



ADDISON, TEXAS

UNIFIED DEVELOPMENT CODE

Adoption Draft
February 25, 2025

TEAM MEMBERS

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Town Staff

Project led by Development Services

Unified Development Code Advisory Committee

Appointed Residents (8) & Business Representatives (4)



MEETING AGENDA

- **Project Timeline & Adoption**
- **Introduce Consolidated Draft**
- **Planning & Zoning Review Update**

The image shows the cover of a report titled "ADDISON, TEXAS UNIFIED DEVELOPMENT CODE ADOPTION DRAFT". At the top, the text "ADDISON, TEXAS" is written in a teal, sans-serif font. Below this is a large photograph of a park with a central fountain and a paved path. Underneath the main photo are three smaller images: a blue sculpture, a brick building, and a red bridge. A teal banner at the bottom contains the text "UNIFIED DEVELOPMENT CODE" and "ADOPTION DRAFT" in white. The "CLARION" logo is in the bottom left, and "FEBRUARY 2025" is in the bottom right.

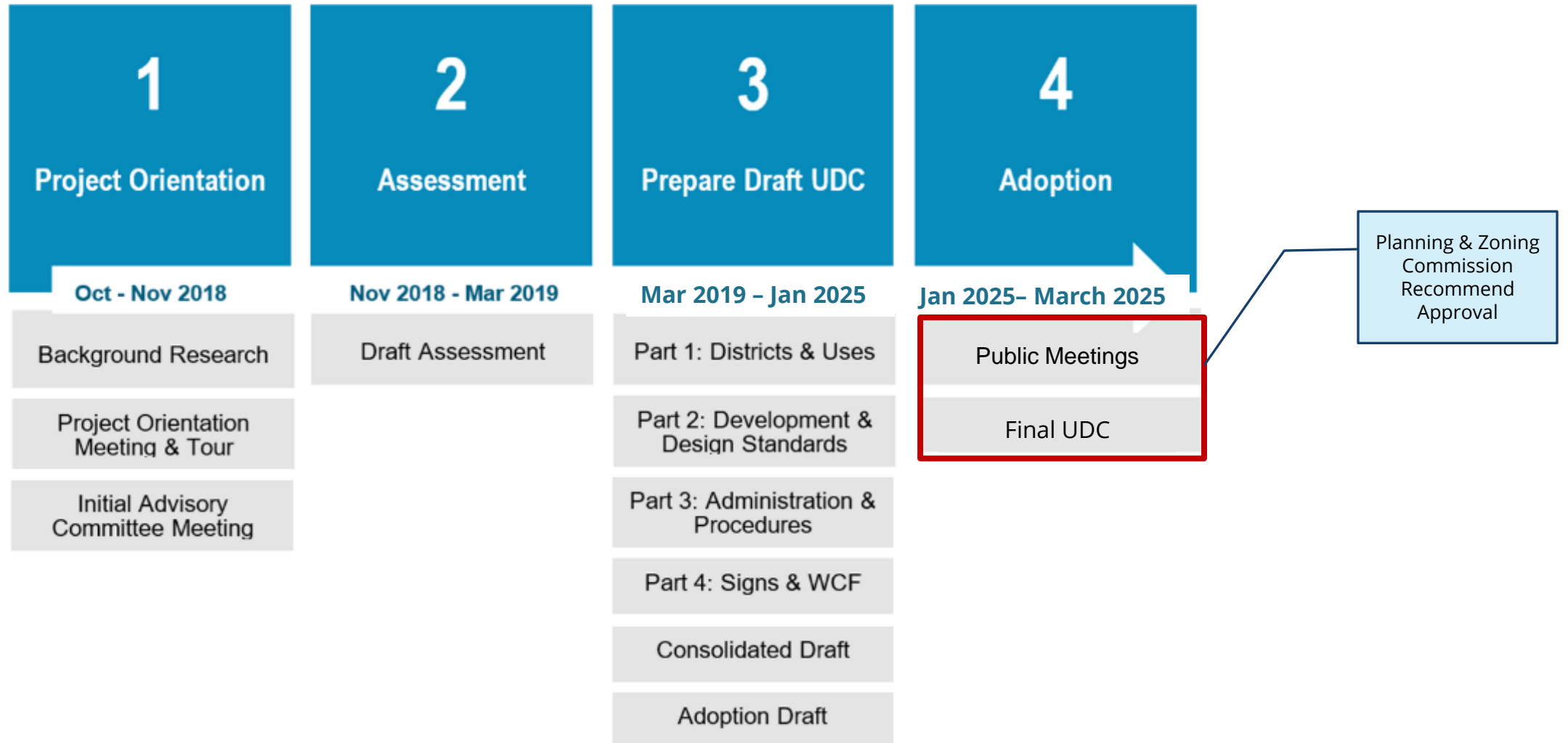
ADDISON, TEXAS

UNIFIED DEVELOPMENT CODE
ADOPTION DRAFT

CLARION

FEBRUARY 2025

PROJECT SCOPE & TIMELINE



ADOPTION TIMELINE

- ***January 29, 2025: P&Z Work Session***
 - Staff presented the draft UDC and accepted feedback for consideration.
- ***February 18, 2025: P&Z Regular Meeting***
 - Commission recommend Approval of the Adoption Draft of Unified Development Code.
- **February 25, 2025: City Council Work Session #1**
 - Staff will introduce the current draft and ask for feedback on topics you'd like to review in-depth at Work Session #2.
- **March 4, 2025: City Council Work Session #2**
 - Staff will prepare materials based upon Council feedback at Work Session #1.
- **March 25, 2025: City Council Adoption**
 - Staff will present any modifications based upon feedback at previous meeting for proposed adoption.

NEW UDC ORGANIZATION

- **Article 1: General Provisions**
- **Article 2: Administrations and Procedures**
- **Article 3: Zoning Districts**
- **Article 4: Use Regulations**
- **Article 5: Development Standards**
- **Article 6: Subdivision Standards**
- **Article 7: Definitions**

The new UDC will be a more effective tool to help Addison realize several important goals, including:

- Implement the Addison Comprehensive Plan;
 - Simplify and improve the user-friendliness of the development regulations;
 - Create development regulations that will meet the current and future needs of the Town
- Development Regulations Assessment



**ARTICLE 1:
GENERAL PROVISIONS**

ORGANIZATION

- 1. Title**
 - 2. Effective Date**
 - 3. Purpose**
 - 4. Authority, Applicability, and Jurisdiction**
 - 5. Transition from Prior Regulations**
- 1. How will the Ordinance be referred to?**
 - 2. When do the regulations go into effect?**
 - 3. How will the UDC support Town policies and priorities?**
 - 4. When does the UDC apply and how does it relate to other plans and regulations?**
 - 5. How are prior approvals, violations, and pending applications processed by the new UDC?**

ORGANIZATION

- 6. Nonconformities**
 - 7. Enforcement**
 - 8. Severability**
 - 9. Review and Decision-Making Bodies**
- 6. How are legal nonconformities administered and enforced?**
 - 7. How will the Town enforce the provisions of the UDC?**
 - 8. How do court decisions affect the UDC and applications?**
 - 9. What are the powers, duties, and meeting procedures for Town decision-making authorities?**



Nonconformities

KEY FEATURES

- **Specifies different types of nonconformities and specific regulations for each**
 - Uses
 - Structures
 - Lots
 - Site Features (e.g., off-street parking or loading area, buffer, landscaping, screening, or exterior lighting)
- **Clarifies when a nonconformity loses its status and the extent of changes that can be made to a nonconformity (e.g., maintenance and repair and changes of ownership)**
- **Requires certain development proposals to bring nonconforming site features into compliance with the UDC**

REVIEW & DECISION-MAKING BODIES


- **Describes the organization, powers, and duties of:**
 - City Council (Municipal Charter)
 - Planning and Zoning Commission
 - Board of Zoning Adjustment
 - Director of Development Services
 - Floodplain Administrator
- **Includes procedural details for meetings and requires compliance with Texas Open Meetings Act**



Addison, TX

Consent Agenda
Planning & Zoning





**ARTICLE 2:
ADMINISTRATION &
PROCEDURES**

ORGANIZATION

1. Purpose
2. Organization
3. Summary Table of Review Procedures
4. Common Review Procedures



Foundational elements

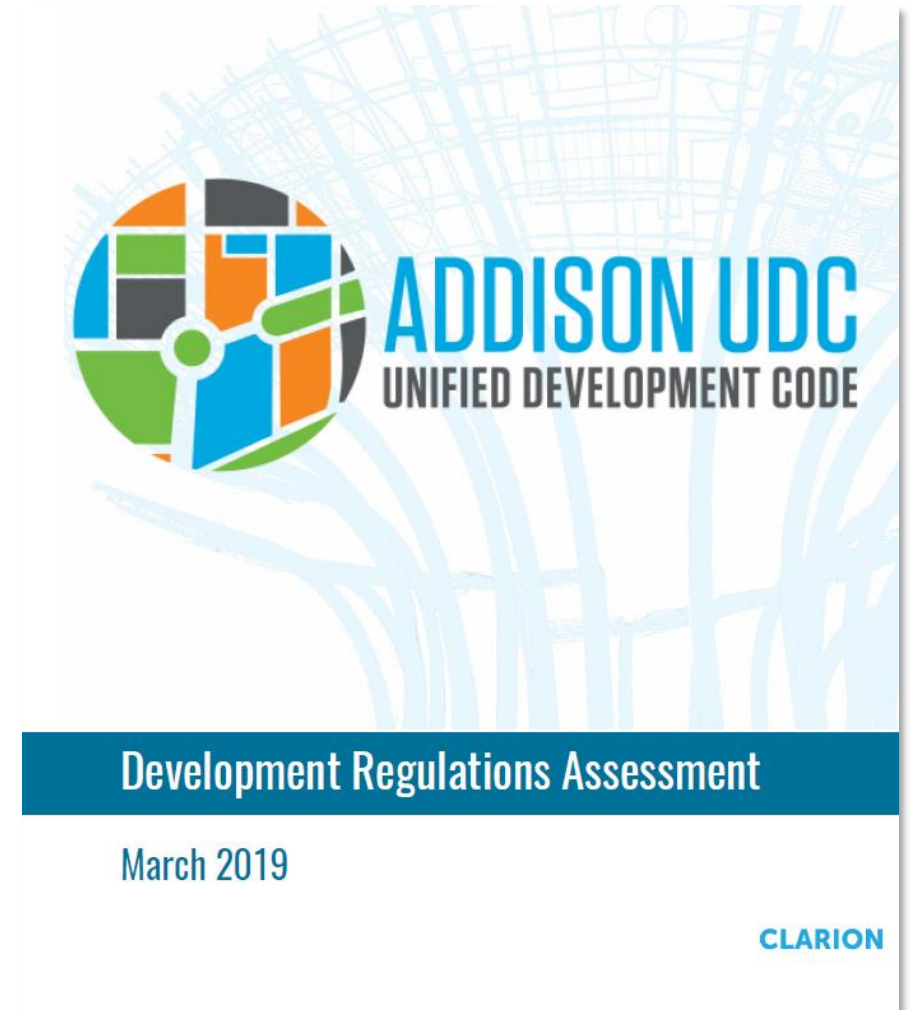
5. Rezoning, Zoning Text, and Plan Amendments
6. Site Planning and Miscellaneous Permits
7. Engineering Plans, Studies, and Site Development Permits
8. Agreements
9. Platting of Land
10. Flexibility and Relief



Procedures that build on the foundation

KEY GOALS

- Delegate more decision-making power to staff
- Establish common review procedures
- Codify and update the site plan review procedures
- Establish process to allow minor modifications



SUMMARY TABLE OF REVIEW PROCEDURES

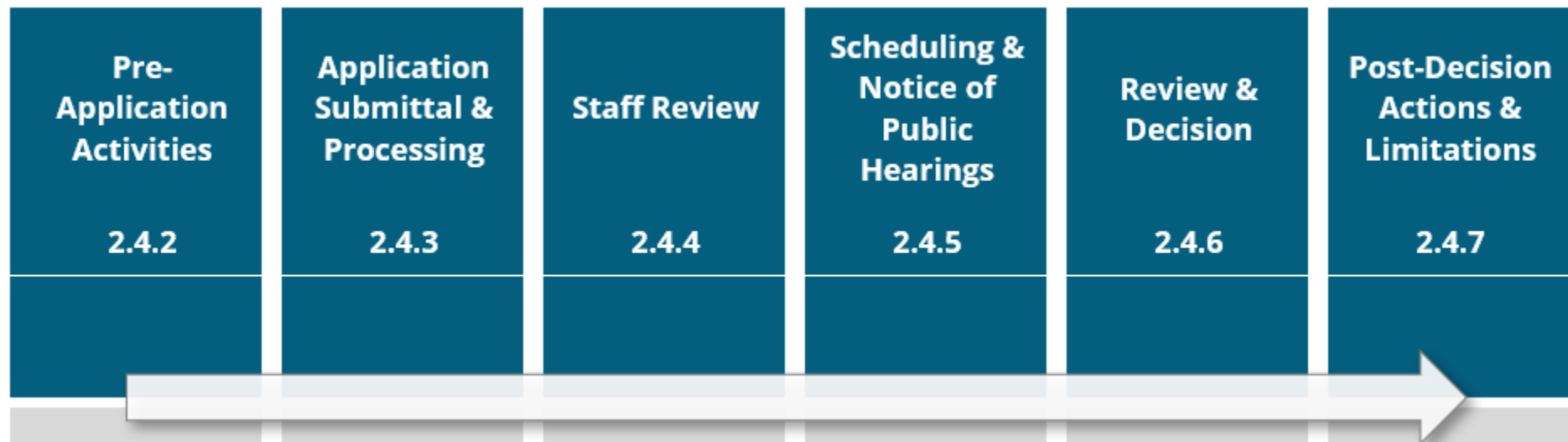
- Summarizes basic requirements for review and approval of development applications including:
 - Application Type
 - UDC Reference (hyperlinked)
 - Pre-Application Activities – Preapplication Conference & Neighborhood Meeting
 - Review and Decision-Making Bodies
 - Who reviews and/or makes a recommendation?
 - Who decides?
 - To which body can the decision be appealed?
 - Is a public hearing required?

Table 2.3-1: Summary Table of Review Procedures
 R = Review & recommend D = decide A = appeal
 ✓ = required ◊ = optional * = public hearing required

| Application Type | UDC Reference | Pre-Application Activities | | Review & Decision-Making Bodies | | | |
|--|---------------|----------------------------|----------------------|---------------------------------|--------------------------------|--------------|----------------------------|
| | | Pre-application conference | Neighborhood Meeting | Staff | Planning and Zoning Commission | City Council | Board of Zoning Adjustment |
| Rezoning, Zoning Text, and Plan | | | | | | | |
| Special Use Permit | 2.5.1 | ✓ | ◊ | R | R* | D* | |
| Rezoning | 2.5.2 | ✓ | ◊ | R | R* | D* | |
| Rezoning to Planned Development (PD) | Preliminary | 2.5.3 | ✓ | ◊ | R | R* | D* |
| | Final | 2.5.3 | ✓ | ◊ | R | R* | D* |
| Zoning Text Amendment | 2.5.4 | ◊ | ◊ | R | R* | D* | |
| Comprehensive Plan Amendment | 2.5.5 | ✓ | ◊ | R | R* | D* | |
| Annexation | 2.5.6 | ✓ | | R | R* | D* | |
| Site Planning and Miscellaneous Permits | | | | | | | |
| Concept Plan | For Rezoning | 2.6.1.C | ✓ | ◊ | R | R* | D* |
| | Other | 2.6.1.D | ✓ | ◊ | R | D* | |
| Site Plan | Major | 2.6.2.E | ✓ | ◊ | R | D | A* |
| | Minor | 2.6.2.D | ◊ | ◊ | D | | A* |
| Tree Permit | 2.6.3 | | | D | | | A* |
| Temporary Use Permit | 2.6.4 | | | D | | | A* |
| Sign Permit | 2.6.5 | | | D | | | A* |
| Master Sign Plan | 5.9.11.E | | | R | D | | A* |
| Zoning Verification Letter | 2.6.6 | | | D | | | A* |
| Change or Elimination of Nonconformity | 2.6.7 | | | D | | | A* |

COMMON PROCEDURES

- Elements that are common to most development application reviews
- Consolidated to avoid repetition
- Substantially rewritten for clarity and to reflect current practice



COMMON PROCEDURES

- **Pre-application conference**
- **Neighborhood Meeting** → Recommended for Rezoning & SUP
- **Application Submittal & Processing**
- **Staff Review**
- **Public Hearing Scheduling & Notice** → New summary table of public notice requirements including minimum time frames
- **Review and Decision**
- **Post-Decision Actions & Limitations** → When development approvals expire, if they can be extended, and the ability for approvals to be revoked
Director ability to approve minor changes to approved plans

ARTICLE 2: ZONING DISTRICTS

IMPROVED 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 |
| PDTC | Planned development townhouse/condominium |
| PDCC | 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 part of this appendix, 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 the following purposes:

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

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 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.

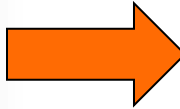
Off-street parking space shall be provided on the lot to accommodate two motor cars for each dwelling unit; however, no supporting member of any garage, carport, or other automobile storage structure shall be located within the required front yard.

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.



Article 2: Zoning Districts
2.6 Nonresidential Zoning Districts
2.6.1 CL - Commercial Limited⁷⁵

2.6 Nonresidential Zoning Districts

2.6.1 CL - Commercial Limited⁷⁵

A. Purpose
The CL district is intended to accommodate small-scale commercial, retail, office, service-oriented, and accessory uses. This district is typically located along collector and arterial corridors and is designed to allow for safe access by pedestrians, bicyclists, transit users, and motorists. The CL district is intended to promote sustainable infill and redevelopment of older commercial sites, while ensuring that the site design, uses, and scale are consistent with adjacent residential neighborhoods.

B. Dimensional Standards

| Lot Dimensions (minimum) | | Other Standards (maximum) | |
|-----------------------------|----------|--|---|
| A Lot Area (sq ft) | None | F Building Height (ft) | 29 |
| B Lot Width (ft) | None | Impervious Coverage (percent of lot area) | Building Coverage 60 Total Coverage 80 |
| Building Setbacks (minimum) | | Notes: | |
| C Front (ft) | 25 | [1] Minimum of 10 feet when adjoining the R-1, R-2, or A zoning districts. ⁷⁶ | |
| D Side (ft) | None [1] | | |
| E Rear (ft) | None [1] | | |

Figure 2.11: CL Dimensional Standards

⁷⁵ From current Appendix A, Article IX. Renamed from "LR Local Retail District."
⁷⁶ Added R-1 and R-2.

Addison, TX – Unified Development Code
Zoning Districts and Uses – September 2019

FINE-TUNE THE ZONING DISTRICTS

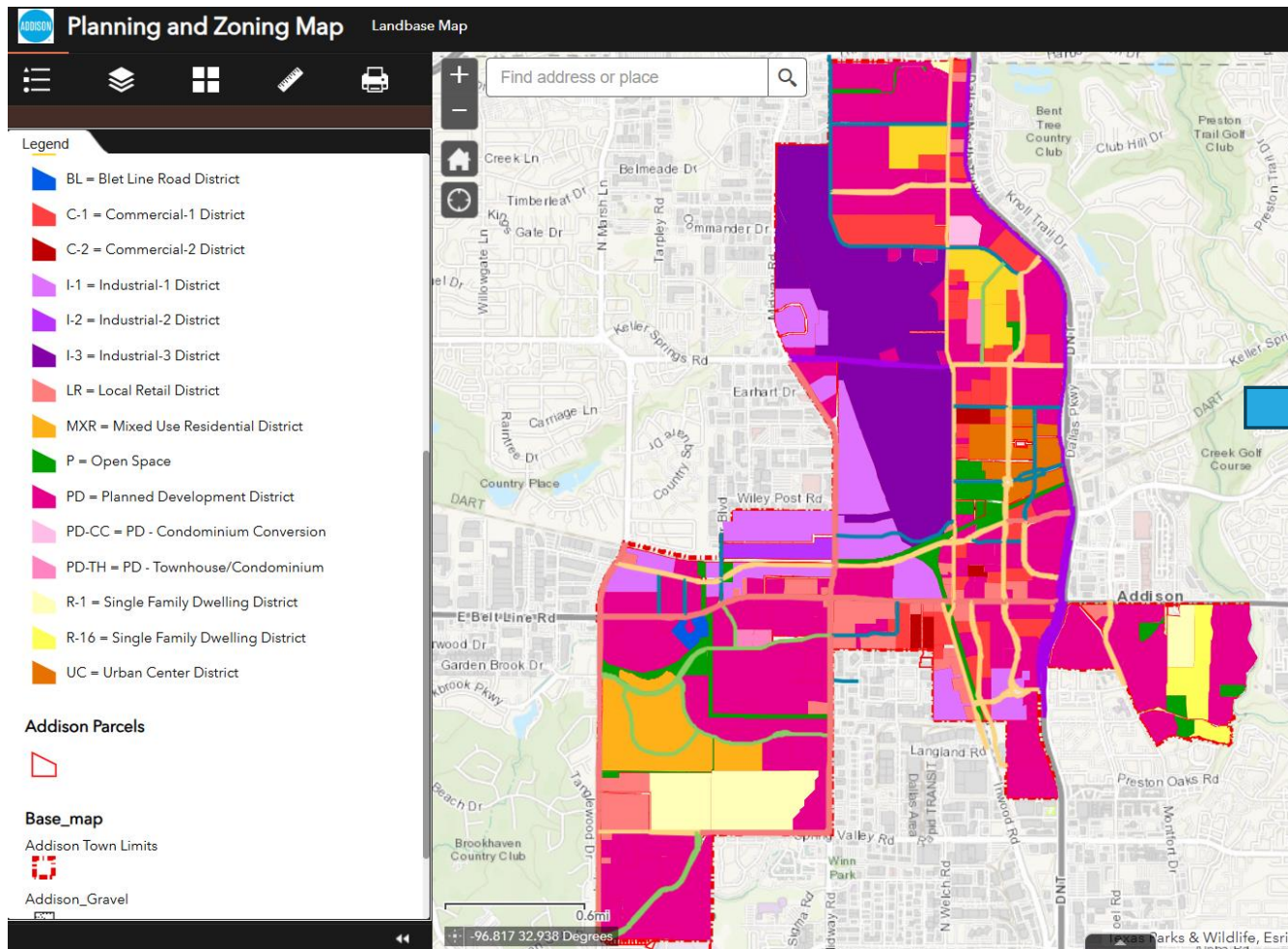


Table 3.1-1: Summary Table of Zoning Districts

| Zoning District | Section |
|---|---------|
| Residential Districts | |
| R-1 - Residential | 3.4.1 |
| R-2 - Residential | 3.4.2 |
| R-3 - Residential | 3.4.3 |
| Mixed-Use Districts | |
| M-1 - Mixed-Use Neighborhood | 3.5.1 |
| M-2 - Mixed-Use Suburban Corridor | 3.5.2 |
| M-3 - Mixed-Use Urban Corridor | 3.5.3 |
| M-4 - Mixed-Use Center | 3.5.4 |
| Nonresidential Districts | |
| CL - Commercial Limited | 3.6.1 |
| CG - Commercial General | 3.6.2 |
| LI - Light Industrial | 3.6.3 |
| AA - Addison Airport | 3.6.4 |
| Planned Development Districts | |
| PD - Planned Development | 3.7 |
| Overlay Districts | |
| AO - Airport Overlay | 3.8.1 |
| Legacy Districts | |
| A - Apartment Dwelling | 8.1 |
| PD-TH Planned Development Townhouse/Condominium | 8.2 |
| PD-CC Planned Development Condominium Conversions | 8.3 |

PLANNED DEVELOPMENT

- **Revised purpose statement:**
 - Clarifies that this is a unique tool for special cases
 - Requires public benefits in exchange for flexibility
- **Established qualifying criteria for projects seeking PD zoning:**
 - Not located in the Mixed-Use districts
 - Couldn't otherwise be developed using standards in a base district

ARTICLE 3: USE REGULATIONS

NEW CONSOLIDATED USE TABLE

| Table 4.2-1: Table of Allowed Uses | | | | | | | | | | | | |
|--|-------------|-----|-----|-----------|-----|-----|---------|----------------|----|----|----|------------------------|
| P = permitted use S = Special Use Permit required A = accessory use T = temporary use Blank Cell = prohibited use | | | | | | | | | | | | |
| | Residential | | | Mixed-Use | | | | Nonresidential | | | | Use-Specific Standards |
| | R-1 | R-2 | R-3 | M-1 | M-2 | M-3 | M-4 [1] | CL | CG | LI | AA | |
| Residential Uses | | | | | | | | | | | | |
| Household Living | | | | | | | | | | | | |
| Cottage development | | | S | S | | | | | | | | 4.3.2.A |
| Dwelling, duplex | | | P | | | | | | | | | |
| Dwelling, fourplex | | | P | P | | | | | | | | 4.3.2.B |
| Dwelling, live/work | | S | P | P | P | P | P | | | | | 4.3.2.C |
| Dwelling, multifamily | | | S | P | P | P | P | | | | | 4.3.2.D |
| Dwelling, single-family (attached) | | | P | P | P | | | | | | | 4.3.2.E |
| Dwelling, single-family (detached) | P | P | P | P | | | | | | | | 4.3.2.F |
| Dwelling, triplex | | | P | P | | | | | | | | 4.3.2.G |
| Manufactured home development (HUD-Code) | | | | S | S | | | | | | | 4.3.2.H |
| Group Living | | | | | | | | | | | | |
| Assisted living facility | | S | S | S | S | S | S | S | S | | | |
| Continuing care facility | | | S | P | P | P | P | S | S | | | |

NEW USE TYPE EXAMPLES

- Cottage development
- Continuing care retirement facility
- Supportive housing
- Cemetery or internment facility
- Treatment facility
- Rehabilitation facility
- Mobile food truck park
- Credit access business
- Building supply store
- Equipment sales or rental
- Vehicle repair (major)
- Noncommercial urban agriculture
- Artisan manufacturing
- Contractor's office
- Warehouse or wholesale facility
- Self-service drop box
- Accessory dwelling unit (ADU)

TEMPORARY & ACCESSORY USES

- Both topics are not clearly addressed in current regulations
- Consolidated and updated accessory use/structure standards
- Created new town-wide temporary use/structure standards



**ARTICLE 5:
DEVELOPMENT STANDARDS**

DEVELOPMENT APPLICABILITY

Table 5.2-1: Development Applicability Thresholds

✓ = Entire Site ◇ = Development Impact Area Only

| UDC Standard | UDC Reference | New Construction | Minor: Tier 1 §5.2.2 | Major: Tier 2 §5.2.3 |
|------------------------------------|---------------|------------------|---------------------------|----------------------|
| Floods | 5.3 | ✓ | All development, see §5.3 | |
| Access and Circulation | 5.4 | ✓ | All development, see §5.4 | |
| Parking and Loading | 5.5 | ✓ | ◇ | ✓ |
| Landscaping, Buffering, and Fences | 5.6 | ✓ | ◇ | ✓ |
| Site and Building Design | 5.7 | ✓ | ◇ | ✓ |
| Exterior Lighting | 5.8 | ✓ | All development, see §5.8 | |
| Signs | 5.9 | ✓ | All development, see §5.9 | |

5.2.2. Minor Redevelopment: Tier 1

- A. Expansions, alterations, or modifications that increase the gross floor area of an existing structure by the greater of 10,000 square feet or between 10 and 50 percent;
- B. Expansions, alterations, or modifications that increase the total number of existing dwelling units on a lot by the lesser of 10 dwelling units or between 10 and 25 percent;
- C. The alteration or expansion of any vehicular parking area by the greater of six spaces or 50 percent, excluding resurfacing or restriping; or
- D. Any expansion or enlargement of a structure or land use that requires a Special Use Permit for at least one tenant.



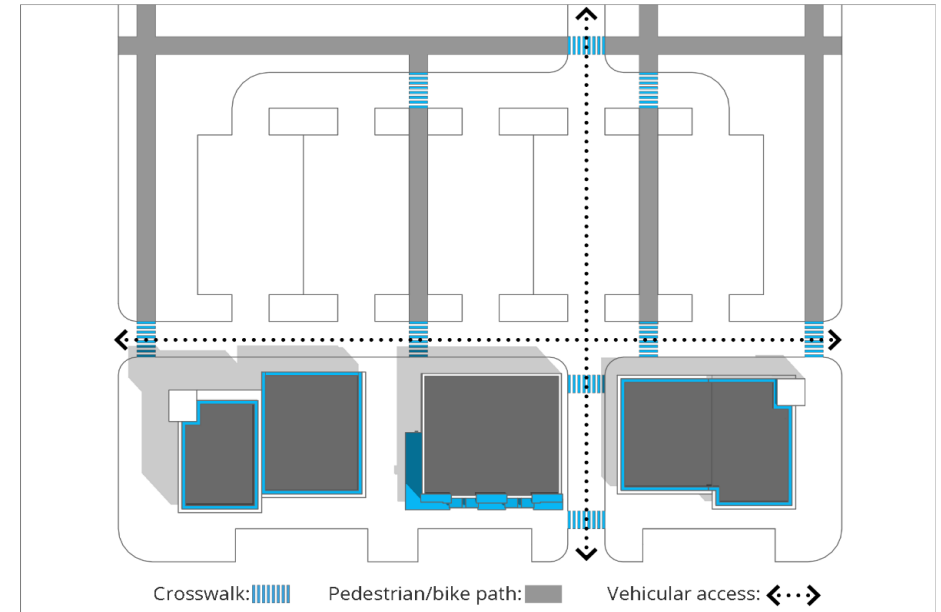
Tier 1: Minor Projects



Tier 2: Major Projects

ACCESS & CIRCULATION | KEY CHANGES

- New section to cover vehicular, pedestrian, and bicycle connectivity
- Street connectivity required within and surrounding proposed development
- Cross access between abutting development required for new single-family attached, multifamily, nonresidential and mixed-use development



PARKING & LOADING | KEY CHANGES

- New table of minimum vehicle parking requirements
- New 125% parking maximum proposed for nonresidential uses
- New parking alternatives (up to 25% adjustment)
- Electric vehicle charging standards
- Drive-through facility standards
- New lot layout and design standards

Table 5.5-1: Minimum Vehicle Parking Requirements

| DU = dwelling unit sq. ft. = square feet GFA = gross floor area | | |
|---|---|----------------------------------|
| Use | Minimum Vehicle Parking Current | Minimum Vehicle Parking Proposed |
| Residential Uses | | |
| Household Living | | |
| Cottage development (NEW) | -- | 1 space per DU |
| Dwelling, duplex | UC-Res, UC-Com, Belt Line: 1 per bedroom (2 per unit max) | 1 space per DU |



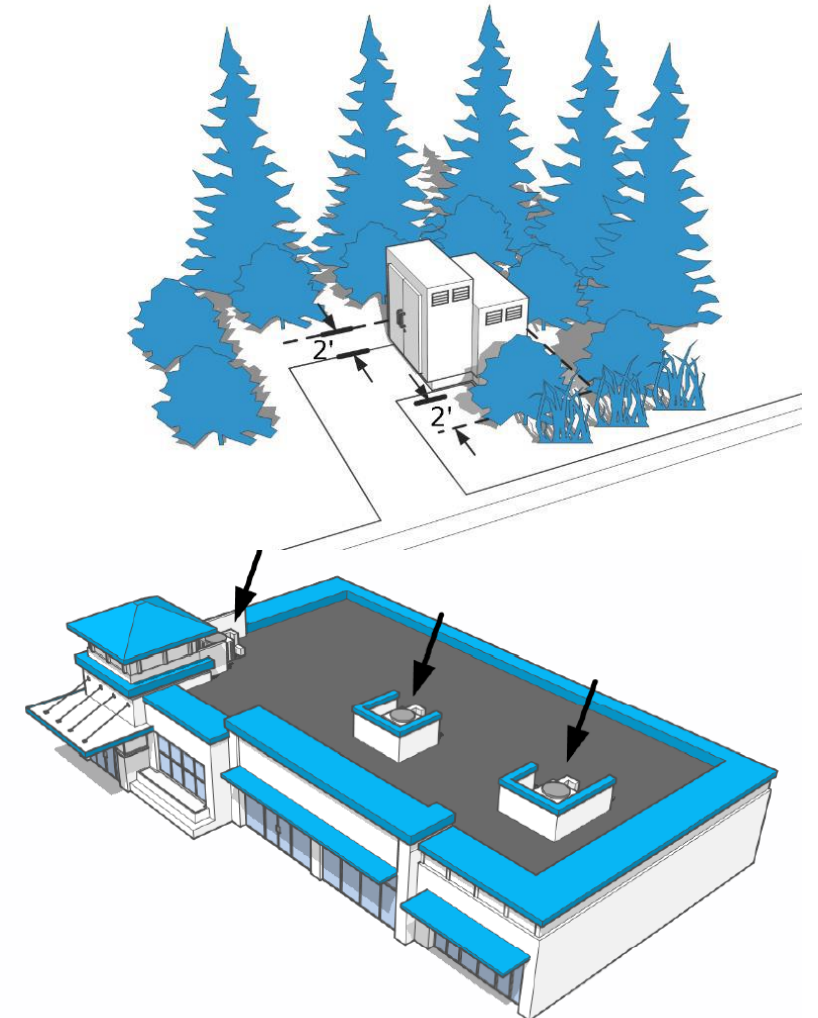
LANDSCAPING | KEY CHANGES

- Tailored streetscape landscaping standards for urban vs. suburban contexts
- New buffering requirements for multifamily, mixed-use, and nonresidential uses adjacent to a residential zoning district or single-family detached/duplex use
- Incorporated artificial turf standards
- Clarified tree mitigation requirements for heritage and significant trees



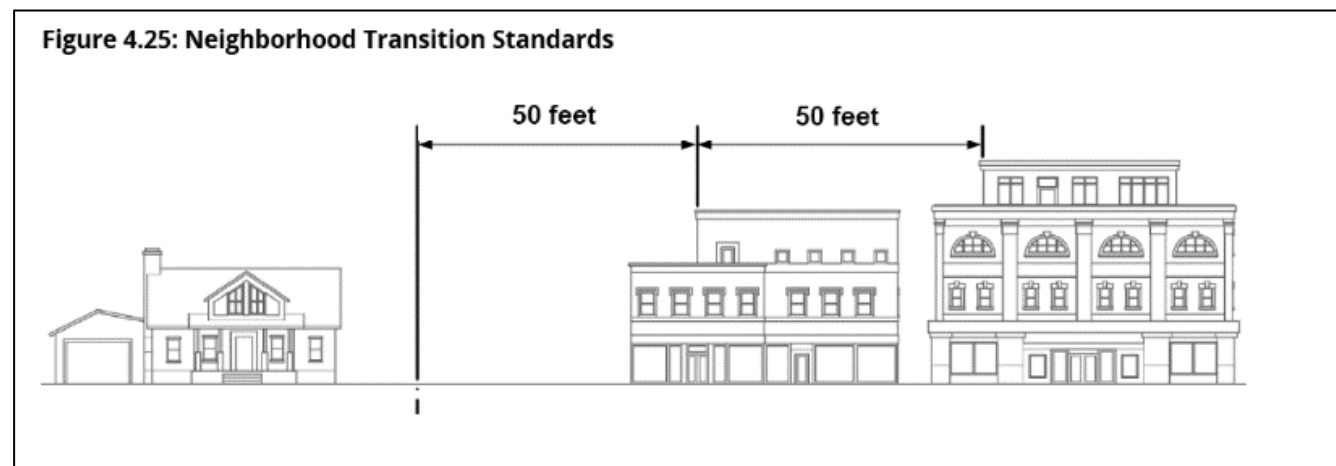
SCREENING & FENCES | KEY CHANGES

- Landscaping provided to meet screening standards credited towards overall landscaping requirements
- Screening requirements for:
 - Mechanical and utility equipment
 - Refuse containers
 - Outdoor storage areas
 - Off-street loading spaces
 - Parking or storage of vehicle on unimproved surface
- New standards for compatible design, articulation, and alignment of fences



BUILDING DESIGN | KEY CHANGES

- Town-wide standards for greater consistency across projects and to minimize the need to use the PD
- New standards for multifamily dwellings and mixed-use and nonresidential based on current Belt Line and UC districts (building orientation, entrances, building mass, roof form, windows, materials)
- New neighborhood transition standards to mitigate impacts between residential and more intense development

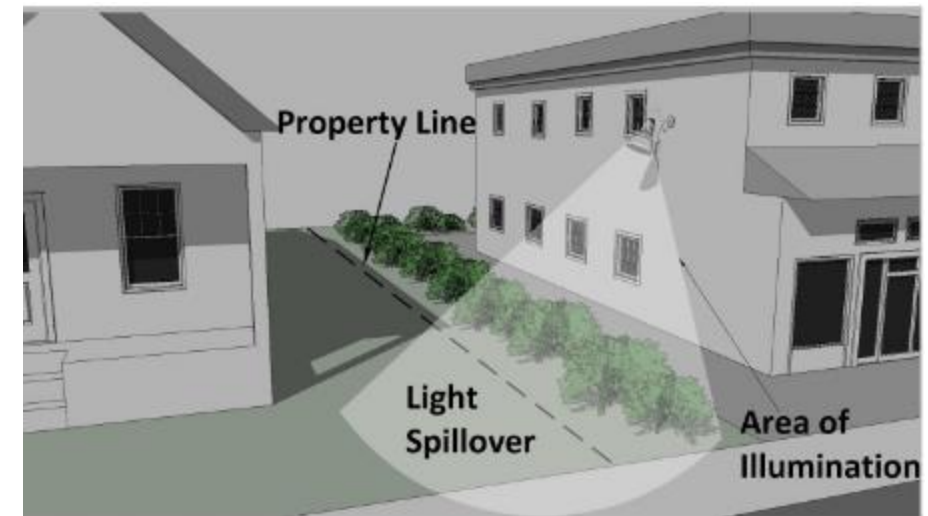
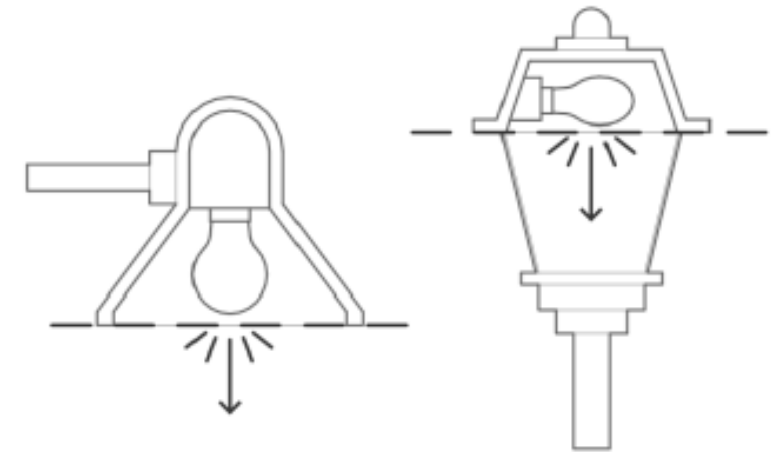


EXTERIOR LIGHTING | KEY CHANGES

Proposed lighting standards that are simple to administer but get at the key issues:

- Uniform design
- Light spillover prohibited
- Flashing lights prohibited
- Shielded lighting required
- Maximum light trespass levels on adjacent properties
- Special standards in key areas
 - Parking area lighting
 - Service station canopies

Figure 5-14: Fully Shielded Fixtures



SIGNS | KEY CHANGES

Carries forward current Addison regulations with revisions to address:

- **Consistency, clarity, user-friendliness**
- **Content-neutrality**
- **Targeted revisions focusing on:**
 - More flexibility, especially in more intense zoning districts
 - Aligning content with current Town practices and interpretations
 - Introducing a Master Sign Plan process
 - Standardizing methods of measurement



**ARTICLE 6:
SUBDIVISION STANDARDS**

KEY CHANGES

- New lot planning and revised block layout design standards
- Incorporated recently adopted Parkland Dedication and Park Development Fee requirements & exempted ADU's from applicability (6.4.7.A.4.b)

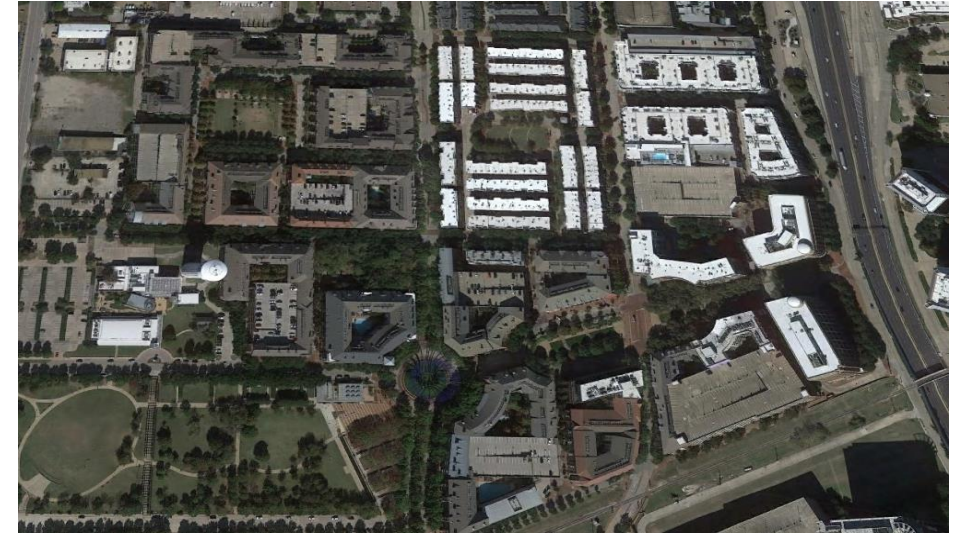


Table 6.4-1: Nonresidential Fee Calculations

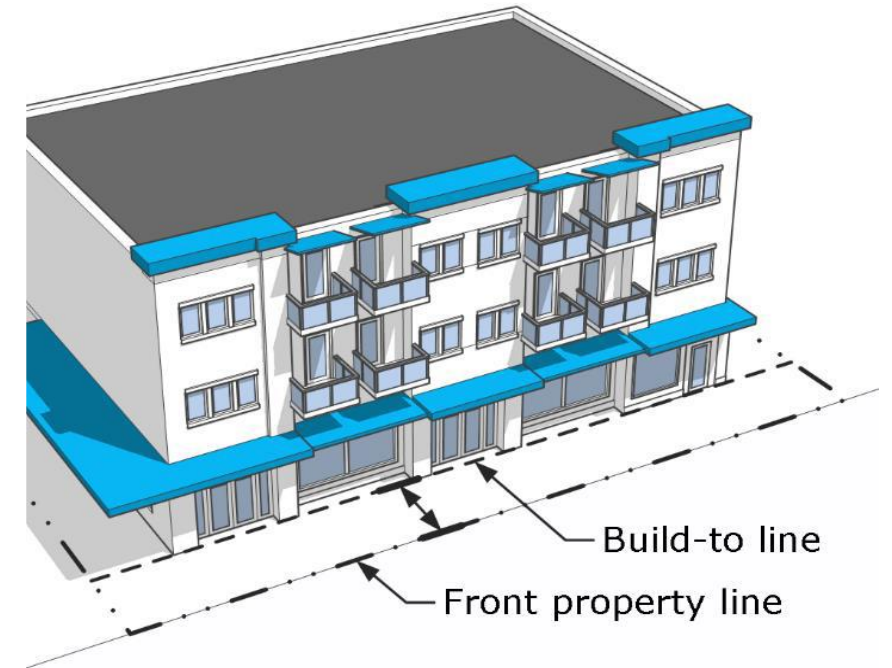
| Type | Square Feet Per Employee (E) | Occupancy Rate % (B) | Operational Hours % (C) | Commuter % (D) | Fee Per Square Foot |
|------------|------------------------------|----------------------|-------------------------|----------------|---------------------|
| Industrial | 2,500 | 95% | 71% | 79% | \$0.58 |
| Hotel | 1,500 | 60% | 71% | 79% | \$0.61 |
| Retail | 550 | 93% | 38% | 79% | \$1.36 |
| Office | 300 | 79% | 24% | 79% | \$1.34 |



ARTICLE 7: DEFINITIONS

KEY CHANGES

- **Grouped by definition type:**
 - Use-related definitions
 - Flood definitions
 - Airport definitions
 - Sign definitions
 - All other definitions
- **Confirmed all use terms have a clear definition**
- **Added new definitions where necessary for clarity (e.g., Administrative Manual, Best Management Practices, frontage, light trespass, etc.)**





QUESTIONS?

PLANNING & ZONING ACTION

- **January 29, 2025 P&Z Work Session**
 - Introduced Consolidated Draft & received feedback related to -
 - Code Compliance
 - Neighborhood Meeting Procedure
 - Minimum Parking Requirements
 - Electric Vehicle Parking
 - Nonconformities
 - Vinyl Siding/Fence Materials
 - Errors in Tree Mitigation Requirements
 - Park Development Fee
 - Town-specific Regulations

EDITS FROM 1/29 P&Z DISCUSSION

- Added “bicycle” to UDC purpose statement – “Lessen congestion in the streets while enhancing pedestrian, *bicycle*, and vehicular movement with the least detriment to environmental quality” (1.3.F)
- Updated Minor Modification Table to clarify if the percent change is an increase/decrease (2.10.3.B.1)
- Removed impervious coverage maximum limitation from all residential zoning districts (3.4.1.B, 3.4.2.B, 3.4.3.B)

Table 2.10-1: Table of Allowable Minor Modifications

| UDC Standard | Allowable Modification (maximum percentage) |
|--|---|
| Site Standards | |
| Lot width, minimum | 10% decrease |
| Lot depth, minimum | 10% decrease |
| Lot area, minimum | 10% decrease |
| Building coverage, maximum | 10% increase |
| Total impervious coverage, maximum | 10% increase |
| Block length, minimum/maximum | 10% decrease/increase |
| Lot Dimensional Standards | |
| Front building setback, minimum | 15% decrease |
| Build-to range, minimum/maximum | 15% decrease/increase |
| Front building façade at build-to range, minimum | 15% decrease |
| Side building setback, minimum | 15% decrease |
| Rear building setback, minimum | 15% decrease |
| Building Standards | |
| Building height, maximum | 10% increase |
| Building height, minimum for street facing facades | 10% decrease |
| Development Standards | |
| Number of required vehicle parking spaces, minimum | 20% decrease |
| Landscaped area, minimum | 10% decrease |

EDITS FROM 1/29 P&Z DISCUSSION

- **Fixed error in urban agriculture time limitations (outdoor activity prohibited from 10 pm to 7 am – prior draft reversed) (4.3.4.B)**
- **Decreased EV charging station threshold from 50 spaces to 40 spaces: *“Parking areas with 40 or more vehicle parking spaces shall provide a minimum of one vehicle parking space dedicated to electric vehicles for every 25 vehicle parking spaces provided on site.”* (5.5.7.G)**
- **Fixed the errors in tree mitigation requirements (5.6.6.B.2)**
 - Heritage Trees: 1:2
 - Significant Trees: 1:1.5
 - Protected Trees 1:1

ADDITIONAL STAFF EDITS

- **Removed asterisks for public meetings in Summary Table of Review Procedures to better emphasize public hearings (2.3)**
- **Clarified Master Sign Plan appeal authority is BZA (2.3)**
- **Clarified Tree Permit application submittal requirements (aerial imagery required) (2.6.3.C.1)**
- **Clarified process for City Council to delegate Parking Management Agreement decision to Director (2.8.1.C)**
- **Added 70 foot maximum building height for Addison Airport district (and requirement to meet FAA height standards) (3.6.4.B)**
- **Clarified ADU noticing requirements – must occur between complete application and final approval (4.4.4.C)**

ADOPTION TIMELINE

- ***January 29, 2025: P&Z Work Session***
 - Staff presented the draft UDC and accepted feedback for consideration.
- ***February 18, 2025: P&Z Regular Meeting***
 - Commission recommend Approval of the Adoption Draft of Unified Development Code.
- **February 25, 2025: City Council Work Session #1**
 - Staff will introduce the current draft and ask for feedback on topics you'd like to review in-depth at Work Session #2.
- **March 4, 2025: City Council Work Session #2**
 - Staff will prepare materials based upon Council feedback at Work Session #1.
- **March 25, 2025: City Council Adoption**
 - Staff will present any modifications based upon feedback at previous meeting for proposed adoption.



ADDISON, TEXAS

UNIFIED DEVELOPMENT CODE

Adoption Draft
February 2025