage yards.
6. Golf course, but not including miniature golf course, driving range or any forms of commercial amusement.
7. 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.
8. Accessory buildings, including a private garage, bona fide servants quarters, not for rent but for the use of servants employed on the 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 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 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 construction work. Field offices for the sale of real estate which shall be removed upon request of the building inspector.
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.
11. Day nursery where not more than four children, not related by blood, are kept at one time.

(Ord. No. 010-007, § 2.A., 3-9-10)

Section 2. - Height regulations.

No building shall exceed 2½ stories in height (29 feet).

Section 3. - Area regulations.

1. 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 variances.
 - (B) Where lots have double frontage, running through from one street to another, the required front yard shall be provided on both streets.
2. 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 corner lots adjacent to a side street shall be not less than ten 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 than 20 percent of the depth of the lot.
4. 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.
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 not apply to lots which may be of 12,000 square feet or larger in other districts.
6. Minimum depth of lot: The minimum depth of the lot shall be 120 feet.
7. Area of dwelling: Four thousand square feet shall be the minimum living area of the dwelling.

Section 4. - Parking regulations.

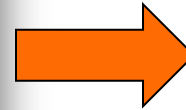
Off-street parking space shall be provided on the lot to accommodate two motor cars for each dwelling unit; however, no supporting member of any garage, carport, or other automobile storage structure shall be located within the required front yard.

For schools, churches, public parks, playgrounds, or neighborhood recreation centers, parking in assembly areas such as theaters, auditoriums, gymnasiums, stadiums, and field houses shall be based on the following ratios:

- (1) Soccer fields, baseball fields and stadiums, one parking space for every four seats.
- (2) Theaters auditoriums, gymnasiums and field houses, public or private, one space for every three seats.

Section 5. - Type of construction.

At least 80 percent of the exterior walls of all structures shall be of masonry construction.



2.6. RS-6: Single-Family Residential

A. Purpose

The RS-6 district is intended to accommodate high-density single-family residential uses, including manufactured homes. The RS-6 district may include limited community and educational uses and incidental or accessory uses. This district can also serve as a transition between medium-density single-family residential and multifamily zoning districts.

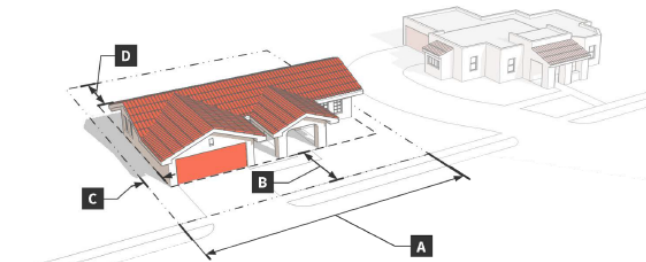
B. RS-6 Lot and Building Standards

Lot Standards	
A Width (minimum)	60 feet
Area (minimum)	6,000 sq. ft.
Density (maximum for new subdivisions) [1]	6 du/acre
Setbacks (minimum)	
B Front	20 feet
C Side	5 feet
Side, abutting street	10 feet
D Rear	20 feet
Height	
Building height	See 2.24.E
Impervious Coverage (maximum)	
Building coverage	40 percent
Total coverage	65 percent

C. Other Standards

Other Standards	Location in LDC
Measurements and Exceptions	Section 2.24
Use-Specific Standards	Section 3.3
Off-Street Parking	Section 5.5
Landscaping, Buffering, and Screening	Section 5.6

Notes:
[1] For lot planning in new subdivisions, see Section 7.3.C



IMPROVE USER-FRIENDLINESS ADD GRAPHICS & ILLUSTRATIONS

(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

Lot Dimensions (Minimum, only for lots created after the effective date)	
A Lot area	5,500 square feet (0.126 acres) (1)
B Lot width	50 feet (1)
Building Setbacks (Minimum)	
C Front build-to-line	15 feet or 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)
E Rear	25 feet (1)
Other 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 feet.

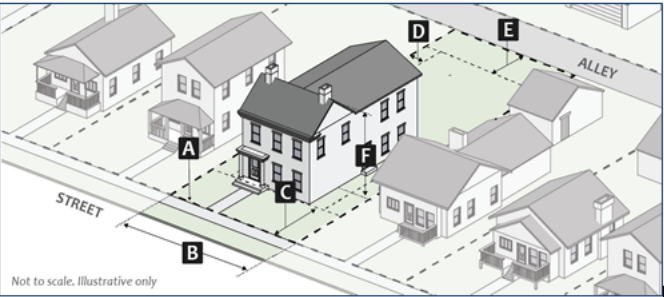


Figure 8: R3 Dimensional Standards

Article 6: Signs

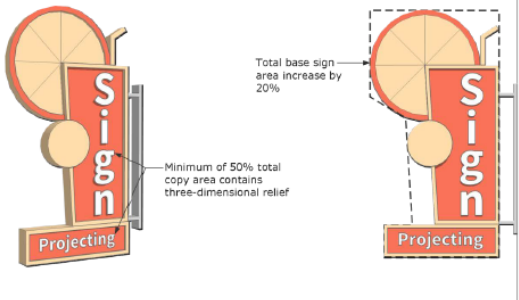
6.7 Design Standards Applicable to All Signs | 6.7.E. Sign Illumination

- a. Wood (carved, sandblasted, etched, sealed and painted, or stained)
- b. 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.
- f. 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.

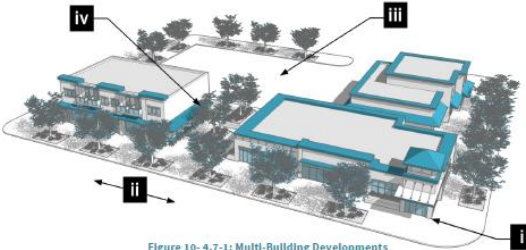


Figure 10-4.7-1: Multi-Building Developments

(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 east-west 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:

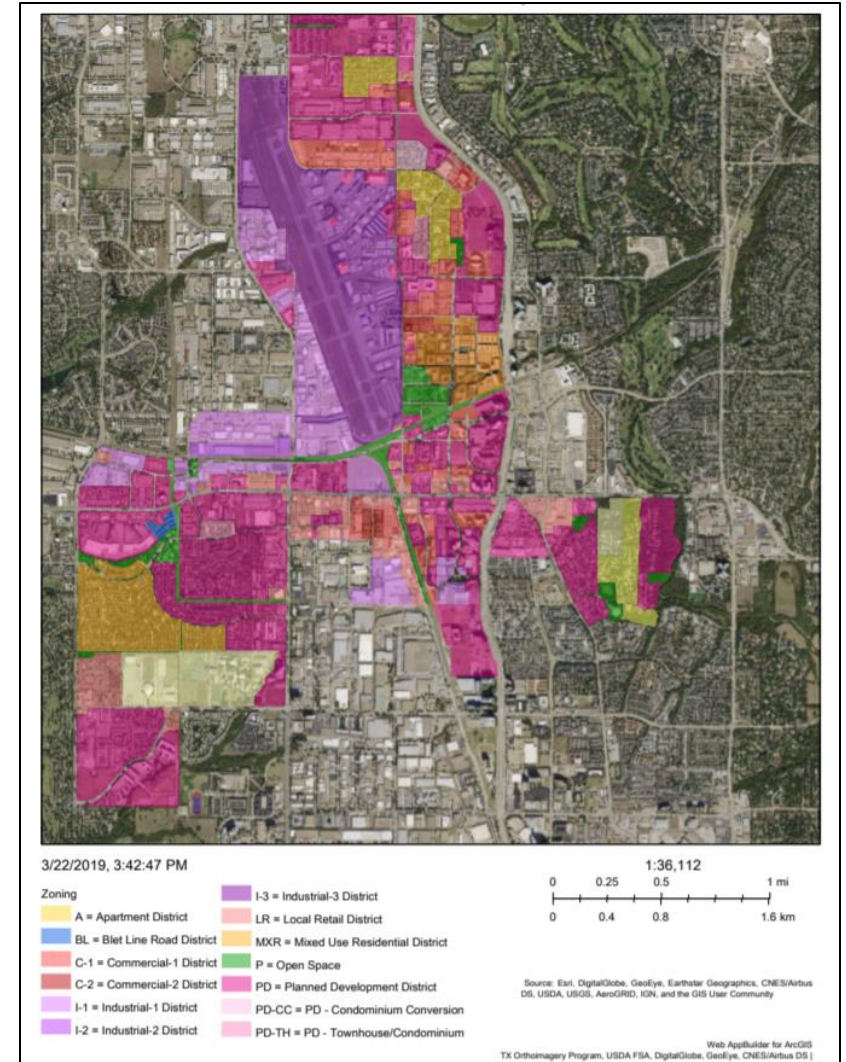
- (i) Private yards;
- (ii) Public or private streets or rights-of-way; and
- (iii) Parking areas and driveways.



Figure 10-4.7-2: Outdoor Gathering Spaces

FINE-TUNE THE 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)



FINE-TUNE THE ZONING DISTRICTS

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

FINE-TUNE THE ZONING DISTRICTS

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

FINE-TUNE THE ZONING DISTRICTS

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

FINE-TUNE THE ZONING DISTRICTS

KEY QUESTIONS

- How ambitious does the Town want to be in remapping existing zone districts to new districts that better align with the Comprehensive Plan?
- Is it more important to retain current dimensional standards in the R-1 zone or preserve the existing neighborhood character?



ENHANCE USE REGULATIONS

- Create a consolidated use table
- Define, categorize, and define use types
- Introduce new use types to help implement the Comprehensive Plan
- Establish use-specific standards
- Consolidate and improve accessory and temporary use/structure standards

ENHANCE USE REGULATIONS

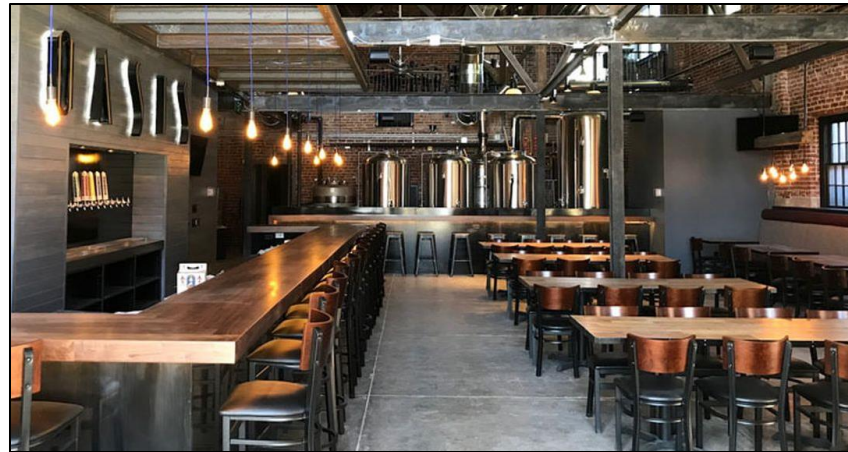
CREATE CONSOLIDATED USE TABLE

		RE	R1	R2	R3	R4	RM	RH	RS	MS	MN	MM	MC	ME	MI	MD	MH	EM	PO	Use-Specific Standards
RESIDENTIAL																				
Household Living	Dwelling, single-family (detached)	P	P	P	P	P	P*	P*	P	P	P	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)
	Dwelling, duplex	P	P*	P*	P*	P*	P*	P*		P*	P*	P*	C*			P*				20.03.030(b)(3)
	Dwelling, triplex		P*	P*	C*	P*	P*	P*		P*	P*	P*	C*			P*				20.03.030(b)(3)
	Dwelling, fourplex				C*	P*	P*	P*		P*	P*	P*	P*			P*				20.03.030(b)(3)
	Dwelling, multifamily					C*	P	P		P	P*	P*	P	P*	C	P*				20.03.030(b)(5)
	Dwelling, live/work					C*	P*	P*			P*	P*	P*			P*				20.03.030(b)(6)
	Dwelling, cottage development		C*	C*	C*	C*	C*	C*	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)
Group Living	Assisted living facility					C	P	P			C	P	P		P	P	P			
	Continuing care retirement facility					C	P	P			C	P	P		P	P	P			
	Fraternity or sorority house									P					P					
	Group care home, FHAA small	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		P*		P*			20.03.030(b)(10)
	Group care facility, FHAA large					P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*			20.03.030(b)(10)
	Nursing or convalescent home					C	P	P			C	P	P	P	P	P	P			
	Opioid rehabilitation home, small	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		P*		P*			20.03.030(b)(10)
	Opioid rehabilitation home, large					P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*			20.03.030(b)(10)
	Residential rooming house						P*	P*		P	P*	P	P	C*						20.03.030(b)(11)
	Student housing or dormitory						C*	P*		P	C*	P*	P*		P*	C*				20.03.030(b)(12)
	Supportive housing, small							C			C	C	C		C	C	C			
	Supportive housing, large											C	C		C	C	C			

ENHANCE USE REGULATIONS INTRODUCE NEW USE TYPES

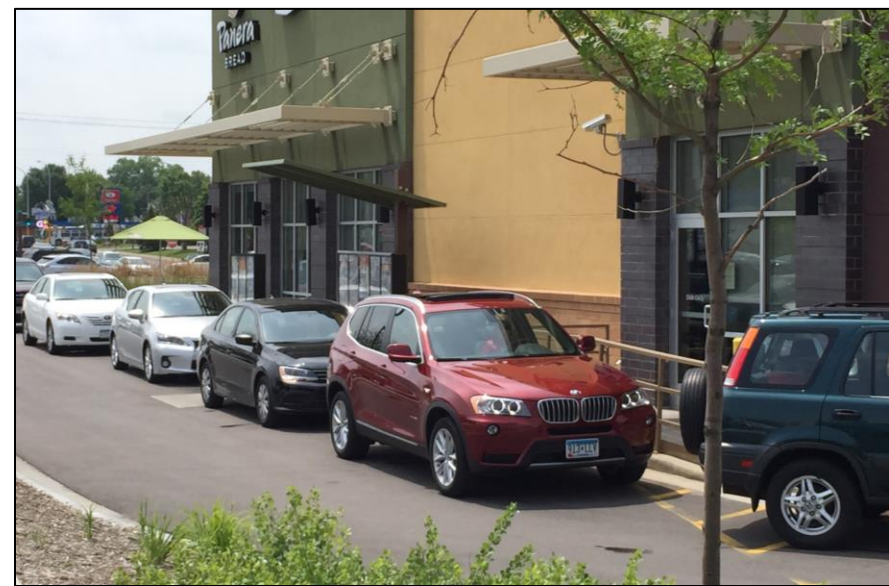
Sample new uses to consider:

- 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

- Remove barriers that prevent development of workforce housing
- Consider new incentives to encourage workforce housing 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

- Are there specific land uses that are not currently allowed that should be?
- Is the Town interested in requiring or incentivizing workforce housing?



TAILOR DEVELOPMENT STANDARDS

- Encourage and support infill development
- Strengthen access and connectivity standards
- Rewrite parking and loading standards
- Align landscape standards with comprehensive plan guidance
- Create town-wide building design standards and evaluate material requirements
- Create town-wide exterior lighting standards
- Tailor development standards for airport development

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.

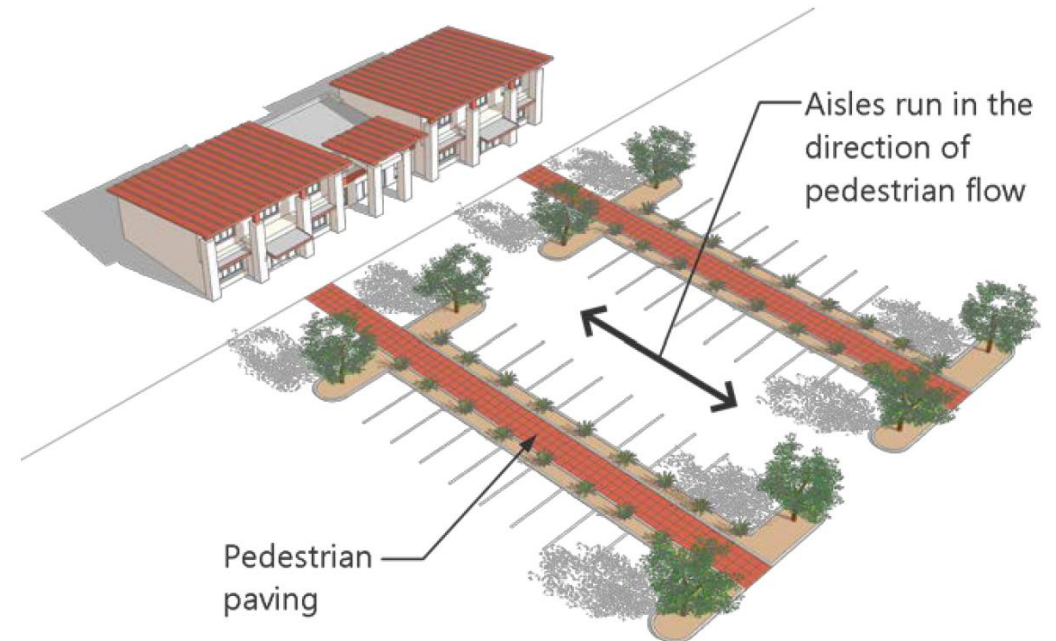


TAILOR DEVELOPMENT STANDARDS

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 off-street 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

Use Category	Use Type	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
	Medical or Dental Clinic	1 space per 200 square feet
Commercial Uses		
Animal-Related Uses	Kennel, Commercial	1 space per 1,000 square feet
	Stable, Commercial	1 per 5 animals boarding capacity
	Veterinary Hospital or Clinic	1 space per 500 square feet
Recreation and Entertainment	Campground or RV Park	1 space per visitor site; plus 1 space per resident caretaker
	Indoor Recreation Facility	1 space per 300 square feet
	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
- Coordinate landscape and buffer requirements
- Relocate fencing standards and include graphics and illustrations
- Consider alternative standards for airport properties
- 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
- Consider alternative building material standards
- Incorporate alternative building design standards for airport properties



ENHANCE USE REGULATIONS

KEY QUESTIONS

- Should Addison explore alternative building material standards to relax and/or supplement the current masonry requirement?
- Should the UDC require vehicle, pedestrian, and/or bicycle connections for new development?
- Should Addison explore eliminating parking minimums and/or introducing parking maximums in some areas or for specific use types?
- Should the Town reduce the minimum landscape requirement if the resulting landscape treatment is strategically located and of high quality?



STREAMLINE REVIEW PROCEDURES

- Delegate greater decision-making authority to town staff
- Establish common review procedures
- Update the site plan review procedure
- Create distinct review procedure for airport development
- Introduce a minor modification procedure for added flexibility
- Create supporting documents (e.g., criteria manuals, administrative manuals)
- Reform the Planned Development process

STREAMLINE REVIEW PROCEDURES INCREASE STAFF AUTHORITY

- 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



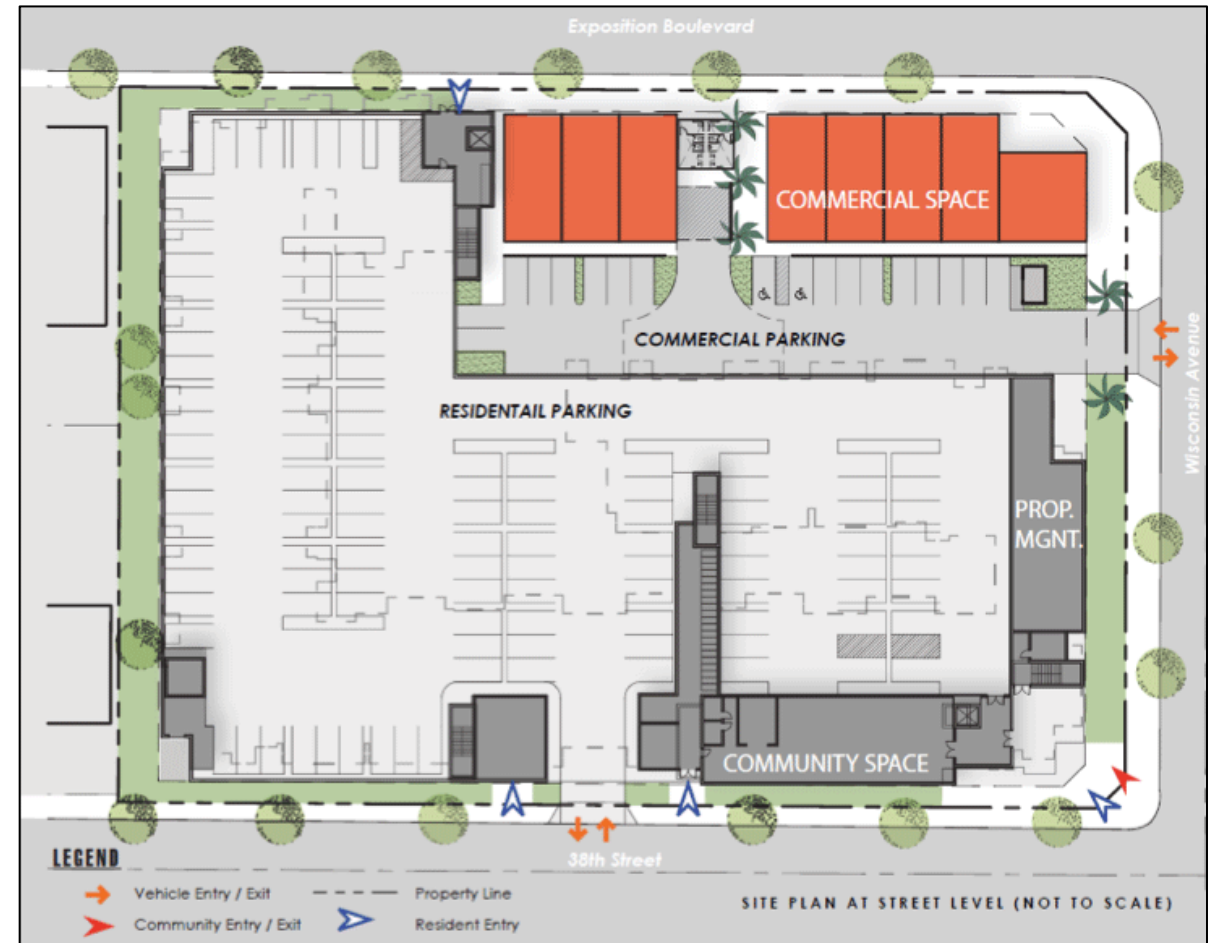
STREAMLINE REVIEW PROCEDURES

COMMON REVIEW PROCEDURES



STREAMLINE REVIEW PROCEDURES CODIFY SITE PLAN PROCEDURE

- Formalize and update the site plan review procedure
- 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 Standards¹²⁶²	
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
- Consider a PD conversion process for existing PDs that could be approved as regular zoning under the new code



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”)



ENHANCE USE REGULATIONS

KEY QUESTIONS

- Does Addison want to delegate greater decision-making authority to their professional planning staff for matters that are not controversial, complex, or significant?
- Should a neighborhood meeting be required prior to the submittal of a major development proposal?
- Should the Town convert existing PDs to base zone districts where they would no longer be necessary under the new UDC, the owner agrees, and no nonconformities would be created?



REWRITE SIGN REGULATIONS

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



REWRITE SIGN REGULATIONS TAILOR SIGN CONTROLS FOR AIRPORT

- Current standards do not anticipate the speed and distance of traveling aircraft
- Most signage is not visible to rest of community
- Improved visibility for ground references



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)
- Consider removing SUP requirement related to alcoholic beverage signage
- Replace multi-tenant standards with increased sign area for large commercial properties
- Clarify exemptions for flags and decorations
- Distinguish “wall art” and “murals” from “signs” and “advertising”



ENHANCE USE REGULATIONS

KEY QUESTIONS

- Should electronic signage be allowed in specific areas of the Town?
- Should Addison maintain the same level of strict sign controls or allow for more flexibility?
- Should permanent and commercial signage regulations be updated to reflect the Supreme Court decision regarding content neutrality?

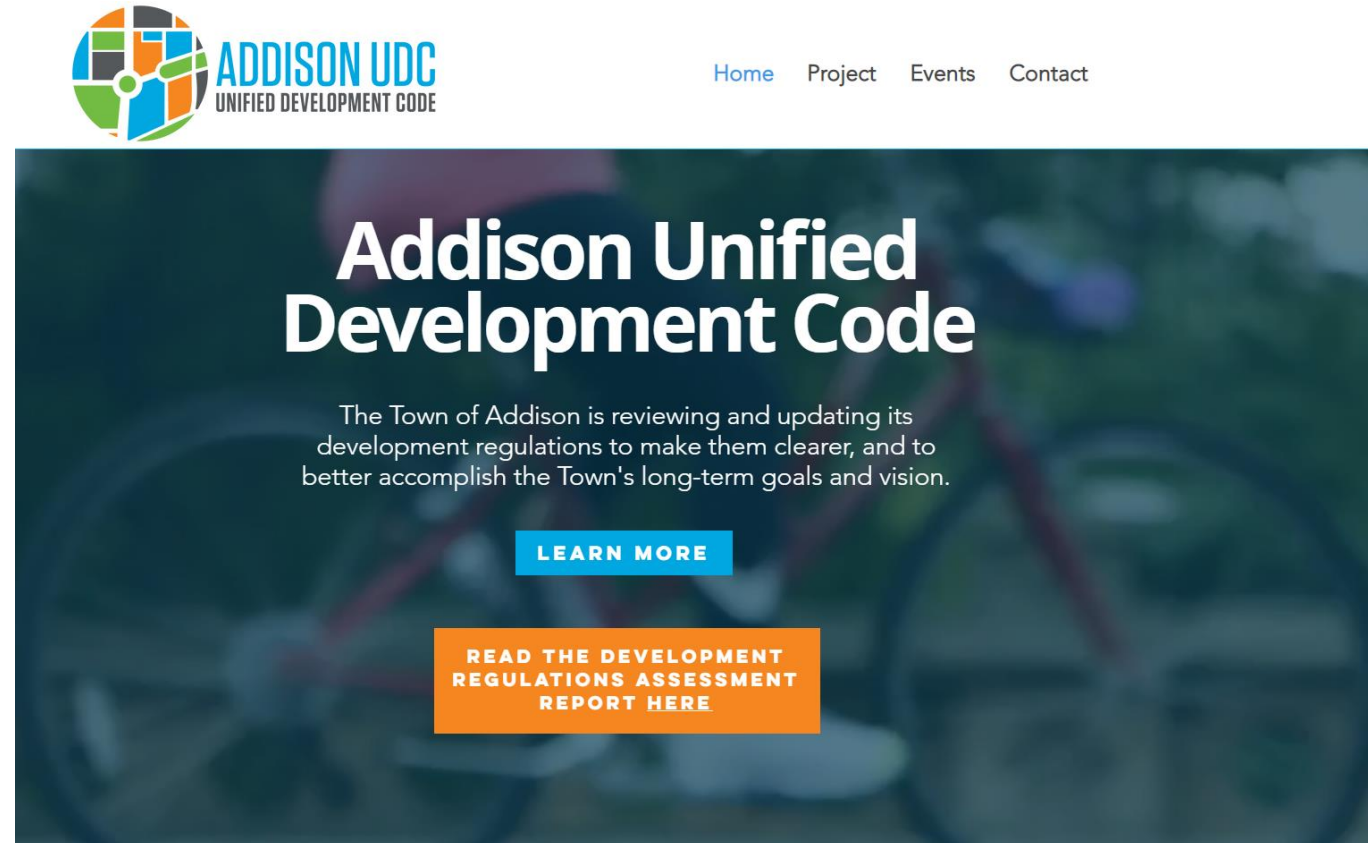




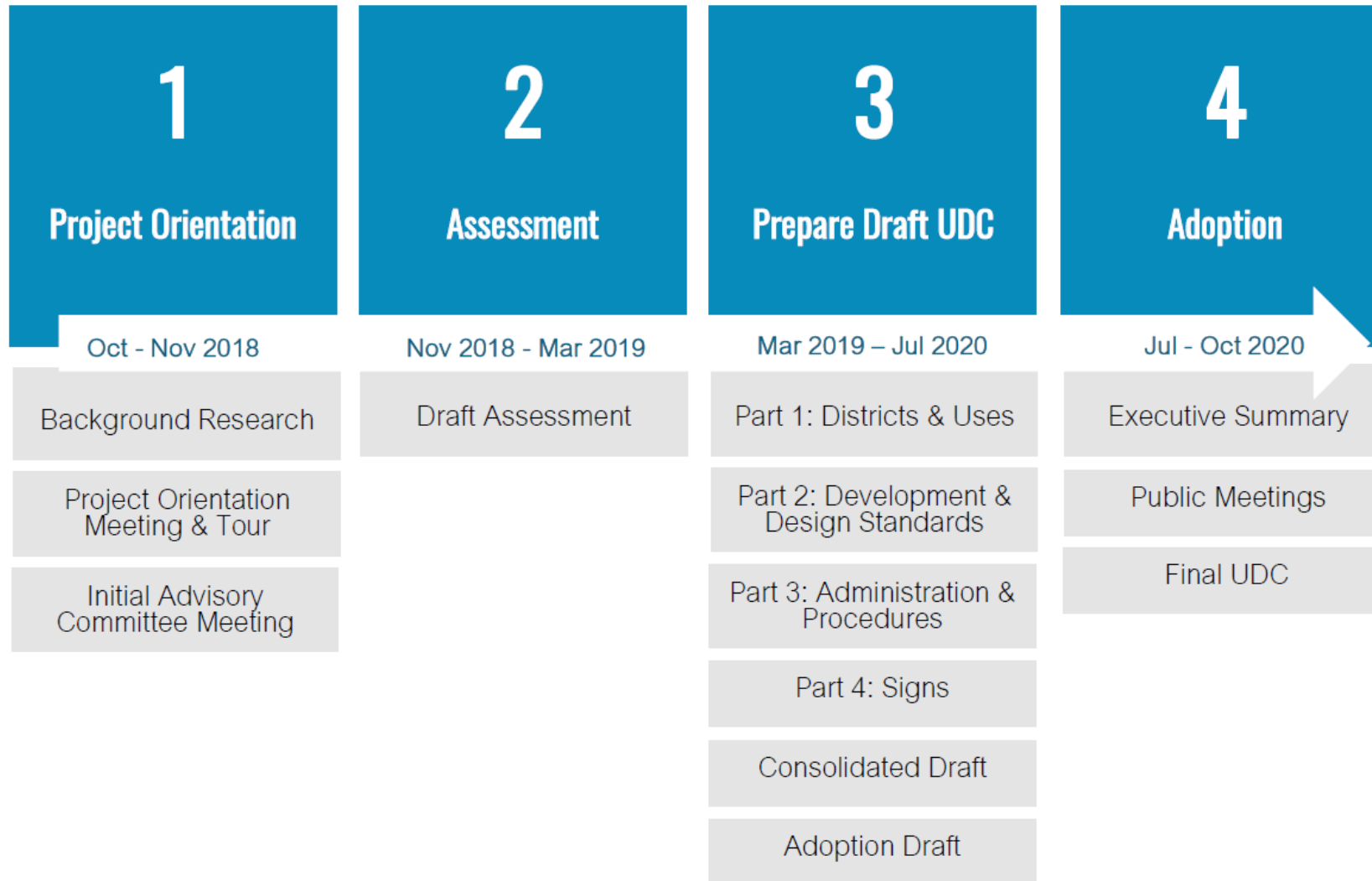
NEXT STEPS

COMMENTS?

- Please submit any comments by **April 15** on the Assessment Report to the project website
- www.AddisonUDC.org



NEXT STEP: PREPARE DRAFT UDC



THANK YOU

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CLARION

