CD-CPC-2025-00011 Periodic Review Text Amendments

~~Text to be deleted~~

Text to be added/amended

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.~~

88-255-09-B. Requests to amend an approved 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 the SC plan in accordance with the administrative adjustment procedures of 88-570 (see specifically 88-570-02-H).

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 approved 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.~~

88-516-06-C. Plan Amendment

Requests to amend an approved 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 an approved plan in accordance with the administrative adjustment procedures of 88-570 (see specifically 88-570-02-H).

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.~~

Requests to amend an approved 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 a preliminary development plan in accordance with the administrative adjustment procedures of 88-570 (see specifically 88-570-02-H).

Duplexes on Corner Lots:

88-110 – 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

88-110-06-4 TWO-UNIT HOUSES AND SEMI-ATTACHED HOUSES ON CORNER LOTS

Under the conventional development option, two-unit houses and semi-attached houses are subject to the standards of Section 88-110-06-B (Table 110-2). In approved open space or conservation developments two-unit houses and semi-attached houses are allowed on corner lots in all R districts except R-80. In R-10, R-7.5 and R-6 districts they are subject to the following additional standards.

(a) Two-unit houses and semi-attached houses are allowed on corner lots in situations in which such building types would not otherwise be allowed because they can be designed so each unit is oriented towards a different street. This gives the two-unit house and the semi-attached house the overall appearance of a detached house when viewed from either street.

(b) The corner lot must comply with the minimum lot area standard of the subject zoning district. No lot with less than 3,000 square feet of lot area may be used for the corner lot option.

(c) Each dwelling unit within the two-unit house or semi-attached house must have its ~~address and main entrance~~ address, main entrance, and garage oriented towards a separate street frontage. Conversion of an existing detached house may provide one main entrance with internal access to both units.

Residential Infill Driveway Standards:

88-110-07 – Infill Residential Development Standards

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

a. DRIVEWAYS –

i. When an improved alley is present, driveways from the street are prohibited. 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.

ii. When an improved alley is not present, and more than half of lots in the context area are developed, driveways from the street shall be permitted only when both lots abutting the subject lot have a driveway from the street. ~~51% or more of the homes in the infill residential context area have a driveway from the same street.~~ For corner lots, driveways from the street shall be permitted only when the lot abutting the subject lot's

side yard has a driveway from the street. The city planning and development director is authorized to allow driveways from streets where neither abutting lot or only one abutting lot has a driveway from the street ~~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.~~

iii. When an improved alley is not present and fewer than half of lots in the context area are developed, driveways from the street shall be permitted when the lots abutting the subject lot are both vacant or at least one abutting lot is developed with a driveway from the street. The driveway may not exceed 12 feet in width in the front yard and may not result in more than 40% of the front yard being paved.