Current Zoning Code Language
CD-CPC-2025-00011 Periodic Review Text Amendments

Amendments to Approved Plans:

88-255 – SC, Shoal Creek District

88-255-09 – Amendments to Approved Plans

88-255-09-B. In the case of a plan amendment with multiple owners, a single property owner may initiate the application to amend the plan if:

1. The amendment to the plan does not adversely affect the remaining parcels within the plan boundaries as to density, parking, setbacks, or other similar factors as provided in the rules and regulations of the city plan commission; and

2. The applicant property owner has notified all other property owners within the plan boundaries, in the form and manner adopted by the city plan commission and by certified mail, and has received no written objection to such amendment within 30 days after the date such notice is mailed.

88-260 – UR, Urban Redevelopment District

88-260-06 – Amendments to Approved Preliminary Development Plans

88-260-06-A. In the course of carrying out any part of the development plan for a UR district, the developer may submit a request for an amendment of the preliminary development plan approved at the time of rezoning to the UR district. Requests to amend a preliminary development plan must be processed as a zoning map amendment in accordance with 88-515, except that the city planning and development director is authorized to approve minor amendments to UR district preliminary development plans in accordance with the administrative adjustment procedures of 88-570 (see specifically, 88-570-02-H).

88-516 – Plan Review

88-516-06 – Amendments to Development Plans or Project Plans

88-516-06-C. PLAN AMENDMENT - MULTIPLE OWNERS

In the case of a plan amendment with multiple owners, a single property owner may initiate the application to amend the plan if:

1. The amendment to the plan does not adversely affect the remaining parcels within the plan boundaries as to density, parking, setbacks, or other similar factors as provided in the rules and regulations of the city plan commission; and

2. The applicant property owner has notified all other property owners within the plan boundaries, in the form and manner adopted by the city plan commission and by certified mail, and has received no written objection to such amendment within 30 days after the date such notice is mailed.

88-520 Master Planned Developments

88-520-03 – Preliminary Development Plans

88-520-03-C. PLAN AMENDMENT

In the case of a plan amendment with multiple owners, a single property owner may initiate the application to amend the plan if:

1. The amendment to the plan does not adversely affect the remaining parcels within the plan boundaries as to density, parking, setbacks, or other similar factors as provided in the rules and regulations of the city plan commission; and

2. The applicant property owner has notified all other property owners within the plan boundaries, in the form and manner adopted by the city plan commission and by certified mail, and has received no written objection to such amendment within 30 days after the date such notice is mailed.

Two-unit Houses on Corner Lots:

88-110-04 – Residential Building Types

88-110-04-A Residential Building Types Allowed

The residential uses allowed in R districts must be located in residential buildings. The following residential building types are allowed in R districts. Many residential building types are subject to supplemental standards, as referenced in 88-110-06-C.

Building Type	**R-80**	**R-10**	**R-7.5**	**R-6**	**R-5**	**R-2.5**	**R-1.5**	**R-0.75**	**R-0.5**	**R-0.3**
Detached house	P	P	P	P	P	P	P	P	P	P
Zero lot line house	P	P	P	P	P	P	P	P	P	P
Cottage house	-	-	P	P	P	P	P	P	P	P
Attached house										
Semi-attached										
on corner lots	-	P[1]	P[1]	P[1]	P	P	P	P	P	P
in other situations	-	-	-	-	P	P	P	P	P	P
Townhouse	-	-	-	-	P	P	P	P	P	P
Two-unit house										
on corner lots	-	P[1]	P[1]	P[1]	P	P	P	P	P	P
in other situations	-	-	-	-	P	P	P	P	P	P
Multi-unit house	-	-	-	-	-	S	P	P	P	P
Colonnade	-	-	-	-	-	-	P	P	P	P
Multiplex	-	-	-	-	-	-	P	P	P	P
Multi-unit building	-	-	-	-	-	-	P	P	P	P

Residential Infill Driveway Standards:

88-110-07 – Infill Residential Development Standards

88-110-07-E. Infill Vehicular Use Standards

a. DRIVEWAYS - When an improved alley is present, driveways from the street are prohibited. When an improved alley is not present, driveways from the street shall be permitted only when 51% or more of the homes in the infill residential context area have a driveway from the same street. The city planning and development director is authorized to allow driveways from streets where fewer than 51% of the homes in the infill residential context area have them only when such a driveway is shared with at least one adjacent home, any garage the driveways lead to is not visible from the street, the driveway does not exceed 12 feet in width in the front yard, and subject to recording a cross-access

easement. For this section, improved shall mean paved with a hard surface or gravel. It shall not mean that such alleys must be improved to current Public Works Department standards.