



Annotated Outline
Working Draft | October 14, 2020
Zoning Ordinance Revision
City of Amarillo



INTRODUCTION

This document provides an outline to structure Amarillo’s revised Zoning Ordinance. It provides a more user-friendly structure than the existing ordinance, making key information easier to find and understand. The principles described in this section guide the outline.

Organization. The Zoning Ordinance is arranged logically by topic:

- Similar subjects are arranged together by article – e.g., procedures, development standards, nonconformities, – rather than scattered throughout the ordinance, to the extent possible.
- The more interesting and/or commonly used parts of the ordinance are placed up front.
- Dry, technical material, which is needed to provide effective standards and guidance for applicants and permitting officials, resides towards the rear of the ordinance.

Ordinance Length. Many persons believe that a shorter ordinance is more user-friendly. This may make the Zoning Ordinance quicker to review, but not necessarily easier to use during the development review process. The Zoning Ordinance will become part of the development process after it is adopted. A longer ordinance will answer many of the questions that arise during development review; a shorter ordinance typically leaves questions unanswered — leading to frustration for the applicant and the reviewer. Some code writers also use vague, “sound-bite” language in lieu of longer, more prescriptive standards. However, this type of standard can be difficult to enforce, and can create inconsistencies in how it administered.

That said, a development ordinance should not be longer than needed. This outline tames ordinance length by using succinct sentences written in the active voice, consolidating similar requirements where possible, and consolidating long lists of standards into matrices.

As is common in many older ordinances, the Zoning Ordinance often uses lengthy sentences and “legal-ese.” This makes the ordinance difficult to read and confusing at times. Several sections of the current Zoning Ordinance present numerical standards in sentences or long lists (e.g., parking requirements for specific non-residential uses in Sec. 4-10-211.). This format also is difficult to read, and can add to the length of the ordinance.

The alternative is a matrix of development standards. Matrices minimize the length of the ordinance and help readers compare standards across districts. The current Zoning Ordinance uses a matrix format to present permitted uses and another to present

development standards, including lot dimensions, setbacks, height, and parking. Where appropriate, matrices will be added to present other standards and requirements.

Cross-References. The Zoning Ordinance will balance the use of cross-references (as opposed to repeating standards throughout) with the goal of keeping like materials together. This reduces text length and also, for state statutes, minimizes the potential for inconsistencies when the statutes are amended. However, it does require the reader to consult multiple sections of the ordinance or multiple documents.

Right-Sized Standards. Standards are “right-sized” to regulate only what is needed. This not only reduces volume, but also reduces budget and staffing needs.

Graphics. Graphics will illustrate the text language. Graphics can be very time-consuming to produce, so we typically save most graphics for the final document. Photo-editing technology can use local examples to illustrate how a development standard works or what a particular use looks like. Note that graphics also add to ordinance length.

Formatting & Numbering. We will prepare the revised Zoning Ordinance using Microsoft Word. The Style Template establishes the document’s design, including fonts, headers, footers, and page numbering. The numbering conventions will follow that of the existing City Code (see below). When a section has text at the beginning that would ordinarily be (a) except there is no (b), any numbering starts at second level (1).

CHAPTER 4-10 – ZONING

ARTICLE I. - TITLE

DIVISION 1. - TITLE

Section 4-10-1. – Title (with only the first word capitalized).

(a) “subsection”

(1) “paragraph”

a. “subparagraph”

1. “subdivision”

ANNOTATED OUTLINE

The outline below is presented in 4 columns. The first two columns provide the new Article or Section number and title. The third column briefly discusses the changes. The final column displays the sections that are replaced, where appropriate (the numbers refer to the existing sections of Title IV). In many instances, existing language and standards will be carried forward. Antiquated language and inconsistencies will be addressed as the new Zoning Ordinance is drafted.

The outline provides for future amendments by reserving sections at the end of each article and division. This allows the insertion of sections without the need to renumber sections in subsequent articles.

In addition to reorganizing the Zoning Ordinance (Chapter 4-10), the outline relocates provisions of the following chapters:

- [Chapter 4-2](#) – Signs
- [Chapter 4-7](#) – Manufactured Homes and Recreational Vehicle Parks
- [Chapter 4-9](#) – Airport Height Hazard and Zoning Regulations
- [Chapter 4-11](#) – Landmarks and Historic Preservation
 - We recommend relocating the provisions of Article VI. - Ad Valorem Tax Incentives to:
City Code Title XIV - Permits, Taxation, Licenses and Business Regulations, Chapter 14-2. - Taxation, Article II. - Ad Valorem Taxes.

Minor revisions to the Subdivision Regulations may occur during drafting, for consistency with the Zoning Ordinance amendments.

The current Zoning Ordinance is available online:

https://library.municode.com/tx/amarillo/codes/code_of_ordinances?nodeId=CO_TITIVBUCODEZO_CH4-10ZO

New Zoning Ordinance Section	Title	Description / Comments	Existing City Code Section(s)
EXECUTIVE SUMMARY			
	Planning in the City of Amarillo		
	How to Read this Document		
	<i>How the Document is Organized</i>	<i>The Executive Summary explains how to read the Zoning Ordinance and how to determine applicable requirements.</i>	
	<i>Purpose Statements</i>		
	Determining the Regulations for a Specific Site		
	Determining which Procedures Apply		
ARTICLE I. INTRODUCTION			
4-10-1.	Title.	<i>Short Title – “Zoning Ordinance”</i>	4-10-1. - Preamble.
4-10-2.	Purpose.	<i>Describes the reasons for the Zoning Ordinance and what it accomplishes (e.g., implementing the Comprehensive Plan; protecting property values, natural resources, and agricultural land).</i>	4-10-2. - Purpose.
4-10-3.	Authority.	<i>Recites authority for zoning, including <u>Texas Local Government Code Chapter 211</u>.</i>	
4-10-4.	Applicability.	<i>States generally that all development and land division is subject to the Zoning Ordinance and establishes exceptions. Describes area of jurisdiction for zoning.</i>	4-10-7. - Creation of a building site.
4-10-5.	Relationship to Comprehensive Plan.	<i>Defines the relationship between the Comprehensive Plan and the Zoning Ordinance.</i>	
4-10-6.	<i>Reserved.</i>		
4-10-7.			
4-10-8.			
4-10-9.			
ARTICLE II. ZONING DISTRICTS			
DIVISION 1. GENERALLY			
4-10-10.	Generally.	<i>Introduces and explains the zoning districts, and establishes general standards. This includes a reference to the Schedule of Use table that appears at the end of the Article.</i>	4-10-81. - Compliance required.
4-10-11.	Districts established.	<i>Establishes zoning districts. A table will classify the districts as base or overlay districts.</i>	4-10-61. - Zoning districts established.

New Zoning Ordinance Section	Title	Description / Comments	Existing City Code Section(s)
4-10-12.	Zoning map.	<i>Formally establishes the zoning map and references procedures for amendments.</i>	4-10-62. - Zoning district map.
4-10-13.	Zoning of annexed land.	<i>Establishes how annexed territory is zoned (receives Agricultural District classification unless a different zoning district is applied at or after annexation)</i>	4-10-64. - Annexed territory; zoning.
4-10-14.	Reserved.		
4-10-15.			
4-10-16.			
4-10-17.			
4-10-18.			
4-10-19.			
DIVISION 2.	AGRICULTURAL DISTRICTS		
4-10-20.	A (Agricultural).	<i>Establishes purpose statement and description for A. Relocates A District area regulations (lot dimensions, area, setbacks, height, etc.). Establishes open space / civic space standards.</i>	Development Policy Manual (DPM), Section 10 4-10-174. - Tables.
4-10-21.	Reserved.		
4-10-22.			
4-10-23.			
4-10-24.			
DIVISION 3.	RESIDENTIAL DISTRICTS		
4-10-25.	E (Estate).	<i>New district that implements Comprehensive Plan Strategy #3-14. Serves as a transitional district between rural and suburban areas.</i>	
4-10-26.	R-1 (Residential-1).	<i>Establishes purpose statement and description for R-1. Relocates R-1 District area regulations (lot dimensions, area, setbacks, height, etc.). Establishes open space / civic space standards.</i>	DPM Section 10 4-10-174. - Tables.
4-10-27.	R-2 (Residential-2).	<i>Establishes purpose statement and description for R-2. Relocates R-2 District area regulations (lot dimensions, area, setbacks, height, etc.). Establishes open space / civic space standards. Add in existing R-3 standards so they would be in R-2 or MD.</i>	DPM Section 10 4-10-174. - Tables.

New Zoning Ordinance Section	Title	Description / Comments	Existing City Code Section(s)
4-10-28.	MD (Moderate Density).	<i>Establishes purpose statement and description for MD. Consolidates MD and R-3 into one district. Relocates MD and R-3 District area regulations (lot dimensions, area, setbacks, height, etc.). Establishes open space / civic space standards. Tiny Homes, Lower density multi-family, missing middle.</i>	DPM Section 10 4-10-174. - Tables.
4-10-29.	MF (Multiple-Family).	<i>Establishes purpose statement and description for MF-1.</i>	DPM Section 10 4-10-174. - Tables.
4-10-30.	MH (Manufactured Home).	<i>Establishes purpose statement and description for MH. Relocates MH District area regulations (lot dimensions, area, setbacks, height, etc.). Establishes open space / civic space standards.</i>	DPM Section 10 4-10-86. - MH Manufactured Home District. 4-10-174. - Tables.
4-10-31.	Reserved.		
4-10-32.			
4-10-33.			
4-10-34.			
4-10-35.			
4-10-36.			
4-10-37.			
4-10-38.			
4-10-39.			
DIVISION 4.	OFFICE, RETAIL & BUSINESS DISTRICTS		
4-10-40.	NS (Neighborhood Service).	<i>Establishes purpose statement and description for NS. Relocates NS District area regulations (lot dimensions, area, setbacks, height, etc.). Establishes open space / civic space standards.</i>	DPM Section 10 4-10-174. - Tables.
4-10-41.	O (Office).	<i>Establishes purpose statement and description for O. Relocates O-1 District area regulations (lot dimensions, area, setbacks, height, etc.). Establishes open space / civic space standards.</i>	DPM Section 10 4-10-174. - Tables.
4-10-42.	GR (General Retail).	<i>Establishes purpose statement and description for GR. Relocates GR District area regulations (lot dimensions, area, setbacks, height, etc.). Establishes open space / civic space standards.</i>	DPM Section 10 4-10-174. - Tables.

New Zoning Ordinance Section	Title	Description / Comments	Existing City Code Section(s)
4-10-43.	CB (Central Business).	<i>Establishes purpose statement and description for CB. Cross-references Downtown Urban Design Overlay District. Relocates CB District area regulations (lot dimensions, area, setbacks, height, etc.). Establishes open space / civic space standards.</i>	DPM Section 10 4-10-174. - Tables.
4-10-44.	LC (Light Commercial).	<i>Establishes purpose statement and description for LC. Relocates LC District area regulations (lot dimensions, area, setbacks, height, etc.). Establishes open space / civic space standards.</i>	DPM Section 10 4-10-174. - Tables.
4-10-45.	HC (Heavy Commercial).	<i>Establishes purpose statement and description for HC. Relocates HC District area regulations (lot dimensions, area, setbacks, height, etc.). Establishes open space / civic space standards.</i>	DPM Section 10 4-10-174. - Tables.
4-10-46.	Reserved.		
4-10-47.			
4-10-48.			
4-10-49.			
DIVISION 5. INDUSTRIAL DISTRICTS			
4-10-50.	I-1 (Light Industrial).	<i>Establishes purpose statement and description for I-1. Relocates I-1 District area regulations (lot dimensions, area, setbacks, height, etc.). Establishes open space / civic space standards.</i>	DPM Section 10 4-10-174. - Tables.
4-10-51.	I-2 (Heavy Industrial).	<i>Establishes purpose statement and description for I-2. Relocates I-2 District area regulations (lot dimensions, area, setbacks, height, etc.). Establishes open space / civic space standards.</i>	DPM Section 10 4-10-174. - Tables.
4-10-52.	Reserved.		
4-10-53.			
4-10-54.			
4-10-55.			
4-10-56.			
4-10-57.			
4-10-58.			
4-10-59.			

New Zoning Ordinance Section	Title	Description / Comments	Existing City Code Section(s)
DIVISION 6. PLANNED DEVELOPMENT DISTRICTS			
4-10-60.	PD (Planned Development).	<i>Carries forward and revises current regulations.</i>	DPM Section 10 4-2-9.K. – Planned Development districts. (Signs) Article IV, Division 2, PD Planned Development District, Sections: 4-10-101. - Generally. 4-10-103. - Types of development. 4-10-104. - Comprehensive site plan. 4-10-174. - Tables.
4-10-61.	<i>Reserved.</i>		
4-10-62.			
4-10-63.			
4-10-64.			
4-10-65.			
4-10-66.			
4-10-67.			
4-10-68.			
4-10-69.			
DIVISION 7. OVERLAY DISTRICTS			
4-10-70.	A-O (Airport Overlay).	<i>Carries forward current regulations, and updates to comply with current state and federal laws.</i>	Chapter 4-9 - Airport Height Hazard and Zoning Regulations, Sections: 4-9-3. - Statement of purpose. 4-9-4. - Authority. 4-9-23. - Permits. 4-9-24. - Public improvements. 4-9-36. - Regulations not retroactive. 4-9-71. - Zones. Article III. -Height Hazard Restrictions Article IV. - Land Use Regulations Article V. - Noise Attenuation

New Zoning Ordinance Section	Title	Description / Comments	Existing City Code Section(s)
4-10-71.	D-O (Downtown Urban Design Overlay).	<i>Carries forward current regulations.</i>	4-2-6. - Downtown signs. 4-10-120. - Downtown Urban Design District. 4-10-121. - Downtown Urban Design Standards Adopted. 4-10-122. - Certificate of appropriateness required; effect; issuance; expiration. 4-10-1002. - Downtown Urban Design Standards.
4-10-72.	HP-O (Historic Preservation Overlay).	<i>Creates a new overlay district and establishes preservation standards based on Secretary of the Interior guidelines to address Comprehensive Plan Action Strategy #5-19. Definitions specific to HP regulations are carried forward here; other definitions are incorporated in Article IX.</i>	Chapter 4-11 - Landmarks and Historic Preservation, Sections: 4-11-1. - Preamble. 4-11-2. - Purpose. 4-11-3. - Authority. 4-11-6. - Definitions. 4-11-7. - Authority. 4-11-17. - General. 4-11-18. - Actions Requiring Certificates of Appropriateness.
4-10-73.	Urban Neighborhood Overlay (UN-O)	<i>Creates a new overlay district to accommodate higher density/intensity multiple-family, office, and neighborhood service uses near Downtown.</i>	
4-10-74.	Reserved.		
4-10-75.			
4-10-76.			
4-10-77.			
4-10-78.			
4-10-79.			
DIVISION 8.	USE TABLE		
4-10-80.	Generally.	<i>Introductory provisions.</i>	
4-10-81.	Classification of new and unlisted land uses.	<i>Describes how new and unlisted are classified.</i>	4-10-84. - Classification of new and unlisted uses.
4-10-82.	Schedule of Use.	<i>Carries forward, consolidates, and audits the list of uses permitted in each base zoning district. Adjusts uses in districts as needed. A summary of the specific uses permitted is included in the district regulations, with the details set out here.</i>	4-10-82. - Use of land and buildings.

New Zoning Ordinance Section	Title	Description / Comments	Existing City Code Section(s)
4-10-83.	<i>Reserved.</i>		
4-10-84.			
ARTICLE III.	USE REGULATIONS	<i>Additional use-specific regulations may be added as the project progresses.</i>	
4-10-85.	Generally.	<i>Explains intent of chapter - i.e., to add supplemental regulations, to clarify issues relating to uses (for example, permitted accessory uses), and to implement state and federal law regarding certain land uses.</i>	4-10-83. - Special definitions and explanations noted in use regulations.
4-10-86.	Accessory Dwelling Units.	<i>Establishes regulations for secondary dwellings on lots. Implements Comprehensive Plan Strategy #6-10.</i>	4-10-83(a)(12), (a)(16) 4-10-191. - Accessory building regulations.
4-10-87.	Accessory Uses and Buildings.	<i>Clarifies uses that are considered accessory, and standards for setbacks or other factors. Carries forward existing regulations, with modifications as needed to conform to zoning district standards. Cross-references ADU and Carport Use Regulations.</i>	4-10-83(a)(12), (a)(17) 4-10-191. - Accessory building regulations.
4-10-88.	Adult Businesses.	<i>Carries forward and modifies existing regulations for legal compliance.</i>	4-10-83(a)(24a), (a)(24b) 4-10-152. - Location requirements for adult businesses. 4-10-153. - Viewing booth requirements for an adult business.
4-10-89.	Air Transportation Facilities.	<i>Carries forward and consolidates existing regulations related to airports and landing fields, helicopter bases, heliports, and helistops.</i>	4-10-83(a)(57), (a)(58), (a)(59), (a)(60)
4-10-90.	Alcohol Production Facilities.	<i>Establishes regulations for breweries, wineries, and distilleries.</i>	
4-10-91.	Amusements, Commercial.	<i>Carries forward and modernizes existing regulations. Includes indoor and outdoor amusements.</i>	4-10-83(a)(25), (a)(26)
4-10-92.	Assisted Living Facilities.	<i>Establishes regulations for residential Assisted Living Facilities.</i>	4-10-83(a)(5)
4-10-93.	Bed & Breakfasts.	<i>Establishes regulations for Bed & Breakfasts.</i>	
4-10-94.	BYOB Venues.	<i>Establishes regulations for establishments that host "BYOB" events more than once per year.</i>	
4-10-95.	Carports.	<i>Carries forward existing regulations.</i>	4-10-83(a)(12) 4-10-193. - Carports.
4-10-96.	Corner Stores.	<i>Establishes new regulations for small retail/service uses located on Corner Lots in MD, MF, O, and NS.</i>	
4-10-97.	Day Care Facilities.	<i>Carries forward existing regulations and revises as needed for compliance with Texas Statutes.</i>	4-10-83(a)(44), (a)(45)

New Zoning Ordinance Section	Title	Description / Comments	Existing City Code Section(s)
4-10-98.	Electrical Substations.	<i>Carries forward existing regulations. Modernizes performance standards.</i>	4-10-83(a)(19) 4-10-291(b) - Generally. 4-10-294. - Electrical substations.
4-10-99.	Event Venues.	<i>Establishes regulations for Event Facilities that serve as venues for a variety of public and private events.</i>	
4-10-100.	Gasoline Stations	<i>Carries forward special setback requirements for pump islands.</i>	4-10-170(b)(8)
4-10-101.	Home Occupations.	<i>Carries forward, expands, and modernizes existing regulations. Addresses specific home occupation uses, including drop shipping and firearm sales.</i>	4-10-83(a)(14)
4-10-102.	Horse Lots (Commercial and Private).	<i>Carries forward and consolidates existing regulations.</i>	4-10-83(a)(78), (a)(79)
4-10-103.	Housing.	<i>Carries forward and consolidates existing regulations for Manufactured Homes and Industrialized Housing. Establishes regulations for Live/Work Dwellings, Multiple-Family Dwellings in MD and NS (including triplexes and fourplexes), Tiny Homes, and Tiny Home Courts.</i>	4-10-83(a)(8), (a)(8a), (a)(8b), (a)(8c), (a)(8d) 4-10-87. - Manufactured home standards. 4-10-88. - Industrialized Housing Standards.
4-10-104.	Landfills.	<i>Carries forward and consolidates existing regulations for Landfill (Nonputrescible Material) and Sanitary Landfill.</i>	4-10-83(a)(94), (a)(95)
4-10-105.	Manufactured Home Parks and Recreational Vehicle Parks.	<i>Carries forward existing regulations. Definitions specific to MH/RV Park regulations are carried forward here; other definitions are incorporated in Article IX.</i>	4-7-1. - Definitions. 4-7-2. - Manufactured home park and recreational vehicle park permits. 4-7-3. - Development standards. 4-7-4. - Licensing. 4-7-5. - Inspections. 4-7-6. - Responsibilities of park management and park occupants. 4-7-7. - Application of chapter. (Chapter 4-7 Manufactured Homes and Recreational Vehicle Parks)
4-10-106.	Mobile Food Units.	<i>Establishes regulations for Mobile Food Units, which are not addressed in the current Zoning Ordinance. Cross-references Amarillo Municipal Code Chapter 8-5, Public Health.</i>	4-10-83(a)(14)
4-10-107.	Outdoor Retail Displays.	<i>New. Intended to differentiate between accessory retail displays (e.g., outside a home improvement store) and outdoor storage areas.</i>	

New Zoning Ordinance Section	Title	Description / Comments	Existing City Code Section(s)
4-10-108.	Outdoor Storage.	<i>Carries forward and consolidates existing regulations for screened and unscreened outdoor storage areas.</i>	4-10-83(a)(87), (a)(88), (a)(89), (a)(90) 4-10-293(g) - I-2 District.
4-10-109.	Pet Care Services.	<i>Establishes new regulations for Pet Care Services, including dog daycare, pet grooming, and pet training facilities</i>	
4-10-110.	Recycling Facilities.	<i>Carries forward and consolidates existing regulations for Recycling Collection Facility and Receiving Center for Recyclable Items</i>	4-10-83(a)(93), (a)(93a)
4-10-111.	Self-Storage Facilities	<i>Carries forward existing requirements for Mini-Storage Warehouses. Adds requirement for office/retail-like appearance in GR District.</i>	4-10-83(a)(85)
4-10-112.	Shooting Ranges .	<i>Carries forward existing regulations. Adds standard for Outdoor Shooting Ranges.</i>	4-10-83(a)(16a)
4-10-113.	Stables (Private).	<i>Carries forward existing regulations.</i>	4-10-192. - Area and setback requirements of stable (private).
4-10-114.	Swimming Pools (Private).	<i>Carries forward existing regulations.</i>	4-10-83(a)(17)
4-10-115.	Temporary Uses and Structures.	<i>Carries forward existing regulations and establishes new regulations.</i>	4-10-83(a)(18), (a)(23e), (a)(91),
4-10-116.	Urban Agriculture.	<i>Establishes new regulations for small-scale agricultural uses located in suburban and urban areas. Includes regulations related to community gardens, rooftop gardens, aquaculture, backyard chickens and ducks, and other uses as appropriate.</i> <i>Note the State has an Urban Farm Microenterprise Support Program. The statute defines “urban area” as a city with a population of 500K or more (which excludes Amarillo).</i>	
4-10-117.	Reserved.		
4-10-118.			
4-10-119.			
4-10-120.			
4-10-121.			
4-10-122.			
4-10-123.			
4-10-124.			
4-10-125.			
4-10-126.			

New Zoning Ordinance Section	Title	Description / Comments	Existing City Code Section(s)
4-10-127.			
4-10-128.			
4-10-129.			
4-10-130.			
4-10-131.			
4-10-132.			
4-10-133.			
4-10-134.			
4-10-135.			
4-10-136.			
4-10-137.			
4-10-138.			
4-10-139.			
ARTICLE IV. DEVELOPMENT STANDARDS			
DIVISION 1. GENERALLY			
4-10-140.	Purpose.		4-10-246. - Purpose. (Landscaping)
4-10-141.	Applicability.	<i>Addresses applicability and allows for deviations in Planned Development Districts.</i>	4-10-166(a) - Compliance with division; applicability.
4-10-142.			
4-10-143.	<i>Reserved.</i>		
4-10-144.			
DIVISION 2. AREA & BULK REGULATIONS			
4-10-145.	Building height.	<i>Carries forward existing regulations. Establishes height measurement standards and exceptions. Cross-references Zoning Districts for district-specific height limits.</i>	4-10-194. - Height regulations. 4-10-194(b). - Special Height Regulations.
4-10-146.	Density.	<i>Establishes rules for measuring minimum and maximum density for zoning districts.</i>	
4-10-147.	Lot dimensions.	<i>Establishes rules for measuring lot area, lot width, and lot depth for zoning districts. Carries forward existing regulations, and revises as needed for consistency with other sections. Incorporates existing (Appendix Illustrations 1 and 2) or revised illustrations depicting how to measure lot width and lot depth.</i>	4-10-167. - Lot area. 4-10-168. - Lot width. 4-10-169. - Lot depth.

New Zoning Ordinance Section	Title	Description / Comments	Existing City Code Section(s)
4-10-148.	Lot coverage.	<i>Establishes rules for measuring lot coverage for zoning districts. Carries forward existing regulations, and revises as needed for consistency with other sections. Implements Comprehensive Plan Strategy #2-32.</i>	4-10-173. - Lot coverage.
4-10-149.	Yards and setbacks.	<i>Establishes rules for measuring setbacks for zoning districts. Carries forward existing regulations, and revises as needed for consistency with other sections. Incorporates existing (Appendix Illustrations 3, 4, 5, 6, 11, and 12) or revised illustrations depicting the location of yards on a lot and how to measure setbacks. Reformats list of permitted yard encroachments into a table format.</i>	4-10-170. - Front yard. 4-10-171. - Side yard. 4-10-172. - Rear yard.
4-10-150.	Zero lot line development.	<i>Carries forward existing regulations that allow for zero lot line developments. Incorporates new illustrations.</i>	4-10-171(b)(7) – Side yard.
4-10-151.	Reasonable accommodation.	<i>Carries forward existing regulations concerning reasonable accommodation for disabled residents.</i>	4-10-166(b)-(f) - Compliance with division; applicability.
4-10-152.	<i>Reserved.</i>		
4-10-153.			
4-10-154.			
4-10-155.			
4-10-156.			
4-10-157.			
4-10-158.			
4-10-159.			
DIVISION 3.	LANDSCAPING & SCREENING		
4-10-160.	Purpose.		4-10-246. - Purpose.
4-10-161.	Applicability.		4-10-248. - Applicability. 4-10-253(a) - Exemptions.
4-10-162.	Landscaping standards.	<i>Carries forward existing landscaping regulations, with some modifications for urban situations. Augments existing standards for parking lot landscaping, which implements Comprehensive Plan Strategy #2-27.</i>	4-10-249. - Landscaping standards. 4-10-1003. - Plant List.
4-10-163.	Landscaping point system.	<i>Carries forward existing regulations. Adds items or adjusts points as needed.</i>	4-10-250. - Landscaping and Irrigation Plan. 4-10-251. - Landscape Point System.

New Zoning Ordinance Section	Title	Description / Comments	Existing City Code Section(s)
4-10-164.	Alternative compliance.	<i>Carries forward existing regulations and related to administrative approval of alternate landscaping plans.</i>	4-10-253(b)-(d) - Exemptions.
4-10-165.	Installation and maintenance standards.	<i>Carries forward existing regulations.</i>	4-10-252. - Installation standards. 4-10-254. - Maintenance Standards.
4-10-166.	Fences and walls.	<i>Carries forward existing regulations. Uses table format where possible.</i>	4-10-266. - Applicability. 4-10-277. - Height and Location. 4-10-268. - Screening walls or visual barriers. 4-10-269. - Screening of land uses other than one-family and two-family land uses. 4-10-271. - Barbed wire, razor wire and electrical fencing.
4-10-167.	Bufferyards.	<i>Establishes alternative requirements for screening.</i>	
4-10-168.	Reserved.		
4-10-169.			
4-10-170.			
4-10-171.			
4-10-172.			
4-10-173.			
4-10-174.			
DIVISION 4.	OUTDOOR LIGHTING.		
4-10-175.	Purpose.	<i>Establishes purpose and standards for outdoor lighting</i>	
4-10-176.	Applicability.	<i>in multiple-family and non-residential districts. Uses a</i>	
4-10-177.	Prohibited Outdoor Lighting.	<i>simple approach based on Dark-Sky principles.</i>	
4-10-178.	Outdoor lighting standards.	<i>Implements Comprehensive Plan Strategy #3-23.</i>	
4-10-179.	Reserved.		
4-10-180.			
4-10-181.			
4-10-182.			
4-10-183.			
4-10-184.			
DIVISION 5.	PARKING		
4-10-185.	Purpose.		
4-10-186.	Applicability.		4-10-83(a)(15) - Special definitions and explanations noted in use regulations.
4-10-187.	Location of off-street parking.	<i>Carries forward and modernizes existing regulations.</i>	4-10-211. - Vehicle Parking and Loading.

New Zoning Ordinance Section	Title	Description / Comments	Existing City Code Section(s)
4-10-188.	General requirements for off-street parking areas.	<i>Carries forward and modernizes existing regulations. Cross-references the Traffic Code.</i>	4-10-211. - Vehicle Parking and Loading.
4-10-189.	Special requirements for off-street parking areas in the E, R-1, R-2, MD, and MH Districts.	<i>Specifies where parking for residential uses, Live/Work Dwellings, and non-residential uses may be located and how it must be surfaced.</i>	
4-10-190.	Special requirements for off-street parking areas in the MF, O, NS, GR, CB, and LC Districts.	<i>Specifies where parking must be located and requires screening when adjacent to a street.</i>	
4-10-191.	Off-street parking schedules.	<i>Establishes a table of parking ratios for all uses listed in the Schedule of Use. Incorporates parking standards from 4-10-174. - Tables. Establishes provisions for minor administrative adjustments to parking ratios.</i>	4-10-174. - Tables. 4-10-211. - Vehicle Parking and Loading.
4-10-192.	Shared parking.	<i>Adds provisions for shared parking.</i>	
4-10-193.	Vehicle queuing.	<i>Expands requirements related to vehicle queuing space.</i>	4-10-211(3)j.
4-10-194.	Reserved.		
4-10-195.			
4-10-196.			
4-10-197.			
4-10-198.			
4-10-199.			
DIVISION 6.	PERFORMANCE STANDARDS		
4-10-200.	Purpose.	<i>Establishes purpose and intent of Performance Standards.</i>	
4-10-201.	Applicability.	<i>Carries forward existing regulations. Establishes the rationale and a procedure for monitoring long-term compliance.</i>	4-10-291(a) - Generally.
4-10-202.	Air contaminants (such as odor and fumes).	<i>Updates and modernizes standards.</i>	4-10-292(c) - I-1 and PD Industrial Districts. 4-10-293(c) - I-2 District.
4-10-203.	Glare.	<i>Updates and modernizes standards.</i>	4-10-292(g) 4-10-293(h)
4-10-204.	Noise.	<i>Updates and modernizes standards.</i>	4-10-292(a) 4-10-293(a)
4-10-205.	Smoke and particulate matter.	<i>Updates and modernizes standards.</i>	4-10-292(b) 4-10-293(b)
4-10-206.	Toxic, flammable, and explosive hazard material.	<i>Updates and modernizes standards.</i>	4-10-292(d), (e) 4-10-293(d), (e)

New Zoning Ordinance Section	Title	Description / Comments	Existing City Code Section(s)
4-10-207.	Vibration.	<i>Updates and modernizes standards.</i>	4-10-292(f) 4-10-293(f)
4-10-208.	Reserved.		
4-10-209.			
4-10-210.			
4-10-211.			
4-10-212.			
4-10-213.			
4-10-214.			
DIVISION 7.	SIGNS.		
4-10-215.	Reserved.		
4-10-216.			
4-10-217.			
4-10-218.			
4-10-219.			
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4-10-230.			
4-10-231.			
4-10-232.			
4-10-233.			
4-10-234.			
ARTICLE V.	PROCEDURES		
DIVISION 1.	GENERAL PROVISIONS		
4-10-235.	General procedural requirements and authority.	<i>Establishes common formatting and general requirements to obtain applicable zoning and development permits.</i>	

New Zoning Ordinance Section	Title	Description / Comments	Existing City Code Section(s)
4-10-236.	Completeness review.	<i>Establishes a completeness review process. This works in conjunction with the submittal requirements in Article XI.</i>	
4-10-237.	Pre-application conference.	<i>Continues and expands the pre-application process to assist applicants in understanding the approval process and development requirements; identify site-specific issues and concern; and, where possible, resolve issues prior to application review by the decision-making body. New material will allow the Planning & Development Services Director to exempt smaller projects from pre-application meetings, as well as applicants and firms that have been through the process before and demonstrate familiarity with the Zoning Ordinance.</i>	4-10-227. - Site plan submission; content requirements.
4-10-238.	Notice provisions.	<i>Establishes general rules for notification and publication.</i>	
4-10-239.	Public hearings.	<i>Establishes rules or guidelines for providing and accepting testimony at required hearings.</i>	
4-10-240.	Reserved.		
4-10-241.			
4-10-242.			
4-10-243.			
4-10-244.			
DIVISION 2.	SPECIFIC PROCEDURES		
4-10-245.	Summary of procedures.	<i>Summarizes, in a table format, the various development-related procedures.</i>	
4-10-246.	Landscaping and Irrigation Plans.	<i>Carries forward existing regulations.</i>	4-10-250. - Landscaping and Irrigation Plan.
4-10-247.	Site Plans.	<i>Carries forward existing regulations, and expands requirement to include parking lots and use changes (when the new use is subject to Use Regulations)</i>	4-10-226. - Purpose and applicability. 4-10-227. - Site plan submission; content requirements. 4-10-228. - Review, approval, appeal & revisions. 4-10-229. - Expiration & extension. 4-10-230. - Compliance.
4-10-248.	Comprehensive Plan Amendments.	<i>Establishes process to amend the Comprehensive Plan, including the Future Land Use & Character Map.</i>	
4-10-249.	Text Amendments.	<i>Establishes process to amend the Zoning Ordinance.</i>	4-10-23. - Amending procedure.

New Zoning Ordinance Section	Title	Description / Comments	Existing City Code Section(s)
4-10-250.	Rezoning.	<i>Consolidates existing procedures for rezonings.</i>	4-10-23. - Amending procedure. Planned Development District Sections: 4-10-102. - Areas delineated on map; altering boundaries. 4-10-105. - Conditions precedent to granting certificate of occupancy and compliance. 4-10-106. - Waiver of area regulations. 4-10-107. - Numbering of districts; register and file; inclusion on zoning map. 4-11-8. - Application, notice procedure, and public hearings for the establishment or modification of a Landmark or Historic District. 4-11-11. - Recording of approval. 4-11-12. - Notification of property owners. 4-11-16. - Comprehensive site plan criteria.
4-10-251.	Specific Use Permits.	<i>Carries forward the specific use permit procedures. Note: the use regulations will consider alternatives to special use thresholds, such as scale, square footage, distance, compatibility, and similar factors.</i>	4-10-84. - Specific use permits.
4-10-252.	Certificates of Appropriateness.	<i>Carries forward and revises existing regulations for Certificates of Appropriateness for properties located in the Downtown Urban Design Overlay District and Historic Preservation Overlay District.</i>	4-10-122. - Certificate of appropriateness required; effect; issuance; expiration. 4-10-123. - Pre-design conference; or certificate issued by Director. 4-10-124. - Application for certificate of appropriateness by Board. 4-10-125. - Approval of certificate of appropriateness. 4-10-126. - Appeal. 4-11-8. - Application, notice procedure, and public hearings for the establishment or modification of a Landmark or Historic District. Article IV. - Certificates of Appropriateness Article V. - Demolition Permits
4-10-253.	Historic Preservation Overlay (HP-O) District Designation Process		
4-10-254.	Historic Landmarks (HL) Designation Process		

New Zoning Ordinance Section	Title	Description / Comments	Existing City Code Section(s)
4-10-255.	Certificates of Occupancy and Compliance.		4-10-21. - Certificate of occupancy and compliance.
4-10-256.	Appeals of administrative and UDHPC decisions.	<i>Establishes procedures for appealing to the Zoning Board of Adjustment, Planning & Zoning Commission, and City Council.</i>	4-9-54. - Appeals. 4-9-55. - Judicial review. (Chapter 4-9 Airport Zoning) 4-10-37. - Filing of appeals; effect. 4-10-38. - Public hearings; notice. 4-10-40. - Actions of the Board. 4-10-41. - Reconsideration by board. 4-10-126. - Appeal. (Downtown Urban Design Overlay District)
4-10-257.	Special Exceptions.	<i>Carries forward procedure for special exceptions from off-street parking requirements, DAUDs requirements, and nonconformity provisions.</i>	4-10-139(b). – Powers of board.
4-10-258.	Variances.	<i>Establishes procedures for requesting variances from the Zoning Board of Adjustment.</i>	2-6-83 - Variances 4-9-53. Height variance conditions. 4-9-55. - Judicial review. (Chapter 4-9 Airport Zoning) 4-10-37. - Filing of appeals; effect. 4-10-38. - Public hearings; notice. 4-10-40. - Actions of the Board. 4-10-41. - Reconsideration by board.
4-10-259.	Reserved.		
4-10-260.			
4-10-261.			
4-10-262.			
4-10-263.			
4-10-264.			
4-10-265.			
4-10-266.			
4-10-267.			
4-10-268.			
4-10-269.			

New Zoning Ordinance Section	Title	Description / Comments	Existing City Code Section(s)
ARTICLE VI. NONCONFORMITIES & VESTED RIGHTS			
4-10-270.	Purpose.	<i>This is a comprehensive chapter to deal with existing situations, ranging from permits in progress to more comprehensively addressing different types of nonconformities (uses, lots, structures, and site improvements).</i>	
4-10-271.	Applicability.		4-10-24. - Nonconforming uses and structures.
4-10-272.	Nonconforming Uses.	<i>Carries forward rules for the continuation, expansion, and reestablishment of uses that are not allowed in the district, or that would require discretionary review under the new regulations.</i>	4-9-23. - Permits. 4-9-37. - Nonconforming uses and structures. (Airport Zoning) 4-10-24. - Nonconforming uses and structures.
4-10-273.	Nonconforming Lots.	<i>Allows the reasonable development of a lot that does not meet the minimum lot size regulations.</i>	4-10-167. - Lot area. 4-10-168. - Lot width. 4-10-169. - Lot depth.
4-10-274.	Nonconforming Structures.	<i>Carries forward rules for the continuation, expansion, alteration, and reestablishment of structures that are nonconforming as to the district dimensional standards (setback, building height, or lot coverage).</i>	4-9-23. - Permits. 4-9-37. Nonconforming uses and structures. 4-9-38. - Marking and lighting. (Airport Zoning) 4-10-24. - Nonconforming uses and structures. 4-10-87. (2)- Manufactured home standards. 4-10-170. - Front yard. 4-10-171. - Side yard. 4-10-172. - Rear yard.
4-10-275.	Nonconforming Site Improvements.	<i>Establishes rules for the review and redevelopment of sites that are nonconforming as to landscaping, parking, or other development standards.</i>	4-2-10. - Non-conforming signs. 4-2-14. - Nonconforming Off-premise signs.
4-10-276.	Applications and projects in process; vested rights.	<i>Establishes rules to process applications filed before the effective date of this ordinance or an amendment that protect vested rights under Texas law.</i>	4-10-22. - Completion of building under construction.
4-10-277.			
4-10-278.	Reserved.		
4-10-279.			

New Zoning Ordinance Section	Title	Description / Comments	Existing City Code Section(s)
ARTICLE VII. AGENCIES			
4-10-280.	Generally.	<i>Introductory section.</i>	
4-10-281.	Building Official.	<i>Carries forward the Building Official's responsibilities in administering this Chapter.</i>	
4-10-282.	Planning and Development Services Department.	<i>Carries forward and consolidates regulations for the Planning & Development Services Department's responsibilities.</i>	4-9-22. Administrative official, department; injunctive action . (Airport Zoning) 4-11-13. - Administrative Official and Department.
4-10-283.	Traffic Engineer.	<i>Authorizes Traffic Engineer to coordinate with the Planning Department on Traffic Impact Analyses submitted as part of a zoning process. Cross-references Chapter 16-3.</i>	
4-10-284.	Development Review Committee.	<i>Carries forward the responsibility for Site Plan review by the (staff) Development Review Committee.</i>	Sec. 4-10-228. – Review, approval, appeal & revisions. (Site Plans)
4-10-285.	Planning and Zoning Commission.	<i>Specifies role of Planning & Zoning Commission with respect to approval processes. Cross-references City Code Chapter 2-6, Article VII.</i>	4-9-21. Governing authority. (Airport Zoning)
4-10-286.	Urban Design and Historic Preservation Commission (UDHPC).	<i>Specifies role of Board of Review for Landmarks, Historic Districts, and Downtown Design with respect to approval processes. Cross-references City Code Chapter 2-6, Article IX.</i>	4-11-13. - Administrative Official and Department. 4-11-15. - Surveys and research.
4-10-287.	Zoning Board of Adjustment.	<i>Specifies role of Zoning Board of Adjustment with respect to approval processes. Cross-references City Code Chapter 2-6, Article XXI.</i>	4-9-51. - Established. (Airport Zoning) 4-10-36. - Zoning board of adjustment. (with cross-ref to Chapter 2-6) 4-10-39. - Powers of board.
4-10-288.			
4-10-289.			
4-10-290.			
4-10-291.	Reserved.		
4-10-292.			
4-10-293.			
4-10-294.			
ARTICLE VIII. ENFORCEMENT			
4-10-295.	Generally.	<i>Introductory section.</i>	

New Zoning Ordinance Section	Title	Description / Comments	Existing City Code Section(s)
4-10-296.	Violations.	<i>Establishes types of violations (e.g., use not allowed, permits not obtained, violation of conditions, etc.)</i>	4-2-15. - Violations. (Signs) 4-9-5. - Violations. (Airport Zoning) 4-11-4. - Penalty for violations. (Landmarks & Historic Preservation) 4-10-4. - Penalty for violations. 4-10-5. - Exceptions and exemptions not required to be negated. 4-10-255. - Violation—Penalty. (Landscaping)
4-10-297.	Enforcement procedures.	<i>Establishes responsibility for enforcement actions, notification, cure periods, and enforcement actions.</i>	4-10-87. (3)- Manufactured home standards. 4-11-14. - Enforcement.
4-10-298.	Penalties.	<i>Establishes procedures for withholding or revoking permits, and penalties for violations consistent with state law.</i>	4-10-4. - Penalty for violations. 4-10-255. - Violation—Penalty. (Landscaping)
4-10-299.	Revocation of permit or approval.	<i>Allows revocation of permit if materially incorrect information was provided, or if the applicant fails to comply with a condition.</i>	
4-10-300.	Reserved.		
4-10-301.			
4-10-302.			
4-10-303.			
ARTICLE IX. DEFINITIONS & RULES OF INTERPRETATION			
4-10-304.	General rules of interpretation.	<i>Recites general rules for interpreting the ordinance (such as the singular includes the plural, text supersedes graphics, etc.)</i>	
4-10-305.	Interpretation of Zoning Map.	<i>Includes rules for interpreting the zoning map, including boundary interpretations.</i>	4-10-63. - Zoning district boundaries.
4-10-306.	Conflicting rules.	<i>Describes how to resolve conflicts in City ordinances, with state law or administrative procedures, or federal law.</i>	
4-10-307.	Definitions.	<i>Establishes definitions for terms and phrases used in the ordinance.</i>	4-2-2. – Definitions. (Signs) 4-7-1. - Definitions. (MH/RV Parks) 4-10-3. - General definitions. 4-10-83. - Special definitions and explanations noted in use regulations. 4-10-247. - Definitions. (Landscaping)

New Zoning Ordinance Section	Title	Description / Comments	Existing City Code Section(s)
4-10-308.	Reserved.		
4-10-309.			
4-10-310.			
4-10-311.			
4-10-312.			
4-10-313.			
ARTICLE X.	LEGAL PROVISIONS		
4-10-314.	Relationship to other laws.	<i>Provides that the higher (more restrictive) provision controls.</i>	
4-10-315.	Private restrictions.	<i>Indicates that this ordinance does not supersede private restrictions.</i>	
4-10-316.	Severability.	<i>Carries forward existing text.</i>	4-10-6. - Savings clause; severability. 4-11-5. - Saving clause; severability. (Landmarks & Historic Preservation)
4-10-317.	Repeal of existing ordinance.	<i>Provides that that zoning regulations in effect prior to the effective date of the new Zoning Ordinance are repealed.</i>	
4-10-318.	Effective date.	<i>Establishes effective dates for the new Zoning Ordinance, consistent with state law.</i>	
4-10-319.	Reserved.		
4-10-320.			
4-10-321.			
4-10-322.			
4-10-323.			
ARTICLE XI.	SUBMITTAL REQUIREMENTS		
4-10-324.	Generally.	<i>Introductory section.</i>	
4-10-325.	Traffic Impact Analysis (TIA).	<i>Establishes new regulations that require a developer to submit a Traffic Impact Analysis when a proposed development generates a certain number of vehicle trips. Establishes requirements for mitigation of transportation system impacts. This implements Comprehensive Plan Strategies #3-10 and 4-19.</i>	
4-10-326.	Technical reports and studies.	<i>Establishes authority for decision-maker to require technical studies (e.g., floodplain delineation, traffic impact) where needed.</i>	

New Zoning Ordinance Section	Title	Description / Comments	Existing City Code Section(s)
4-10-327.	Digital Applications.	<i>Establishes requirements and specifications for filing digital applications.</i>	
4-10-328.	Application checklists.	<i>Includes a matrix summarizing the contents of each type of application.</i>	4-2-8. - Sign master plan. 4-7-2. - Manufactured home park and recreational vehicle park permits. 4-7-4. - Licensing. 4-10-23. - Amending procedure. 4-10-85. - Specific use permits. 4-10-104. - Comprehensive site plan. 4-10-123. - Pre-design conference; or certificate issued by Director. 4-10-124. - Application for certificate of appropriateness by Board. 4-10-227. - Site plan submission; content requirements. 4-10-250. - Landscaping and Irrigation Plan. 4-11-8. - Application, notice procedure, and public hearings for the establishment or modification of a Landmark or Historic District. 4-11-16. - Comprehensive site plan criteria. 4-11-19. - Application procedures.
4-10-329.	Fees.	<i>Specifies or cross-references, as appropriate, all planning and development-related fees.</i>	4-10-23. - Amending procedure. 4-10-36. - Zoning board of adjustment. 4-11-8. - Application, notice procedure, and public hearings for the establishment or modification of a Landmark or Historic District.
4-10-330.			
4-10-331.			
4-10-332.	Reserved.		
4-10-333.			
4-10-334.			