

AGENDA ITEM NO. \_\_\_\_\_

**CITY OF SAN ANTONIO  
INTERDEPARTMENTAL MEMORANDUM  
DEVELOPMENT SERVICES DEPARTMENT**

**TO:** Mayor and City Council

**FROM:** Florencio Peña, III, Director, Development Services

**THROUGH:** Terry M. Brechtel, City Manager

**COPIES:** Emil R. Moncivais, AIA, AICP, Planning Director; Malcolm Matthews, Director of Parks and Recreation; Thomas G. Wendorf, P.E., Public Works Director; Roderick J. Sanchez, AICP Assistant Development Services Director; Andrew Martin City Attorney; File

**SUBJECT:** Revision to the Unified Development Code

**DATE:** May 1, 2003

**SUMMARY AND RECOMMENDATIONS**

This ordinance contains six groups of amendments to the Unified Development Code (UDC), which was originally adopted by City Council on May 3, 2001. The amendments have been reviewed and approved by the UDC Technical Advisory Committee (UDCTAC), the Zoning Commission and the Planning Commission. Staff recommends approval.

**BACKGROUND INFORMATION**

On May 3, 2001 City Council adopted the revised UDC. Because the UDC was developed in a relatively short period of time, a Unified Development Code Technical Advisory Committee (UDCTAC) was established to resolve problems, to assist with implementation difficulties and to address any inadvertent errors and omissions that were included in the adopted document. City Council on January 17, 2002 expanded the role of the UDCTAC to allow it to recommend substantive as well as procedural changes to the UDC. This ordinance contains 6 groups of amendments, which contain a total of 90 amendments. The Zoning Commission and the Planning Commission have approved all of these amendments as submitted.

**POLICY ANALYSIS**

This ordinance contains the following groups of amendments to the UDC adopted by City Council on May 3, 2001.

**GROUP A** – Correction of 51 clerical errors, formatting errors and addition of headings for various tables. Examples include deleting repeated words, labeling open space table as Table 503-2, changing figure 504-3 to 504-4 and adding the word “are” to a sentence to make it read better. (See “Attachment - A” for additional detail)

**GROUP B**– Contains 3 items that were in the previous UDC that were inadvertently left out of the amended UDC. This group includes adding back the regulation for illumination impact on adjacent properties, front setback exception for established block and exemption of parking requirements for the “D” Downtown zoning district. (See “Attachment - B” for additional detail)

**GROUP C**– Contains 13 items that codify interpretations made by staff and the UDCTAC. Examples include establishing the R-4 standards as the standards for developing single family in a multi-family zoning districts, 3 and 4 family dwellings to be allowed in RM-5 zoning district and clarify that multi-family dwellings are not allowed in C-2 and C-3. (See “Attachment - C” for additional detail)

**GROUP D**- Contains the addition of 5 definitions to the UDC. Definitions are included for all weather surfaces, ancillary uses, dance halls, nightclubs and bus maintenance facilities. (See “Attachment - D” for additional detail)

**GROUP E**- Contains 10 minor adjustments to the UDC that are designed to improve the development process. Examples include allowing applicants to voluntarily dedicate street ROW so that platting exception can be met, providing that private parks must be bounded by streets on 25% of their boundaries, providing that the Mixed Use District (MXD) zoning district can be applied to a single building and that there be no maximum size for an MXD and consideration of eliminating the maximum setback for single-family zoning districts. (See “Attachment - E” for additional detail)

**GROUP F**- Contains 3 amendments to the UDC. These amendments include adding nightclub to the table of permitted uses allowing them in C-3, D and L zoning districts, distinguishing between the zoning required for manufactured home subdivisions and manufactured home parks and specifying that curbs are to be concrete curbs. (See “Attachment - F” for additional detail)

### **FISCAL IMPACT**

There is no financial impact.

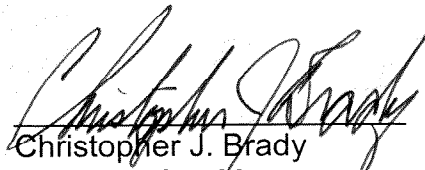
## **COORDINATION**

This ordinance was coordinated with Mark White (UDC Consultant), the City Attorney's Office, the Planning Department, the Parks and Recreation Department, Public Works Department, San Antonio Water Systems and VIA.

## **SIGNATURES**




Florencio Peña, III  
Director, Development Services



Christopher J. Brady  
Assistant City Manager

Approved:



Terry M. Brechtel  
City Manager

**CITY COUNCIL**

**UNIFIED DEVELOPMENT CODE**  
**AMENDMENTS**

**MAY 1, 2003**

<b>ITEM</b>	<b>PAGE</b>
<b>GROUP "A"</b>	<b>1</b>
<b>GROUP "B"</b>	<b>27</b>
<b>GROUP "C"</b>	<b>29</b>
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<b>GROUP "E"</b>	<b>37</b>
<b>GROUP "F"</b>	<b>47</b>

**PREPARED BY**  
**SAN ANTONIO DEVELOPMENT SERVICES DEPARTMENT**

## GROUP "A" - CLERICAL & FORMATTING ITEMS

Item 1, Page 2-27

Correction of location criteria in col. (f) & heading in col. (g)

### 35-204 Commercial Center (c) Size and Location of Site

Table 204-1

(A) Street Classification	(B) RP, RE, R-20	(E) R-6, RM- 6, R- 5, RM- 5, R- 4, RM- 4	(F) MF (all)	(G) NC, O, <u>C1</u> , <u>C2</u> , <u>C3</u> , € , D	(H) MX D, IDZ
Local – Collector	--	--	*	*	*

Item 2, Page 3-10

Amendment to clarify wording in Section 35-310.01(b).

### 35-310.01

(b) The design standards are illustrated graphically for each zoning district a in subsection. .

Item 3, Page 3-13

Correction of footnote (G) for Table 310-1 to change word "front" to "rear".

### 35-310.01(d)

**Column (G):** Height is defined as the distance from finished floor elevation to the highest peak of the structure. All dimensions are in feet provided, however, that for zoning districts "RP" through "RM-4," the first number refers to feet and the second number refers to stories. A "story" is that part of a building between the surface of a floor and the ceiling immediately above. Additional height may be provided with increases in the minimum ~~front~~ rear and side setbacks shall increase

as provided in § 35-517(d). Notwithstanding the requirements of Table 310-1, the maximum height (prior to applying any increase provided in § 35-517(d)) for an "O-2," "MF-25" or "MF-33" zoning district adjoining a platted subdivision zoned "RE" or "R-20" as of the effective date of this Chapter shall be thirty-five (35) feet or 2-½ stories.

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*Item 4, Page 3-153*

*Amend Section 35-371 Accessory Dwelling (b) Accessory Detached Dwelling Units (6) to delete repeated word "ADDU".*

**35-371 Accessory Dwelling**

**(b) Accessory Detached Dwelling Units**

- (6) In order to maintain the architectural design, style, appearance and character of the main building as a single-family residence, the ADDU ~~the ADDU~~ shall have a roof pitch, siding and window proportions identical to that of the principal residence.
- 

*Item 5, Page 3-153*

*Amendment of Section 35-371 Accessory Dwelling (b) Accessory Detached Dwelling Units to clarify how the terms porches and patios are used in the text.*

**35-371 Accessory Dwelling**

**(b) Accessory Detached Dwelling Units**

- (1) The building footprint for the ADDU shall not exceed 40 percent (40%) of the building footprint of the principal residence. The "building footprint" shall include ~~patios~~ porches, but shall not include ~~porches~~ patios.
- 

*Item 6, Page 4-56*

*Correct spelling for two uses of the word "Planning" in Section 35- 431 Letters of Certification (c) Completeness Review, (1) Tentative Minor Subdivisions & (2) Tentative Major Subdivisions.*

**35-431 Letters of Certification**

**(c) Completeness Review**

**(1) Tentative Minor Subdivisions**

Respective reviewing departments and agencies shall report to the Director of Planning whether the request for letters of certification is complete within five (5) days after submittal of the request.

**(1) Tentative Major Subdivisions**

Respective reviewing departments and agencies shall report to the Director of Planning whether the request for letters of certification is complete within ten (10) days after submittal of the request.

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*Item 7 -*

*Change word lot to dwelling units in 35-503(a)(3)A.*

**35-503(a)(3)A**

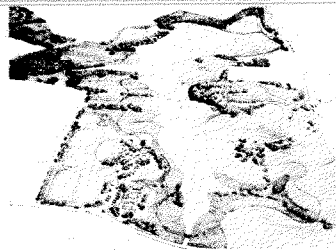
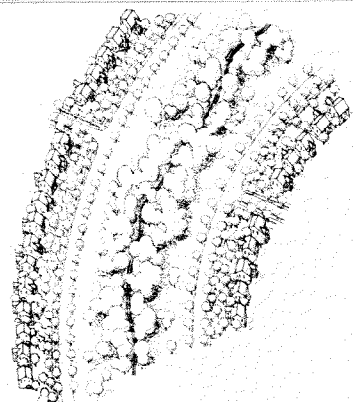
(1) The provisions of this Section do not apply to:

- A. A proposed subdivision which includes less than twenty-five (25) lots dwellings; or
  - B. A proposed subdivision located within an Infill Development Zone; or
-

Item 8, Page 5-22 thru 25

Add table number to chart of park types

Table 503-2

(A) Park or Open Space Cate- gory	(B) Description	(C) Maintenance Requirements	(D) Illustration
Natu- ral Area s and Agri- cultu- ral Area s	Natural Areas are areas established for the protection of natural attributes of local, regional, and statewide significance, which may be used in a sustainable manner for scientific research, education, aesthetic enjoyment, and appropriate use not detrimental to the primary purpose. These areas are resource rather than user-based, but may provide some passive recreational activities such as hiking, nature study, and picnicking. Natural Areas may include floodplains mapped by FEMA with a drainage area exceeding 300 acres, or creeks with a drainage area of less than 300 acres.	Maintenance is limited to a minimum removal and avoidance of hazards, nuisances, or unhealthy conditions. Natural water courses shall be maintained as free-flowing and devoid of debris. Stream channels shall be maintained so as not to alter floodplain levels.	
Gree- nwa- ys	Greenways are areas connecting residences and recreational areas. Greenways are designed to incorporate natural settings such as creeks and significant stands of trees within neighborhoods. Parkway and greenways differ from parks, plazas and squares in that their detailing is natural (i.e. informally planted) except along rights-of-way, and may contain irregular topography.	A Greenway may be counted as Open Space provided, however, that: (1) the greenway shall have an average width of not less than fifty (50) feet; and (2) if the greenway consists of agricultural areas, the agricultural areas shall have a continuous area of not less than fifty (50) acres. The agricultural areas may be combined with adjacent agricultural lands provided, however, that the minimum width prescribed above shall be met on all portions of the agricultural greenbelt on the site.	

Item 9 Page 5-22:

Revision of text in to expand word "adherence" and add the word "not".

### 35-501 General Provisions B (2)

B. The Applicant demonstrates, through documentation and/or studies, based on generally accepted engineering principles, that adherence to the standard provided by this Chapter would not pose a threat to health and safety.



*Item 10, Page 5-40*

*Add Ordinance number to text.*

**35-504 Storm Water Management**

**(e) Site Design and Grading**

- (1) All land disturbing or land filling activities or soil storage shall be undertaken in a manner designed to minimize surface runoff, erosion and sedimentation, and to safeguard life, limb, property and the public welfare in accordance with the NPDES (TPDES) Construction Site Regulation Ordinance, Ordinance No. 94002, as amended, and the document entitled "Complying with the Edwards Aquifer Rules; Technical Guidance on Best Management Practices, " by Michael E. Barrett, Ph.D., P.E. Center for Research in Water Resources, Bureau of Engineering Research, University of Texas at Austin, (RG-348, June 1999), which documents are hereby incorporated by this reference.
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*Item 11, Page 5-43*

*Correct table reference number.*

**35-504 Storm Water Management**

**(g) Streets**

**(1) Generally**

- C. Streets may be used for storm water drainage only if the calculated storm water flow does not exceed the flows outlined in Table 504-67 or the velocity does not exceed ten (10) feet per second.
-

*Item 12, Page 5-54*

*Change figure reference as indicated.*

**35-504 Storm Water Management**  
**(h) Drainage Channels and Watercourses**  
**E.(8)**

Figure 504-3 4

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*Item 13, Page 5-71*

*Add the word "are" as indicated.*

**35-506 Transportation and Street Design**

- (a) Applicability**
- (2) Building permit requirements.**

The construction of standard curbs and sidewalks shall be a condition of the granting of a building permit in each of the following cases:

- A. A new building or structure when curbing is in place or curb lines are established for a sidewalk.
- B. The repair or improvement of an existing building or structure when curbing is in place or curb lines are established and the cost of the repair or improvement amounts to twenty-five (25) percent or more of the assessed evaluation of the building/structure as set forth by the city tax roll for the entire lot.

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*Item 14, Page 5-73*

*Correct Chapter Reference.*

**35-506 Transportation and Street Design**

- (c) Classification**
- (2) Traditional Design Classification**

The following classification system shall be used for designing a Traditional Neighborhood Development (TND) pursuant to § 35-207~~3~~ of this Chapter:

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*Item 15, Page 5-73*

*Correct formatting and numbering*

**35-506 Transportation and Street Design**

- (c) Classification**
- (3) Classification Factors**

In determining the classification of a Street, factors to be considered include the following existing or proposed features:

- A. Facility Geometrics, including the number and width of traffic lanes, turning lanes, and parking lanes.

- B. Access Conditions, including any restrictions on access, the spacing of private accesses, and average lot frontages.
  - E.C. Traffic Characteristics, including ADT, percentage of trucks, average operating speed, percentage of turning movements, origin-destination characteristics of the traffic, and peak hour characteristics of traffic.
  - F.D. Adjacent Land Uses.
- 

Item 16, Page 5-75

*Correct Section reference and add the word "concrete" to clarify type of curbs.*

**35-506 Transportation and Street Design**  
**(d) Cross-Section and Construction Standards**

Notes and Rules of Interpretation:

Table 506-3 is required for conventional option subdivisions (see § 35-202) or subdivisions not subject to Table 506-4, below), except for « Access to Conservation Subdivision », which apply only to Conservation Subdivisions (§ 35-203).

<sup>1</sup> For Secondary Arterial Type B right-of-ways designated on the Major Thoroughfare Plan, the required right-of-way will be a minimum of 70' with 86' at the intersections as determined by the Director of Public Works.

<sup>2</sup> For Primary Arterial Type B right-of-ways designated on the Major Thoroughfare Plan, the required right-of-way will be a minimum of 70' with 120' at the intersections as determined by the Director of Public Works.

<sup>3</sup> See Figure 506-2 ~~1 on section 35-506 (d) (3) Cross Section and Construction Standards~~

<sup>4</sup> 0.4% Optional with concrete curb and gutter.

<sup>5</sup> Bike path and sidewalks can be combined. See section 35-506(d)(4)(7).

<sup>6</sup> When designated on bicycle master plan as approved by City Council

<sup>7</sup> Entry portion without parking

<sup>8</sup> Right-of-Way and pavement widths in established neighborhoods can be waived by the Director of Public Works as required on Capital Improvement Projects.

Item 17, Page 5-76

*Correct Section reference and add the word "concrete" to clarify type of curbs.*

**35-506 Transportation and Street Design**  
**(d) Cross-Section and Construction Standards**

Notes and Rules of Interpretation:

Table 506-4 applies only to the following development options: Commercial Center (§ 35-204), Commercial Retrofit (§ 35-206), Traditional Neighborhood Development (§ 35-207), and Transit-Oriented Development (§ 35-208), except as provided in footnote 5, below.

<sup>1</sup> See Table 506-4A below. The smaller street width with on-street parking prohibited, or the larger street width coupled with on-street parking on one or both sides of the street, may be provided if the adjoining buildings are provided with (1) an NFPA 13D fire sprinkler system in the case of Single-Family Dwelling Units, One Family Attached Dwelling Units, Two-Family (Duplex) Dwelling Units, Two-Family Attached Dwelling Units; (2) an NFPA 13R fire sprinkler system for Multi Family buildings; or (3) an NFPA 13 fire sprinkler system for Commercial Building.

<sup>2</sup> Lesser radius can be approved by the Director of Public Works.

<sup>3</sup> Bike path and sidewalks can be combined. See section 35-506(d)(4)(7). <sup>4</sup> Optional 0.4% with concrete curb and gutter.

Item 18, Page 5-77

Correct reference in column F Table 506-4A and add section reference to footnote for column H.

### 35-506 Transportation and Street Design

#### (d) Cross-Section and Construction Standards

Table 506-4A

#### Street Width options for Traditional Street Design Standards

Street Type	A	B	C	D	E	F	G	H
	Street Width	Parking	Directional	Fire Sprinklers	Alleys	Max. Block	Connections	Turning Radius
Lane	18'	None	1-Way	No	No	300'	27'	25-50'
Local	24'	1 Side	2-Way	No	Yes	Table 515-1	NR	25-50'
Local	27'	Both Sides	2-Way	No	No	Table 515-1	NR	25-50'
Lane	16'	None	1-Way	Yes	Yes	Table 515-1	NR	25-50'
Lane	18'	None	2-Way	Yes	Yes	Table 515-1	NR	25-50'
Lane	18'	1-Side	1-Way	Yes	Yes	Table 515-1	NR	25-50'
Local	22'	None	2-Way	Yes	Yes	Table 515-1	NR	25-50'
Local	22'	1-Side	2-Way	Yes	Yes	Table 515-1	NR	25-50'
Local	25'	Both Sides	2-Way	Yes	Yes	Table 515-1	NR	25-50'
Local	26'	Both Sides	2-Way	Yes	Yes	Table 515-1	NR	25-50'

#### Rules of interpretation for Table 506-4A:

Column A (Street Width) refers to the width of the street from curb face to curb face.

Column B (Parking) indicates whether on-street parking is permitted, whether on both sides or only one side of the street.

Column C (Directional) refers to the directional flow of traffic.

Column D (Fire Sprinklers) refers to whether fire sprinklers are required. See footnote 1 of Table 506-4, above.

Column E (Alleys) indicates whether alleys are required. Alleys are permitted for any street classification.

Column F (Max. Block) refers to the maximum block length. Maximum block length is not subject to an administrative exception (see § 35-501(b) and 35-207(f) of this Chapter).

Column G (Connections) indicates the width of streets connecting to the street from intersection to intersection. The connecting street must be located at each end of the block. "NR" means that a connecting street of minimum width is not required.

Column H (Turning Radius) refers to the minimum inside and outside turning radii (see Figure 505-1 Turning Radius Design "Turning Radius Diagram," below).

Item 19, Page 5-79

Delete text (and table) Section 35-506(d), (2) Vertical curvature.

### 35-506 Transportation and Street Design

#### (d) Cross-Section and Construction Standards

##### (2) Vertical curvature

A gradual transition from one roadway grade to another shall be accomplished by means of a vertical parallel curve connecting two (2) intersecting tangents. No vertical curve for gradients having an algebraic difference of 1.5 or less will be required. The minimum length of vertical curve shall be computed from the following formula and table:

Item 20, Page 5-79

Correct references to degrees of angles in Table 506-4B.

Page 5-79

### 35-506 Transportation and Street Design

#### (d) Cross-Section and Construction Standards

**Table 506-4B**  
**Curb Return and Property Line Table**

**Minimum radii for Curb (Corner) Returns (CR) and Property Line Returns (PLR)**

<b>Interior Angles in Degrees</b>	<b>Local "A" w/ Local "A"</b>	<b>Local "A" w/ Local "B"</b>	<b>Local "B" w/ Collector</b>	<b>Collector w/ Collector</b>	<b>Collector w/ Arterial</b>	<b>Arterial w/ Arterial</b>
	CR PLR	CR PLR	CR PLR	CR PLR	CR PLR	CR PLR
<b><del>120-106</del>5</b>	15' 5'	20' 10'	25' 15'	25' 15'	25' 15'	30' 15'
<b><del>105-91</del>0</b>	15' 5'	20' 10'	25' 15'	25' 15'	25' 15'	35' 20'
<b>90</b>	15 5'	20' 10'	25' 15'	25' 15'	25' 15'	50' 35'
<b><del>89</del>0-75</b>	20' 10'	25' 15'	30' 20'	30' 20'	30' 20'	55' 40'

*Item 21, Page 5-80*

*Add word "concrete" in reference to curbs in Section 35-506 (d), (3) A. and correct section reference in Section 35-506 (d), (3) C.*

**35-506 Transportation and Street Design**

**(d) Cross-Section and Construction Standards**

**(3) Grade**

- A. Street and alley grades shall conform to the terrain and shall not exceed the values prescribed in Tables 506-3 and 506-4, above. No Street or alley grade shall be less than five-tenths of one percent (0.005) or four-tenth of one percent (0.004) if concrete curb and gutter is provided, unless otherwise specified by the Director of Public Works. The minimum cross-slope of a road shall be 2% and the maximum shall be 4%.
- B. Grades between 12% and 15% can be negotiated by the fire equipment depending upon the length of such grades, and the approach conditions below these grades. The restrictions on using grades between 12% and 15% are contained in Figure 506-2.
- C. The Design Engineer should also note that the maximum grades may also be restricted by drainage considerations. Streets used as drains have maximum flow velocities assigned to control erosion of the pavement (see table 35-504-16).

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*Item 22, Page 5-81*

*Add text clarifying AASHTO Green Book" as the reference in Section 35-506 (d), (5).*

**35-506 Transportation and Street Design**

**(d) Cross-Section and Construction Standards**

**(5) Intersection Sight Distance**

To ensure safety of motorists and other travelers, it is necessary that drivers who are entering an intersection have an adequate view of approaching motorists. This view is required over a clear vision area, which is a right triangle where one side is called "intersection sight distance" and the adjacent side is the distance between the driver and the path of the vehicles approaching from the side. The clear vision area is that portion of a property over which motorists must see to safely judge and execute a driving maneuver into the intersection and onto the street. This applies to intersections of two or more streets as well as junctions of driveways and streets. Clear vision areas must be free of visual obstructions, e.g. structures, walls, fences, and vegetation, which are higher than three feet and lower than eight feet above the pavement. The American Association of



State Highway & Transportation Officials (AASHTO) Policy on Geometric Design of Highways and Streets ~~1990 AASHTO Green Book~~, or latest revision thereof determines this length of the required intersection sight distance.

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*Item 23, Page 5-85*

*Correct grammar and Figure number.*

**35-506 Transportation and Street Design**

**(e) Connectivity**

**(1) Connectivity Index for Internal Streets**

The Streets within any proposed subdivision shall provide a Connectivity Ratio of not less than 1.20. The Connectivity Ratio shall be computed by dividing the number of Street Links by the number of Nodes within the Subdivision. For purposes of this Subsection, the intersection of a local Street within the proposed subdivision with an arterial or collector Street providing access to a proposed subdivision shall not be considered a node in computing the connectivity ratio. The connectivity index will not apply to subdivisions with less than 125 single family lots.

**Figure 506-34**

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*Item 24, Page 5-86*

*Correct degree number in text.*

**35-506 Transportation and Street Design**

**(f) Street intersections.**

Streets shall intersect at an angle of not less than sixty (60) ~~seventy-five (75)~~ or more than one-hundred ~~twenty~~ ten (120) degrees. The centerline offset of intersections shall be at least one hundred seventy-five (175) feet.

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*Item 25, Page 5-86*

*Add Table name as follows.*

**35-506 Transportation and Street Design**

**(g) Dedication of Arterial**

**(1) Adjacent streets**

Table 506-5

Street Type	Right-of Way Width	Pavement Width
Primary arterial	60 ft.	24 ft. with curbs
Secondary arterial	43 ft.	24 ft. with curbs

*Item 26, Page 5-89*

*Add examples of Control Access Facilities.*

**35-506 Transportation and Street Design**

**(j) Private Streets**

**(5) Converting Private Streets into Public Streets**

**E. Process for removal of Control Access Facilities (gates, rails, guard house, etc.)**

*Item 27, Page 5-90*

*Correct "Figure" reference as follows.*

**Figure 506-45**

*Item 28, Page 5-9*

*Add a "Figure" reference as follows.*

**35-506 Transportation and Street Design**

**(1) Horizontal curvature**

**(3) "Elbow" Configurations**

**Figure 506-46**

An alternative design required by Subsection (d) of this Section may be used in lieu of the centerline radius prescribed by subsection (d) of this Section. The point of radius may be relocated along the lines indicated by letters on the figure below (lines AX, AY and AZ). The point of radius shall not exceed fifteen (15) feet from point A. The point of radius shall be shown on the plat. The point of radius may be shifted along the Street centerline (lines AX and AZ) see Figure 506-7.

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*Item 29, Page 5-91*

*Correct "Figure" reference as follows.*

**35-506 Transportation and Street Design**

**(1) Horizontal curvature**

**(3) "Elbow" Configurations**

**Figure 506-46**

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*Item 30, page 5-92*

*Correct "Figure" reference and revise dimension in illustration (see Attachment 1)*

**35-506 Transportation and Street Design**

**(1) Horizontal curvature**

**(3) "Elbow" Configurations**

**Figure 506-~~5~~7**

*Item 31, Page 5-92*

*Clarify design speed allowed.*

**35-506 Transportation and Street Design**

**(m) Pavement and median transition.**

**(2) Arterial Streets except freeways**

D = Design speed of 60 miles per hour, ~~the particular Street section as determined by Subsection (d) of this Section.~~

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*Item 32, Page 5-93*

*Correct "Figure" reference follows.*

**35-506 Transportation and Street Design**

**(n) Medians**

**(2) Special purpose medians.**

Dividers constructed for aesthetic purposes as entrances for subdivisions or landscaping shall be permitted. The minimum width for such dividers is fourteen (14) feet with minimum eighteen (18) feet of pavement width on either side of the median. The divider shall maintain the full width for a minimum twenty-five (25) feet after which an appropriate transition shall be provided in accordance with standards for pavement and median transition (Subsection (m), above). The twenty-five (25) feet shall be measured from the edge of pavement of the ultimate width of the intersecting roadway. The nose or rounded portion of the divider shall be placed two (2) feet off the edge of the traveled roadway of the intersecting Street unless the turning radius of vehicular traffic indicates other modifications to the median nose are required. No signs, walls or fences, trees, shrubs or other ground cover shall be placed in the median which will obstruct the driver's sight distance (See Figure 506-87). The median design and exceptions to pavement width adjacent to median must be approved by the Director of Public Works.

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Item 33, Page 5-93

Correct "Figure" reference as follows.

### 35-506 Transportation and Street Design

#### (n) Medians

#### (2) Special purpose medians.

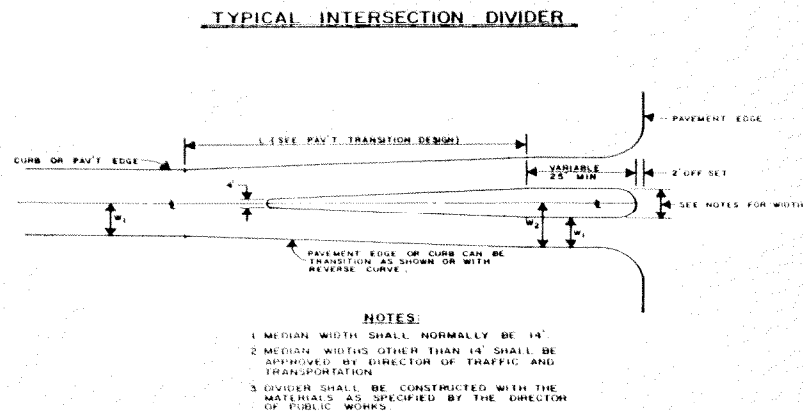


Figure 506-68

Item 34, Page 5-94

Correct "Figure" reference as follows.

### 35-506 Transportation and Street Design

#### (o) Wheelchair ramps

#### (2) Design Standards

Any construction, reconstruction or other improvements addressed in this chapter shall conform as a minimum to the Americans with Disabilities Act and any rules and regulations relating thereto (see § 35-501(d)). The Plat or Site Plan shall show infrastructure construction, reconstruction, repair or re-grading and details of curb cut and wheelchair ramps. The location of the curb-cut opening and ramp must be coordinated with respect to the pedestrian crosswalk lines. This planning must ensure that the ramp openings at a fully depressed curb shall be situated within the parallel boundaries of the crosswalk markings. Ramps for the disabilitydisabled are not limited to intersections and marked crosswalks, and ramps shall also be provided at other appropriate or designated points where there is a concentration of pedestrian traffic, such as loading islands,

midblock pedestrian crossings, and locations where pedestrians could not otherwise recognize the proper place to cross the street. Because non-intersection pedestrian crossings are generally unexpected by the motorist, warning signs shall be installed and parking shall be prohibited. Ramps for the disabilitydisabled shall have a textured nonskid surface for the user which also warns a sight-impaired person of the presence of the ramp. Wheelchair ramps shall be designed and constructed in accordance with the details in Figure 506-98, below.

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*Item 35, Page 5-96*

*Correct "Figure" reference and replace illustration with new graphic. (See Attachment 2).*

#### **Figure 506-79**

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*Item 36, Page 5-99*

*Correct "Figure" reference as follows.*

### **35-506 Transportation and Street Design**

#### **(p) Pavement Standards**

#### **(8) Curb and gutter**

Concrete curbs or monolithic curbs and gutters constructed in accordance with the details shown on Figure 506-910 shall be provided where indicated on the typical cross sections provided in Subsection (d) of this Section.

---

Item 37, Page 5-99

Correct "Figure" reference as follows.

**35-506 Transportation and Street Design**

**(p) Pavement Standards**

**(8) Curb and gutter**

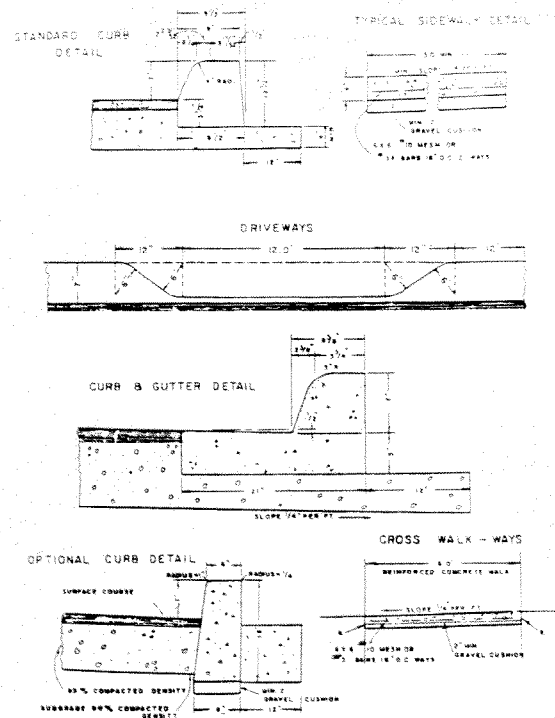


Figure 506-810

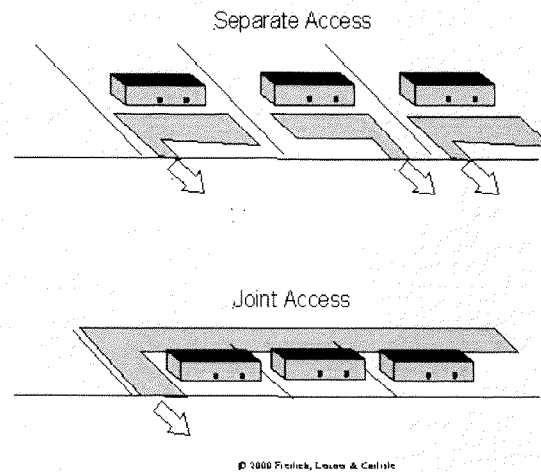
Item 38, Page 5-105

Correct "Figure" reference as follows.

**35-506 Transportation and Street Design**

**(r) Access and Driveways**

**(8) Alignment**



Item 39, Page 5-106

Add provision for "Knox Boxes".

**Figure 506-1140**

**35-506 Transportation and Street Design**

**(s) Gated Subdivision Streets**

**(3) Master Key Security System**

A master key security system shall be provided on all gates. The security system shall include the following:

- A. a gate override in case of power failure; and
- B. a master key provided to the Fire Department, the School District, and Police Department or
- C. Knox Box;



*Item 40, Page 5-106*

*Delete text as indicated below.*

**35-506 Transportation and Street Design**

**(t) Traffic Calming**

The purpose of this Section, along with § 35-515(b)(4) (Lot Layout Standards—Block Length and Perimeter) of this Article, is to protect the public health, safety and general welfare by ensuring that speeds on local Streets are suitable for their intended purpose. The City hereby finds and determines that long blocks, wide Street cross-sections and uninterrupted traffic flows can encourage speeding on local Streets. Accordingly, these design standards will slow traffic on local Streets while allowing flexibility in design and offering Applicants the choice of treatment that works best for the Streets in a Proposed Development.

---

*Item 41, Page 5-106*

*Correct "Figure" reference as follows.*

**35-506 Transportation and Street Design**

**(t) Traffic Calming**

**(2) Street Lengths**

The length of Street Links shall comply with the block length standards established in § 35-515(b)(34) of this Chapter.

---

*Item 42, Page 5-106*

*Correct "Figure" reference and add a new "Table" reference as follows.*

**35-506 Transportation and Street Design**

**(t) Traffic Calming**

**(3) Traffic Control Calming Features**

A longer Street length may be allowed through the placement of an approved traffic calming feature at a location which produces an unimpeded length of the Street Link which does not exceed the block length standards (§ 35-515(b)(34)).

The following Table 506-8 provisions describe and establish standards for permitted traffic calming devices where traffic calming measures are permitted as part of the roadway design elements in subsection B, above. The descriptions set forth herein are described in the document entitled R. Ewing, Traffic Calming: State of the Practice (Institute of Transportation Engineers (ITE) and the Federal Highway Administration (FHWA), 1999), which document is hereby incorporated by this reference. Traffic calming options for Locals and Collector Streets are noted below:

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Item 43, Page 5-108

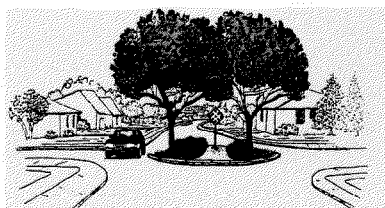

Add "Table" name and inset new "Figure" reference.

### 35-506 Transportation and Street Design

#### (t) Traffic Calming

#### (3) Traffic Control Calming Features

Table 506-8

APPROVED TRAFFIC CONTROL DEVICES & DESCRIPTION	
<p><b>Neckdowns/ Flares / Street Narrowing / Intersection Throating.</b> Neckdowns are curb extensions at intersections that reduce roadway width curb to curb. They are sometimes called slow points, nubs, bulbouts, knuckles, or intersection narrowing. These traffic control measures reduce the width of a section of roadway in a gradual manner. They shorten crossing distances for pedestrians and drawing attention to pedestrians via raised peninsulas. By tightening curb radii at the corner, the pedestrian crossing distance is reduced and the speeds of turning vehicles are reduced. The effect of this measure is to reduce speed and discourage non-local traffic. Motorists react to this measure with slower speed because of a concern of a limited travel path.</p>	
<p><b>Roundabouts / Traffic Circles.</b> are raised circular structures constructed at a three-way or four-way intersection. Its objectives are to slow speeding and reduce the number and severity of vehicular accidents. This measure is most suitable for wide intersections and may accommodate all size vehicles by applying appropriate engineering designs.</p>	
<p><b>Speed Humps</b> are raised pavement features constructed across the width of the street. The speed hump shall be 3 inches high and 12 feet in length from the leading edge to the trailing edge. This feature discourages motorists from speeding and encourages them to obey the posted speed limit. When speed humps are constructed, advisory signs shall be installed to notify motorists of the speed hump and an appropriate advisory travel speed.</p>	
<p><b>Median Islands</b> are raised circular landscaped areas located within non-intersection, midblock locations. Median islands channelize traffic and separate opposing flows. Traffic must slow down to maneuver around a median island. Median islands offer landscaping opportunities and maintenance responsibility. Median islands can be used to protect existing trees. <u>See Figure 506-12</u></p>	

*Item 44, Page 5-111*

Insert graphic of "Figure 506-12" following "Section 35-506 (t), (4)". (See Attachment 3)

**35-506 Transportation and Street Design**

**(t) Traffic Calming**

**(4) Maintenance**

**Figure 506-12**

---

*Item 45, Page 5-165*

*Add name to table.*

**" Table 526-3a Parking in Residential Use Districts"**

---

*Item 46, Page 5 - 167*

*Add name to "Table" as follows.*

**" Table 526-3b Parking in Non-Residential Use Districts"**

---

*Item 47, Page A-9*

*Correct "Section" reference as follows.*

**Accessory Use Regulations**

See § ~~35-360~~ 35-370 of this Chapter.

---

*Item 48, Page A-69*

*Correct "Section" reference as follows.*

**Utilities Standards**

See § ~~35-514~~ 35-507 of this Chapter.

---

Item 49, Page B-22

Correct "Section" reference as follows.

**Antonio Flood Plain Submittal Checklist – 2 SETS UNLESS NOTED.**

1. ( ) Vicinity Map
2. ( ) Show the location of the proposed development on current flood insurance rate map.
3. ( ) U.S.G.S. Quadrangle maps showing overall drainage areas, runoff coefficients, time of concentration, intensity.
4. ( ) Place the following note on the plat "NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE EASEMENT/100 YEAR FLOOD PLAIN." 2. ( ) 5. ( ) Drainage easement dedicated based on the higher of the 25-year ultimate development plus required freeboard or the 100-year ultimate development condition water surface elevation.
6. ( ) Plan view of project limits showing cross sections, existing/proposed topography, proposed development, existing and ultimate flood plain limits.
7. ( ) Channel cross sections (existing superimposed on proposed) on 24"x36" plan sheet (drainage easement limits, Manning's numbers, property lines, structures, etc.)
8. ( ) Hydrology to include details of.
  1. Detailed Time of concentration/Lag time calculations
  2. CN Value (Soil Survey for the SCS Curve Number by Soil type (amount in acres of each hydrologic soil group)
  3. Soil Survey for the SCS Curve Number by Soil Type (amount in acres of each hydrologic soil group)
  4. Percent impervious cover for a) existing b)with project condition c) ultimate condition
  5. Drainage areas
  6. Maps as necessary to support calculations
  7. Discharge calculations
9. ( ) 25 year ultimate development plus required freeboard condition hydrologic and hydraulic analyses – Hard copy
10. ( ) 100 year existing and ultimate development condition hydrologic and hydraulic analyses – Hard copy
11. ( ) 10, 50, 100, and 500 year analysis for map revision detail study areas ONLY
12. ( ) A 3 1/2" diskette of all the existing and proposed condition HEC-1 and HEC-2 models used in analysis
13. ( ) Is this development over the Edwards Aquifer Recharge Zone?
14. ( ) Flood Plain Development Permit Application (1 COPY ONLY)
15. ( ) Plotted water surface profiles for item number 8, 9, and 10 (if applicable)
16. ( ) Grading Plan (existing and finished contours)
17. ( ) Show revised (calculated from hydraulic run) flood plain limits on current flood insurance rate map (must tie in upstream and downstream)
18. ( ) Elevation Certificates if Applicable
19. ( ) Completed CLOMR/LOMR forms
20. ( ) Narrative (Per section 35-B119(d) 35-B243 of UDC)
  1. Table of Contents and abstract or executive summary
  2. Introduction that includes project description and history, location, scope and objective of analysis, previous and related studies that may affect this analysis.
  3. Summary, conclusions, and recommendations (water surface elevation impacts)

I certify that all the items listed on the attached flood plain submittal checklist are included with this document.

Project Name: \_\_\_\_\_

Plat No. \_\_\_\_\_

Consulting Engineer: \_\_\_\_\_

Consultant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Registration Stamp  
\_\_\_\_\_

Item 50, Page B-36

*Rename the duplicate (second occurrence of) Section 35-B118 to 35-B119 and subsections (e), (f), (c) & (d) to (a), (b), (c) & (d).*

**35-B1198 Stormwater Management Plan**

~~(b)~~(a) **Number of Copies**

~~(e)~~**Format**

~~(d)~~(b) **Contents**

~~(e)~~(c) **Report**

~~(f)~~(d) **Certification**

---

Item 51, D-1 Conversion Matrix

*Change in wording to eliminate confusion of this section with the traditional Non-Conforming Rights granted under Article 7 of this Code.*

**Non-conforming Rights Development Preservation Rights (DPR)**

**(e)**

***Land uses legally existing as of the effective date of this Chapter which do not conform with the uses permitted in the new district to which they have been placed shall have ~~non-conforming rights~~ development preservation rights (DPR) pursuant to Article VII, Division 1 of this Chapter. Existing uses meeting this criteria shall be eligible to obtain building permits for rebuilding and expansion if said use was legally operating within the past twelve months at the time of application for said permit. If the use has been discontinued for twelve consecutive months following the adoption of this chapter the owner of said property may:***

- (1)** Apply for a certificate of occupancy and/or building permit as required by this chapter for one of the permitted uses granted by the zoning districts established by this Chapter (see Article 3, § 35-311), or
- (2)** Submit a request for reinstatement of ~~non-conforming rights~~ development preservation rights where the enforcement of this Chapter would result in unnecessary hardship, and where the spirit of this Chapter is observed and substantial justice is done; or
- (3)** Submit an application for rezoning to another zoning district.

Development preservation rights are over and above non-conforming rights and no provision of this section shall be construed to remove any non-conforming rights granted to a property pursuant to Article VII of this code.

---

## **GROUP "B" PROVISIONS INADVERTENTLY LEFT OUT OF UDC**

*Item 1, Page 3-2*

*Addition of provisions regulating illumination impact on adjacent properties inadvertently left out of the UDC.*

### **35-396 Illumination of Uses**

- (1) Lighting facilities used to light signs, parking areas, or for other purposes shall be so arranged that the source of light is concealed from adjacent residential properties and does not interfere with traffic.
- (2) Lights illuminating off-street parking or loading areas shall comply with the following standards as a protection against excessive glare and light spilling over to adjacent properties.
  - A. When a light source has elements such as shields, reflectors, or refractor panels which direct and cut off the light at a cutoff angle that is less than ninety (90) degrees, the maximum permitted height shall be thirty (30) feet.
  - B. When a light source has a cutoff angle of ninety (90) degrees or greater, the maximum permitted height shall be fifteen (15) feet.

---

*Item 2, Page 5-143*

*Addition of a provision addressing minimum front yard setbacks inadvertently left out of the UDC and addition of a similar new provision addressing maximum front yard setbacks.*

### **35-516 Setback and Frontage Regulations**

#### **(d) Variation in front yard setback**

- (1) In any block in which seventy (70) percent of the lots have front yards that are less than required by the existing zoning, construction on any remaining vacant lots is permitted to the average yard of the existing improved lots. In any block in which seventy (70) percent of the lots have front yards that are more than required by the existing zoning, construction on any remaining vacant lots is permitted to the average yard of the existing improved lots.

**The Director of Development Services may waive the maximum front yard setback requirements if it is determined that construction within the**

- (2) front yard is not practical because of excessive easements or the topography of the land precludes reasonable construction within the maximum front yard setback.
- 

*Item 3, Page 5-164*

*Addition of off-street parking exemption for "D" downtown zoning districts inadvertently left out of the UDC.*

### **35-526 Parking & Loading Standards**

#### **(f) General requirements**

The off-street parking facilities required by this article shall be provided for all uses except where otherwise indicated by this Section. One specific exemption provided by this section is that areas zoned "D" Downtown District shall be exempt from the off-street parking facility provisions. The location, design, and number of spaces shall conform to the provisions of this Section.

---



## GROUP "C" - INTERPRETATION AMENDMENTS

Item 1, Page 3-14

Addition of a minimum lot size for single-family lots in "MF" zoning districts, correction of notation of the symbol "0" to "-" in Col. H & I of Table 310-1 and exemption of certain schools and churches from yard and setback requirements within multi-family zoning districts.

### 35-310.01 Generally

Table 310-1

(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)
Zoning District	Minimum Lot Size Conventional	Maximum Density	Minimum Frontage	Minimum Lot Width	Maximum Lot Width	Maximum Building Height	Minimum Front Setback	Maximum Front Setback	Minimum Side Setback	Minimum Rear Setback	Maximum Building Size (Individual)	Maximum Building Size (Aggregate)
CS	10 acres	0.1	—	—	—	35 / 2-½	15	— (3)	5	—	—	—
RE	43,560	1	100	120	—	35 / 2-½	15	— (3)	5	30	—	—
R-20	20,000	2	65	90	—	35 / 2-½	10	— (3)	5	30	—	—
R-6 <sup>(1)</sup>	6,000	7	30	50	150	35 / 2-½	10	35(3)	5	20	—	—
R-5 <sup>(1)</sup>	5,000	9	30	45	150	35 / 2-½	10	35(3)	5	20	—	—
R-4 <sup>(1)</sup>	4,000	11	20	35	150	35 / 2-½	10	35(3)	5	20	—	—
RM-6 <sup>(1)</sup>	6,000	7	15	15	150	35 / 2-½	10	35 (3)	0	20	—	—
RM-5 <sup>(1)</sup>	5,000	9	15	15	100	35 / 2-½	10	35(3)	0	10	—	—
RM-4 <sup>(1)</sup>	4,000	11	15	15	80	35 / 2-½	10	30(3)	0	10	—	—
MF-25 <sup>(1)</sup>	—	25	50	50	—	35	0-	20(3)(4)	5	10	—	—
MF-33 <sup>(1)</sup>	—	33	50	50	—	45	0-	20(3)(4)	5	10	—	—
MF-40 <sup>(1)</sup>	—	40	50	50	—	60	0-	20(3)(4)	5	10	—	—
MF-50 <sup>(1)</sup>	—	50	50	50	—	—	0-	20(3)(4)	5	10	—	—
O-1	—	—	50	50	—	25	0-	35	20 <sup>(2)</sup>	30 <sup>(2)</sup>	10,000	90,000
O-2	—	—	50	—	—	—	25	80	20 <sup>(2)</sup>	30 <sup>(2)</sup>	—	—
NC	—	—	—	—	—	25	-0	15	10 <sup>(2)</sup>	30 <sup>(2)</sup>	3,000	—
C-1	—	—	50	50	—	25	0-	20	10 <sup>(2)</sup>	30 <sup>(2)</sup>	5,000	15,000
C-2	—	—	—	—	—	25	0-	0-	10 <sup>(2)</sup>	30 <sup>(2)</sup>	—	—
C-3	—	—	—	—	—	35	0-	—	30 <sup>(2)</sup>	30 <sup>(2)</sup>	—	—
D	—	—	—	—	—	—	0-	20	—	—	—	—
L	—	—	80	—	—	35	25	—	30 <sup>(2)</sup>	30 <sup>(2)</sup>	—	—
I-1	—	—	80	80	—	60	30	—	30 <sup>(2)</sup>	30 <sup>(2)</sup>	—	—
I-2	—	—	100	100	—	60	30	—	50 <sup>(2)</sup>	50 <sup>(2)</sup>	—	—

- (3) Public & parochial school facilities and religious institutions whose primary activity is worship shall be exempt from the mandatory maximum front setback provision.
- (4) Single family lot development within a "MF" multi-family zoning district shall meet the minimum lot requirements for a "R-4" zoning district.

Item 2, Page 3-14

Add note "5" an exemption for subdivision recreation facilities (swimming pools, recreational courts, restrooms, clubhouse, mechanical rooms) from the maximum front setback of single family zoning districts when located within the subdivision which they serve and add a definition of "subdivision recreation facilities to Appendix A

**35-310.01 Generally**

Add to "Table 310-1" page 3-14

**(5) "Subdivision Recreation Facilities"** – Facilities provided for the primary use of the subdivision's residents and located on property with a single family-zoning category shall be exempt from the front yard set backs of Table 310-1.

Add to "Appendix A"

**Subdivision Recreational Facilities** - Facilities (swimming pools, recreational courts, restrooms, clubhouse, mechanical rooms) located within a subdivision for the primary use of the residents of the subdivision with no more than 20 % of its use being by non-residents of the subdivision.

Item 3, Page 3-49

Correct Dwelling 3 family and dwelling 4 family to be allowed in "RM-5" and disallowed in "R-4" and add "Dwelling, Accessory" in the ERZD.

TABLE 311-1 RESIDENTIAL USE MATRIX																			
PERMITTED USE	R C D	R E	R - 2 0	N P - 1 5	N P - 1 0	N P -8	R -6	R M -6	R -5	R M -5	R -4	R M -4	M F - 2 5	M F - 3 3	M F - 4 0	M F - 5 0	E R Z D	LB CS FU NC TIO N	LC BS ST RU CT UR E

Dwelling - 3 Family							P		P	P	P	P	P	P	P	P	1000	12p3
Dwelling - 4 Family							P		P	P	P	P	P	P	P	P	1000	12p4
Dwelling - Accessory (Carriage Houses, Granny Flats, Echo Homes)	P	P	P	P	P	P	P		P	P	P					P	1000	11p0

Item 4, Page 3-49

Amend Table 311-1 Residential Use Matrix to correspond with text of "Accessory Dwellings" which provides for "Granny Flats" in "R-4, "R-5" & "R-6" zoning districts.

TABLE 311-1 RESIDENTIAL USE MATRIX																			
PERMITTED USE	R C D	R E	R - 2 0	N P - 1 5	N P - 1 0	N P - 8	R - 6	R M - 6	R - 5	R M - 5	R - 4	R M - 4	M F - 2 5	M F - 3 3	M F - 4 0	M F - 5 0	E R Z D	LB CS FU NC TION	LC BS ST RU CT UR E
Dwelling - Accessory (Carriage Houses, Granny Flats, Echo Homes) in RM-4, RM-5 & RM-6 granny flats allowed only if primary structure is a single family structure and use.	P	P	P	P	P	P	P	P	P	P	P	p						1000	1130

Item 5, Page 3-54

In Table 3-111-2 remove multifamily dwellings from "Housing" to eliminate conflict with "Dwellings" permitted in C2, C3 & D.

TABLE 311-2 NON-RESIDENTIAL USE MATRIX												
PERMITTED USE	O - 1	O - 2	N C	C - 1	C - 2	C - 3	D	L	I - 1	I - 2	E R Z D	(LB'S Function)
Housing												
Housing - Multifamily Dwellings, Extended Stay Hotel Or Timeshares				S	P	P					P	

Item 6, Page 3-57

Correct usage for tennis racquetball or handball courts to include volleyball and basketball courts.

TABLE 311-2 NON-RESIDENTIAL USE MATRIX													
PERMITTED USE	O - 1	O - 2	N C	C - 1	C - 2	C - 3	D	L	I - 1	I - 2	E R Z D	(LBCS Function)	

Recreation	Tennis, Racquetball, Handball, <u>Volleyball, basketball</u> - Noncommercial (Outside Courts Permitted)		P		S	S	P	P	P		P		
Recreation	Tennis, Racquetball, Handball, Volleyball, basketball - Noncommercial (Outside Courts Not Permitted)		P			P	P	P	P		P		
Recreation	Tennis, Racquetball, Handball, <u>Volleyball, basketball</u> - Commercial (Outside Courts Permitted)		P		S	P	P	P			P	5370	
Recreation	Tennis, Racquetball, <u>Volleyball, basketball</u> -Commercial (Outside Courts Not Permitted)		P		P	P	P	P			P		

Item 7, Page 3-61

Table 311-2 Non-Residential Use Matrix

Addition of "Party House, Reception Hall, Meeting Facilities" to Table 311-2 Non-Residential Use Matrix.

TABLE 311-2 NON-RESIDENTIAL USE MATRIX													
PERMITTED USE	O - 1	O - 2	N C	C - 1	C - 2	C - 3	D	L	I - 1	I - 2	E R Z D	(LBCS Function)	
Service	Palm Reading		P	P	P	P	P				P	2600	
Service	Party House, reception hall, meeting facilities				S	P	P	P	S		P		
Service	Pawn Shop				P	P	P	P			P	2140	

Item 8, Page 3-152

Amendment to clarify Section 35-371 Accessory Dwelling (a) Generally to better define mandatory occupation of one of the dwellings by the property owner.

**35-371 Accessory Dwelling**

**(a) Generally**

- (1) The property owner, which shall include title holders and contract purchasers, must occupy either the principal unit or the Accessory Dwelling as their permanent residence, and shall at no time receive rent for the owner-occupied unit. 'Owner occupancy' means a property owner, as reflected in title records,

makes his or her legal residence at the site, as evidenced by voter registration, vehicle registration, or similar means. The property owner shall sign an affidavit before a notary public affirming that the owner occupies either the main building or the Accessory Dwelling. The applicant shall provide a covenant suitable for recording with the County Recorder, providing notice to future owners or long term leasors of the subject lot that the existence of the accessory dwelling unit is predicated upon the occupancy of either the accessory dwelling or the principal dwelling by the owner of the property. ~~person to whom the certificate of occupancy has been issued~~. The covenant shall also require any owner of the property to notify a prospective buyer of the limitations of this Section and to provide for the removal of improvements added to convert the premises to an accessory dwelling and the restoration of the site to a single family dwelling in the event that any condition of approval is violated.

---

*Item 9, Page 5-40*

*Add text (maximum permissible channel velocity to Section 35-504 (h), (5).*

**35-504 Storm Water Management**

**(h) Drainage channels and watercourses.**

**(5) Velocity Criteria**

Table 504-8 shall be used to determine the maximum permissible channel velocity. ~~type of Stormwater Management Facility that shall be used.~~

---

*Item 10, Page 5-82*

*Clarify dimension reference in Section 35-506 (d), (6).*

**35-506 Transportation and Street Design**

**(d) Cross-Section and Construction Standards**

**(6) Cul-de-sac Streets**

The following criteria shall be used for cul-de-sac street design and fire hydrant layout:

- A. For Cul-de-sac Streets less than or equal to 400 feet ~~500 feet~~ in total length, the following is required:
- 

*Item 11, Page 5-112*

*Replace "San Antonio Water System's" to "applicable utility service provider" in Section 35-507 (d), (1).*

**35-507 Utilities**

**(d) Water, Wastewater and Recycled Recycle Water Systems.**

**(1) Generally**

All subdivisions within the city and its extraterritorial jurisdiction shall be provided with water and wastewater systems. Water, wastewater, and recycled reeyele water systems shall be installed in accordance with the utility service provider's San Antonio Water System's "Utility Service Regulations."

*Item 12, Page 5-171*

*Delete the word "multi family dwellings" to not conflict with "dwelling"*

**35-526 Parking & Loading Standards**

**Table of off-Street parking requirements(6)**

Permitted Use	Minimum Vehicle Spaces	Maximum Vehicle Spaces
HOUSING	HOUSING -multifamily dwellings, extended stay hotel or timeshares 1 per unit	1.9 per unit

*Item 13, Page 3-52*

*Amend Table 311-2 Non-Residential Use Matrix to provide for the location and operation of rock crushers.*

TABLE 311-2 NON-RESIDENTIAL USE MATRIX												
PERMITTED USE	O 1	O 2	N C	C 1	C 2	C 3	D	L	I 1	I 2	E R Z D	(LBCS Function)
Industrial												
Rock Crusher									S	P	S	2120

## **GROUP "D" - DEFINITION AMENDMENTS**

---

### *Appendix "A"*

*Add definitions for:*

#### **All Weather Surface (parking and vehicular access)**

Vehicular "all weather surfaces" shall constitute: poured concrete on prepared subgrade; hot laid asphalt on a prepared base course; single, double, or triple asphalt surface treatment (consisting of applications of asphaltic material, each covered with aggregate) on a prepared base course. Brick/concrete block/tile/flagstone set in mortar or on a prepared base course. The Director of Development Services shall determine if other materials may fit within this category of surface however in no case shall a material be considered a "all weather surface" if such surfaces generates or produces any dust or particulate matter that could be airborne to adjacent properties such as occurs with compacted base materials.

#### **All Weather Surface (pedestrian walkways and access)**

All weather surfaces shall constitute poured concrete, hot laid asphalt, or tile/flagstone/brick/concrete block. The Director of Development Services shall determine if other materials may fit within this category of surface. For pedestrian application crushed granite, marble and rock slag may be considered an "all weather surface".

#### **All Weather Surface (temporary access)**

All weather surfaces for temporary construction access or event access such as "homes shows", carnivals, etc. shall be permitted by the Director of Development Services and may be poured concrete, hot or cold laid asphalt or tile/brick/flagstone/concrete block, compacted base material, crushed granite, or gravel for a period not to exceed 120 days.

#### **Ancillary Use**

An ancillary use shall be a use limited to providing a service and/or product for the needs of onsite tenants. Ancillary uses shall not generally serve the public or non-tenant customers.

#### **Bus Maintenance Facility**

A facility designed to provide services to a fleet of transit facilities such as public transit operations, school districts, charter services and commercial bus companies. The facilities must comply with all environmental regulations, health and life safety codes and may contain administrative offices, mechanical repair shops, fueling stations, body and repair shops, painting shops, vehicle storage and other operations normally associated with the operation and maintenance of a fleet of buses.

### **Bus Storage Facility**

A facility designed to provide parking and storage services to a fleet of transit facilities such as public transit operations, school districts, charter services and commercial bus companies. The facilities must comply with all environmental regulations, health and life safety codes and may contain administrative offices, but shall exclude such activities as mechanical repair shops, fueling stations, body and repair shops, painting shops, and other operations normally associated with the maintenance of a fleet of buses.

### **Dance Hall**

A facility with more than 2,000 square feet of building area excluding kitchen, restrooms and storage areas used for the purpose of providing a fully enclosed dancing area for the general public whether by free admission, by admission fee, or by reservation. Noise generated by the music and/or employees and customers shall not exceed the decibel limits set forth by the city noise ordinance (City Code of San Antonio, Texas, Chapter 21, Article III, Noise).

### **Nightclub**

A tavern with more than 2,000 square feet of building area excluding kitchen, restrooms and storage areas. A nightclub use may include, in addition to the provision of alcohol, a dance hall, a dance floor, food services, live bands, disk jockey and or live entertainment.

### **Subdivision Recreational Facilities**

Facilities (swimming pools, recreational courts, restrooms, clubhouse, mechanical rooms) located within a subdivision for the primary use of the residents of the subdivision with no more than 20% of its use being by non-residents of the subdivision.

### **Tavern**

Any use in which 75% or more of gross revenue is derived from the on-premise sale and consumption of alcoholic beverages. A tavern use may include, in addition to the provision of alcohol, a dance floor, food services, live bands, disk jockey and or live entertainment.

~~Any use in which the primary purpose is the sale of alcoholic beverages for on-premises consumption which may or may not include dancing.~~

*Addition of definition to Appendix A of a "Bus Maintenance Facility" and to Tables 311-2 Non-Residential Use Matrix as permitted by right in "I-1" zoning districts and as a conditional use in "L" zoning districts but not allowed (NA) within the Edwards Recharge Zone.*

**TABLE 311-2 NON-RESIDENTIAL USE MATRIX**

PERMITTED USE	O-1	O-2	NC	C-1	C-2	C-3	D	L	I-1	I-2	ERZD
<u>Transit Bus Maintenance Facility</u>									<u>S</u>	<u>P</u>	<u>NA</u>
<u>Transit Bus Storage Facility</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>P</u>	<u>S</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>S</u>



## GROUP "E" - MINOR PROVISION AMENDMENTS (WITH LIMITED OR NO IMPACT)

Item 1, Page 2-31

### 35-204 Commercial Center

#### (o) Urban Design

#### 6. Windows and Entryways

- A. The ground floors of all buildings shall be designed to encourage and to complement pedestrian-scale activity by the use of windows and doors arranged so that the uses are visible from and/or accessible to the street on not less than fifty percent (50%) of the length of the first floor street frontage. Not less than ~~seventy~~ fifty percent (~~70~~ 50%) or more than ninety percent (90%) of the total surface area of the front elevation (facade) shall be in public entrances and windows (including retail display windows).

Item 2, Page 3-12

Eliminate maximum front setback provisions in single family zoning districts as follows.

Table 310-1

(A) Zoning District	(B) Minimum Lot Size Conventional	(C) Maximum Density	(D) Minimum Frontage	(E) Minimum Lot Width	(F) Maximum Lot Width	(G) Maximum Building Height	(H) Minimum Front Setback	(I) Maximum Front Setback	(J) Minimum Side Setback	(K) Minimum Rear Setback	(L) Maximum Building Size (Individual Buildings)	(M) Maximum Building Size (Aggregate)
CS	10 acres	0.1	—	—	—	35 / 2-½	15	—	5	—	—	—
RE	43,560	1	100	120	—	35 / 2-½	15	—	5	30	—	—
R-20	20,000	2	65	90	—	35 / 2-½	10	—	5	30	—	—
R-6 <sup>(1)</sup>	6,000	7	30	50	150	35 / 2-½	10	<del>35</del> —	5	20	—	—
R-5 <sup>(1)</sup>	5,000	9	30	45	150	35 / 2-½	10	<del>35</del> —	5	20	—	—
R-4 <sup>(1)</sup>	4,000	11	20	35	150	35 / 2-½	10	<del>35</del> —	5	20	—	—
RM-6 <sup>(1)</sup>	6,000	7	15	15	150	35 / 2-½	10	<del>35</del> —	0	20	—	—
RM-5 <sup>(1)</sup>	5,000	9	15	15	100	35 / 2-½	10	<del>35</del> —	0	10	—	—
RM-4 <sup>(1)</sup>	4,000	11	15	15	80	35 / 2-½	10	<del>30</del> —	0	10	—	—

*Item 3, Page 3-94*

*Amend and clarify minimum size requirement for mixed use district "MXD" special zoning districts*

### **35-341 Mixed Use District ("MXD")**

#### **(b) Use Regulations**

The Use Matrix is not applicable to a Mixed Use District provided, however, that no building permit shall be issued unless the requested use conforms to a Master Development Plan approved as part of a rezoning to an "MX" District. If an "MX" District is not approved pursuant to a conditional rezoning, permitted uses shall be governed by the TND Regulations with the exception that a mixed use development may comprise at minimum size a single building and/ or lot. There shall be no maximum size to a "MX" District as long as it conforms with the maximum size limits, if any, imposed upon TNDs. A TND may be permitted in an "MX" District as of right.

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*Item 4, Page 4-10*

*Amend Section 35-403, Notice Provisions to expand permissible means to identify locations in the notification.*

### **35-403 Notice Provisions**

#### **(b) Contents of Notice**

The notice shall state the time, date and place of hearing and a description of the property subject to the application which includes, at a minimum, the following:

- The street addressor, if the street address is unavailable, the legal description by metes and bounds, or a general description of the location of the property, either using block numbers, nearby street intersections or distance from street intersections.
- The current zoning classification, if any; and
- The category of permit requested and brief description to the proposed development including Density of Building Intensity, revised zoning classification (if any) and uses requested.

In Table 403-1 the method for providing notice is provided in Column (A) and the types of permits affected are set forth in Columns (B) through (F). In Table 403-1, an asterisk (\*) indicates that the type of notice prescribed in Column (A) is required for the category of Development Order prescribed in Columns (B) through (F), while a dash (-) indicates that the notice is not required.

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Item 5, Page 4-11

Revision of responsibility, methodology and application of notice procedures as follows.

**Section 35-403 Notice Provisions**

**(b) Contents of Notice**

(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(J)	(K)
<b>Type of notice</b>	<b>Ame ndm ents to Mast er Plan or this Cha pter</b>	<b>Rezo ning</b>	<b>Mast er Deve lop ment Plan</b>	<b>Appe als to Boar d of Adju stme nt</b>	<b>Vari ance s from Boar d of Adju stme nt</b>	<b>Subdi vision Plat, Major</b>	<b>Sub divi sion Pla t, Mi nor</b>	<b>Certi ficate of Appr opri aten ess</b>	<b>Permi ts, Order s or Appro vals not Menti oned Requi ring Publi c Heari ng</b>
<b>Publication:</b> Publication in an official newspaper of general circulation before the 15th day before the date of the hearing.	*	*	--	*	*	*(5)	--	--	*
<b>Mail:</b> Before the 10th day before the hearing date, written notice of the public hearing shall be sent	--	*(3)(4)	*(3)	*(3)(4)	*(3)(4)	*(3)(4)(5)	--	--	*(4)(5)
<b>Internet:</b> post a copy of the notice on the City's Internet website until the proceeding has been completed.	*	*(1)	*	*	*	*	*	*	*
<b>Signage:</b> post a sign on the property subject to the Application Signs to be installed and provided by the City <sup>(2)</sup>	--	*(1)	--	--	--	--	--	*	--

Notes:

- (1) Effective if passed by a 2/3 majority of the City Council pursuant to VTCA Local Government Code § 211.007(d) and if the City Council and Zoning Commission conduct a joint hearing.
- (2) The sign shall measure not less than four feet by four feet with a caption stating "Site of Proposed Rezoning," "," as applicable. The letters shall be not less than eight inches in height and two inches in width. The sign must state required by subsection (b), above. Such signs shall be deemed to comply with Section 28 of the City Code, notwithstanding any provision to the contrary.
- (3) Notice shall be sent to Registered Neighborhood Associations within 200 feet of the project.
- (4) Notice shall be sent to each owner, as indicated by the most recently approved municipal tax roll, of real property within 200 feet of the property
- (5) Notice shall be sent prior to the 15<sup>th</sup> day before the date of the public hearing. Notice shall be sent only if a replat requires a public hearing with required notice.

Item 6, Page 4-52

Add provisions to 35-430 (c) Plat Exceptions

### 35-430

#### (c) Plat Exceptions

(1) The division of land into parts greater than five acres where each part has access no public improvement is being dedicated, shall require a subdivision plat. For purposes of this subsection, access shall mean a minimum frontage of fifteen (15) feet onto a public street or recorded access easement. ~~a minimum frontage of twenty (20) feet on an existing public or platted private street.~~

(9) The provision of utility service to not more than three (3) dwelling units on an unplatted tract shall not require a subdivision plat provided all of the following requirements are met: (1) the tract is located outside the city limits within the extraterritorial jurisdiction of the city; (2) the tract has a minimum of fifteen (15) ~~twenty (20)~~ feet of frontage on a public street or a recorded access easement and the tract was created prior to July 1, 1990; (3) the tract has a minimum area of five thousand (5,000) square feet for each dwelling unit; (4) the tract is held under single ownership; (5) no major thoroughfare dedication is required; (6) no dwelling unit will be located within a regulatory floodplain; and (7) no utility extension is required.

Pursuant to subsection (c)(9)(5), the owner of an unplatted parcel abutting a designated major thoroughfare may voluntarily execute a street dedication instrument in accordance with Form S in Appendix C in lieu of public dedication through platting when necessary. Any further subdivision shall require approval of a subdivision plat as provided herein.

#### 35-433 Development Plat

(2) A development plat is not required where:

- A. the person is required or elects to file a subdivision plat; or
- B. One of the exceptions established in § 35-430(c)(2) – (c)(9) applies.; or
- C. The tract is greater than five (5) acres, has access with a minimum frontage of fifteen (15) feet onto ~~to~~ a public right of way by a public street, platted private street, or recorded irrevocable ingress/egress access easement and which requires no public dedications. Providing further that the owner agrees not to further subdivide without filing a subdivision plat and request for utilities shall not serve more than 3 dwelling units. ~~will not the requested improvements are for a residential use.~~

Pursuant to subsection (a)(2)(C), the owner of an unplatted parcel abutting a designated major thoroughfare may voluntarily execute a street dedication instrument in accordance with Form S in Appendix C in lieu of public dedication through platting when necessary.

**STREET RIGHT-OF-WAY DEDICATION**  
**WITHIN THE EXTRATERRITORIAL JURISDICTION**  
**OF THE CITY OF SAN ANTONIO**

**DATE:** \_\_\_\_\_

**GRANTOR(S):** \_\_\_\_\_

**GRANTOR'S MAILING ADDRESS:**

\_\_\_\_\_  
STREET

\_\_\_\_\_  
CITY, STATE, ZIP CODE

**TRUSTEE:** COUNTY OF BEXAR, TEXAS  
100 DOLOROSA  
SAN ANTONIO, TEXAS 78205

Should the property made the subject of this instrument be annexed or otherwise incorporated into the city limits of the City of San Antonio, the trustee shall be the City of San Antonio.

**CONSIDERATION: EXEMPTION FROM PLATTING REQUIREMENTS TO SHOW RIGHT-OF-WAY DEDICATION AS OTHERWISE REQUIRED BY THE CITY CODE OF THE CITY OF SAN ANTONIO.**

Grantor, for and in consideration of the consideration as stated above, dedicates to the use of the public the property as described by metes and bounds in Exhibit "A", attached hereto and incorporated herein for all purposes, for all public street right-of-way uses. Grantor does hereby bind Grantor and all of Grantor's heirs, assigns and successors to warrant and forever defend all and singular such property unto the Grantee against every person or entity claiming the same or any part thereof, by, through and under Grantor, but not otherwise. Grantor further acknowledges and accepts for such consideration the responsibility for the maintenance and safety and all costs related thereto of such property until such time as it actually is used for a public street right-of-way purpose.

If no reasonable progress towards the utilization of the property for a public street right of way is made within twenty (20) years from the filing date of this instrument, this instrument and its dedication of such property for a public street right-of-way use shall be void.

When the context requires, singular nouns and pronouns include the plural.

\_\_\_\_\_  
**GRANTOR**

**STATE OF TEXAS**  
**COUNTY OF BEXAR**

*This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_, by grantor(s) \_\_\_\_\_.*

\_\_\_\_\_  
\_\_\_\_\_  
**Notary Public -- State of Texas**

*This dedication instrument has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by such Commission.*

*Dated this \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_*

**BY**

\_\_\_\_\_  
**CHAIRMAN**

**BY**

\_\_\_\_\_  
**SECRETARY**

*Item 7, Page 5-3*

*Consideration of three minor SAWs edits in reference to utilities.*

## **Section 35-501 General Provisions**

### **(g) Incorporations by Reference**

The San Antonio Water System Utility Service Regulations as amended are incorporated by reference into the Unified Development Code. The most current edition of the San Antonio Water System Utility Service Regulations is on file in the Office of the City Clerk and the Office of the President/Chief Executive Officer of the San Antonio Water System.

*Page 5-112*

## **35-507 Utilities**

### **(a) Applicability**

(8) recycled water lines

*Page 5-116*

## **Section 5-508 Impact Fees**

### **(d) "Water and Wastewater Service"**

Impact fees for water and wastewater service are governed by the San Antonio Water System's Utility Service Regulations, which are incorporated by reference into the Unified Development Code.

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Item 8, Page 5-19

### 35-503 Parks/Open Space Standards

#### (h) Private facilities

- (3) Private park facilities shall have a street or streets on 25% of the perimeter border of the park site.

Page 5-25

Park	<p>Parks may be designed for active recreational use. Parks create a central open space which services an entire neighborhood or group of neighborhoods, or incorporate physical features which are an asset to the community (i.e. lake or river frontage, high ground, or significant stands of trees).</p> <p>Parks may be combined with parkways and greenbelts.</p> <p>Parks shall include at least three (3) of the facilities listed in the "Basic Facilities Menu" for Neighborhood Parks in the Parks and Recreation System Plan (page 230).</p>	<p>Public Parks shall be bounded by Streets on a minimum of 50% of their perimeter (subject to lot line configurations). <u>Private Parks shall be bounded by Streets on 25% of their perimeter.</u></p> <p>Minimum size: 1 acre</p> <p>Trees shall be planted parallel to all perimeter rights-of-way with one species type, a minimum of 15 feet to a maximum of 50 feet on center.</p> <p>Promenades, and Esplanades within a park may be formally planted with trees parallel to the walkway. Areas under dense tree plantings shall be paved with crushed gravel. Interior portions of parks may be kept free of tree plantings. Areas for active recreational use and any facilities which accompany such use shall have a tree planting design which integrates the structures into the park and defines the areas set aside for active use from areas of passive use. Plantings in interior portions of parks are encouraged to follow topographical lines.</p>	
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Item 9, Page 5-41

*Amend Section 35-504 Storm Water Management (f), (2) On-site detention to read "shall" instead of "may" as to when a detention facility is dedicated to the City.*

### 35-504 Storm Water Management

#### f. Stormwater detention

##### (2) On-site detention

On-site detention facilities must be privately owned and shall be maintained by the community association or property owner. A maintenance schedule shall be submitted to the public works department and approved by the Director of Public Works prior to approval of construction plans. The City of San Antonio will have the right to do periodic inspections of privately owned and maintained detention facilities to ensure that the maintenance schedule is being implemented.

Where a detention facility accepts flows from public facilities such as City right-of-ways, the detention facility will be considered a detention facility serving a public purpose and will be dedicated to the City upon completion and a drainage easement will be dedicated to provide for access to the facility. When a detention facility accepts flow from an area exceeding 300 acres, the facility ~~will~~ shall be considered a regional facility serving a public purpose and ~~may~~ shall be dedicated to the City.

*Item 10, Page 5-182*

*Amend minimum and maximum parking ratios for office warehouses and warehousing.*

**35-526 Parking and Loading Standards**

**(b) Table of off-street parking requirements**

**Table 526-3b**

WAREHOUSE	OFFICE WAREHOUSE (FLEX SPACE) - outside storage	1 per 4,000 sf GFA	1 per 200 sf GFA
	not permitted		
WAREHOUSING	WAREHOUSING	1 per 6,500 sf GFA	1 per 350 sf GFA

## GROUP "F" - MINOR PROVISION AMENDMENTS (W/IMPACT)

### Item 1, 3-52

Amend Table 311-2 Non-Residential Use Matrix to provide for nightclubs to be allowed in C-3, D, L,

TABLE 311-2 NON-RESIDENTIAL USE MATRIX															
PERMITTED USE	O-1	O-2	NC	C-1	C-2	C-3	D	L	I-1	I-2	ERZD				
Alcohol Nightclub						P	P	P			P				

### Item 2, Page 3-141

Amend the "Table" of permitted uses and delete existing text in 35-354 relating to Manufactured Housing ("NH") Districts and replace with new Article 35-339.x and 35-354 as indicated below.

TABLE 311-1 RESIDENTIAL USE MATRIX																			
PERMITTED USE	RCD	RE	R-20	NP-15	NP-10	NP-8	R-6	RM-6	R-5	RM-5	R-4	RM-4	MF-25	MF-33	MF-40	MF-50	ERZD	LBCS FUNCTION	LBCS STRUCTURE
Dwelling - HUD- Code Manufactured Homes (Residential)	S	S	S				S	S	S	S	P	P					P	1000	1150

### 35-354.a Manufactured Housing ("MH") District

#### (f)(g) Purpose

The "MH" districts are composed of areas suitable for manufactured homes and compatible uses. The districts are intended to provide suitable locations for HUD-code manufactured homes on individual lots, as well as for manufactured home parks. The district regulations are designed to provide adequate protection both for the manufactured homes and for the surrounding development.

#### (g)(h) Permitted Uses

The permitted uses within an "MH" district shall be those uses permitted in "RM-4" in Table 311-1 of this chapter, an "R-6" district, and manufactured homes and manufactured home parks.

**(h)(i) Manufactured Homes on Individual Lots**

- (1) HUD-code manufacture homes may be located on individual lots outside of a manufactured home park or manufactured home conventional district "MHC" provided they are permanently installed and limited to one home per lot. In addition they shall be subject to the following standards which are designed to ensure acceptable compatibility in exterior appearance between HUD-code manufactured homes and site built dwellings that have been or may be constructed in adjacent or nearby locations.
- (2) HUD-code manufactured homes shall be permanently affixed to a foundation with a visible foundation system and skirting acceptably similar in appearance to foundations of site built residences. The foundation shall form a complete enclosure under exterior walls. Wheels and axles shall be removed. All units must also have covered front and rear entries, and site built steps and porches.
- ~~(3) The minimum width of a HUD-code manufactured home, excluding any attendant structures or additions assembled on the site, shall be twenty (20) feet.~~
- ~~(4)(3)~~ Each HUD-code manufactured home shall have a sloping roof with eave projections of at least six (6) inches, constructed with material generally acceptable for site built housing. The pitch of the main roof shall not be less than one (1) foot of rise for each four (4) feet of horizontal run.
- ~~(5)(4)~~ Any materials that are generally acceptable for site built housing may be used for exterior finish if applied in such a manner as to be similar in appearance, provided, however, that reflection from such exterior shall not be greater than from siding coated with clean, white, semi gloss enamel paint.

**(i)(i) Dimensional Regulations**

The dimensional regulations for an "MH" district are the same as those applicable to an "RM-4" district (see § 35-310 of this Article).

**35-354.b      Manufactured Housing Conventional ("MHC") District**

**(a) Purpose**

The "MHC" districts are intended to provide suitable locations for HUD-code manufactured homes in manufactured housing conventional subdivisions. on individual lots as well as for manufactured home parks. The district regulations are designed to provide adequate protection both for the manufactured homes and for the surrounding development.

**(b) Permitted Uses**

The permitted uses within an “MHC” district shall be those uses permitted in an “RM-4-6” district, and manufactured homes and manufactured home parks.

**(c) Manufactured Homes Design and Installation Criteria ~~on Individual Lots~~**

(1) HUD-code manufacture homes shall be ~~may be located on individual lots~~ outside of a manufactured home park provided they are permanently installed and limited to one home per lot. In addition they shall be subject to the following standards which are designed to ensure acceptable compatibility in exterior appearance between HUD-code manufactured homes and site built dwellings that have been or may be constructed in adjacent or nearby locations.

(2) HUD-code manufactured homes shall be permanently affixed to a foundation with a visible foundation system and skirting acceptably similar in appearance to foundations of site built residences. The foundation shall form a complete enclosure under exterior walls. Wheels and axles shall be removed. All units must also have covered front and rear entries, and site built steps and porches.

~~The minimum width of a HUD-code manufactured home, excluding any attendant structures or additions assembled on the site, shall be twenty (20) feet.~~

(3) Each HUD-code manufactured home shall have a sloping roof with eave projections of at least six (6) inches, constructed with material generally acceptable for site built housing. The pitch of the main roof shall not be less than one (1) foot of rise for each four (4) feet of horizontal run.

(4) Any materials that are generally acceptable for site built housing may be used for exterior finish if applied in such a manner as to be similar in appearance, provided, however, that reflection from such exterior shall not be greater than from siding coated with clean, white, semi gloss enamel paint.

**(d) Dimensional Regulations**

The dimensional regulations for an “MH” district are the same as those applicable to an “RM-4” district (see § 35-310 of this Article).

**35-354.c Manufactured Housing Park (“MHP”) District**

**(a) Purpose**

The Manufactured Housing Park “MHP” district is composed of areas suitable for manufactured homes and compatible uses. The districts are intended to provide suitable locations for HUD-code manufactured homes for manufactured home parks. The district

regulations are designed to provide adequate protection both for the manufactured homes and for the surrounding development.

**(b) Permitted Uses**

The permitted uses within an "MHP" district shall be those uses permitted in an "RM-46" district, and manufactured homes and manufactured home parks.

**(c) Manufactured Homes on Individual Lots**

- (1) HUD-code manufacture homes may be located on individual lots in a manufactured home park. All manufacture homes in a "MHP" district shall be permanently installed and limited to one home per lot. In addition they shall be subject to the following standards which are designed to ensure acceptable compatibility in exterior appearance between HUD-code manufactured homes and site built dwellings that have been or may be constructed in adjacent or nearby locations.
- (2) HUD-code manufactured homes shall be permanently affixed to a foundation with a visible foundation system and skirting acceptably similar in appearance to foundations of site built residences. The foundation shall form a complete enclosure under exterior walls. Wheels and axles shall be removed. All units must also have covered front and rear entries, and site built steps and porches.
- ~~(3) The minimum width of a HUD-code manufactured home, excluding any attendant structures or additions assembled on the site, shall be twenty (20) feet.~~
- (4) Each HUD-code manufactured home shall have a sloping roof with eave projections of at least six (6) inches, constructed with material generally acceptable for site built housing. The pitch of the main roof shall not be less than one (1) foot of rise for each four (4) feet of horizontal run.
- (5) Any materials that are generally acceptable for site built housing may be used for exterior finish if applied in such a manner as to be similar in appearance, provided, however, that reflection from such exterior shall not be greater than from siding coated with clean, white, semi gloss enamel paint.

**(d) Dimensional Regulations**

The dimensional regulations for an "MHP" district are the same as those applicable to an "RM-4" district (see § 35-310 of this Article).

**(e) Manufactured Homes Developed within a Manufactured House and Recreational Vehicle Park**

- (1) Manufactured homes within a "MHP" district not developed on individual lots per the above shall be developed in compliance with the provisions of 35-381 Manufactured Homes and Recreational Vehicle Parks.
- 

*Item 3, 5-75*

*Amend footnote (3) to Table 506-3 & 4 to correct Section references and to clarify curbs are to be of concrete*

**35-506 Transportation and Street Design**

**(d) Cross-Section and Construction Standards**

**Table 506-3**  
**Conventional Street Design Standards**

Street Type	Marginal Access	Alley	Access to Conservation Subdivision	Local Type A	Local Type B	Collector	Secondary Arterial <sup>1</sup>	Primary Arterial <sup>2</sup>
ROW (min.) <sup>8</sup>	36'	24'	36' 34'	50'	60'	70'	86'	120'
Pavement Width <sup>8</sup>	26'	18-24'	24' <sup>7</sup>	28'	40'	44'	48'	72-48'
Grade (max.) <sup>3</sup>	12%	12%	12%	12%	12%	7%	5%	5%
Grade (min.) <sup>4</sup>	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
"K" Crest Curve	30	NR	30	30	30	55	70	70
"K" Sag Curve	35	NR	35	35	35	55	60	60
Centerline Radius (min.)	100'	50'	100'	100'	100'	400'	700'	1,200'
Stopping Sight Distance	75'	75'	75'	110'	150'	200'	300'	300'
Curb	No	No	No	Yes	Yes	Yes	Yes	Yes
Median	NR	NR	NR	NR	NR	NR	14' min.	14' min.
Sidewalk Width (see subsection (q)(5))	NR	No	4'6" One Side Only	4'	4'6"	4'6"	4'6"	4'6"
Bike Facilities <sup>6</sup>	NR	NR	NR	Nr	NR	City Option <sup>5</sup>	Yes Path <sup>5</sup>	Yes Path <sup>5</sup>
Trees	NR	No	NR	NR	NR	Yes	Yes	Yes
Planting Strips	NR	NR	NR	2' Min	2' Min.	2' Min.	2' Min	2' Min.

**Notes and Rules of Interpretation:**

Table 506-3 is required for conventional option subdivisions (see § 35-202) or subdivisions not subject to Table 506-4, below), except for « Access to Conservation Subdivision », which apply only to Conservation Subdivisions (§ 35-203).

<sup>1</sup> For Secondary Arterial Type B right-of-ways designated on the Major Thoroughfare Plan, the required right-of-way will be a minimum of 70' with 86' at the intersections as determined by the Director of Public Works.

<sup>2</sup> For Primary Arterial Type B right-of-ways designated on the Major Thoroughfare Plan, the required right-of-way will be a minimum of 70' with 120' at the intersections as determined by the Director of Public Works.

<sup>3</sup> See Figure 506-2 1 on section 35-506 (d) (3) Cross Section and Construction Standards

<sup>4</sup> 0.4% Optional with concrete curb and gutter.

<sup>5</sup> Bike path and sidewalks can be combined. See section 35-506(d)(4)(7).

<sup>6</sup> When designated on bicycle master plan as approved by City Council

<sup>7</sup> Entry portion without parking

<sup>8</sup> Right-of-Way and pavement widths in established neighborhoods can be waived by the Director of Public Works as required on Capital Improvement Projects.