



# Zoning Ordinance Revision

*Module 2 Review Meetings*

June 30, 2020

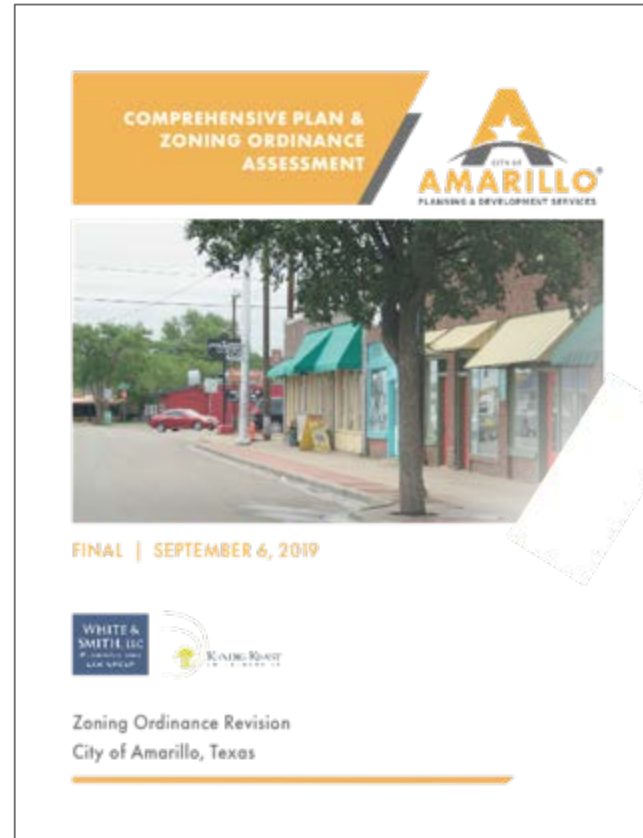
# Agenda

- Progress So Far
- Module 2
- What's Next

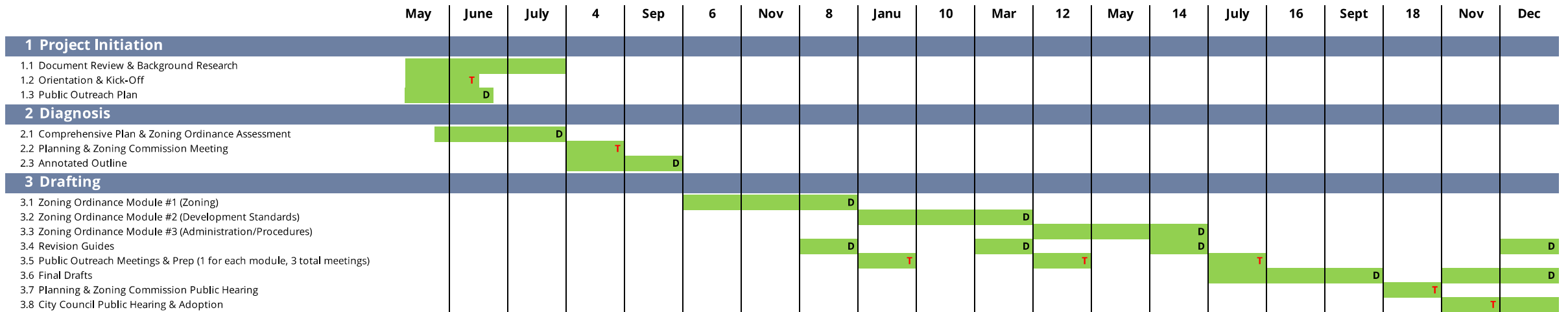


# Progress So Far

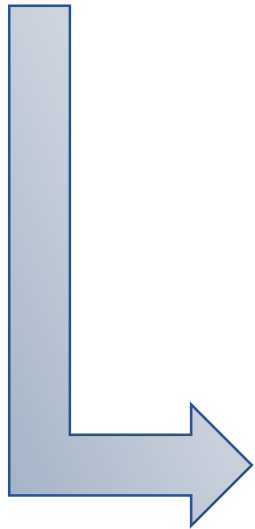
- June 2019:
  - Project Kick-Off Meetings
  - Public Outreach Plan
- September 2019
  - Zoning Ordinance Assessment
- February 2020
  - Module 1 Review Meetings



# 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 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 2: Development Standards





+ Metropolitan Planning Organization

+ Neighborhood Planning

Zoning Ordinance Revision Project

Economic Development

+ Public Works

Fleet Services

+ Community Services

Check out our [frequently asked questions \(FAQ\)](#) for more detailed information about the process and recommendations.

## Documents for Download

### Module 2:

[Module 2 Revisions Overview](#)

[Article 4 Development Standards](#)

[Parking Standards Table](#)

[Downtown and Historic Preservation Overlay](#)

[Zoning Map Draft](#)

[Definitions \(to-date\)](#)

[Annotated Outline \(updated\)](#)

[Revisions Tracking \(updated\)](#)

### Module 1:

[Module 1 Revisions Overview](#)

[Executive Summary](#)

[Introduction](#)

[Zoning Districts](#)

[Use Regulations](#)

[Definitions](#)

[Annotated Outline](#)

[Revisions Tracking](#)

### Miscellaneous

[Kick-Off Flyer](#)

[Public Outreach Plan](#)

[Comprehensive Plan and Zoning Ordinance Assessment](#)

## Project Background

# Project Documents

[www.amarillo.gov](http://www.amarillo.gov) > Departments > Planning and Development Services > Zoning Ordinance Revision Project

# Article IV – Development Standards

- Area & Bulk Regulations
- Landscaping and Screening
- Outdoor Lighting
- Parking
- Parks, Open Space, & Civic Space *(to be completed in Module 3)*
- Performance Standards
- Signs *(current ordinance carried forward)*



# Top 10 Changes

1. Graphics, Measurements (including Height), Calculating Density
2. Lot Coverage
3. Bufferyards
4. Historic Preservation Overlay (HP-O)
5. Revised Zoning Map
6. Fences & Walls
7. Parking Ratios
8. Parking Incentives for Infill, Adaptive Reuse
9. Outdoor Lighting
10. Performance Standards Update

# Area & Bulk Regulations (Division 2)

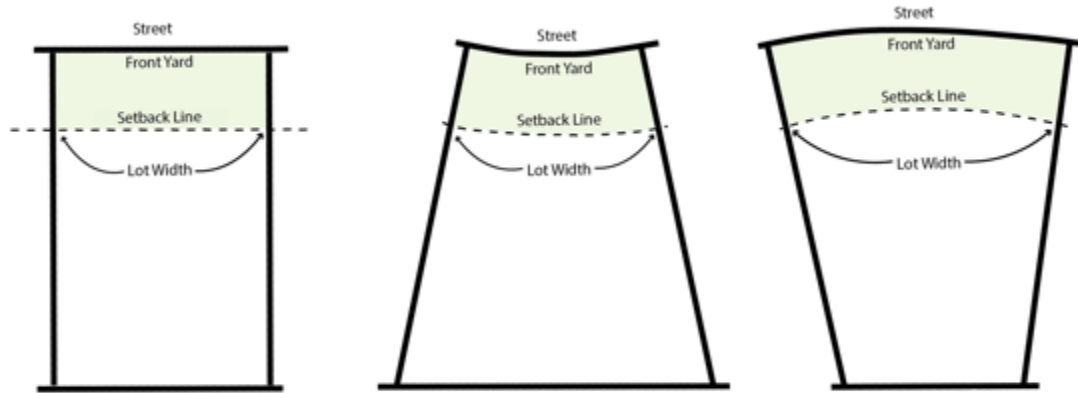
- Provides uniform methods for the measuring and calculating area and bulk regulations (in Article II, *Zoning Districts*, & Article III, *Use Regulations*) including:
  - Height
  - Density
  - Lot area, width, & depth
  - Lot coverage
  - Yards & setbacks

# Measurement of Height

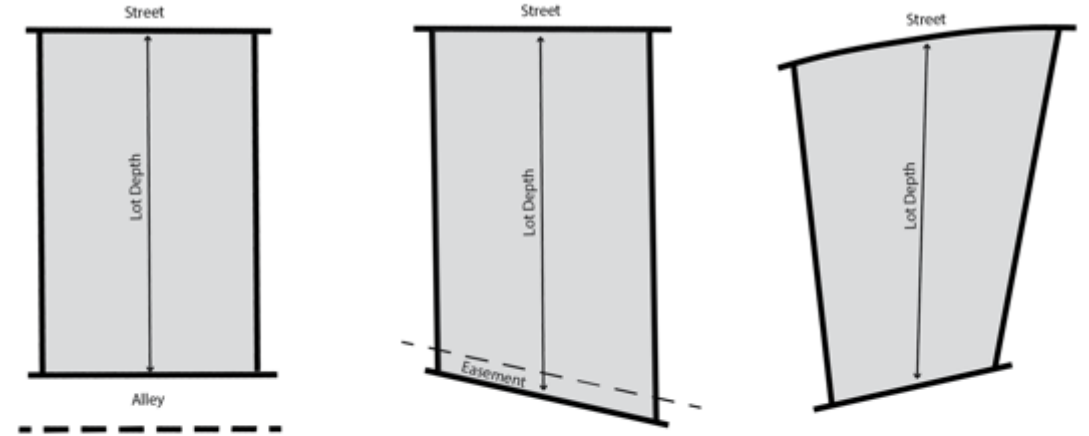
- In feet:
  - Measured from “grade plane” (as defined in the IBC) to the highest point on the building
- In stories:
  - Clarifies what constitutes a story (consistent with the IBC) and whether attics and basements are included



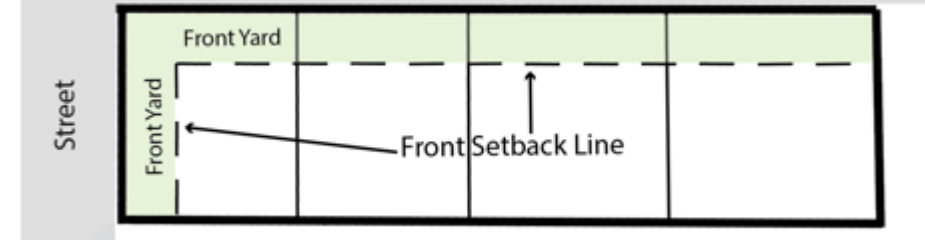
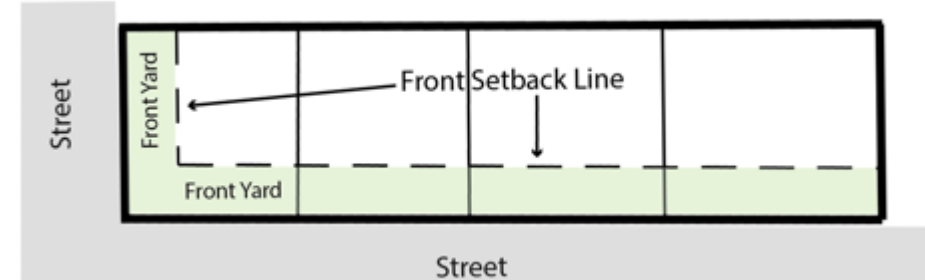
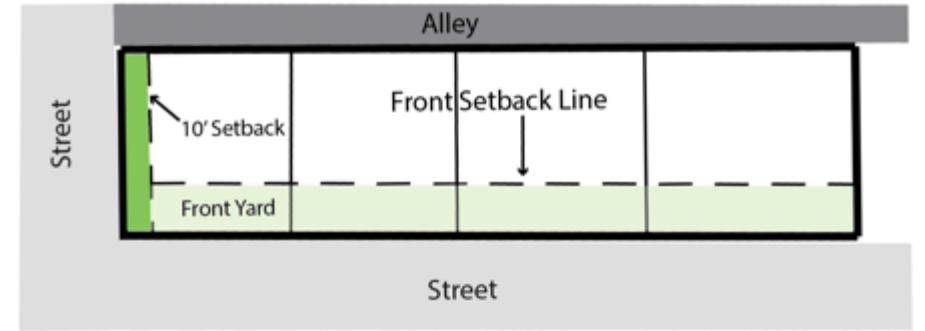
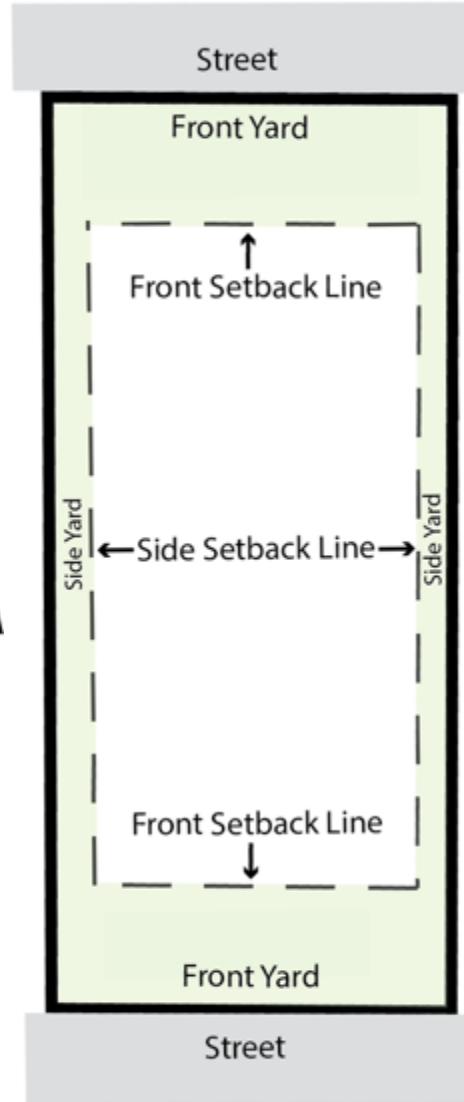
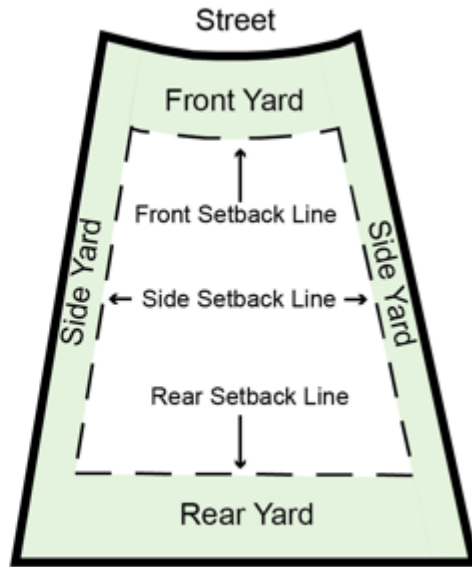
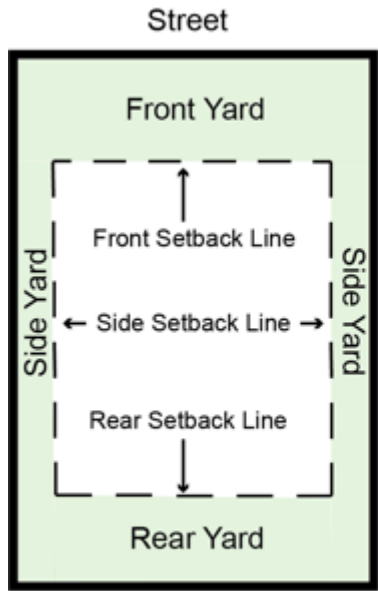
# Graphics



Lot Width

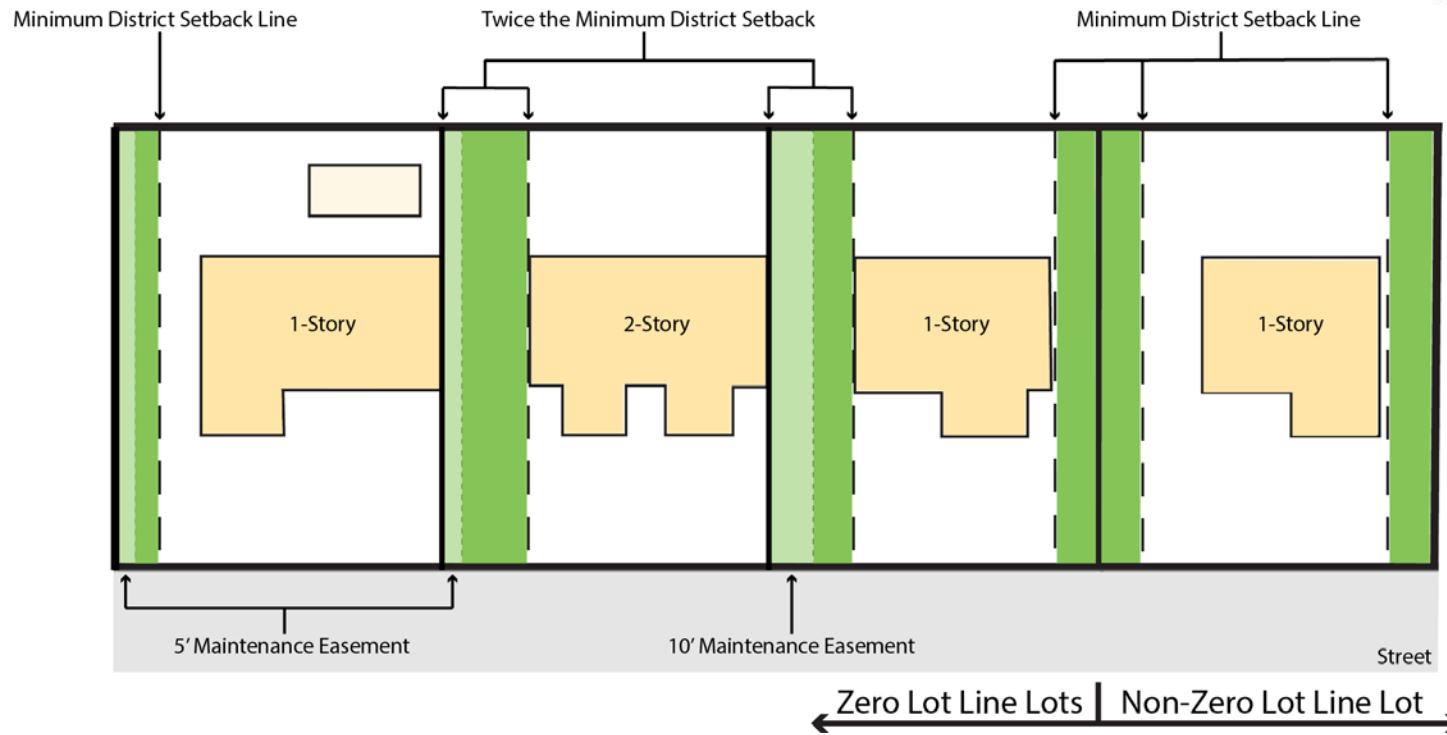
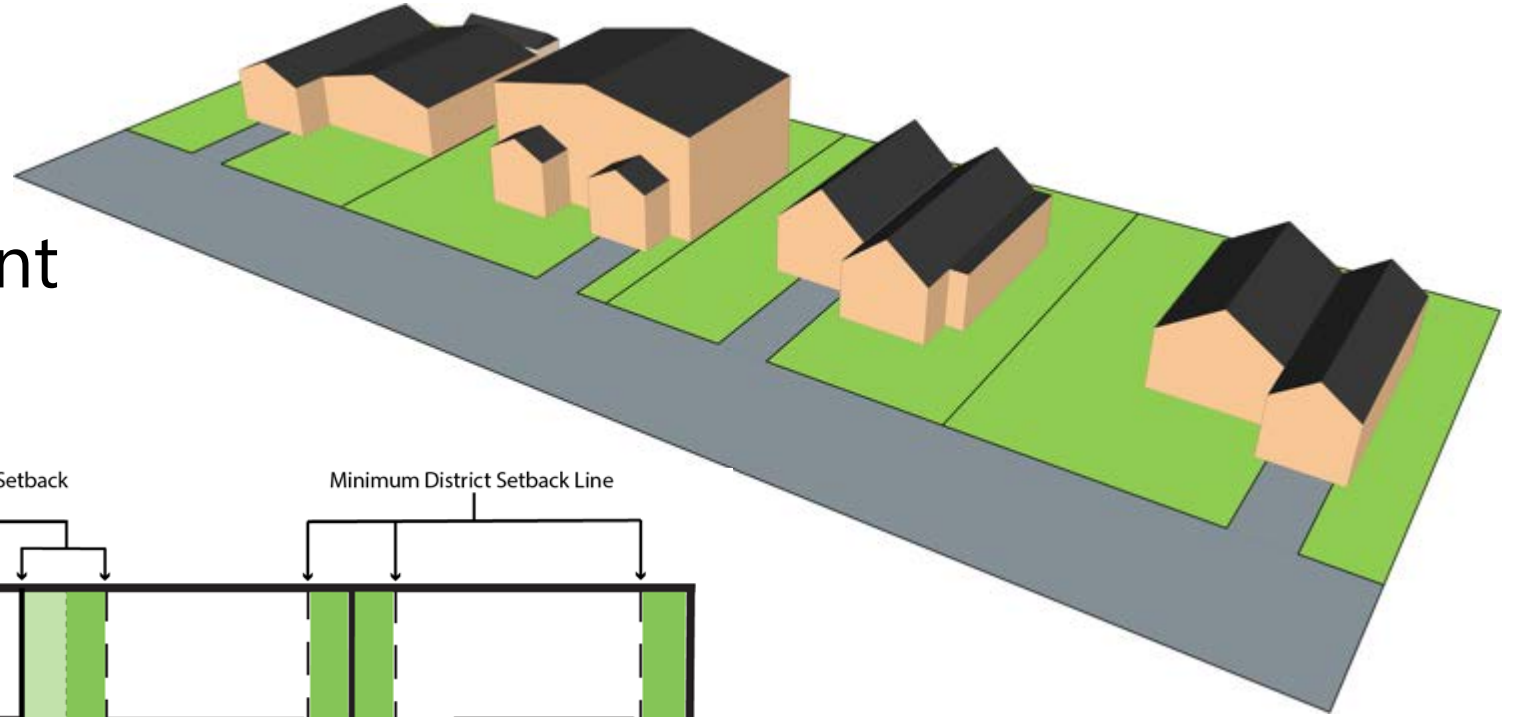


Lot Depth



# Setbacks

# Zero Lot Line Development





# Calculating Residential Density

- Currently regulated through minimum lot area only
- Proposed:
  - A, E, R-1, R-2, MH – 1 dwelling per lot + min lot area
  - MD, NS – min & max density (no min lot area)
  - MF, O, GR, LC – max density (no min lot area)

**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
<b>Density (min)</b>	None	None	2 du/Lot	3 du/Lot	4 du/ac	1 du/Lot	None
<b>Density (max)</b>	9 du/ac	22 du/ac	2 du/Lot	4 du/Lot	10 du/ac	1 du/Lot	None
<b>Lot area (min)</b>	None	None	None	None	None	None	None
<b>Lot width (min)</b>	None	None	None	None	None	None	None
<b>Lot depth (min)</b>	100 ft	100 ft	100 ft	100 ft	100 ft	100 ft	100 ft

# Calculating Residential Density

**Table 4-10-136.2 – Example Calculation of Maximum Density**

<b>District</b>	MD District
<b>Main Building Type</b>	Multiple-Family
<b>Density (max)</b>	10 du/ac
<b>Gross Lot Area</b>	164,221 sf
<b>Example Calculation of Maximum Density</b>	
<i>Step 1: Convert Lot Area to acres (1 ac = 43,560 sf)</i>	$164,221 \text{ sf} / 43,560 \text{ sf} = 3.77 \text{ ac}$
<i>Step 2: Multiply gross Lot Area (in acres) by the maximum density</i>	$3.77 \text{ ac} \times 10 \text{ du/ac} = 37.7 = 37 \text{ du (rounded)}$
<b>Key:</b> max = maximum allowed   du = Dwelling Unit   ac = acre   sf = square feet	

# Lot Coverage

- **Current:**

- % of Lot Area covered by a roof, floor, or other structure and that is not open to the sky

- **Proposed:**

- % of Lot Area covered by an impervious surface
- Implements Comprehensive Plan Action Strategy #2-32, *Tie Lot Coverage to Character Intent*

# Lot Coverage

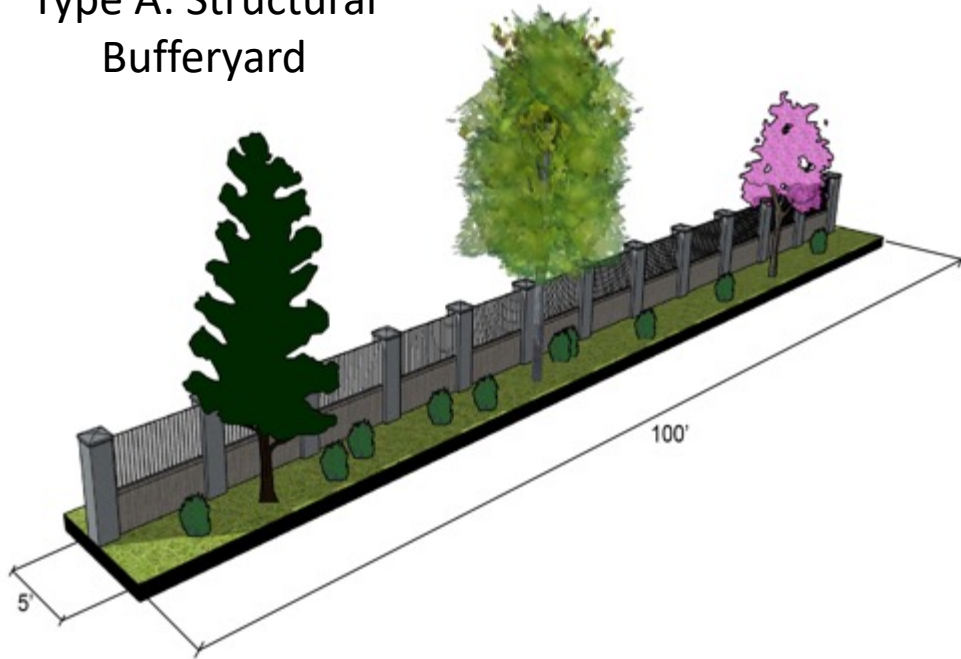
- Limiting lot coverage:
  - Benefits community appearance and aesthetics
  - Maintains open space/green space
  - Is particularly important where a more Suburban development character is desired
  - Can reduce the “heat island” effect that contributes to higher summer temperatures in cities
  - Reduces volume and rate of storm water runoff, particularly from commercial sites with substantial paved surfaces

# Landscaping and Screening (Division 3)

- Creation of **Bufferyard Standards** to enhance separation when incompatible land uses are next to each other.
  - Different types of bufferyards are necessary depending on degree of incompatibility
  - Two types of bufferyards: Structural and Natural
- Additional options added to **Landscape Point System**
  - Increased rate of trees option
  - Bioretention option
- Creation of **Maximum Height** Regulations for Fences and Walls

# Bufferyards

Type A: Structural Bufferyard



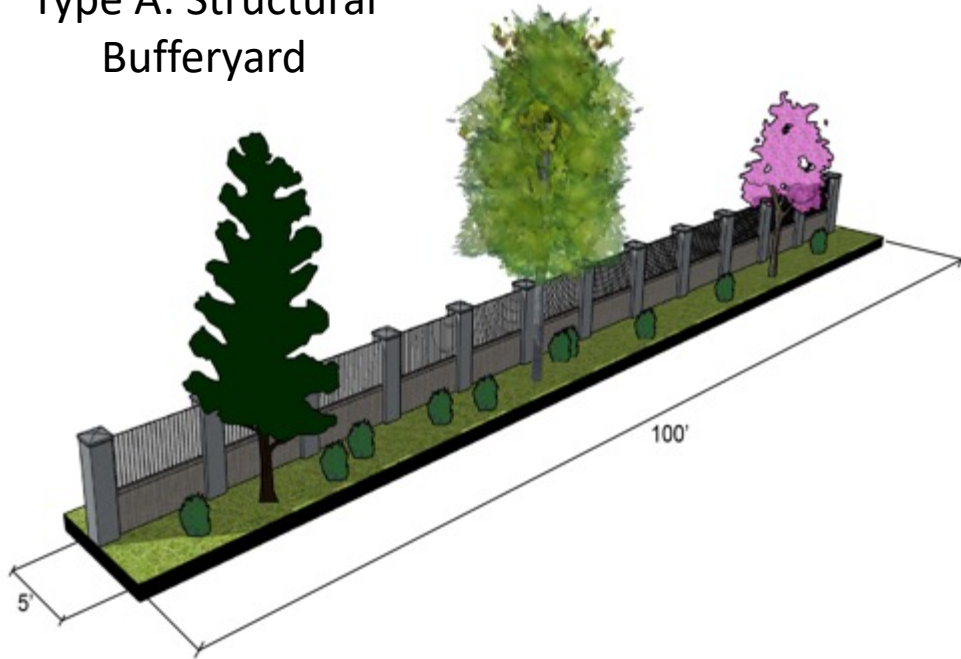
**Table 4-10-151.1 – Maximum Height for Fences and Walls**

Type	Width	Required Planting per 100 Linear Feet (Structural / Natural)				Height of Berm, Wall, or Fence
		Large Trees	Evergreen Trees	Ornamental Trees	Shrubs	
Type A	5 ft	1/2	1/2	1/3	10/15	6 ft.
Type B	10 ft	2/3	2/3	2/6	20/30	6 ft.
Type C	25 ft	3/6	3/6	3/9	30/40	6 ft.
Type D	35 ft.	4/8	4/8	4/12	40/55	8 ft.



# Bufferyards

Type A: Structural Bufferyard



**Table 4-10-151.2 – Zoning District Boundary Bufferyard Standards**

Zoning of Parcel Proposed for Development	Zoning of Adjoining District					
	A, E	R-1, R-2	MD, MF, MH	NS, O, GR, CB, LC	HC, I-1	I-2
A, E	-	-	-	-	-	-
R-1, R-2	A	-	-	-	-	-
MD, MF, MH	B	A	-	-	-	-
NS, O, GR, CB, LC	C	B	A	-	-	-
HC, I-1	C	C	B	A	-	-
I-2	D	C	C	B	A	-

# Fences & Walls



**Table 4-10-151.1 – Maximum Height for Fences and Walls**

Location	Front Yard	Street Side Yard	Interior Side Yard	Rear Yard
Maximum Height	4 ft	4 ft	8 ft	8 ft
Minimum Setback Line	2 ft from sidewalk, if present; 5 feet from edge of street paving if no sidewalk	2 ft from sidewalk, if present; 5 feet from edge of street paving if no sidewalk	0 ft	0 ft

# Parking (Division 5)

- Carries forward current requirements
- Updates min parking ratios
- Establishes max parking ratio (125% of min)
- Building/seating area expansion < 35%
  - No addt'l parking required
- Infill Lots
  - 20% reduction
- Administrative adjustments
  - Adjust min/max by up to 10% for new development, redevelopment, change of use
  - Adjust min/max by up to 20% for Historic Landmarks, Contributing Structures
- Unlisted uses
  - By Planning Director determination

# Parking Incentives for Adaptive Reuse

- Eligible Buildings:
  - Located within an adopted Neighborhood Plan area AND
  - At least 20 years old, or
  - A Dangerous Structure, as defined in Chapter 4-3, or
  - A vacant Building that has not been occupied for more than 3 years.
- Incentives:
  - 50% reduction
  - Allows off-site parking on a non-adjacent lot located within ¼ mile
  - Allows up to 50% of required parking to be accommodated in a public parking lot located within ¼ mile

# Outdoor Lighting (Division 4)

- Applies to new development in MF, NS, O, GR, CB, LC, I-1, & I-2
- Exemptions, including for one-family and two-family dwellings, ornamental lighting, temporary lighting
- Special provisions for high intensity and special purpose lighting
- Requires lighting within 300' of residential to be turned off between 10 pm & 6 am
  - Except for security lighting
- Individual lighting power allowances for Building exteriors specified in IECC

# Outdoor Lighting

- Max vertical illuminance at lot line based on adjacent zoning district
- Limits height of freestanding fixtures to 15 ft
- Fixtures must be set back 5 ft from lot lines
- Luminaires with 1500+ lumens must be fully shielded, as illustrated on the right
- Correlated color temperature (CCT) 3000K (Kelvin) or less





# Performance Standards (Division 7)

- Includes standards for:

- Air Contaminants;
- Glare;
- Noise;
- Smoke & Particulate Matter;
- Toxic, Flammable, & Explosive Hazard Material; and
- Vibration.

- Changes made based on modern trends.

Applicability Chart	
Industrial Districts Only	Residential and Industrial Districts
Air Contaminants	Noise
Glare	Smoke & Particulate Matter
Toxic, Flammable, and Explosive Hazard Material	Vibration



# **Module 2: HP-O, Historic Preservation Overlay District**

# Urban Design and Historic Preservation

- **HP-O:** Historic Preservation Overlay District
  - Purpose to protect a certain area of the City that has a number of architecturally significant buildings with community significance.
- **H-L:** Historic Landmark
  - An individual property of historic value regardless of whether it exists within the HP-O or not.
- **D-O:** Downtown Urban Design Overlay District
  - Purpose to improve and protect downtown properties.
  - Governed by the *Downtown Amarillo Urban Design Standards* (DAUDS).

# Urban Design and Historic Preservation

- **UDHPC:** Urban Design and Historic Preservation Commission
  - Currently Board of Review for Landmarks, Historic Districts and Downtown Design.
  - Reviews applications pursuant to HP-O, H-L, and D-O.
  - Current name does not reflect D-O responsibilities.
- **Historical Landmark Tax Incentive Program:**
  - Eligibility requires the UDHPC to:
    - Designate as H-L or Contributing Structure within an HP-O.
    - Completion of Rehabilitation and/or Restoration plans.

# HP-O: Historic Preservation Overlay

- Properties Eligible for City's Tax Incentive Program
- Currently City does not have an HP-O District:
- District Designation allows for the creation of City architectural design standards as an exception to new state law.
- Creation of Process to Designate Districts Refined
- Certificate of Appropriateness (COA) required for:
  - Minor applications approved administratively
  - Major applications approved by UDHPC

# H-L: Historic Landmarks

- Properties Eligible for City's Tax Incentive Program
- Historic Landmarks designated by City through historic surveys approved by UDHPC
- Creation of Process to Designate Historic Landmarks Refined
- Certificate of Appropriateness (COA) required for major alterations
- COAs not required for minor modifications

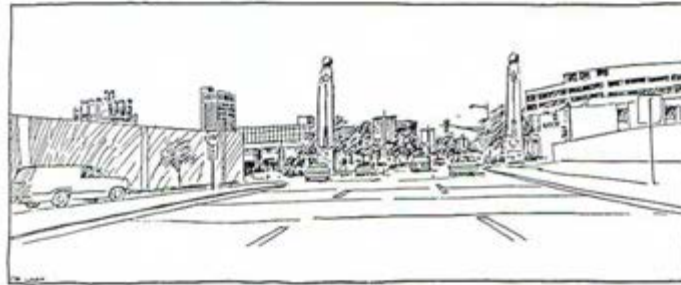
# In the Works... Amarillo's Downtown Gateways

To define the central area, the "Vision for Center City" recommended a series of entry markers. The city followed up with a design competition, won by local architect Glenn Oldham of the firm of Hannon, Daniel & Dickerson. He designed this "gateway" for major intersections north and south of down-town. The trusses are meant to suggest both windmills and oil rigs.



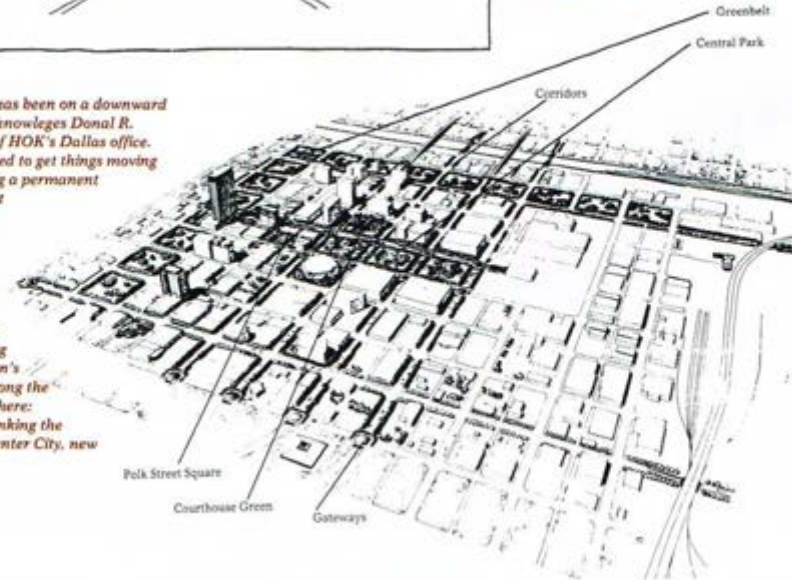
Hannon, Daniel & Dickerson

All the department stores are gone from downtown Amarillo, and at least 25 percent of the office space is vacant. Even so, in a recent survey, two-thirds of the residents of this Texas Panhandle city (metro area population 190,000) said that downtown was still important as a symbol, and over half said revitalization efforts deserved public financial support. The survey was part of a strategic planning effort spearheaded by the volunteer Center City Committee, and carried out by the Dallas offices of Hellmuth, Obata & Kassabaum and the Real Estate Research Corporation, and coordinated by Amarillo planning director J.D. Smith.



Secondary intersections will be marked by simple pylons, as suggested by this drawing from the plan. A local bank has agreed to sponsor the first gateway (\$35,000-\$50,000); donors are being sought for the rest.

"Center City Amarillo has been on a downward slide for long time," acknowledges Donal R. Simpson, AICP, head of HOK's Dallas office. "We pointed out the need to get things moving again"—first by forming a permanent downtown development group, and then by creating some visible physical improvements. City planning director Smith says that the permanent group is in place; it will focus on finding funding for carrying out the plan's recommendations. Among the suggestions illustrated here: landscaped corridors linking the outlying gateways to Center City, new parks and squares.





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# Module 2: Zoning Map



# Zoning Map

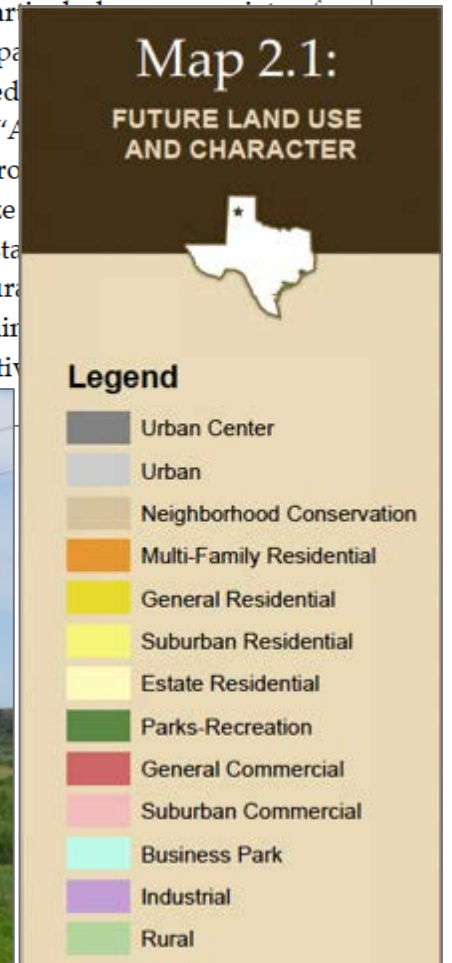
- New districts
  - Estate (E)
  - Historic Preservation Overlay (HP-O)
  - Urban Neighborhood Overlay (UN-O)
- Consolidated districts
  - Residential (R-2)
  - Multiple-Family (MF)
  - Office (O)
- Revised district
  - Airport Overlay (A-O)

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)

# Estate District (new)

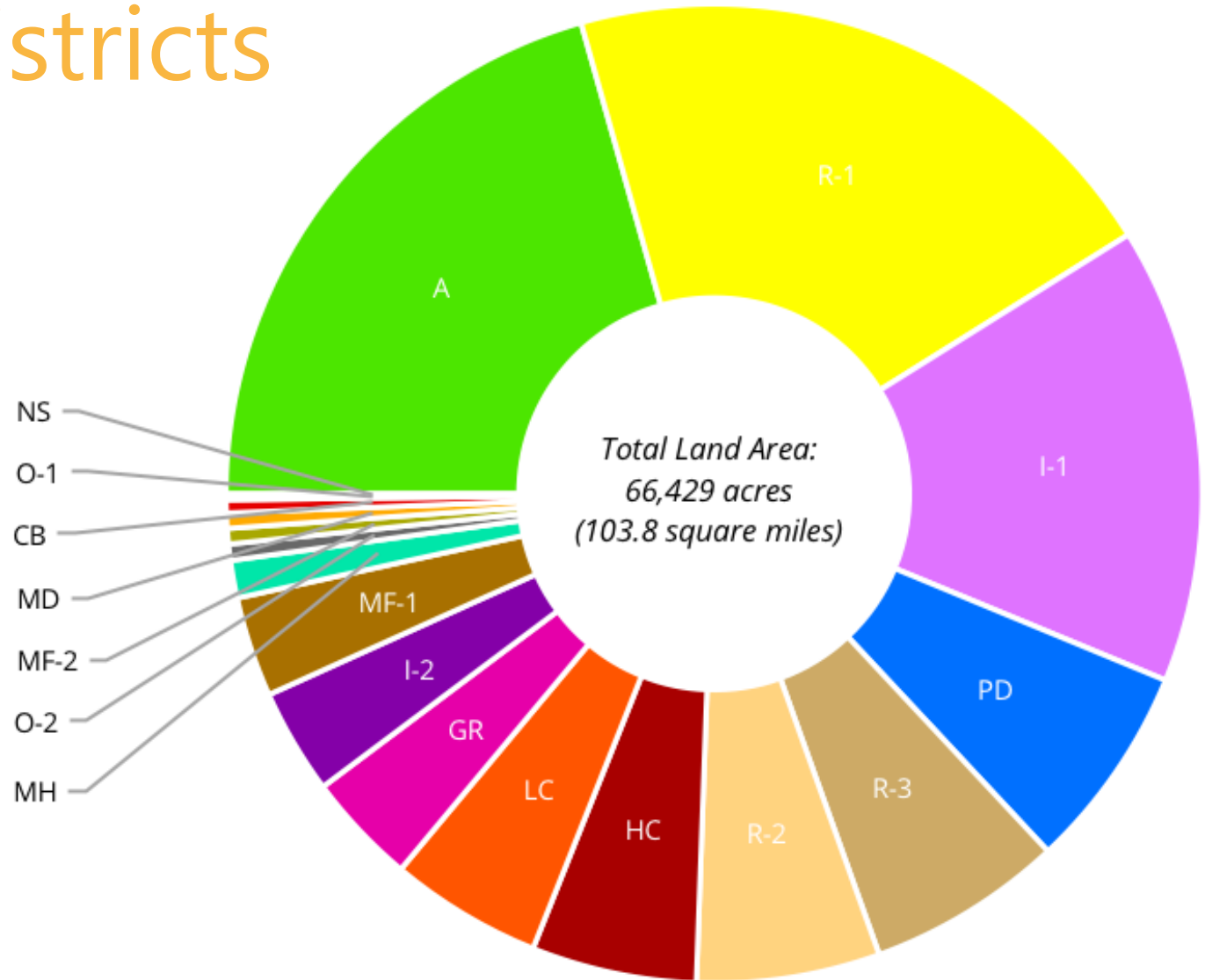
- Implements a Future Land Use category and associated Comprehensive Plan Action Strategies
- Transition between rural and suburban areas
- 1 acre min lot area

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 one-acre minimum lot size, and the next largest lot size is the “R-1” Residential district. Instead, with an Estate zoning district, the “A” district could become a true Agricultural district devoted purely to the purpose of maintaining and protecting and preserving farm and ranch activities.



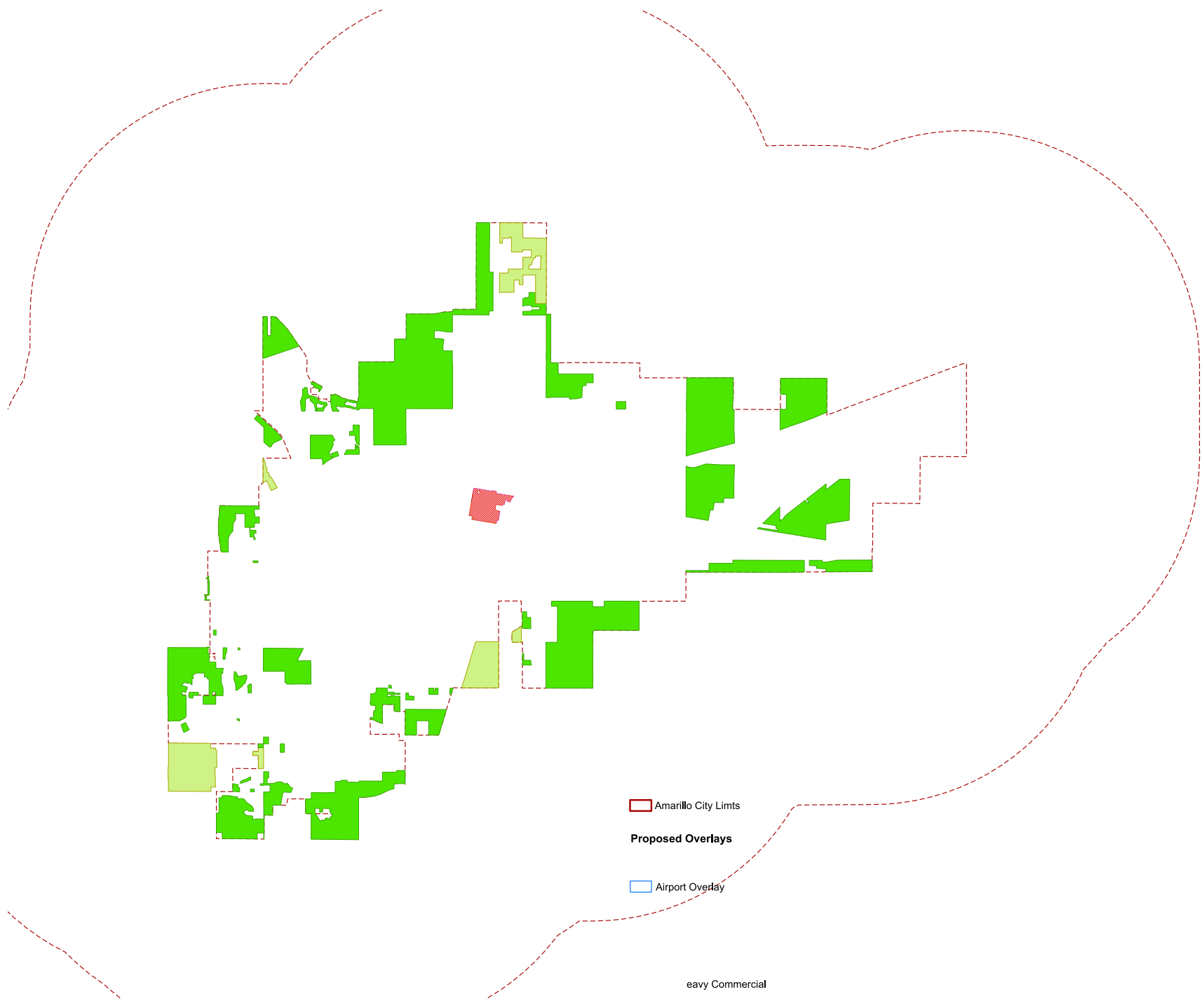
# Consolidated Districts

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



# Overlay Districts

- Airport Overlay (A-O) *revised*
  - In current code, airport zoning is its own chapter
  - Carried forward and consolidated into Zoning Ordinance
  - Shown on zoning map
- Downtown Urban Design Overlay (D-O)
  - Carried forward
  - No changes proposed to existing boundaries
- Historic Preservation Overlay (HP-O) *revised*
  - Implements new district and procedures for protection of Historic Districts & Landmarks
- Urban Neighborhood Overlay (UN-O) *new*
  - Provides for higher intensity multiple-family, neighborhood service, and office uses
  - Adjacent to CB District



Amarillo City Limits

**Proposed Overlays**

Airport Overlay

eavy Commercial

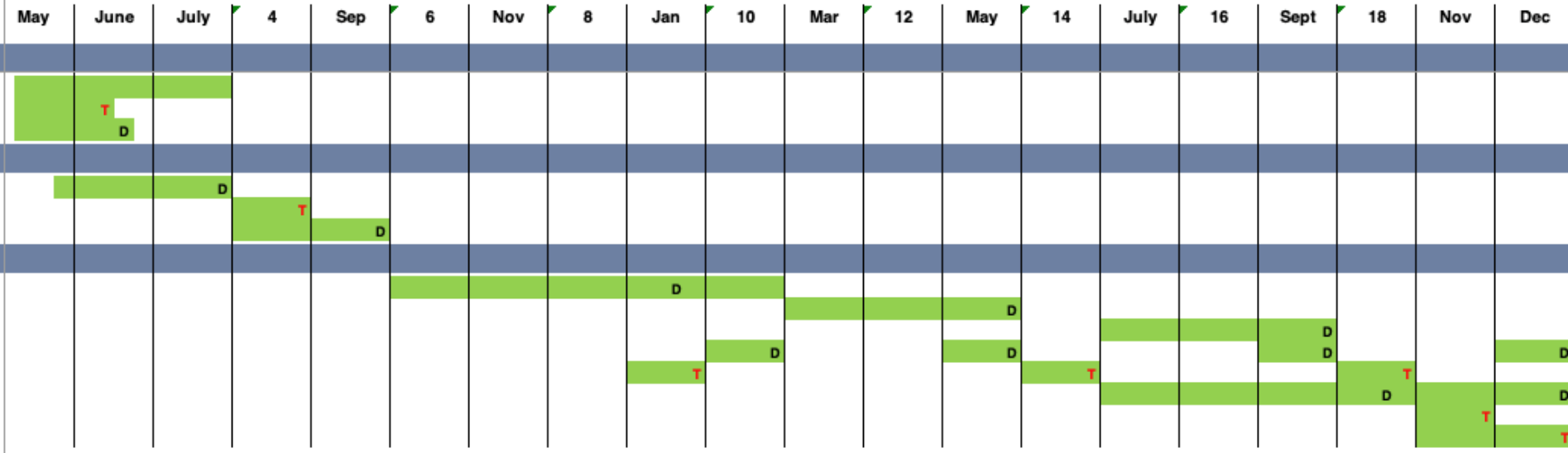




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# Project Schedule & Next Steps

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D - Deliverable

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# Drafting: Module Development

1. Zoning Districts & Use Regulations  
(Dec 2019 – Feb 2020)
2. Development Standards (Mar – Jun 2020)
3. Procedures and Administration (July – Sept 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:

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# Project Materials:

[www.amarillo.gov](http://www.amarillo.gov) > Departments >  
Planning and Development Services >  
Zoning Ordinance Revision Project