



ADDISON, TEXAS

UNIFIED DEVELOPMENT CODE

**Part 2:
Development
Standards**

July 2021

TEAM MEMBERS

Matt Goebel, AICP

Clarion - Project Manager
Code Drafting

Gabby Hart, AICP

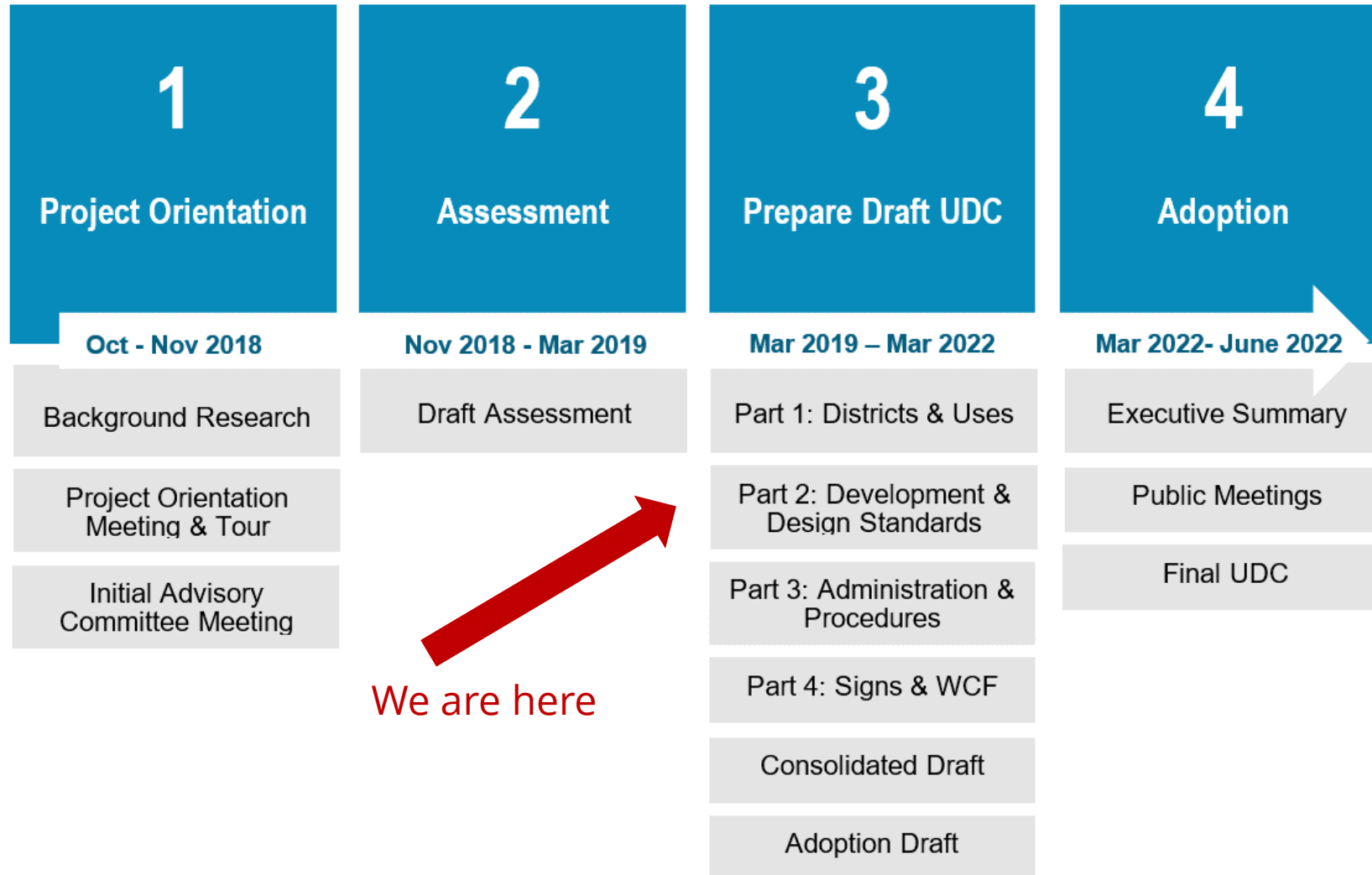
Clarion - Project Associate
Code Drafting

Jim Dougherty, Esq.

Texas Land-use Law Expert

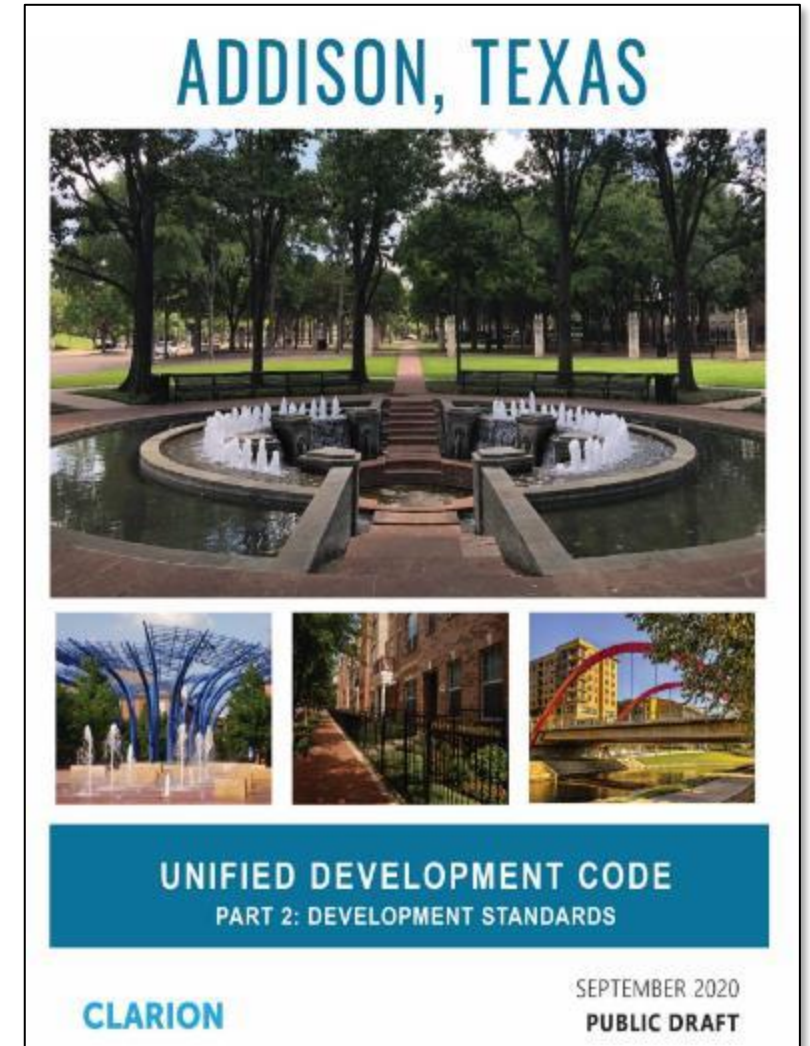


PROJECT SCOPE & TIMELINE



MEETING AGENDA

- **Review and discuss the following topics related to development standards:**
 - Parking and Loading
 - Site and Building Design
 - Exterior Lighting



KEY POLICY CONSIDERATIONS

- **For all these topics, be thinking about:**
 - How has Addison done regulating this issue in recent years? Still at the forefront in the metroplex?
 - What is the right approach for Addison going forward?
 - How do we strike the appropriate balance for Addison between ensuring high-quality development but also remaining economically competitive?



ARTICLE 4.6 PARKING AND LOADING

An empty asphalt parking lot with white painted lines for parking spaces. A tall, black, double-lamp light pole stands in the middle ground. The background is filled with lush green trees under a clear blue sky. A blue banner with white text is at the bottom of the image.

Minimum/Maximum Parking Requirements

A photograph of a street scene. On the left side of the road, several cars are parked in a row, including a white van in the foreground. The right side of the road is lined with a row of trees. In the background, more trees and a building are visible under a clear sky. A blue banner with white text is at the bottom of the image.

Parking Alternatives – On-Street



Parking Alternatives – Shared Parking Facilities



Vehicle Parking Layout and Design



Vehicle Parking Layout and Design - Residential



4150
1400-14129
1300-13029
1200-12029
1100-11029

Structured Parking Design



Parking Spaces and Drive Aisle Dimensions



Vehicle Loading Areas



Drive-Through Facilities & Access

NEW ORGANIZATION

- **Purpose & Applicability**
- **Calculations**
- **Minimum Off-Street Vehicle Parking Requirements**
- **Maximum Off-Street Vehicle Parking Allowed**
- **Parking Alternatives**
- **Vehicle Parking Layout and Design**
- **Vehicle Loading Areas**
- **Drive-Through Facilities**
- **Bicycle Parking**
- **Use of Parking Areas**
- **Maintenance**



PARKING & LOADING | KEY CHANGES

- **New table of minimum vehicle parking requirements**
 - Informed by peer community research

Use	Minimum Vehicle Parking Current	Minimum Vehicle Parking Proposed
Office	LR, UC-Res, UC-Com: 1 per 300 sq. ft. of floor area LR, C-1, C-2, I-1, I-2, I-3: Office complex with 50,000 sq. ft. or more: 1 per 300 sq. ft. net usable area Belt Line: 1 per 200 sq. ft.	1 space per 300 sq. ft. GFA

- **New parking maximum proposed for all uses**
 - 125% of minimum parking required for nonresidential
 - 2 spaces per dwelling unit for residential outside of R-1 and R-2


PARKING & LOADING | KEY CHANGES

- **New parking alternatives (up to 25% adjustment)**
- **Electric vehicle charging standards**
- **Drive-through facility standards**
- **New lot layout and design standards**
 - Structured parking standards
 - Parking space and drive aisle dimensions



DISCUSSION QUESTIONS

- **Questions on particular sections?**
- **Are any standards confusing?**
- **Any areas where a graphic would be helpful?**
- **Do you disagree with any proposed changes?**



ARTICLE 4.8 SITE AND BUILDING DESIGN



Single-Family, Duplex, Triplex, and Fourplex Standards: Building Variety, Building Mass & Exterior Materials



Multifamily Residential Building Orientation, Mass, Entrances



Multifamily Residential Roof Forms and Transparency Standards



Residential Exterior Finish Materials



Nonresidential & Mixed-Use Development Standards



Building Placement and Entrances



Building Mass, Roof Form & Architectural Features



52

MENDOCINO FARMS

Exterior Finish Materials and Transparency

NEW ORGANIZATION

- **Purpose**
- **Applicability**
- **Residential Site and Building Design**
- **Mixed-Use and Nonresidential Site and Building Design**
- **Parking Structure Design**
- **Neighborhood Transitions**

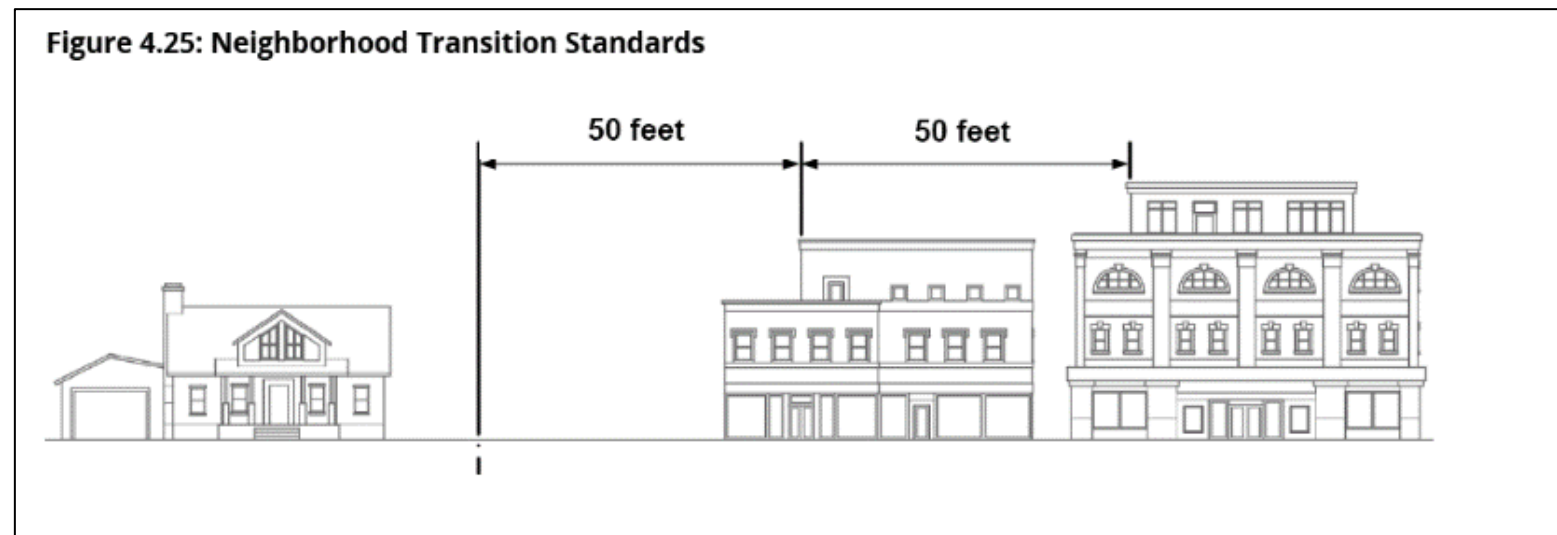


BUILDING DESIGN | KEY CHANGES

- **Town-wide standards for greater consistency across projects and to minimize the need to use the PD**
- **Applicability thresholds based on extent of changes proposed**
- **New standards for multifamily dwellings (building orientation, entrances, building mass, roof form, windows, materials)**
- **Standards for mixed-use and nonresidential based on current Belt Line and UC districts**

BUILDING DESIGN | KEY CHANGES

- **Neighborhood Transition Standards:** Intended to mitigate impacts between residential districts and more intense development
- **Increased setbacks**
- **Building height “step downs”**



HOUSE BILL 2439

- Govt entity may not adopt or enforce a regulation that prohibits or limits, directly or indirectly, the use or installation of a **building product or material** in construction or alteration on a residential or commercial building that is allowed in a national model code published within the last three code cycles
- Cities cannot establish a standard for a **building product, material or aesthetic method on a building in construction or alteration** if more stringent than a standard in a national model code published within the last three code cycles

HOUSE BILL 2439: EXEMPTIONS

- Program established by state agency to comply with funding requirements
- Requirement for a building to be eligible for windstorm/ hail insurance
- An ordinance that regulates outdoor lighting by a Dark Sky community or authorized by state law
- A building located in a World Heritage Buffer Zone
- A building located in a Main Street City
- A building located in a place or area designated for historical, cultural or architectural importance and significance, if:
 - City is a CLG program participant OR
 - City has an ordinance that meets the CLG requirements
 - A building located in a place or area designated for historical, cultural or architectural importance and significance, if designated prior to April 1, 2019
- A designated building: National Register, Local Landmark, Recorded Texas Historic Landmark, State Archeological Landmark, State Antiquities Landmark

HOUSE BILL 2439

- **Alternative Compliance for unique redevelopment situations to be explored in Part 3: Administration and Procedures**



DISCUSSION QUESTIONS

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ARTICLE 4.9 EXTERIOR LIGHTING



Shielding Standards



Service Station Canopies



Pedestrian-Scaled Lighting



Parking Area Lighting

NEW ORGANIZATION

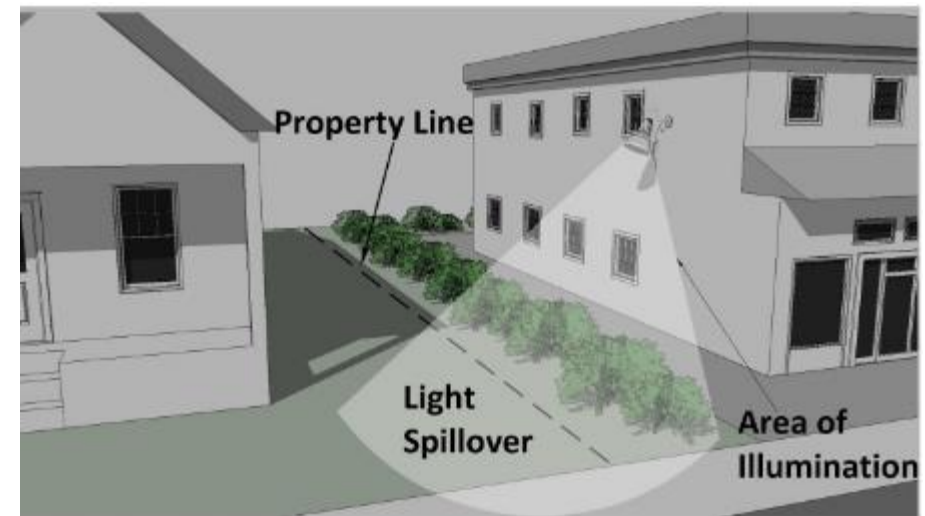
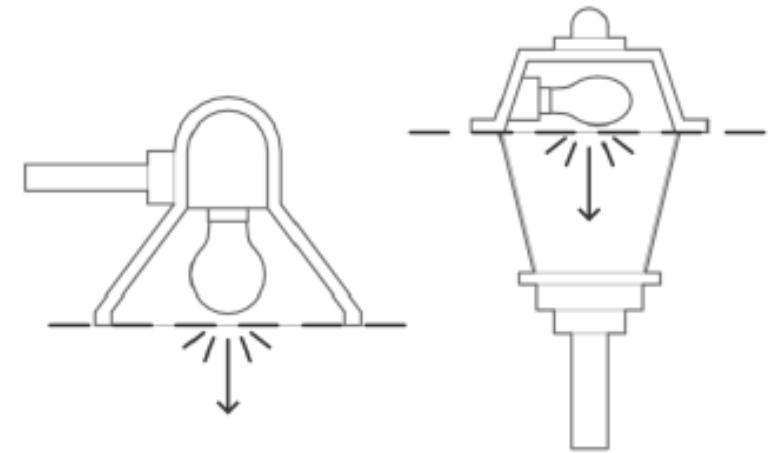
- **Purpose**
- **Applicability**
- **Administration**
- **Prohibited Lighting Types**
- **General Lighting Standards (2 options)**
- **Installation and Maintenance**



EXTERIOR LIGHTING | KEY CHANGES

- Two options with varying level of details
- **Option 1 (simplest):**
 - Uniform design
 - Minimum recommended practices by Illuminating Engineering Society of North America (IESNA)
 - Spillover prohibited
 - Light directed downward
 - Flashing lights prohibited

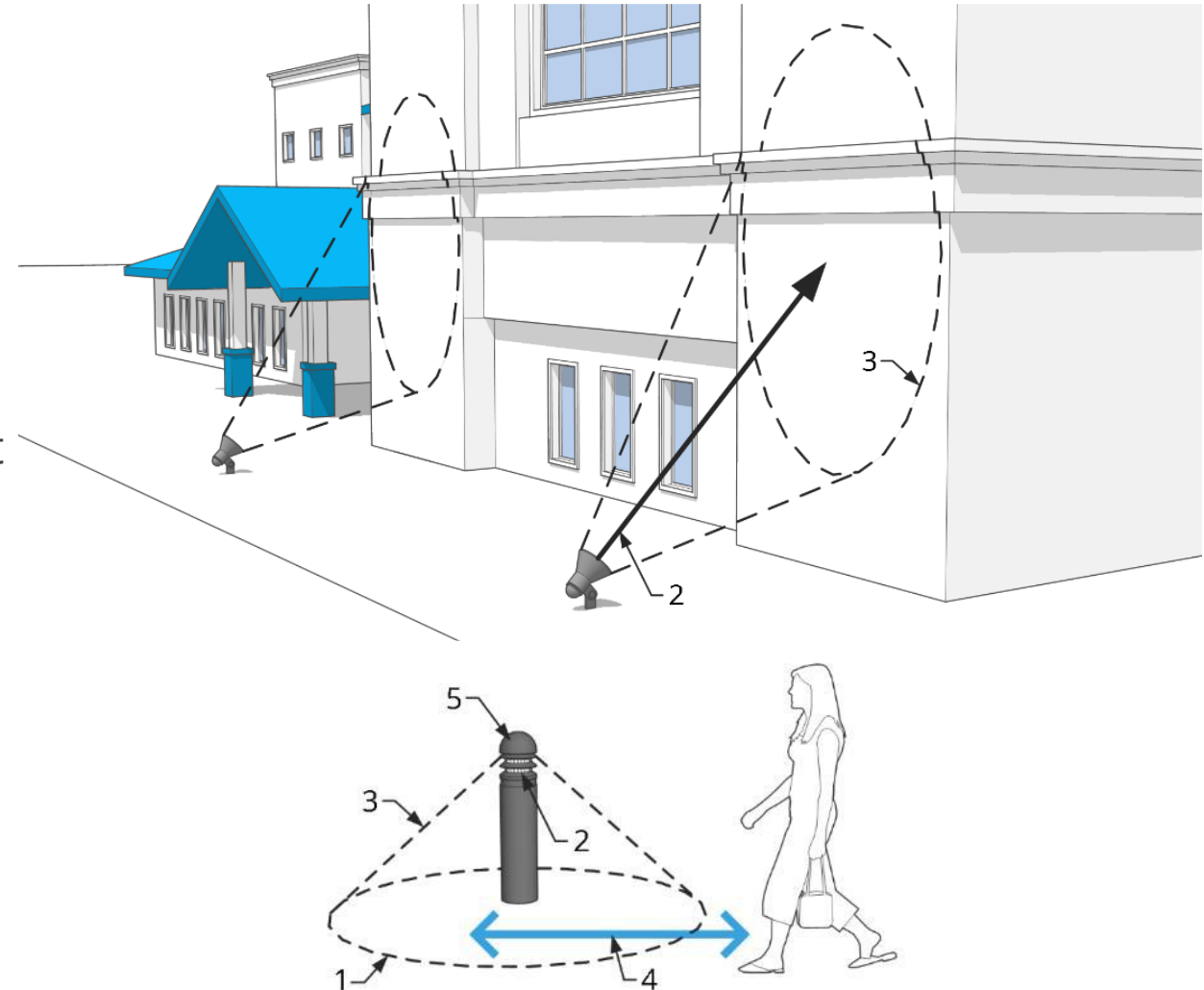
Figure 5-14: Fully Shielded Fixtures



EXTERIOR LIGHTING | KEY CHANGES

- **Option 2:**

- Lighting Districts (classification system based on the type and intensity of light required in certain contexts)
- Shielded lighting required
- Maximum light trespass levels on adjacent properties
- Uplighting limitations
- Parking area lighting
- Pedestrian-scale lighting
- Service station canopies



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NEXT STEPS

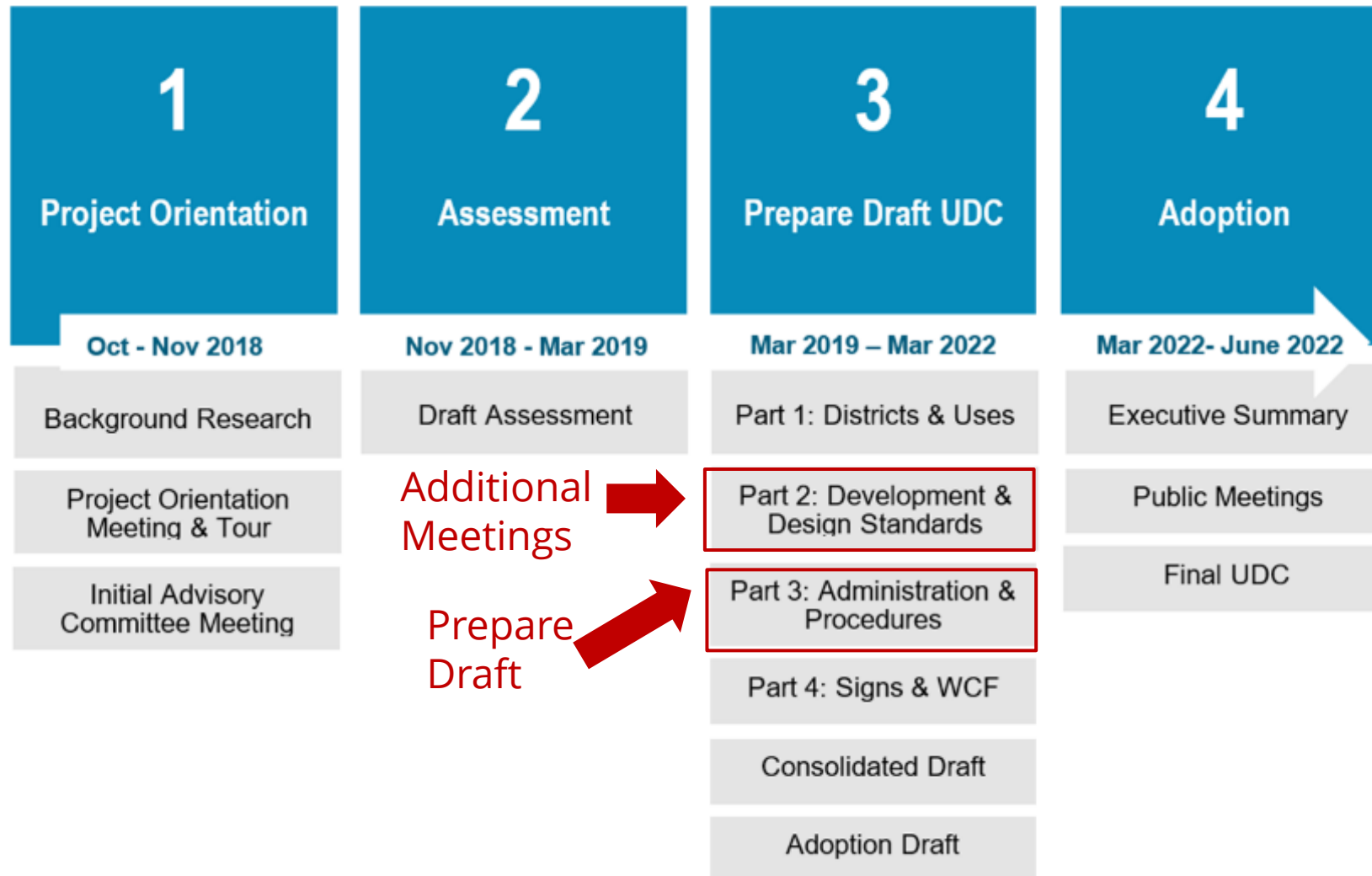
FUTURE DEVT STDS MEETINGS

- **August 25-26**
 - Landscaping, Buffering & Fences
 - Subdivision, Parkland Dedication and Park Development Fee

Are there particular areas of concern or focus areas you would like us to address at these meetings?



NEXT STEPS



COMMENTS?

- www.AddisonUDC.org
- Please submit comments by September 1
- Submit comments to: udc@addisontx.gov



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