



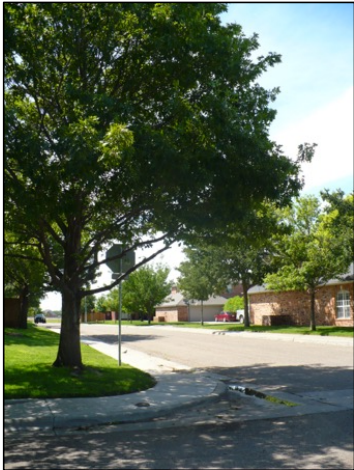
Zoning Ordinance Revision

Module 1 Review Meetings

February 4, 2020

Agenda

- Progress So Far
- Module 1
- What's Next



Progress So Far

- June 2019:
 - Project Kick-Off Meetings
 - Public Outreach Plan
- September 2019
 - Zoning Ordinance Assessment
- January 2020
 - Module 1

COMPREHENSIVE PLAN & ZONING ORDINANCE ASSESSMENT

CITY OF AMARILLO
PLANNING & DEVELOPMENT SERVICES

FINAL | SEPTEMBER 6, 2019

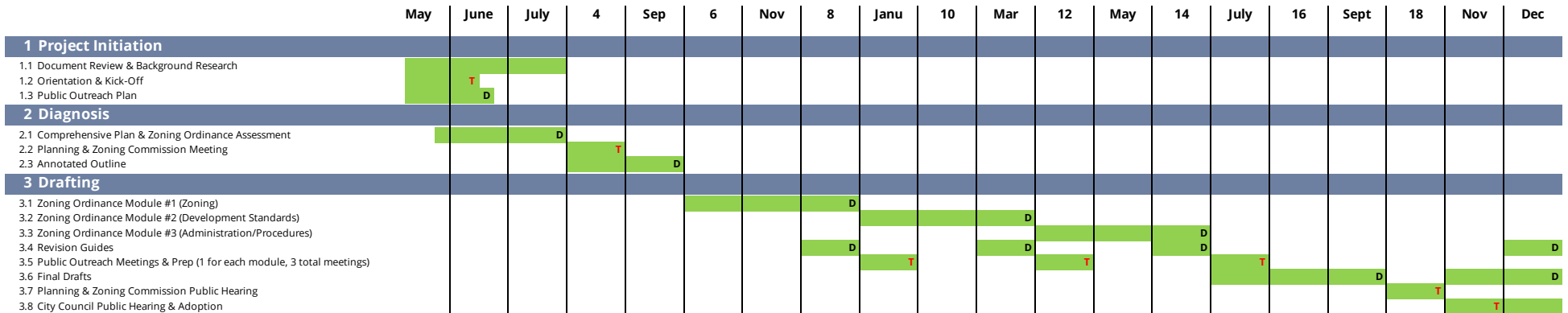
WHITE & SMITH LLC
K. ANDRE ROBERT

Zoning Ordinance Revision
City of Amarillo, Texas

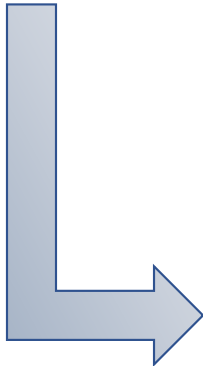


ZONING ORDINANCE REVISION

Project Work Plan



T = Trip
D = Deliverable



1 Project Initiation

- 1.1 Document Review & Background Research
- 1.2 Orientation & Kick-Off
- 1.3 Public Outreach Plan

2 Diagnosis

- 2.1 Comprehensive Plan & Zoning Ordinance Assessment
- 2.2 Planning & Zoning Commission Meeting
- 2.3 Annotated Outline

3 Drafting

- 3.1 Zoning Ordinance Module #1 (Zoning)
- 3.2 Zoning Ordinance Module #2 (Development Standards)
- 3.3 Zoning Ordinance Module #3 (Administration/Procedures)
- 3.4 Revision Guides
- 3.5 Public Outreach Meetings & Prep (1 for each module, 3 total meetings)
- 3.6 Final Drafts
- 3.7 Planning & Zoning Commission Public Hearing
- 3.8 City Council Public Hearing & Adoption

ZONING ORDINANCE REVISION



These Big Ideas from the Comprehensive Plan guide the Zoning Ordinance Revision process:

User-Friendly	Easy to read, well-organized.
Make the Right Things Easy	Streamline approval process for development that reflects the City's long-term planning policies.
Realistic Standards & Procedures	Zoning standards should ensure development reflects the City's expectations and the needs and market conditions of Amarillo and Potter & Randall Counties.
Market-Friendly	Incorporate standards that are realistic in the marketplace.
Strong Neighborhoods	Reinforce the City's Neighborhood Unit planning concept.
Neighborhood & Commercial Revitalization & Infill	Existing built areas are changing, and need the proper regulatory environment to meet the challenges of a changing economy, develop in a way that respects surrounding neighborhoods, and provide an appropriate level of design quality.
Protection of Economic Anchors & Investment Areas	Protect key economic assets from incompatible development.
Community Aesthetics & Image	Encourage a higher degree of design quality in appropriate areas to encourage infill development and reinvestment.
Open & Civic Spaces	Require and encourage development to provide a variety of open and civic spaces that are appropriate to their context.



Objectives

- Implement the Amarillo Comprehensive Plan
- Protect neighborhoods
- Provide open and civic space
- Respect market demands
- Support economic development and redevelopment
- Respect context
- Keep it simple
- Reduce reliance on PDs
- Minimize variances, nonconformities

Zoning Ordinance Modules

Module 1

Executive Summary
Introduction
Zoning Districts & Use Table
Use Regulations

Module 2

Historic Preservation Overlay
District
Development Standards

Module 3

Administration
Procedures
Nonconformities
Definitions





Module 1: Zoning Districts & Use Regulations

www.amarillo.gov > Departments >
Planning and Development Services >
Zoning Ordinance Revision Project



HOW DO I

Departments » Development Services » Planning and Development Services Department »

Zoning Ordinance Revision Project

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Next Public Meeting

Our next public meeting to review the draft assessment document will be held on Tuesday, February 4th at 7:00 PM. The meeting will be at City Hall, first floor, Room 105. Consultants, White & Smith LLC, will present recommended changes to Module 1 – Zoning.

Documents for Download

Module 1:

[Module 1 Revisions Overview](#)

[Executive Summary](#)

[Introduction](#)

[Zoning Districts](#)

[Use Regulations](#)

[Definitions](#)

[Outline](#)

[Revision Tracking](#)

Miscellaneous

[Kick-Off Flyer](#)

[Public Outreach Plan](#)

[Comprehensive Plan and Zoning Ordinance Assessment](#)

Project Background

The City of Amarillo adopted a new comprehensive plan in 2010, and is now undertaking a revision of its Zoning Ordinance and related regulations, including provisions for subdivision, manufactured homes and RV parks, landmarks and historic preservation, and airport height hazards.

The revisions will implement policies and recommendations of the Amarillo Comprehensive Plan, modernize and simplify the ordinance, and update regulations based on community input. The revised Zoning Ordinance will reflect current and anticipated market and

Project Documents

www.amarillo.gov > Departments > Planning and Development Services > Zoning Ordinance Revision Project

- + City Manager
 - Organizational Chart
- + Public Safety and Organizational Services
- Development Services
 - Development Services
 - Airport
- + Amarillo Water Utilities
- + Building Safety
- + Capital Projects and Development Engineering
- Planning and Development Services Department
 - Adopted Plans & Policies
- + Approved Case Files
- Calendar
- Contact Us
- FAQs
- Helpful Links
- + Metropolitan Planning Organization
- + Neighborhood Plans
- Zoning Ordinance Revision Project**
- Economic Development
- + Public Works

Top 10 Changes

1. New + consolidated + relocated districts
2. Code section for each district
3. Changes to PD District
4. New housing types
5. Revised use table

Use Regulations for:

6. Accessory Dwelling Units
7. Housing
8. Event Venues
9. Corner Stores
10. Temporary Uses

Executive Summary & Article I - Introduction

- Executive Summary
 - Orients readers and describes how to use the Zoning Ordinance
 - Contents:
 - Planning in the City of Amarillo
 - How to Read This Document
 - Determining the Regulations for a Specific Site
 - Determining Which Procedures Apply
- Article I – Introduction
 - Purpose, authority, and applicability



Article II – Zoning Districts

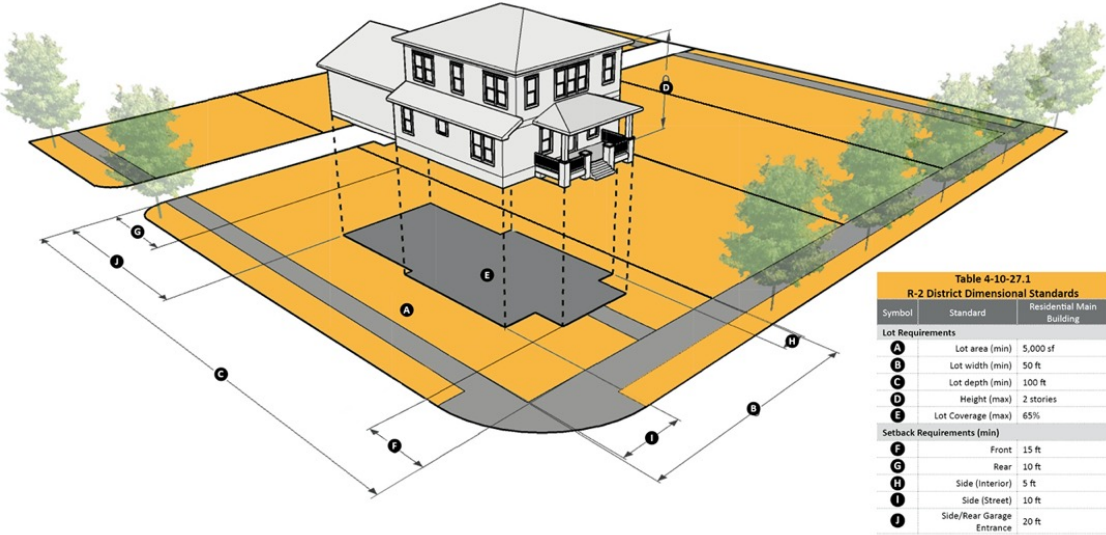
- References zoning map
- Zoning of annexed land
- Establishes districts
 - **New districts**
 - Estate (E)
 - Historic Preservation Overlay (HP-O)
 - Urban Neighborhood Overlay (UN-O)
 - Consolidated districts
 - Residential (R-2)
 - Multiple-Family (MF)
 - Office (O)
 - Relocated district
 - Airport Overlay (A-O)

Table 4-10-11.1 - Zoning Districts		
District Category	Description	Districts
Base	Districts that establish uniform use, dimensional, and design standards for each class or kind of building in the District.	Agricultural (A) Estate (E) Residential (R-1) Residential (R-2) Moderate Density (MD) Multiple-Family (MF) Manufactured Home (MH) Neighborhood Service (NS) Office (O) General Retail (GR) Central Business (CB) Light Commercial (LC) Heavy Commercial (HC) Light Industrial (I-1) Heavy Industrial (I-2)
Overlay	Districts that establish additional standards that supplement the Base or Planned Districts.	Airport Overlay (A-O) Downtown Urban Design Overlay (D-O) Historic Preservation Overlay (HP-O) Urban Neighborhood Overlay (UN-O)
Planned	Development in Planned Districts is subject to a Planned Development Site Plan approved as part of a rezoning application.	Planned Development (PD)



Article II – Zoning Districts

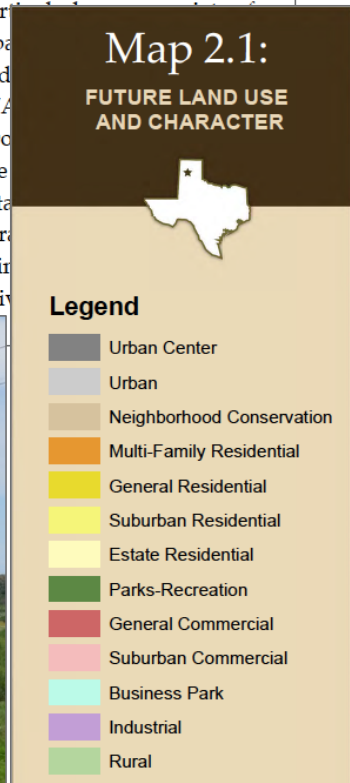
- Each district now has its own section
 - Purpose
 - Permitted uses
 - Dimensional standards
 - Sample graphic provided for R-2 District dimensional standards



Estate District (*new*)

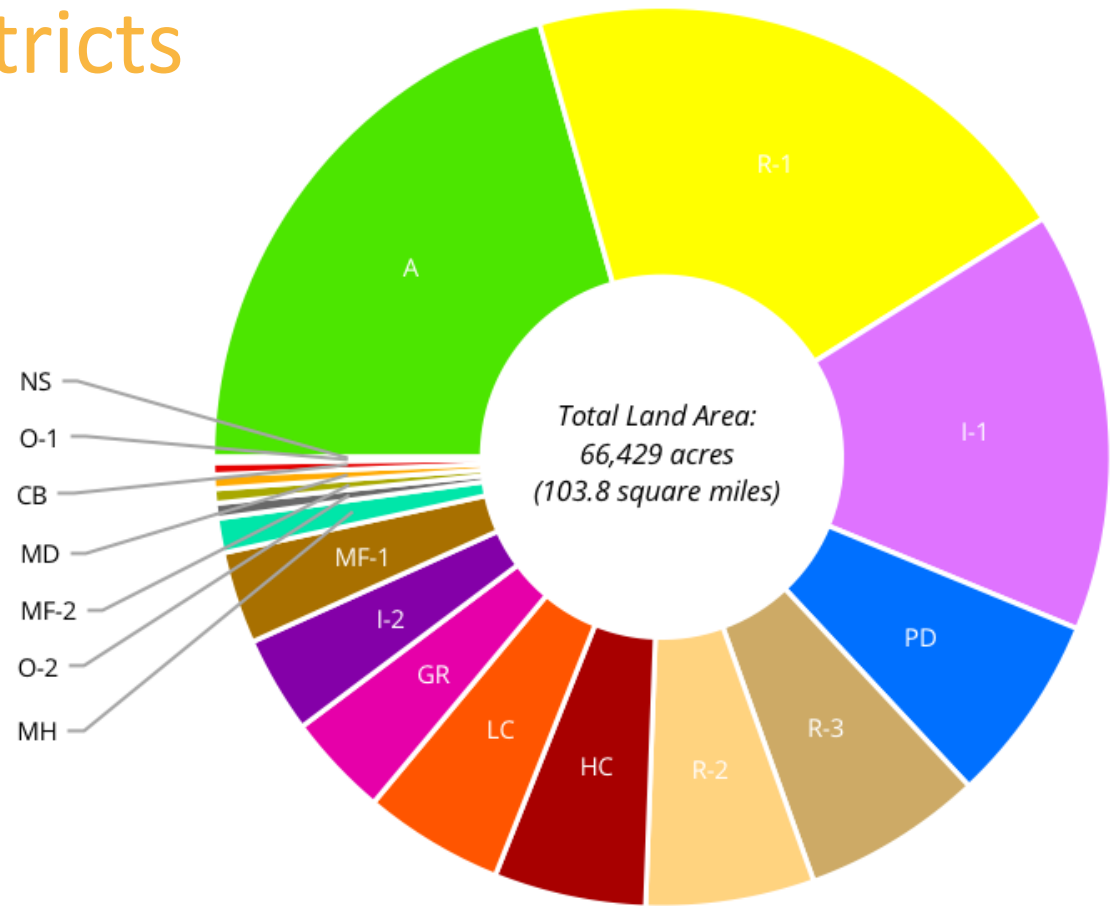
- Implements a Future Land Use category and associated Comprehensive Plan Action Strategies
- Transition between rural and suburban areas
- 1 acre min lot area

14. Zoning for Rural Character. Establish a new zoning district that would accommodate large-lot, low-intensity residential development as an intermediate district between other districts intended to promote and maintain suburban development character on the one hand, and rural character on the other. An Estate zoning district of this type typically has a one-acre minimum lot size and is particularly suited for rural residential areas that do not have municipal water service and must have acre lots to be permitted to install an on-site septic system on the same lot. The “A” district in Amarillo’s zoning ordinance currently provides for a minimum lot size, and the next largest lot size is the “R-1” Residential district. Instead, with an Estate “A” district could become a true Agricultural district devoted purely to the purpose of maintaining and protecting and preserving farm and ranch activities.



Consolidated Districts

Current Districts	Consolidated Districts
R-2	R-2
R-3	
MF-1	MF
MF-2	
O-1	O
O-2	



ZONING ORDINANCE REVISION

Overlay Districts

- Airport Overlay (A-O)
 - In current code, airport zoning is its own chapter
 - Carried forward and consolidated into Zoning Ordinance
- Downtown Urban Design Overlay (D-O)
 - Carried forward
 - DAUDS will continue to be incorporated by reference
- Historic Preservation Overlay (HP-O) *revised*
 - Currently under evaluation and revision
 - To be presented in Module 2
- Urban Neighborhood Overlay (UN-O) *new*
 - Provides for higher intensity multiple-family, neighborhood service, and office uses
 - Boundary under evaluation

Planned Development District

- Cannot feasibly comply with the other zoning districts
- Demonstrates a high degree of design quality
- Consistent with the Amarillo Comprehensive Plan
- Accomplishes an important public purpose



New Housing Types

- Module 1 introduces new “Missing Middle” housing types to the Zoning Ordinance, including Triplexes, Fourplexes, Tiny Homes, and Live/Work Dwellings.
- Missing Middle housing:
 - Provides affordable housing options,
 - Is compatible in scale with detached single-family residential, and
 - Helps meet demand for more urban living options.
- Allowed in medium and high density residential districts (MD and MF), as well as the NS District.
- Live/Work Dwellings are also permitted in O, GR, CB, and LC.

New Housing Types

- Live/Work Dwellings
 - Owner-occupied
 - 1 DU + limited types of non-residential use
- Mixed Use Buildings
 - 1 or more DU + 1 or more non-residential uses
- Clarification of the definition of *Duplex*:
 - **Current:** *Two-Family Housing Unit:* A single Structure containing two (2) connected Housing Units.
 - **New:** *Dwelling, Two-Family:* A residential Building located on one Lot that contains two (2) Dwelling Units, either side-by-side or stacked. Also referred to as a *Duplex*.

Table 4-10-28.1 – MD District Dimensional Standards

	Main Building Type						
	Detached One-Family Dwelling	Townhouse	Duplex	Tiny Home Court, Triplex, Fourplex	Multiple-Family (other than Triplex or Fourplex)	Live/Work Dwelling	Non-Residential
Density (min)	None	None	2 du/Lot	3 du/Lot	4 du/ac	1 du/Lot	None
Density (max)	9 du/ac	22 du/ac	2 du/Lot	4 du/Lot	10 du/ac	1 du/Lot	None
Lot area (min)	None	None	None	None	None	None	None
Lot width (min)	None	None	None	None	None	None	None
Lot depth (min)	100 ft	100 ft	100 ft	100 ft	100 ft	100 ft	100 ft
Building Width (max)	None	24 ft	48 ft	36 ft	60 ft	36 ft	36 ft
Building Depth (max)	None	None	60 ft	60 ft	100 ft	60 ft	60 ft
Height (max)	2 stories	2 stories	2 stories	2 stories	2 stories	2 stories	2 stories
Setbacks							

MD District Dimensional Standards



Article II – Zoning Districts

- Includes the revised schedule of use (“use table”)
- The use table is a **working draft** and will continue to be updated throughout the Zoning Ordinance Revision process
- Moving away from cumulative zoning
 - Protects neighborhoods
 - Protects economic anchors
 - Reduces reliance on PDs
- Uses are defined in Article IX
- Update of SIC codes to NAICS codes is ongoing

Article III – Use Regulations

- Regulations for particular land uses with unique impacts.
- Applies whether a use is permitted or requires an SUP.
- Site Plan review and other procedures (Module 3) will ensure compliance with applicable use regulations.
- Many use regulations are carried forward...
 - e.g., carports, private stables, home occupations
- ...while others are new.
 - e.g., corner stores, event venues, urban agriculture

Article III – Use Regulations

- Accessory Dwelling Units
- Accessory Uses and Buildings
- Adult Businesses
- Air Transportation Facilities
- Alcohol Production Facilities
- Amusements, Commercial
- Assisted Living Facilities
- Bed and Breakfasts
- Care Facilities for Children
- Carports
- Corner Stores
- Electrical Substations
- Event Venues
- Home Occupations
- Horse Lots
- Housing
- Landfills
- Manufactured Home Parks & Recreational Vehicle Parks
- Mobile Food Units
- Outdoor Retail Displays
- Outdoor Storage
- Pet Care Services
- Recycling Facilities
- Self-Storage Facilities
- Shooting Ranges
- Stables (Private)
- Swimming Pools (Private)
- Temporary Uses and Structures
- Urban Agriculture

Accessory Dwelling Units (ADUs)

- Implements Comprehensive Plan Chapter 6, Action Strategy 10
- Modernizes standards, no longer limits occupancy to domestic employees or caretakers
- Standards for all ADUs, plus standards specific to:
 - Detached ADUs
 - Attached/internal ADUs

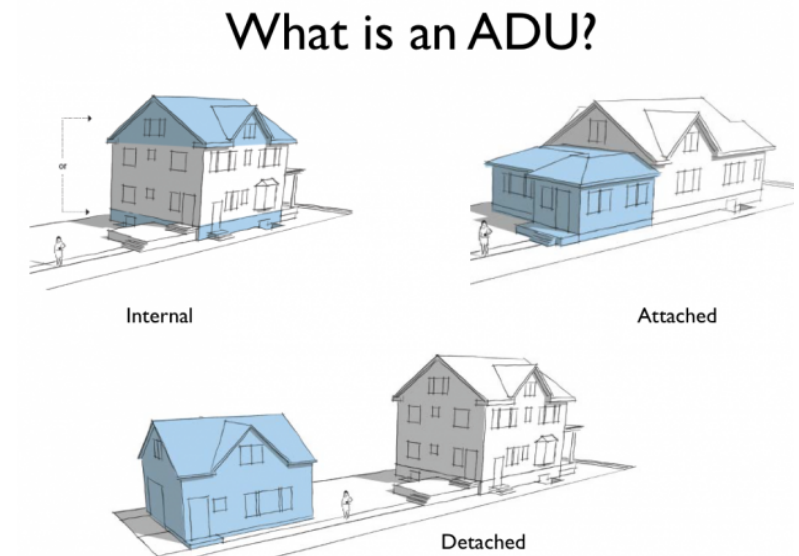


Image © Tim McCormick
<https://yimby.wiki/wiki/File:What-is-an-ADU.png>

ADU Use Regulations

- Property owner must live in Main Building or ADU
- Only allowed on a lot with a detached single-family home
- 75% max lot coverage (incentive)
- Max ADU height = height of Main Building
- 1 off-street parking space
- Allows tiny homes as ADUs
- Prohibits use of manufactured/mobile homes, tiny homes on wheels, RVs, travel trailers, and campers as ADUs

Housing Use Regulations

- Industrialized Housing
- Live/Work Dwellings
- Manufactured Homes
- Multiple-Family Dwellings
- Tiny Homes & Tiny Home Courts



New Housing Types

Housing Use Regulations

- Live/Work Dwelling
 - 1 du + non-residential use
 - In MD and MF Districts:
 - Limits type of non-residential use
 - Requires SUP
- Multiple-Family in MD and NS Districts
 - Limits building types to triplex, fourplex, and small apartments
 - Requires exterior to resemble a detached single-family home
 - Requires off-street parking located to the side or rear of building



Housing Use Regulations

- Tiny Homes and Tiny Home Courts
 - *Not* a tiny home on wheels
 - Requires a permanent foundation
 - Max 400 sf
 - Tiny Homes are permitted as:
 - A Main Building on lots in A, MD, and MF; and
 - An ADU on lots in A, E, R-1, R-2, MD, and MF.
 - Tiny Home Courts are permitted as:
 - The principal use of a lot in MD and MF.
 - Requires a front porch and a driveway
 - Garages must be at least 10 ft behind the front façade



Images © Kanga Room Systems

Housing Regulations

- Manufactured Homes
 - Types A & B permitted in MH District
 - Type C continue to be permitted in all districts that allow detached single-family residential
 - MH Park / RV Park regulations carried forward
- Home Occupations (accessory use)
 - Regulations carried forward
 - New allowance for 1 on-site, non-family employee



Event Venues Use Regulations

- Requires on-site manager
- Outdoor areas
 - Must be at least 150 ft from residential buildings on nearby lots
 - Must cease operation by 10pm if located within 300 ft of residential buildings
- Requires SUP in A, NS, and GR
 - Operational plan
 - Allows amplified sound in outdoor areas until 10pm
- BYOB?

Corner Stores Use Regulations

- A small retail business, personal service business, art gallery, or eating place located on a corner lot at the street level.
- Max 1,200 sf
- Separation requirements between Corner Stores
- SUP in R-1 and R-2
- Permitted in MD, MF, O, and NS

Temporary Uses

- Establishes types of temporary uses
- Regulates duration, location
- Requires Site Plan approval
- Supplemental regulations for certain uses

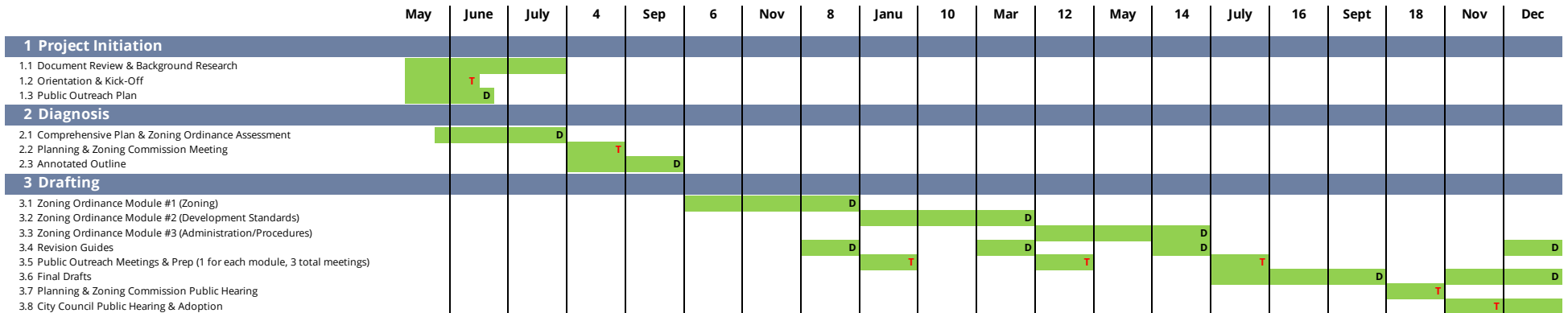
Table 4-10-113.1 – Schedule of Temporary Uses and Structures				
Temporary Use or Structure	Supplemental Regulations?	Site Plan Approval Required?	Maximum Duration of Use (per site)	Permitted Location(s)
Alcoholic beverages sales	Yes	Yes	4 days	All Districts
Asphalt or Concrete Batching Plant	Yes	Yes	1 year	All Districts
Field or Construction Office	Yes	Yes	Until completion of associated construction project	All Districts
Off-Premises Sales (other than Seasonal Sales)	No	Yes	3 consecutive days per sale; up to 4 sales per calendar year	GR, LC, HC, I-1, I-2
Outdoor Promotional Event	Yes	Yes	3 consecutive days per event; up to 4 events per calendar year	All Districts, if the event is located on the same site as the promoting business(es)
Parking area	See Article IV, Division 5, Parking and Loading	Permit required for associated Temporary Use	Same as associated Temporary Use	All Districts, if the temporary parking area serves a permitted Temporary Use
Portable Storage Container	No	No	Up to 60 cumulative days per calendar year	All Districts
Seasonal Sales - roadside agricultural and produce stand	Yes	Yes	90 consecutive days or 6 cumulative months per calendar year	A, E, NS, GR, LC, CB, HC, I-1, and I-2 Districts
Seasonal Sales - Christmas trees or pumpkins	No	Yes	45 consecutive days per calendar year	All Districts
Special Event on private property	Yes	Yes	14 consecutive days; up to 10 events per calendar year	A, MF, O, NS, GR, CB, LC, HC, I-1, and I-2 Districts
Special Event on public property	Yes	Yes	3 consecutive days per event	Publicly-owned facilities in any District



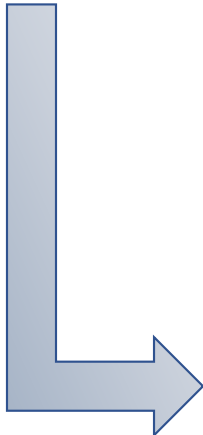


Project Schedule & Next Steps

Project Work Plan



T = Trip
D = Deliverable



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- 1.1 Document Review & Background Research
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ZONING ORDINANCE REVISION



Drafting: Module Development

1. Zoning Districts & Use Regulations
(Dec 2019 – Jan 2020)
2. Development Standards (Feb – July 2020)
3. Procedures and Administration (Aug – Oct 2020)

Review Process & Deliverables

1. A Staff Review Draft for each Module
2. A Revised Draft for Public, Subcommittee, & Council Review
3. A Final Zoning Ordinance for City Council Action (Dec 2020)



Input and Comments:Project Materials:

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www.amarillo.gov > Departments >
Planning and Development Services >
Zoning Ordinance Revision Project



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