SG/ml
11/15/18
Item No. 14 Amended

AN ORDINANCE 2018-11-15-0913

AMENDING THE UNIFIED DEVELOPMENT CODE (UDC), CHAPTER 35, OF THE CITY CODE OF SAN ANTONIO, TEXAS, WITH PROPOSED CHANGES TO THE FOLLOWING: A) SECTION 35-343 INFILL DEVELOPMENT ZONE; B) SECTION 35-341 MIXED USE DISTRICT; AND C) SECTION 35-310.05A SINGLE-FAMILY RESIDENTIAL, AND PROVIDING FOR PUBLICATION.

* * * * *

WHEREAS, on April 10, 2017, Council Districts 1 and 7 jointly submitted a Council Consideration Request to review and update Section 35-343 of the San Antonio City Code regarding the Infill Development Zone; and

WHEREAS, the San Antonio Planning Commission reviewed the amended Infill Development Zone District regulations on September 12, 2018 and found the plan to be consistent with City policies, plans and regulations; and

WHEREAS, a public hearing was held by the Zoning Commission on October 2, 2018 regarding the amendments to Chapter 35, Article III, Section 35-343; Chapter 35, Article III, Section 35-341 and Chapter 35, Article III, Section 35-310.05a, of the San Antonio City Code and the amended and restated Infill Development Zone District "IDZ" at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment; and

WHEREAS, the San Antonio City Council has determined that it would be in the best interest of the City to amend City Code, Chapter 35, Section A) Section 35-343 Infill Development Zone; B) Section 35-341 Mixed Use District; and C) Section 35-310.05a; **NOW THEREFORE,**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35 of the City Code of San Antonio, Texas is hereby amended by adding language that is underlined (added) and deleting the language that is stricken (~~deleted~~) to the existing text as set forth in this Ordinance.

SECTION 2. Chapter 35 of the City Code of San Antonio, Texas is hereby amended as follows:

Chapter 35, Article III, Division 2, Section 35-310.05a is amended as follows:

DIVISION 2. BASE ZONING DISTRICTS

Sec. 35-310.05a. - "R-3", "R-2", and "R-1" Single-Family Residential District.

(a) **Purpose.** The "R-3", "R-2", and "R-1" (residential single-family) zoning districts ~~is~~ are designed to provide options for developing dwelling units for specialized housing markets such as the affordable housing market, starter homes, and empty nester homes on small lots. ~~This~~ These districts will provide areas for medium to high-density, single-family residential uses where adequate public facilities and services exist, prevent the overcrowding of land, and facilitate the adequate provision of transportation. The "R-3", "R-2", and "R-1" (residential single-family) zoning districts ~~is~~ are designed to be in close proximity to schools, public parks, and open space serving the site. "R-3", "R-2", and "R-1" zoning districts are inappropriate for "enclave subdivisions" and are not permitted.

"R-3" subdivisions shall be limited to a maximum size of thirty (30) acres including lots, street right-of-way, easements and open space. "R-2", and "R-1" zoning requests shall be limited to a maximum size of 2,999 square feet in order to prevent the oversaturation of small, compact subdivisions. This limitation shall not apply to city initiated zoning cases.

(b) **General - Lot and Building Specification.**

(1) **The following housing types may be developed in "R-3", "R-2", and "R-1" zoning districts.** The following housing types may be developed in "R-3", "R-2", and "R-1" zoning districts. Single-family attached dwellings, single-family detached dwellings, townhouses, and zero-lot line houses (cottages and garden homes) are allowed.

(2) **Connectivity and Permitted Locations.** An "R-3" subdivision will have connectivity ratio of 1.4. In all "RM-4," "RM-5" and "RM-6" zoning districts, a limited number of lots may be developed as "R-3", "R-2", and "R-1" lots by right without additional zoning provided the total number of "R-3" "R-2", and "R-1" sized lots do not exceed fifteen (15) percent of the gross number of "RM-4," "RM-5" and "RM-6" lots within the development.

(3) **"R-3" Lot Sizes and Specifications.** The following requirements for lot design shall be applicable regardless of which housing use is planned for the lot (single-family attached dwellings, single-family detached dwellings, townhouses, and zero-lot line houses):

A. ~~Minimum lot - three thousand (3,000) square feet.~~ Building and lot dimensions shall be in accordance with Section 35-310.01 "Building and Lot Dimensions Table.

B. ~~Mixed lot sizes - A subdivision plat may have varied lot sizes under the following criteria: Not more than twenty (20) percent of the lots may be not less than two thousand (2,000) square feet if an equivalent number of single family lots are not less than three thousand five hundred (3,500) square feet such that the average lot size of entire subdivision is not less than three thousand (3,000) square feet. Not more than five (5) percent of the lots may be developed as two (2) family units. Not more than five (5) percent of the lots may be not less than four thousand (4,000) square feet and developed as four (4) family units. Not more than five (5) percent of the lots may be not less than six thousand (6,000) square feet and developed as eight family.~~

~~C. Minimum street frontage - twenty (20) feet.~~

~~D. Minimum lot width - twenty (20) feet.~~

~~E. Maximum building height - thirty-five (35) feet/three (3) stories.~~

~~F. Minimum lot depth - seventy-five (75) feet.~~

~~G. Minimum front setback - ten (10) feet.~~

~~H. Maximum front setback - thirty-five (35) feet.~~

~~I. Minimum side setback - five (5) feet.none.~~

~~J. Minimum rear setback - ten (10) feet (Garages and accessory dwellings - none).~~

~~K. Maximum building size per individual unit - Building cover shall not exceed seventy (70) percent of the lot area.~~

~~L. Maximum building size (average of total development of "R-3" homes) - none.~~

~~M. Required open space - Each lot must have a minimum of five hundred (500) contiguous~~ square feet within the boundaries of the rear yard behind the rear of the building.

~~N. Front Porch: At least fifty (50) percent of the units shall have covered front porches of not less than fifteen (15) square feet. Porches may protrude beyond the front building line.~~

(4) **"R-2" Lot Sizes and Specifications.** The following requirements for lot design shall be applicable regardless of which housing use is planned for the lot (single-family attached dwellings, single-family detached dwellings, townhouses, and zero-lot line houses):

A. Building and lot dimensions shall be in accordance with Section 35-310.01 "Building and Lot Dimensions Table.

(5) **"R-1" Lot Sizes and Specifications.** The following requirements for lot design shall be applicable regardless of which housing use is planned for the lot (single-family attached dwellings, single-family detached dwellings, townhouses, and zero-lot line houses):

A. Building and lot dimensions shall be in accordance with Section 35-310.01 "Building and Lot Dimensions Table.

(~~4~~ 6)**Tree Preservation.** Solely for purposes of calculating requirements pursuant to section 35-523 (tree preservation) and section 35-B123 (tree preservation plan) of this chapter, the front setbacks shall be ten (10) feet and the rear setbacks shall be ~~twenty~~ five (~~20~~5) feet.

(~~5~~ 7) **Park/Open Space.** Within the "R-3" base zoning district, Park/open space requirement is one (1) acre for each seventy (70) units and all units for which park/open space is calculated must be within one (1) mile of the park/open space dedicated for those units. Payment of a fee in lieu of park/open space dedication is not permitted in "R-3" subdivisions. Within the "R-1" and "R-2" base zoning districts, there is no requirement for Park/Open Space dedication.

(~~6~~ 8) **Mixed-Use.** If the development is a mixed-use development, one-half (½) acre for each one hundred (100) units may be dedicated to a "NC" or "C-1" land use. ~~"NC" or "C-1" uses may have upper levels developed as two (2), four (4) or eight (8) family units provided that the lot sizes are in accordance with those prescribed for two (2), four (4) and eight (8) family units.~~

(~~7~~ 9) **"NC" or "C-1" Land Use Within Mixed-Use Development.**

A. Maximum building front setback: Ten (10) feet.

B. Minimum building front setback: Zero (0) feet.

C. Minimum side setback: none.

(~~8~~ 10) **Off-Street Parking Required.**

A. ~~Two (2)~~ One (1) ~~spaces per dwelling unit including garage or carport area (cluster parking allowed).~~ Off street parking requirements shall be the same as those required in Table 35-526-3a. In addition, the garage setback requirement in Section 35-516(g) shall not apply.

B. Driveway width for "R-3", "R-2", and "R-1" dwelling units shall not exceed twelve (12) feet within the street's right-of-way.

~~C. Off street parking will be located to the rear of buildings in areas dedicated to "NC" or "C-1" land uses.~~

C~~D~~. Minimum parking for "NC" or "C-1" land uses: none.

~~E. Maximum parking for "NC" or "C-1" land uses: one (1) per one thousand (1,000) square feet.~~

~~F. Minimum sidewalk width adjacent to "NC" or "C-1" land uses: six (6) feet.~~

(Ord. No. 100126) (Ord. No. 101816, § 2, 12-15-05)

Sec. 35-311. Use Regulations

	TABLE 311-1 RESIDENTIAL USE MATRIX																		
PERMITTED USE	RP	RE	R-20	NP-15	NP-10	NP-8	R-6	RM-6	R-5	RM-5	R-4	RM-4	R-3, R-2, R-1	MF-18	MF-25	MF-33	MF-40	MF-50 & MF-65	ERZD
Assisted Living Facility, Boarding Home Facility or Community Home with six (6) or fewer residents		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Assisted Living Facility, Boarding Home Facility or Community Home with seven (7) or more residents														P	P	P	P	P	P
Athletic Fields (Noncommercial And	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P

Supplemental To The Residential Use)																			
Automobile Non-Commercial Parking																			NA
Automobile Commercial Parking	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Bed and Breakfast, see § 35-374			S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P
Bus Shelter (Max Size 6'×13')	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P
Bus Stop	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Cemetery, Columbarium Or Mausoleum	S	S	S				S		S		S		S						S
Childcare Daycare Center	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P
Child Care, Licensed Child Care	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P
Child Care - Registered Child Care Home	S	P	P	P	P	P	P	P	S	S	S	S	S	S	S	S	S	S	P
Child-Care Institution (Basic)	S	S	S	S	S	S		S		S	S	S	S	S	S	S	S	P	P
Church, Temple, Mosque (facilities that are for worship or study of religion)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Dwelling - 1 Family (Attached or Townhouse)							P	P	P	P	P	P	P	P	P	P	P	P	P
Dwelling - 1 Family (Detached)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Dwelling - 2 Family								P		P		P		P	P	P	P	P	P
Dwelling - 3 Family										P		P		P	P	P	P	P	P
Dwelling - 4 Family												P		P	P	P	P	P	P
Dwelling - College															P	P	P	P	P

Fraternity or Sorority (Off Campus)																			
Dwelling - School Dormitories or Housing (Off Campus)															P	P	P	P	P
Dwelling - HUD-Code Manufactured Homes	S	S	S	S	S	S	S	S	S	S	S	S	S						P
Dwelling (loft and/or ARH)														P	P	P	P	P	P
Dwelling - Multi-Family (18 Units/Acre Maximum)														P	P	P	P	P	P
Dwelling - Multi-Family (25 Units/Acre Maximum)															P	P	P	P	P
Dwelling - Multi-Family (33 Units/Acre Maximum)																P	P	P	P
Dwelling - Multi-Family (40 Units/Acre Maximum)																	P	P	S*
Dwelling - Multi-Family (50 Units/Acre Maximum in MF-50; 65 Units/Acre Maximum in MF-65)																		P	S*
Dwelling, Zero Lot Line							P	P	P	P	P	P	P	P	P	P	P	P	P
Foster Family Home			P	P	P	P	P	P	P	S	P	S	P						P
Foster Group Home	S	S	S	S	S	S	S	S	S	S	S	S	S						P
Golf Course (see § 35-346 "G" district)																			S
Housing Facilities for Older Persons (see § 35-373(e))								P		P		P		P	P	P	P	P	P
Nursing Facility												P		P	P	P	P	P	P
Park - Public or	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

Private																			
Public Safety Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Radio/Television Station With Transmitter Tower	S	S	S	S	S														P
Recreation Facility, Neighborhood		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Residential Greenhouse (incidental to a primary residential use)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Residential Market Garden (incidental to a primary residential use)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
School - Private (Includes Church Schools, Private Schools K-12, College or University)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
School - Public Includes All ISD Schools K-12, Open Enrollment Charter Schools, Public College or University	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Storage (moving pods) (see 35-A101)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Transit Center														P	P	P	P	P	P
Transitional Home												S		S	S	S	S	S	P
Transit Park & Ride														P	P	P	P	P	S
Transit Transfer Center (Max Size 14'×33' and total footprint no larger than 30'×40')	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Transit Station														S	S	S	S	S	S
Urban Farm	P	P	P	P	P	P	S	S	S	S	S	S	S	P	P	P	P	P	P
Wireless Communication System	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S

	* An Engineering Report in lieu of a site plan shall be submitted showing adjacent wastewater main capacity.

(A)	(B)	(C)	(D)	(E)	(F)	G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)
	LOT DIMENSIONS						BUILDING ON LOT				BUILDING		
Zoning District	Lot Size (min)	Lot Size (max)	Density (max) (units/acre)	Street Frontage (min)	Width (min)	Width (max)	Front Setback (min) * * * *	Front Setback (max)	Side Setback (min)	Rear Setback (min)	Height (max) (feet/#of stories)	Size - Individual Building Size (max)	Size - Aggregate Building Size (max)
RP	10 acres		0.1	—	—	—	15	—	5	—	35/2-½	—	—
RE	43,560		1	100	120	—	15	—	5	30	35/2-½	—	—
R-20	20,000		2	65	90	—	10	—	5	30	35/2-½	—	—
R-6 [1]	6,000		7	30	50	150	10	—	5	20	35/2-½	—	—
R-5 [1]	5,000		9	30	45	150	10	—	5	20	35/2-½	—	—
R-4 [1]	4,000		11	20	35	150	10	—	5	20	35/2-½	—	—
R-3 [1]	3,000 [7]		—	15	20	—	10	35	5	10	35/3	70% of lot area	—
R-2 [1]	2,000	2,999	—	15	20	—	10	—	5	5	35/3	50% of lot area	—
R-1 [1]	1,250	1,999	—	15	20	—	10	—	5	5	35/3	45% of lot area	—
RM-6 [1]	6,000		7	15	15	150	10	—	5	20	35/3	—	—
RM-5 [1]	5,000		9	15	15	100	10	—	5	10	35/3	—	—
RM-4 [1]	4,000		11	15	15	80	10	—	5	10	35/3	—	—
MF-18 [1, 4]	—		18	50	50	—	—	20 [3, 4, 6]	5	10	35	—	—
"MF-25" [1, 4, 8]	—		25	50	50	—	—	20 [3, 4, 6]	5	10	35	—	—
"MF-33" [1, 4, 8]	—		33	50	50	—	—	20 [3, 4, 6]	5	10	45	—	—
"MF-40" [1, 4, 8]	—		40	50	50	—	—	20 [3, 4, 6]	5	10	60	—	—
"MF-50" [1, 4, 8]	—		50	50	50	—	—	20 [3, 4, 6]	5	10	—	—	—
"MF-65" [1, 4]	—		65	50	50	—	—	20 [3, 4, 6]	5	10	—	—	—
O-1 [10]	—		—	50	50	—	—	35	20 [2]	30 [2]	25	10,000	90,000
O-1.5	—		—	50	50	—	—	35	20 [2]	30 [2]	60	—	—
O-2	—		—	50	—	—	25	80	20 [2]	30 [2]	—	—	—
NC [10]	—		—	20	—	—	—	15	10 [2]	30 [2]	25	3,000	5,000
C-1 [10]	—		—	50	50	—	—	20	10	30	25	5,000	15,000
C-2	—		—	20	—	—	—	—	10 [2]	30 [2]	25	—	—
C-2P [10]			—	20	—	—	—	35	10 [2]	30 [2]	25	—	—
C-3	—		—	20	—	—	—	—	30 [2]	30 [2]	35	—	—
D [9]	—		—	—	—	—	—		—	—	—	—	—
L				80	—	—	25	—	30 [2]	30 [2]	35	—	—
I-1	—		—	80	80	—	30	—	30 [2]	30 [2]	60	—	—
I-2	—		—	100	100	—	30	—	50 [2]	50 [2]	60	—	—
UD-Single-family	—	10,000	—	15	15	150	10	20	0	10	35/2-½		
UD-Multi-family-15	—	—	15	50	50	—	10	20	5	10	35		15 units

UD-Multi-family-33			33	50	50		10	20	5	10			150 units
UD Major Node				20			0	35	10 [2]	30 [2]	35		
UD Minor Node				20			0	35	10 [2]	30 [2]	25	6,000	
RD-Single-family	43,560		1	100	120		15		5	30	35/2-½		
RD Major Node				20			0	35	10 [2]	30 [2]	25		
RD Minor Node				20			0	35	10 [2]	30 [2]	25	6,000	
FR-Single-family	25 acres*		0.04				15		5		35/2-½		35/2-½
FR-Ag Commercial	25 acres*						15		5		35/2-½		35/2-½
FR Minor Node**			50					10 [2]	30 [2]			6,000	
FR Village Center	2 acres			300					10 [2]	30 [2]			
MI-1				80	80		***		30 [2]	50 [2]	60		
MI-1 Minor Node**				50			***		10 [2]	30 [2]		6,000	
MI-1 Village Center	2 acres			300			***		10 [2]	30 [2]			
MI-2				100	100		***		50 [2]	50 [2]	150		
MI-2 Minor Node**				50			***		10 [2]	30 [2]		6,000	
MI-2 Village Center	2 acres			300			***		10 [2]	30 [2]			

Note (1) - column (A): See sections 35-372, 35-373, 35-515, and 35-516 of this chapter for standards applicable to zero lot line dwellings and uses other than detached single-family dwellings.

Note (2) - columns (J) and (K): Applies only to the setback area measured from a lot line which abuts a residential use or residential zoning district. The side or rear setback shall be eliminated where the use does not abut a residential use or residential zoning district or the two districts are separated by a public right-of-way. The indicated setback would not apply if the subject property adjoins a residentially zoned property (single-family or multi-family) which is occupied by an existing nonresidential use such as a public or private use school, church, park and/or golf course.

Note (3) - Public and parochial school facilities and religious institutions whose primary activity is worship shall be exempt from the mandatory maximum front setback provision.

Note (4) - Single-family lot development within an "MF" multi-family zoning district shall meet the minimum lot requirements for an "R-4" zoning district.

Note (5) - Maximum front setback for "RD" and "UD" commercial uses shall not apply to flag lots or properties with primary frontage on expressways and parkways.

Note (6) - For a lot with one hundred (100) feet or more of frontage along a public or private street the maximum front setback of twenty (20) feet in "MF-18," "MF-25," " "MF-33"," "MF-40," and "MF-50" may be extended to ninety (90) feet provided that no parking or drives other than egress/ingress drives shall be located within twenty (20) feet of the front property line. For a lot with less than fifty (50) feet of frontage on a public street the front setback shall be at least twenty (20) feet and shall be measured from the point at which the lot first becomes wider than fifty (50) feet in width.

Note (7) - May vary in accordance with subsection 35-410.05a(b)(3).

Note (8) - When multi-family units (apartments) are developed in a non-multifamily zoning district as stand alone apartments the buildings and lot shall conform to the standards of development (setback, yards, buffer, landscaping, etc.) for one of the following "MF-18," "MF-25," "MF-33," "MF-40" or "MF-50" zoning districts. The specific district shall be determined by the density to which the apartments are being

developed.
Note (9) - Site planning and architectural criteria for the "D" Downtown Zoning District can be found in the Downtown Design Guide in Appendix G of this chapter.
Note (10) - Buildings shall contain ground level fenestration (transparent windows and openings at street level) of not less than 30%. Parking areas for new buildings or structures shall be located behind the front façade of the principal use or principal building. For "O-1"and "C-1", parking shall be located behind the front facade of the principal use or principal building, provided that up to two (2) rows of parking may be located to the front of the principal use or principal building.

Chapter 35, Article III, Division 5, Section 35-341 is amended as follows:

DIVISION 5. SPECIAL DISTRICTS

Sec. 35-341. - "MXD" Mixed-Use District.

STATEMENT OF PURPOSE

To provide concentrated residential, retail, service, office, business park, and mixed uses. This district does not regulate land uses but, instead, permits any use to be established subject to an approved zoning site plan. Urban design standards are required in order to maintain a neighborhood commercial scale, to promote pedestrian activity, and to maintain the unique character of the center. Pedestrian circulation is required as are common parking areas.

The "MXD" district implements the following policies of the master plan:

- *Neighborhoods, Policy 2b: Amend the Unified Development Code to create mixed-use districts.*

- *Urban Design, Policy 1c: Develop zoning regulations that would allow mixed-use development (i.e. residential and commercial) to be placed in the same building.*

- *Urban Design, Policy 1f: Encourage mixed-use zones around existing and new city facilities to foster a greater mix of activities and social interaction.*

- *Urban Design, Policy 5b: Encourage resident and employment growth within walking distance of the downtown area and neighborhood centers in order to support an inter-modal transportation system.*

- *Urban Design, Policy 5e: Promote public and private sector, ride-sharing, flexible working hours, parking management innovations, and mixed-use developments as means of reducing the demand for peak period vehicular trips.*

(a) **Locational Criteria.** An "MXD" district may be designated for any area within the city.

(b) **Use Regulations.**

~~(1) Except for the use specified in subsection (i) below, the Use Matrix is not applicable to a mixed use district provided, however, that no building permit shall~~

~~be issued unless the requested uses conform to an approved zoning site plan. A zoning site plan shall include:~~

~~A. Legal description and exhibit of the property at appropriate scale showing the area to be zoned "MXD."~~

~~B. The location of all land use categories. Categories may include single-family residential, mixed residential (one (1) to four (4) residential units per structure), multi-family residential, commercial, office, institutional, and parks/open space. Multiple categories may be designated where a lot or building is sited to include two (2) or more categories of uses. Site plan must show both non-residential and residential land use categories. Land use categories and corresponding zoning districts shall be consistent with any approved land use designation within adopted Neighborhood, Community, Perimeter or Sector Plan.~~

~~C. The location of all existing and proposed streets.~~

~~(2) The zoning site plan shall be submitted with the application for rezoning to "MXD" for review by the zoning commission and approval by the city council. The approved zoning site plan shall accompany all subsequent development applications (including, but not limited to, master development plan, plats and building plans). Subsequent development applications that do not conform to the approved "MXD" zoning site plan shall not be approved.~~

(1) An "MXD" ~~may~~ shall include both residential and commercial uses. The ordinance shall include an indication of gross density for all residential uses in units per acre; "O-1" and "O-2" office uses; and "NC," "C-1," "C-2," and "C-3" commercial uses as defined in this chapter, are specifically permitted in the "MXD" zoning base district.

(2) In addition, business park uses shall be permitted in an "MXD" zoning base district, as follows:

- Wholesaling,
- Research and development,
- Manufacturing,
- Processing,
- Fabrication, and assembly,
- Testing,
- Repair,
- Servicing,
- Storage,
- Laboratory,

- Warehousing,
- Displaying, or
- Distribution of goods, materials or products.

(c) **Site Plan.**

(1) Simultaneous with the request for "MXD" zoning, an "MXD" site plan shall also be filed. An application for rezoning to an "MXD" shall not be deemed complete unless accompanied by a proposed "MXD" site plan.

(2) The location of all uses and/or zoning districts shall be designated on the "MXD" site plan.

~~(3) The "MXD" site plan shall include the proposed height of all structures on the lot.~~

(~~4~~3) "MXD" site plans shall be reviewed by the zoning commission and approved by the city council concurrent with the application for rezoning to an "MXD." The zoning ordinance shall provide ~~that~~ adherence to the "MXD" site plan, or the amended "MXD" site plan, ~~is required within the "MXD" provided,~~ however, ~~that~~ a rezoning shall not be required for the approval of a minor change to the "MXD" site plan as defined in subsection (~~e~~d)(3) of this section.

(d) **Amendments.**

~~(1) **Classification.** Amendments to a previously approved "MXD" zoning site plan shall be classified as a minor or major amendment. Minor amendments may be administratively accepted. Within twenty (20) working days after filing of the proposed amendments, required items and information, the planning and development services director shall provide a written response indicating whether or not the revised zoning site plan has been accepted as a minor amendment.~~

(1) Revisions to a previously approved "MXD" master site plan shall be classified as a minor or major amendment. Within five (5) working days after filing the proposed revisions, required items and information, the director of development services shall provide a written response indicating whether or not the submitted revised "MXD" site plan has been accepted as a minor or major revision. If it is determined by the director of development services that the revised submittal is considered a minor change then said submittal shall be processed by the director of development services and shall not require review by the zoning commission or approval by the city council. If it is determined by the director of development services that the proposed revision is a major change then said proposed major revisions shall be processed in the same manner as the initial "MXD" site plan submittal described in subsection (c) of this section. Major amendments to an "MXD" site plan constitutes a new project with respect to the area of the project that is being modified.

(2) A major amendment to an "MXD" site plan shall include:

A. Any increase in the total number of residential ~~acreage~~ units for the entire "MXD" greater than ten (10) percent of the original request.

B. Any increase in the total commercial or office acreage within the "MXD" greater than ten (10) percent of the original request.

C. Any increase in the total business park acreage within the "MXD" greater than ten (10) percent of the original request.

D. Any decrease above ten (10) percent in the total open space acreage within the "MXD."

E. Any change in a proposed land use node from residential to an office, commercial or light industrial use, if the property where the proposed change is to occur abuts existing property in which the principal use is a single-family residence.

F. An increase in the height if a height restriction was included on the approved "MXD" site plan.

(3) Any other revision to an "MXD" site plan not described in subsection (2), above, shall be deemed a minor change.

~~(4) **Applicability.** Minor amendments include the following:~~

~~A. Changes to the timing or phasing of the proposed development, provided the use and overall geographic land area remains the same.~~

~~B. Adjustment of land use category boundaries provided the overall geographic land area devoted to each land use category remains the same is altered to within 20 percent of that originally requested.~~

~~C. A reduction in the number of proposed platted lots provided the use and overall geographic land area remains the same.~~

~~D. A decrease in overall residential density, remains the same is altered to within 20 percent of that originally requested.~~

~~E. A decrease in the overall land area, provided the initial design is maintained.~~

~~F. Change in internal street circulation pattern not increasing the number of lots or lowering the connectivity ratio.~~

~~All other revisions to an approved "MXD" zoning site plan shall require a new application for rezoning and shall be processed in the same manner as the initial "MXD" site plan.~~

~~(d) **Residential Density.** The maximum density for residential uses in a "MXD" shall be established as part of the rezoning to a "MXD." In no event shall residential density permitted pursuant to a rezoning exceed fifty (50) units per acre. Additional residential density up to one hundred (100) units per acre may be granted if property is designated as a "receiver site" for the transfer of development rights pursuant to section 35-361. Residential density within the "MXD" is not limited, however, the proposed density shall be included in the request for "MXD" zoning and included on the required "MXD" site plan. (I.E. "MXD" with multi-family uses at a maximum of 65 units per acre).~~

(e) **Lot and Building Specifications.** The Lot and Dimensions Table (Article III), including minimum area and frontage requirements, shall not apply to an approved mixed use development provided the following lot and building dimensions shall apply:

(1) No new or existing building shall be erected, constructed or expanded to extend within the public right-of-way or within five (5) feet of the rear lot line.

~~(2) A ten-foot building setback shall be provided where a non-single-family residential use abuts a single-family use or a single-family zoning district.~~

(2) Height shall be governed by the height indicated on the site plan for a "MXD" district.

(3) If the "MXD" zoned property abuts a single-family use or zone then the structure shall be located at least twenty-five (25) feet from the single-family area.

(4) If the "MXD" zoned property abuts a single-family use or zone then the structure shall not exceed two and a half (2.5) stories or thirty-five (35) feet in height if the structure is fifty (50) feet or less from the single-family area.

(f) **Streets and Sidewalks.** Streets within a "MXD" shall be publicly accessible. Gated streets and gated developments shall not be permitted. Streets shall conform to the transportation standards of this chapter unless an alternative street and sidewalk plan is approved as part of a rezoning to a "MXD."

(g) **Off-street Parking Requirements.** Off-street parking facilities shall be provided in accordance with Table 526-3b: Parking in Nonresidential Use Districts except that the following reduction to the minimum off-street parking requirements shall apply:

(1) Minimum off-street parking requirement may be reduced one (1) space for each on-street parking space located adjacent to the property.

~~(2) Minimum off-street parking requirements may be reduced by utilizing the sharing factors in Table 341-1: Parking Sharing Factor Matrix when two (2) or more categories of uses will share parking facilities. The reduced minimum off-street parking requirement is calculated by adding the total number of spaces required for each separate category of uses and dividing the total number by the appropriate factor from the Parking Sharing Factor Matrix. When more than two (2) uses will share parking facilities, choose the sharing factor for the two (2) uses that will yield the greatest reduction in the number of required spaces.~~

~~**TABLE 341-1: Parking Sharing Factor Matrix**~~

	~~Residential~~	~~Lodging~~	~~Office~~	~~Retail~~
~~Residential~~	~~1.0~~	~~1.1~~	~~1.4~~	~~1.2~~
~~Lodging~~	~~1.1~~	~~1.0~~	~~1.7~~	~~1.3~~
~~Office~~	~~1.4~~	~~1.7~~	~~1.0~~	~~1.2~~
~~Retail~~	~~1.2~~	~~1.2~~	~~1.2~~	~~1.0~~

(~~i~~h) Bail bond agencies shall require approval of a specific use authorization, pursuant to section 35-423, to be allowed within mixed-use districts.

(ji) **Applicability.** Unless explicitly superseded or modified by this section, the provisions contained in Article V: Development Standards, of this chapter shall be applicable to a "MXD" development.

(Ord. No. 97568 § 2) (Ord. No. 2008-05-15-0401, § 2, 5-15-08) (Ord. No. 2009-01-15-0001, § 2, 1-15-09; Ord. No. 2015-12-17-1077 , § 2, 12-17-15)

Chapter 35, Article III, Division 5, Section 35-343 is amended as follows:

DIVISION 5. SPECIAL DISTRICTS

Sec. 35-343. - "IDZ" Infill Development Zone Complete Change of Zoning Applications submitted prior to November 1, 2018.

STATEMENT OF PURPOSE

To provide flexible standards for the development and reuse of underutilized parcels. *Urban design standards are required in order maintain a neighborhood commercial scale, to promote pedestrian activity, and to maintain the unique character of the center. Pedestrian circulation is required as are common parking areas. Any use may be permitted within an "IDZ" so long as it complies with the standards of this section.*

The purpose of this section is to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas. The specific purposes of this section are:

- *To provide a more flexible approach to design and development of infill projects.*
- *To use the objectives of smart growth as the basis for evaluating proposed infill projects.*
- *To encourage infill development by simplifying procedures for plan approval and public involvement.*
- *To encourage planning and design flexibility and innovations.*
- *To create a community environment that is enhanced by a mix of residential, commercial, recreational, open space, employment and institutional uses.*
- *To assure community compatibility through high standards of land planning, site and architectural design.*
- *To encourage efficient use of land and public services.*
- *To ensure adequate public facilities and other community amenities by simplifying and streamlining the approval of private development activities in areas with existing public facilities and infrastructure.*

The provisions of this section apply to a geographic portion of the city adopted by city council to compliment the Community Revitalization Action Group (CRAG) Report of the Special Projects Office of the city.

The "IDZ" implements the following policies of the master plan:

- *Growth Management, Policy 1g: Continue to make physical improvements in the inner city to encourage redevelopment and infill development.*
- *Economic Development, Goal 4: Provide economic opportunities in targeted areas, particularly within Loop 410 and the southern sector.*
- *Neighborhoods, Policy 1a: Rezone vacant or underutilized property in and around neighborhoods to encourage redevelopment that is compatible in use and intensity with the existing neighborhood.*
- *Neighborhoods, Policy 1d: Promote conversion or adaptive reuse of vacant or underutilized commercial buildings to provide affordable infill housing.*
- *Neighborhoods, Policy 1d: Provide incentives to the private sector to promote reuse of vacant or underutilized commercial buildings for affordable housing through such mechanisms as zoning and platting processing.*
- *Neighborhoods, Policy 2b: Amend the Unified Development Code to create mixed-use districts.*
- *Neighborhoods, Policy 4a: Preserve and revitalize housing and promote targeted infill housing in neighborhoods, particularly older neighborhoods located inside Loop 410.*
- *Urban Design, Policy 1c: Develop zoning regulations that would allow mixed-use development (i.e. residential and commercial) to be placed in the same building.*
- *Urban Design, Policy 1d: Develop criteria and procedures for infill development which will enhance the character of neighborhoods.*
- *Urban Design, Policy 1e: Permit zero setbacks for commercial and multi-family developments.*
- *Urban Design, Policy 4b: Use incentives to encourage development in underutilized urban areas.*
- *Urban Design, Policy 4b: Consider alternatives to existing setback, right-of-way, and other platting and zoning requirements to encourage development.*
- *Urban Design, Policy 4b: Consider rezoning underutilized areas to accommodate and promote appropriate redevelopment, while being cognizant of the surrounding areas' environment.*
- *Urban Design, Policy 5b: Encourage resident and employment growth within walking distance of the downtown area and neighborhood centers in order to support an inter-modal transportation system.*
- *Urban Design, Policy 5e: Promote public and private sector, ride-sharing, flexible working hours, parking management innovations, and mixed-use developments as means of reducing the demand for peak period vehicular trips.*

(a) **Locational Criteria.**

(1) **Generally.**

A. An "IDZ" may be located within Community Revitalization Action Group (CRAG) target area as defined in 35-A101, which area generally includes the territory located inside the corporate boundaries of the city as they existed in 1940.

B. An "IDZ" may also be located in a census tract inside of Interstate Loop 410 in which at least two (2) of the following factors are present:

1. At least ten (10) percent of the structures are abandoned; or
2. At least ten (10) percent of the platted lots are vacant; or
3. At least ten (10) percent of the lots or structures are subject to tax liens.

C. An "IDZ" may also be designated for a location inside of Interstate Loop 410 that meets one (1) of the following:

1. Within the boundaries of a community development reinvestment plan adopted by the city council;
2. Within the boundaries of a neighborhood or community plan adopted by city council at a location designated by the plan that is suitable for "IDZ" designation;
3. On properties currently owned by the federal, state, county or city government; or
4. On properties previously owned by the federal, state, county or city government on or after June 4, 2001.

(2) **Mapping.** The "IDZ" district may be considered by the city council as an amendment to the official zoning map when it meets one (1) of the location criteria established by subsection (1) above.

(b) **Use Regulations.** The "IDZ" may be approved as either a base zoning district or an overlay zoning district. The standards provided in this section shall apply whether "IDZ" is requested as either a base district or as an overlay except where otherwise specifically stated.

(1) **Overlay District.** When the ordinance designates the "IDZ" as an overlay zoning district:

A. A proposed infill development with frontage on a local street may be approved for any use permitted in the base zoning district in which it is located.

~~B. A conditional use may be permitted utilizing the provisions authorized by section 35-422, Table 422-1 and payment of the condition use fee pursuant to 35-C102.~~

~~C. An additional use approved as a conditional use must be identified on a site plan which shall be filed with the application for rezoning and be incorporated into the ordinance designating the "IDZ" as an overlay zoning district. The site plan shall include the minimum contents prescribed in subsection (2) below. The site plan shall be reviewed by the zoning commission and approved by the city council concurrent with the approval of the "IDZ" overlay zoning district boundary.~~

B.~~D~~. When "IDZ" is adopted as an overlay district, the base zoning district standards ~~and the standards for conventional subdivision, in accordance with~~

~~section 35-202,~~ shall remain in effect ~~where not specifically provided alternative standards within this section~~.

(2) **Base District and Site Plan Requirements.** When the ordinance designates the "IDZ" as a base zoning district it shall be accompanied by a list of permitted uses and a zoning site plan which shall be filed with the application for rezoning and be incorporated into the ordinance designating the "IDZ" as a base zoning district. The zoning site plan shall be reviewed by the zoning commission and approved by the city council concurrent with the approval of the "IDZ" district. A master development plan is not required where "IDZ" is established as a base zoning district that has filed the requisite site plan. A zoning site plan for an "IDZ" shall include:

A. Legal description and exhibit of the property at appropriate scale showing the area to be zoned "IDZ."

B. The location of all comprehensive land use categories as defined in section 35-A101. Multi-family uses shall include an indication of gross density as defined in sections 35-A101 in units per acre, provided there is no limit on the level of density. *For example, a 2.5-acre site with a sixty-five thousand (65,000) square foot building footprint consisting of two hundred seventy-five (275) units in a three-story building with the balance of the site used for amenities and off-street loading facilities shall be considered one hundred ten (110) dwelling units per acre. (275/2.5 = 110)*

C. The location of all streets and, if applicable, ingress/egress facilities in accordance with subsection (c)(1) below.

D. When "IDZ" is adopted as a base zoning district, the standards for conventional subdivision, in accordance with section 35-202, shall remain in effect where not specifically provided alternative standards within this section.

E. A site plan shall not be required for city-initiated "IDZ" rezoning cases.

(3) **Amendments to "IDZ" Site Plan.**

A. **Initiation.** Revisions to a previously approved "IDZ" site plan shall be classified as minor or major changes. The applicant for site plan amendment shall submit a site plan that is consistent with the requirements of section 35-343(b)(2) above. The submittal shall include the site plan approved with the original application and a revised copy with annotation of the requested changes. The revised site plan shall be prepared to scale and shall include a block for a signature by the property owner and the development services director to indicate acceptance of the revised site plan and, if applicable, shall include appropriate signature and seals of the design professional (i.e.

architect, engineer, surveyor) that prepared the site plan. The site plan shall be processed only upon payment of the plan amendment fee indicated in 35-C103.

B. **Completeness Review.** Development services will conduct a completeness review within five (5) working days of submittal. Within five (5) working days after filing the proposed site plan amendment, including all required items and information, the director of development services shall provide a written response to the applicant indicating whether or not the submitted revised "IDZ" site plan has been accepted as a minor or major amendment.

C. **Major Amendments.** A major amendment shall require a new application for rezoning pursuant to the procedures of 35-421. A major amendment to an "IDZ" site plan shall include:

1. Any increase in the number of dwelling units per acre within the "IDZ" plan area.
2. Any increase in the total commercial acreage within the "IDZ" plan area.
3. Any increase in the total industrial acreage within the "IDZ" plan area.
4. Any decrease above ten (10) percent in the total open space acreage within the "IDZ" plan area.
5. Any decrease in perimeter buffers between the "IDZ" plan area and adjacent properties.
6. Any amendment to the location previously identified in the "IDZ" site plan from residential to an office, commercial or industrial use, if the property where the proposed change is to occur abuts existing property in which the principal use is a single-family residence.

D. **Minor Amendments.** Any other revision to an "IDZ" site plan not described in subsection 35-343(b)(3)C above, shall be deemed a minor change. After the five-day completeness review process, a site plan revision deemed by the director as a minor amendment shall undergo a technical review by staff not to exceed thirty-five (35) days and shall not require review by the zoning commission nor approval by the city council. If approved, the director shall sign the amendment indicating official acceptance in the required signature block.

(c) **Lot and Building Specifications.**

(1) **Lot Layout.**

A. **Minimum Lot Size.** When "IDZ" is established as a base zoning district lots for the uses permitted on the zoning site plan may be platted without a minimum lot area requirement, provided that detached single-family uses shall have a minimum lot size of one thousand two hundred fifty (1,250) square feet.

B. **Frontage.** When "IDZ" is established as a base zoning district lots may be platted without frontage on a public or private street, provided that lots without frontage on a public or private street shall be provided with vehicular and/or pedestrian traffic access by means indicated on the subdivision plat for the area with the "IDZ" designation. Approximate locations of ingress/egress facilities shall be shown on the zoning site plan. The provisions of this subsection regarding lots shall supersede the requirements of subsection 35-515(c)(4) titled "Frontage." Minimum fire access requirements shall apply.

C. See section 35-515(d)(1), Table 515-1relative to front yard design.

(2) **Building Location.** The requirements of this subsection shall apply to the construction of new buildings within the "IDZ" district ~~whether~~ used as ~~an overlay or~~ a base district. The provisions of this subsection shall not apply to the reuse and/or rehabilitation of existing structures provided however that these requirements shall apply to any additions, expansion or enlargement of any existing buildings.

A. **Nonresidential.** The side, front and rear setback provisions of the zoning regulations (article III) shall not apply to an approved infill development zone provided, however, that no new or existing building shall be erected, constructed or expanded to extend within the public right-of-way or within five (5) feet of the rear lot line. A 900 series lot, as defined in section 35-A101, may be provided in lieu of the required five-foot setback from the rear lot line provided that the 900 series lot provides a lot width at least equivalent to the required setback distance.

B. **Residential.** On blocks where over fifty (50) percent of the blockface is occupied with existing single-family, duplex, triplex, and/or quadraplex residential units, the front setback within IDZ for uses zoned for single-family, duplex, triplex, and quadraplex uses shall be within ten (10) percent of the median setback of existing buildings on the block face. No new or existing building shall be erected, constructed or expanded to extend within the public right-of-way or within five (5) feet of the rear lot line. If there is a public street right-of-way, the front facade shall front the street. A 900 series lot, as defined in 35-A101, may be provided in lieu of the required front or rear setbacks provided that the 900 series lot provides a lot width at least equivalent to the minimum required setback distance.

On blocks where fifty (50) percent or less of the blockface is occupied with existing single-family, duplex, triplex, and/or quadraplex residential units, or the block is being redeveloped for over fifty (50) percent of the block face, the front, side and rear setback provisions of the zoning regulations (article III) shall not apply to an approved infill development zone provided, however, that no new or existing building shall be erected, constructed or expanded to extend within the public right-of-way or within five (5) feet of the rear lot line. A 900

series lot, as defined in section 35-A101, may be provided in lieu of the required five-foot setback from the rear lot line provided that the 900 series lot provides a lot width at least equivalent to the required setback distance.

(d) **Adequacy of Public Facilities.** The traffic impact and roughly proportionate determination (section 35-502 of this chapter) do not apply to an application for development approval within an "IDZ" district.

(e) **Street Construction Standards.**

(1) **Standards Not Applicable.** The street construction standards shall not apply to infill development which involves the activities listed in subsections A and B below, except as provided in subsection (2) below. The street construction standards shall apply to all other infill development not listed below:

A. The reuse of an existing building; or

B. The development of an existing parcel or lot of less than twenty thousand (20,000) square feet.

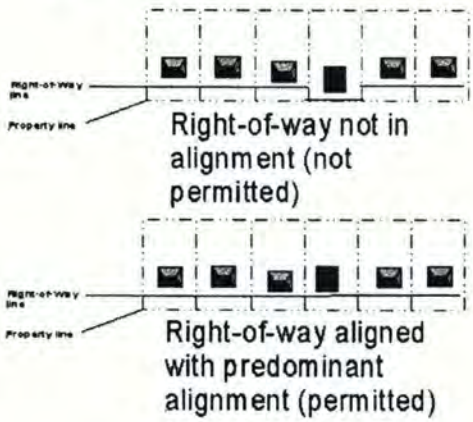


Figure 343-1

(2) **Standards Which Are Applicable.** The following provisions of the street construction standards shall apply to all infill development, including that listed above:

A. Standards relating to sidewalks, subsection 35-505(q) provided, however, that the applicant shall not be required to provide a sidewalk width exceeding that of any existing sidewalks adjoining the site, provided that minimum ADA standards shall be met in accordance with 35-506(d)(9)C. In single-family locations see also section 35-506(q)(2)F.

B. If the lot adjoins a street in which the right-of-way is not aligned with the adjoining parcels, the standards relating to the dedication of right-of-way (subsection 35-505(g)) shall apply (see Figure 343-1).

(f) **Stormwater Management.** Infill development shall comply with the stormwater management standards, section 35-504 of this chapter, except as otherwise provided herein. The stormwater management standards shall not apply to the following:

(1) The reuse of an existing building; or
(2) The development of an existing parcel or lot of less than ten thousand (10,000) square feet.

The stormwater management standards shall apply to all other infill development not listed above.

(g) **Utilities.** The utilities standards shall apply to infill development.

(h) **Parks and Open Space.** The parks and open space standards (section 35-503 of this chapter) shall not apply to infill development.

(i) **Reserved.**

(j) **Buffers, Landscaping, and Streetscape Planting.** The buffering standards (section 35-510) shall not apply to infill development. The landscaping standards (section 35-511) and streetscape planting standards (section 35-512) shall apply. Only twenty-five (25) points shall be required under subsection 35-511(d) (elective criteria), for landscaping on lots within the "IDZ" district, see also section 35-511(e)(7).

(k) **Parking.** The minimum vehicle parking requirements in subsection 35-526(b) shall not apply to infill development. Where parking is provided, subsections 35-526(c) through 35-526(f) shall apply to infill development.

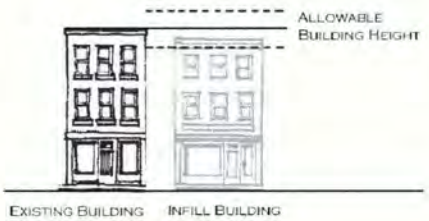
(l) **Outdoor Storage.** The outdoor storage standards shall apply to infill development.

(m) **Urban Design.**

(1) **Compatible Design.** Any new building shall be compatible in massing to buildings on abutting lots and abutting block faces. Any extension or enlargement of an existing building shall be compatible in "massing" to the building from which it is being added onto. For purposes of this section, the term "massing" refers to the shape and form of a building provided by all, or a combination of, architectural elements such as roof configuration, spacing between buildings, setbacks from the street right-of-way, proportion of fenestration and entryways, building form, exterior building materials, building scale, architectural styles, and landscaping. For the purpose of this subsection only the term "abutting" refers to being located next to or bordering and "adjacent" refers to lying near or close. See Richard Hedman, Fundamentals of Urban Design (Chicago: American Planning Association, APA Planner's Press, 1985), at 11—19, for reference. A building or site plan shall be considered to be compatible in massing" to buildings on abutting lots and adjacent

block faces, or uses if at least two (2) of the following five (5) elements are provided:

SETBACKS AND SPACING BETWEEN BUILDINGS . A narrow side setback (not exceeding ten (10) feet) shall be provided between building facades facing the street public right-of-way in order to frame the structure and to provide spacing and rhythm between the structures. The side setback provisions of this section shall not apply to single-family detached dwellings or lots abutting a single-family detached dwelling.	
PROPORTION OF WINDOWS, BAYS, AND DOORWAYS. Windows, doorways, bays, and pediments meet the following criteria: (1) windows, doorways, bays, and pediments do not vary more than ten percent (10%) in area from windows, doorways, bays, and pediments in the facade of abutting buildings on abutting lots or if the subject property is the only lot on a block, the windows, doorways, bays, and pediments do not vary more than ten percent (10%) in area from windows, doorways, bays, and pediments of buildings on adjacent block faces, and (2) vertical or horizontal elements tied together in bands across facade lengths.	
PROPORTION OF PRIMARY FACADE. The size of facades facing the street public right-of-way are similar in area and height to width ratios to buildings on abutting and/or adjacent lots. The size of the facade shall be considered "similar" if the proposed facade does not vary by more than thirty percent (30%) in area from any facade on a building of an abutting lot or, if the subject property is the only lot on the block, the facade shall not vary by more than thirty percent (30%) in area from building facades on adjacent block faces. If this standard cannot be met because of the variation in size of two facades on abutting lots or facades on adjacent block faces in the case of a single lot on a block, the proposed building shall not vary by more than thirty percent (30%) from one of the facades on abutting lots or adjacent blocks, at the discretion of	

the applicant.	
LOCATION AND TREATMENT OF ENTRYWAY. At least one (1) entryway shall be provided along the front facade, which is the facade that faces the street public right-of-way. In order to create visual commonality between structures, the following criteria shall apply: (1) the size of entryways in building facades facing the street public right-of-way shall not vary by more than thirty percent (30%) in area from entryways on a building of an abutting lot or, if the subject property is the only lot on the block, the entryway shall not vary by more than thirty percent (30%) from entryways on building from adjacent block faces, and (2) the height of entryways for abutting buildings shall not vary more than thirty percent (30%) as measured from grade.	
BUILDING SCALE. Building height and footprint shall not vary by more than ten percent (10%), from buildings on abutting lots or, if the subject parcel is the only property on the block, the height shall not vary by more than ten percent (10%) from building heights on adjacent block faces. Building height may vary by more than ten percent (10%) only in order to maintain continuity between the ground floor elevations of adjoining buildings on the site.	

(2) **Alternative Designs.**

A. As an alternative to compatible design requirements in subsection (1) above, an applicant requesting "IDZ" designation as a base ~~or as an overlay~~ district on blockfaces that are not occupied by fifty (50) percent or greater residential uses as established in section 35-343(c)(2)B above may submit alternative building design plans that demonstrate substantial conformance to the requirements of section 35-204(o) for recommendation by the zoning commission and consideration by the city council as part of a request to rezone property to "IDZ" as a base ~~or as an overlay~~ district. Where properties are located within a historic district or a river improvement overlay districts building designs require approved of the office of historic preservation and historic and design review commission, as applicable.

B. As an alternative to the compatible design requirements in subsection (1) above, an applicant, including the city for city-initiated large area rezoning cases, requesting "IDZ" designation as a base ~~or as an overlay~~ district may submit an alternative site and building design plan that conforms to the design guidelines from a physical master plan adopted as a component of the city's

comprehensive plan as part of a request to rezone property to "IDZ" as a base ~~or as an overlay~~ district for recommendation by the zoning commission and consideration by the city council. To qualify under this provision, the alternative site and building design plan must at a minimum include building height, build-to-zone, percent of façade in build-to-zone, building and tenant entrance location, parking location, building material, and landscape standards that conform to the physical master plan guidelines that are applicable to the property subject to the rezoning request.

(Ord. No. 100126) (Ord. No. 2008-06-12-0532, § 2, 6-12-08) (Ord. No. 2009-01-15-0001, § 2, 1-15-09) (Ord. No. 2010-11-18-0985, § 2, 11-18-10) (Ord. No. 2012-10-18-0829, § 2, 10-18-12; Ord. No. 2015-12-17-1077 , § 2, 12-17-15)

****

Chapter 35, Article III, Division 5, is amended by adding a new section 35-343.01 as follows:

DIVISION 5. SPECIAL DISTRICTS

Sec. 35-343.01 - "IDZ" Infill Development Zone: Complete Change of Zoning Applications submitted after November 1, 2018.

STATEMENT OF PURPOSE

To provide flexible standards for the development and reuse of underutilized parcels. *Urban design standards are required in order maintain a neighborhood commercial scale, to promote pedestrian activity, and to maintain the unique character of the center. Pedestrian circulation is required as are common parking areas. Any use may be permitted within an "IDZ" so long as it complies with the standards of this section.*

The purpose of this section is to encourage -and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas. The specific purposes of this section are:

- *To provide a more flexible approach to design and development of infill projects.*
- *To use the objectives of smart growth as the basis for evaluating proposed infill projects.*
- *To encourage infill development by simplifying procedures for plan approval and public involvement.*
- *To encourage planning and design flexibility and innovations.*
- *To create a community environment that is enhanced by a mix of residential, commercial, recreational, open space, employment and institutional uses.*

• To assure community compatibility through high standards of land planning, site and architectural design.

• To encourage efficient use of land and public services.

• To ensure adequate public facilities and other community amenities by simplifying and streamlining the approval of private development activities in areas with existing public facilities and infrastructure.

The provisions of this section apply to a geographic portion of the city adopted by city council to compliment the Community Revitalization Action Group (CRAG) Report of the Special Projects Office of the city.

The "IDZ" implements the following policies of the master plan:

• Growth Management, Policy 1g: Continue to make physical improvements in the inner city to encourage redevelopment and infill development.

• Economic Development, Goal 4: Provide economic opportunities in targeted areas, particularly within Loop 410 and the southern sector.

• Neighborhoods, Policy 1a: Rezone vacant or underutilized property in and around neighborhoods to encourage redevelopment that is compatible in use and intensity with the existing neighborhood.

• Neighborhoods, Policy 1d: Promote conversion or adaptive reuse of vacant or underutilized commercial buildings to provide affordable infill housing.

• Neighborhoods, Policy 1d: Provide incentives to the private sector to promote reuse of vacant or underutilized commercial buildings for affordable housing through such mechanisms as zoning and platting processing.

• Neighborhoods, Policy 2b: Amend the Unified Development Code to create mixed-use districts.

• Neighborhoods, Policy 4a: Preserve and revitalize housing and promote targeted infill housing in neighborhoods, particularly older neighborhoods located inside Loop 410.

• Urban Design, Policy 1c: Develop zoning regulations that would allow mixed-use development (i.e. residential and commercial) to be placed in the same building.

• Urban Design, Policy 1d: Develop criteria and procedures for infill development which will enhance the character of neighborhoods.

• Urban Design, Policy 1e: Permit zero setbacks for commercial and multi-family developments.

• Urban Design, Policy 4b: Use incentives to encourage development in underutilized urban areas.

• *Urban Design, Policy 4b: Consider alternatives to existing setback, right-of-way, and other platting and zoning requirements to encourage development.*

• *Urban Design, Policy 4b: Consider rezoning underutilized areas to accommodate and promote appropriate redevelopment, while being cognizant of the surrounding areas' environment.*

• *Urban Design, Policy 5b: Encourage resident and employment growth within walking distance of the downtown area and neighborhood centers in order to support an inter-modal transportation system.*

• *Urban Design, Policy 5e: Promote public and private sector, ride-sharing, flexible working hours, parking management innovations, and mixed-use developments as means of reducing the demand for peak period vehicular trips.*

(a) **Locational Criteria.**

(1) **Generally.**

A. An "IDZ" may be located within Community Revitalization Action Group (CRAG) target area as defined in 35-A101, which area generally includes the territory located inside the corporate boundaries of the city as they existed in 1940.

B. An "IDZ" may also be located in a census tract inside of Interstate Loop 410 in which at least two (2) of the following factors are present:

1. At least ten (10) percent of the structures are abandoned; or

2. At least ten (10) percent of the platted lots are vacant; or

3. At least ten (10) percent of the lots or structures are subject to tax liens.

C. An "IDZ" may also be designated for a location inside of Interstate Loop 410 that meets one (1) of the following:

1. Within the boundaries of a community development reinvestment plan adopted by the city council;

2. Within the boundaries of a neighborhood or community plan adopted by city council at a location designated by the plan that is suitable for "IDZ" designation;

3. On properties currently owned by the federal, state, county or city government; or

4. On properties previously owned by the federal, state, county or city government on or after June 4, 2001.

(2) **Mapping.** The "IDZ" district may be considered by the city council as an amendment to the official zoning map when it meets one (1) of the location criteria established by subsection (1) above.

(b) **Use Regulations.** The "IDZ" may be approved as an overlay district. The "IDZ" may be approved as a base zoning district and must specify if the request is for "IDZ-1" Limited Intensity Infill Development Zone, "IDZ-2" Mid Intensity Infill Development Zone, or "IDZ-3" High Intensity Infill Development Zone, and the ordinance shall include an indication of gross density for all residential uses in units per acre, the list of zoning districts and/or permitted uses.

(1) **Overlay District.** When the ordinance designates the "IDZ" as an overlay zoning district:

A. When "IDZ" is adopted as an overlay district, the base zoning district standards shall remain in effect.

(2) **Base District. "IDZ-1" Limited Intensity Infill Development Zone**

A. "IDZ-1" shall be limited to no more than eighteen (18) dwelling units per acre.

B. "IDZ-1" shall be limited to commercial uses consistent with the "NC" Neighborhood Commercial District or the "C-1" Light Commercial District. "IDZ-1" shall also be limited to office uses consistent with the "O-1" Light Office District

C. "IDZ-1" shall not permit any industrial uses.

(3) **Base District. "IDZ-2" Medium Intensity Infill Development Zone**

A. "IDZ-2" shall be limited to no more than fifty (50) dwelling units per acre.

B. "IDZ-2" shall be limited to commercial uses consistent with the "NC" Neighborhood Commercial, "C-1" Light Commercial, or "C-2" Commercial District. "IDZ-2" shall be limited to office uses consistent with the "O-1" Light Office District or the "O-1.5" Mid-Rise Office District

C. "IDZ-2" shall not permit any industrial uses.

(4) **Base District. "IDZ-3" High Intensity Infill Development Zone**

A. "IDZ-3" shall permit any residential density however, the density must be stated in the application and ordinance.

B. "IDZ-3" shall be limited to commercial uses consistent with the "NC" Neighborhood Commercial District, "C-1" Light Commercial District, "C-2" Commercial District, or "C-3" Commercial District. "IDZ-3" shall be limited to office uses consistent with the "O-1" Light Office District "O-1.5" Mid-Rise Office District, or the "O-2" High-Rise Office District.

C. "IDZ-3" shall be limited to industrial uses consistent with the "I-1" General Industrial base zoning district.

(~~2~~5) **Base District Site Plan Requirements for all "IDZ-1" base district zoning requests and "IDZ-2" and "IDZ-3" base district zoning requests less than or equal to one (1) acre.** Requests for "IDZ" as a base zoning district shall be accompanied by a list of permitted uses and a zoning site plan which shall be filed with the application for rezoning and be incorporated into the ordinance designating the "IDZ". Requests for "IDZ-1" as a base zoning district to permit

only one (1) single-family dwelling shall not require a site plan. A site plan shall not be required for city-initiated "IDZ" rezoning cases. The zoning site plan shall be reviewed by the zoning commission and approved by the city council concurrent with the approval of the "IDZ" district. A zoning site plan for all "IDZ-1" base zoning requests and "IDZ-2" and "IDZ-3" base district zoning requests less than or equal to one (1) acre shall include:

A. Tabulation of the number of acres in the proposed development, showing the total number of lots, and area of open space for the site including the following:

   1) Dimensions and square footage of all buildings and structures;

   2) For nonresidential uses, multi-family dwellings, the approximate location and area of impervious cover;

   3) Square footage of all paved or otherwise hard surfaced streets, parking facilities, including curb and gutters, walks, loading areas, and asphalt or concrete aprons for solid waste containers, signs or outdoor mechanical equipment, as applicable.

B. All setbacks as required by the proposed and surrounding zoning districts/uses.

C. All off-street parking and loading areas/structures, including the number of spaces, dimensions of spaces and aisles, ADA required spaces and loading areas, and landscaping for parking areas. For parking requirements, see Section 35-526 of the Unified Development Code.

D. The location, dimensions and type of all walls, fences (other than fences on private residential lots) and required landscaping buffer.

E. All existing and proposed driveways, streets, sidewalks and other infrastructure above, at or below grade, showing the existing and proposed physical layout, dimensions, and other relevant characteristics of the subject property.

F. The intended use of the property to which the current and proposed improvements relate.

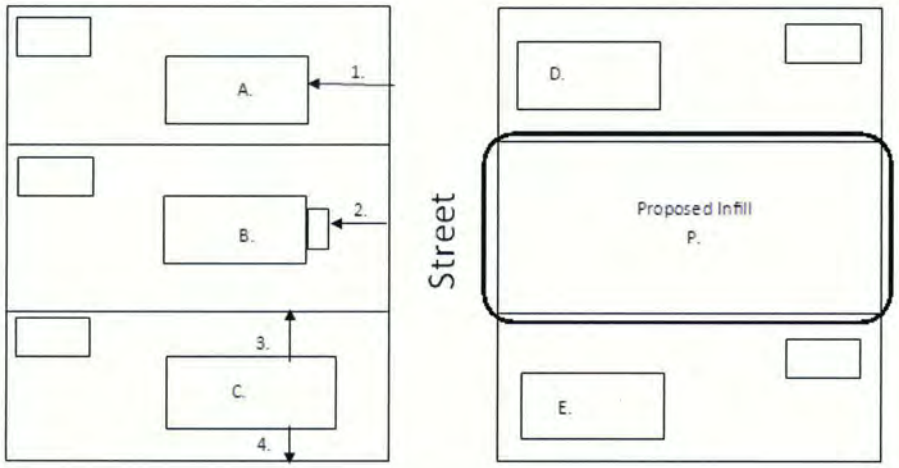
G. The following statement: "I, _____, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits."

(6) **Ground Plan Comparison Form**

A. In addition to the site plan detailed above, applications for all "IDZ-1" base zoning requests, of any size, shall submit a Ground Plan Comparison Form. Also, any "IDZ-2" and "IDZ-3" base district zoning requests less than or equal to one (1) acre shall also include a Ground Plan Comparison Form.

"IDZ-2" and "IDZ-3" base zoning district requests over one (1) acre are not required to submit a Ground Plan Comparison Form. This form is intended to provide context for the proposed project to determine if it is appropriate and compatible with adjacent lots. At a minimum, such study shall include the following for all applicable properties (subject property, abutting properties on the same blockface, and adjacent properties on the opposite blockface) as per the illustration below:

1. The address of lots listed on the form.
2. The setback to the front façade wall of each primary structure.
3. The setback to the front porch of each primary structure, if applicable.
4. The side setbacks of each primary structure.
5. The height of each primary structure.



(7) Base District ~~and~~ Site Plan Requirements for "IDZ-2" and "IDZ-3" greater than one (1) acre.

A. Requests for "IDZ" as a base zoning district shall be accompanied by a list of permitted uses and a zoning site plan which shall be filed with the application for rezoning and be incorporated into the ordinance designating the "IDZ" as a base zoning district. Requests for "IDZ" as a base zoning district to permit only one (1) single-family dwelling shall not require a site plan. The zoning site plan shall be reviewed by the zoning commission and approved by the city council concurrent with the approval of the "IDZ" district. A zoning site plan for "IDZ" base zoning request for projects greater than one (1) acre shall include:

1. Legal description and exhibit of the property at appropriate scale showing the area to be zoned "IDZ-2" or "IDZ-3".
2. The location of all proposed uses. Multi-Family uses shall include indication of gross density in units per acre.

3. The location of the proposed buildable area on the property to include building setbacks.

4. The location of all streets and if applicable, ingress/egress facilities.

(~~3~~8) **Amendments to "IDZ" Site Plan.**

A. **Initiation.** Revisions to a previously approved "IDZ" site plan shall be classified as minor or major changes. The applicant for site plan amendment shall submit a site plan that is consistent with the requirements of section 35-343(b)(2) above. The submittal shall include the site plan approved with the original application and a revised copy with annotation of the requested changes. The revised site plan shall be prepared to scale and shall include a block for a signature by the property owner and the development services director to indicate acceptance of the revised site plan and, if applicable, shall include appropriate signature and seals of the design professional (i.e. architect, engineer, surveyor) that prepared the site plan. The site plan shall be processed only upon payment of the plan amendment fee indicated in 35-C103.

B. **Completeness Review.** Development services will conduct a completeness review within five (5) working days of submittal. Within five (5) working days after filing the proposed site plan amendment, including all required items and information, the director of development services shall provide a written response to the applicant indicating whether or not the submitted revised "IDZ" site plan has been accepted as a minor or major amendment.

C. **Major Amendments for all "IDZ-1" site plans, of any acreage, and all "IDZ-2" and "IDZ-3" site plans less than or equal to one (1) acre.** A major amendment shall require a new application for rezoning pursuant to the procedures of 35-421. A major amendment to an "IDZ" site plan shall include:

1. Any increase in the number of dwelling units per acre within the "IDZ" plan area.

2. Any increase in the total commercial acreage within the "IDZ" plan area.

3. Any increase in the total industrial acreage within the "IDZ" plan area.

4. Any decrease above ten (10) percent in the total open space acreage within the "IDZ" plan area.

5. Any decrease in perimeter buffers between the "IDZ" plan area and adjacent properties.

6. Any increase in the requested height above ten (10) percent of that approved in the original site plan.

7. Any amendment to the location previously identified in the "IDZ" site plan from residential to an office, commercial or industrial use, if the property where the proposed change is to occur abuts existing property in which the principal use is a single-family residence.

D. **Major Amendments for all "IDZ-2" and "IDZ-3" site plans greater than one (1) acre.** A major amendment shall require a new application for rezoning pursuant to the procedures of 35-421. A major amendment to an "IDZ" site plan shall include:

1. Any increase in the total number of residential units per acre for the entire "IDZ" greater than ten (10) percent of the original request.
2. Any increase in the total commercial, office or industrial acreage within the "IDZ" greater than ten (10) percent of the original request.
3. Any decrease above ten (10) percent in the total open space acreage within the "IDZ."
4. Any increase in the requested height above ten (10) percent of that approved in the original site plan.
5. Any change in a proposed land use from residential to an office, commercial or light industrial use, if the property where the proposed change is to occur abuts existing property in which the principal use is a single-family residence.

~~D~~E. **Minor Amendments.** Any other revision to an "IDZ" site plan not described in subsection 35-343(b)(3)C above, shall be deemed a minor change. After the five-day completeness review process, a site plan revision deemed by the director as a minor amendment shall undergo a technical review by staff not to exceed thirty-five (35) days and shall not require review by the zoning commission nor approval by the city council. If approved, the director shall sign the amendment indicating official acceptance in the required signature block.

(c) **Lot and Building Specifications.**

(1) **Lot Layout.**

A. **Minimum Lot Size.** When "IDZ" is established as a base zoning district, lots for the uses permitted on the zoning site plan may be platted without a minimum lot area requirement, provided that detached single-family uses shall have a minimum lot size of one thousand two hundred fifty (1,250) square feet.

B. **Frontage.** When "IDZ" is established as a base zoning district, lots may be platted without frontage on a public or private street, provided that lots without frontage on a public or private street shall be provided with vehicular and/or pedestrian traffic access by means indicated on the subdivision plat for the area with the "IDZ" designation. Approximate locations of ingress/egress facilities shall be shown on the zoning site plan. The provisions of this subsection regarding lots shall supersede the requirements of subsection 35-515(c)(4) titled "Frontage." Minimum fire access requirements shall apply.

C. See section 35-515(d)(1), table 515-1 relative to front yard design.

(2) **Building Location and Height.** The requirements of this subsection shall apply to the construction of new buildings within the "IDZ" district used as a base district.

The provisions of this subsection shall not apply to the reuse and/or rehabilitation of existing structures provided however that these requirements shall apply to any additions, expansion or enlargement of any existing buildings.

A. **Nonresidential.** The side, front and rear setback provisions of the zoning regulations (article III) shall not apply to an approved infill development zone provided, however, that no new or existing building shall be erected, constructed or expanded to extend within the public right-of-way, within five (5) feet of the side lot line for the perimeter of the project, or within five (5) feet of the rear lot line nor may any development interfere with building fire codes. No side setbacks are required for non-residential interior lots provided the requirements of the current adopted International Building Code are met. A 900 series lot, as defined in section 35-A101, may be provided in lieu of the required five-foot setback from the perimeter side or rear lot line provided that the 900 series lot provides a lot width at least equivalent to the required setback distance.

1. In "IDZ-1" building height shall be limited to two and a half stories (2.5) and thirty-five (35) feet.
2. In "IDZ-2" building height shall be limited to four (4) stories.
3. In "IDZ-3" building height shall not be limited, but may be detailed in the site plan, approved by City Council.
4. If the "IDZ" zoned property abuts a single-family use or zone then the structure shall not exceed two and a half (2.5) stories or thirty-five (35) feet in height if the structure is fifty (50) feet or less from the single-family use or zone.

B. **Residential.** The front setback within "IDZ-1" shall be within ten (10) percent of the median setback of existing buildings on the block face. The front setback within "IDZ-2" and "IDZ-3" shall be shown on the site plan and approved by City Council with zoning. No new or existing building shall be erected, constructed or expanded to extend within the public right-of-way or within five (5) feet of the rear lot line or within five (5) feet of a perimeter side lot line. No side setbacks are required for residential interior lots provided the requirements of the current adopted International Building Code are met. If there is a public street right-of-way, the front facade shall front the street. A 900 series lot, as defined in 35-A101, may be provided in lieu of the required front, perimeter side or rear setbacks provided that the 900 series lot provides a lot width at least equivalent to the minimum required setback distance.

1. In "IDZ-1" building height shall be limited to two and a half stories (2.5) and thirty-five (35) feet.
2. In "IDZ-2" building height shall be limited to four (4) stories.
3. In "IDZ-3" building height shall not be limited, but may be detailed in the site plan, approved by City Council.

4. If the "IDZ" zoned property abuts a single-family use or zone then the structure shall not exceed two and a half (2.5) stories or thirty-five (35) feet in height if the structure is fifty (50) feet or less from the single-family use or zone.

(d) **Adequacy of Public Facilities.** The traffic impact and roughly proportionate determination (section 35-502 of this chapter) do not apply to an application for development approval within an "IDZ" district.

(e) **Street Construction Standards.**

(1) **Standards Not Applicable.** The street construction standards shall not apply to infill development which involves the activities listed in subsections A and B below, except as provided in subsection (2) below. The street construction standards shall apply to all other infill development not listed below:

A. The reuse of an existing building; or

B. The development of an existing parcel or lot of less than twenty thousand (20,000) square feet.

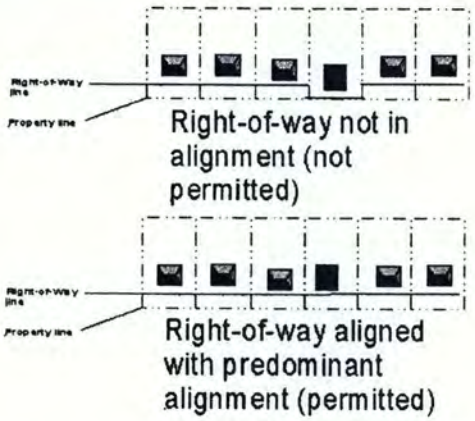


Figure 343-1

(2) **Standards Which Are Applicable.** The following provisions of the street construction standards shall apply to all infill development, including that listed above:

A. Standards relating to sidewalks, subsection 35-505(q) provided, however, that the applicant shall not be required to provide a sidewalk width exceeding that of any existing sidewalks adjoining the site, provided that minimum ADA standards shall be met in accordance with 35-506(d)(9)C. In single-family locations see also section 35-506(q)(2)F.

B. If the lot adjoins a street in which the right-of-way is not aligned with the adjoining parcels, the standards relating to the dedication of right-of-way (subsection 35-505(g)) shall apply (see Figure 343-1).

(f) **Stormwater Management.** Infill development shall comply with the stormwater management standards, section 35-504 of this chapter, except as otherwise provided herein. The stormwater management standards shall not apply to the following:

(1) The reuse of an existing building; or

(2) The development of an existing parcel or lot of less than ten thousand (10,000) square feet.

The stormwater management standards shall apply to all other infill development not listed above.

(g) **Utilities.** The utilities standards shall apply to infill development.

(h) **Parks and Open Space.** The parks and open space standards (section 35-503 of this chapter) shall not apply to infill development.

(i) **Reserved.**

(j) **Buffers, Landscaping, and Streetscape Planting.** The buffering standards (section 35-510) shall not apply to infill development. The landscaping standards (section 35-511) and streetscape planting standards (section 35-512) shall apply. Only twenty-five (25) points shall be required under subsection 35-511(d) (elective criteria), for landscaping on lots within the "IDZ" district, see also section 35-511(e)(7).

(k) **Parking.** The minimum vehicle parking requirements in subsection 35-526(b) shall not apply to IDZ-1". Minimum parking requirements are also not required for "IDZ" when used as an overlay district. Within "IDZ-2" and "IDZ-3" the minimum parking requirements in subsection 35-526(b) may be reduced by fifty (50) percent. Where parking is provided, subsections 35-526(c) through 35-526(f) shall apply to infill development.

(l) **Outdoor Storage.** The outdoor storage standards shall apply to infill development.

SECTION 3. All other provisions of Chapter 35 of the City Code of San Antonio, Texas shall remain in full force and effect unless expressly amended by this ordinance.

SECTION 4. Should any Article, Section, Part, Paragraph, Sentence, Phrase, Clause, or Word of this ordinance, for any reason be held illegal, inoperative, or invalid, or if any exception to or limitation upon any general provision herein contained be held to be unconstitutional or invalid or ineffective, the remainder shall, nevertheless, stand effective and valid as if it had been enacted and ordained without the portion held to be unconstitutional or invalid or ineffective.

SECTION 5. The City Clerk is directed to publish notice of this ordinance amending City Code, Chapter 35, Unified Development Code, of the City of San Antonio, Texas in accordance with Section 17 of the City Charter.

SECTION 6. The publishers of the City Code of San Antonio, Texas are authorized to amend said Code to reflect the changes adopted herein and to correct typographical errors and to index, format and number paragraphs to conform to the existing code.

SECTION 7. This Ordinance shall be effective immediately upon passage by eight or more affirmative votes; otherwise, it shall be effective on the tenth day after passage

PASSED AND APPROVED this 1st day of November, 2018.

M A Y O R
Ron Nirenberg

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

for Andrew Segovia, City Attorney

CITY COUNCIL MEETING

ITEM #14(A,B,C)

DATE: November 15, 2018

TO APPROVE WITH FRIENDLY AMENDMENT

NAME	ROLL CALL	MOTION	SECOND	ABSTAIN	AYE	NAY	ABSENT
Roberto C. Treviño DISTRICT 1		✓			✓		
William "Cruz" Shaw DISTRICT 2					✓		
Rebecca J. Viagran DISTRICT 3					✓		
Rey Saldaña DISTRICT 4					✓		
Shirley Gonzales DISTRICT 5							X
Greg Brockhouse DISTRICT 6					✓		
Ana E. Sandoval DISTRICT 7					✓		
Manny Peláez DISTRICT 8					✓		
John Courage DISTRICT 9			✓		✓		
Clayton H. Perry DISTRICT 10					✓		
Ron Nirenberg MAYOR					✓		

COMMENTS: * FRIENDLY AMENDMENT BY COUNCILMEMBER SALDAÑA FOR ITEM 14C. ACCEPTED BY COUNCILMEMBERS TREVIÑO AND COURAGE.

INFILL DEVELOPMENT ZONE

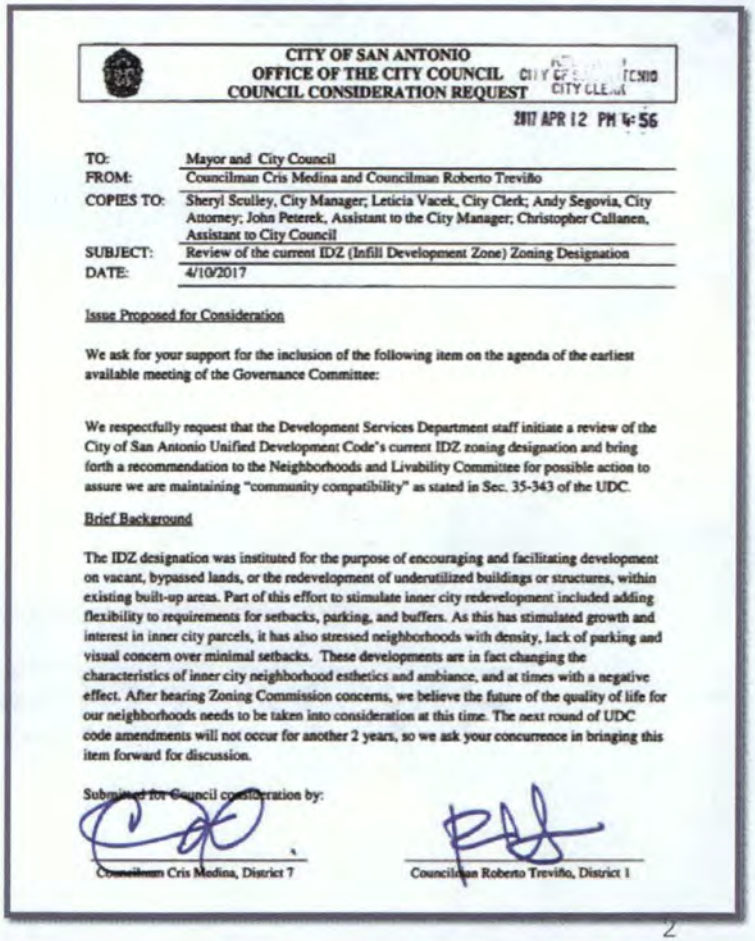
UPDATES

CITY COUNCIL – ITEM 14
November 15, 2018

Presented by:
Michael Shannon, PE, CBO - Director

COUNCIL CONSIDERATION REQUEST

- Submitted by Council Districts 1 & 7 in April 2017
  - Review Unified Development Code (UDC) for Infill Development Zoning (IDZ) regulations
  - Recommend improvements to development standards in neighborhoods to protect essential:
    - Character
    - Integrity



CITY OF SAN ANTONIO
OFFICE OF THE CITY COUNCIL
COUNCIL CONSIDERATION REQUEST

2017 APR 12 PM 4:56

TO:	Mayor and City Council
FROM:	Councilman Cris Medina and Councilman Roberto Treviño
COPIES TO:	Sheryl Sculley, City Manager; Leticia Vacek, City Clerk; Andy Segovia, City Attorney; John Peterek, Assistant to the City Manager; Christopher Callanen, Assistant to City Council
SUBJECT:	Review of the current IDZ (Infill Development Zone) Zoning Designation
DATE:	4/10/2017

Issue Proposed for Consideration

We ask for your support for the inclusion of the following item on the agenda of the earliest available meeting of the Governance Committee:

We respectfully request that the Development Services Department staff initiate a review of the City of San Antonio Unified Development Code's current IDZ zoning designation and bring forth a recommendation to the Neighborhoods and Livability Committee for possible action to assure we are maintaining "community compatibility" as stated in Sec. 35-343 of the UDC.

Brief Background

The IDZ designation was instituted for the purpose of encouraging and facilitating development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas. Part of this effort to stimulate inner city redevelopment included adding flexibility to requirements for setbacks, parking, and buffers. As this has stimulated growth and interest in inner city parcels, it has also stressed neighborhoods with density, lack of parking and visual concern over minimal setbacks. These developments are in fact changing the characteristics of inner city neighborhood esthetics and ambiance, and at times with a negative effect. After hearing Zoning Commission concerns, we believe the future of the quality of life for our neighborhoods needs to be taken into consideration at this time. The next round of UDC code amendments will not occur for another 2 years, so we ask your concurrence in bringing this item forward for discussion.

Submitted for Council consideration by:

Councilman Cris Medina, District 7

Councilman Roberto Treviño, District 1

OVERVIEW

- IDZ's current regulations
  - Allowed only inside LP 410
  - Flexibility to requirements for:
    - Setbacks
    - Parking
    - Buffers
  - Concern of stressed neighborhoods with density, lack of parking and visual concerns

PROCESS

- A 15-member task force:
  - Created in October 2017
    - Representatives from:
      - Neighborhoods
      - Development community
- October 2017 – July 2018
  - Task Force meetings = 8
  - General community meetings = 6

Pape Dawson
Alamo Architects
Brown and Ortiz/Real Estate Council
Terramark
Big Red Dog
Martin and Drought, PC
SOJO Urban Development
Tobin Hill Community Association
Lavaca Neighborhood Association
Monte Vista Historical Association
Dignowity Hill Neighborhood Association
Mission San Jose Neighborhood Association
Lone Star Neighborhood Association
Jefferson Neighborhood Association

IDZ PROPOSED UPDATES

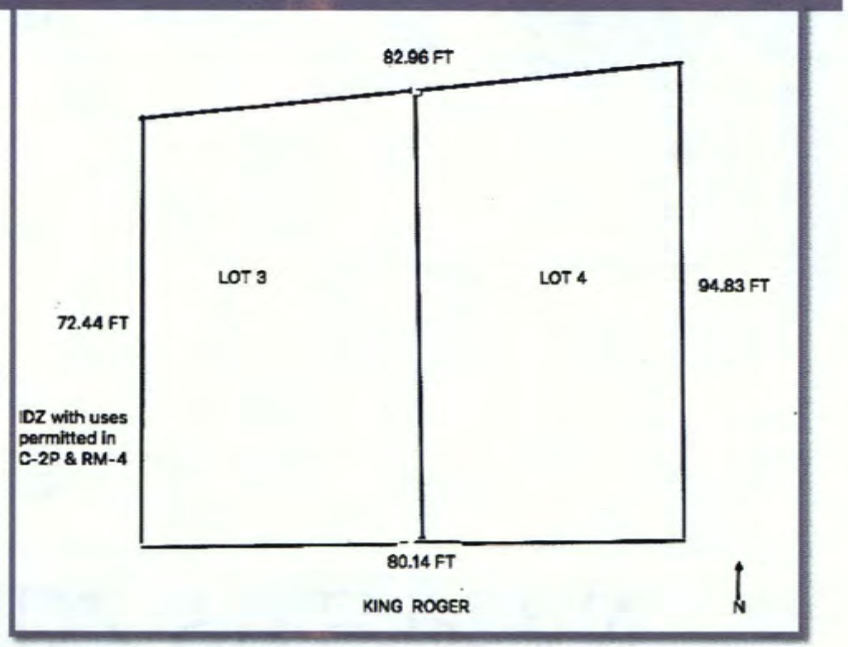
- Created 3 categories for IDZ:
  - Based on intensity of use, density and project size
  - "One size does not fit all"
- Requires more detailed site plan for design and massing, specifically for residential infill
- Created requirements for:
  - Maximum building height
  - 5-ft. perimeter side setback
    - In addition to front and rear
  - Minimum parking requirements

IDZ REGULATIONS

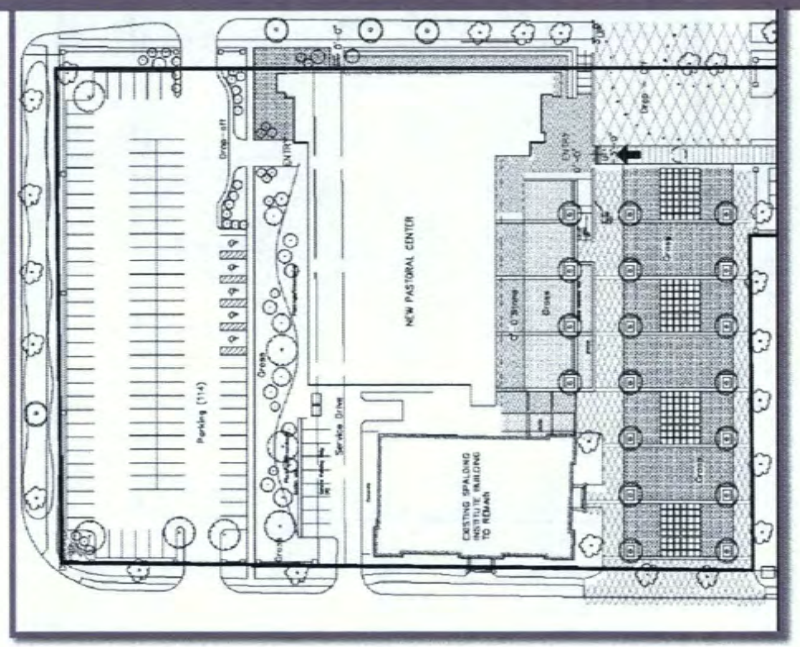
Building Standards	"IDZ-1" Limited Intensity		"IDZ-2" Mid-Intensity		"IDZ-3" High Intensity	
	RESIDENTIAL	COMMERCIAL	RESIDENTIAL	COMMERCIAL	RESIDENTIAL	COMMERCIAL
Permitted Uses	Up to 18 units/acre	Up to C-1 and O-1	Up to 50 units/acre	Up to C-2 and O-1.5	Unlimited, must be stated	C-3, O-2, and I-1
Submit if ≤ 1 acre	Detailed Site Plan Ground Plan Comparison Form		Detailed Site Plan Ground Plan Comparison Form		Detailed Site Plan Ground Plan Comparison Form	
Submit if › 1 acre	Detailed Site Plan Ground Plan Comparison Form		IDZ Site Plan for buildable area		IDZ Site Plan for buildable area	
Max Building Height	2 ½ stories or 35 ft.		4 stories		Not limited, can be shown on site plan	
Front Setback	Within 10% of median block face	None	None	None	None	None
Side Setback			Perimeter = 5 ft.			
Rear Setback			Perimeter = 5 ft.			
Parking Requirements	Waived		Reduced by 50%		Reduced by 50%	
Minimum Lot Size	1,250 sq. ft.		1,250 Sq. Ft.		1,250 Sq. Ft.	

IDZ SITE PLAN

BEFORE

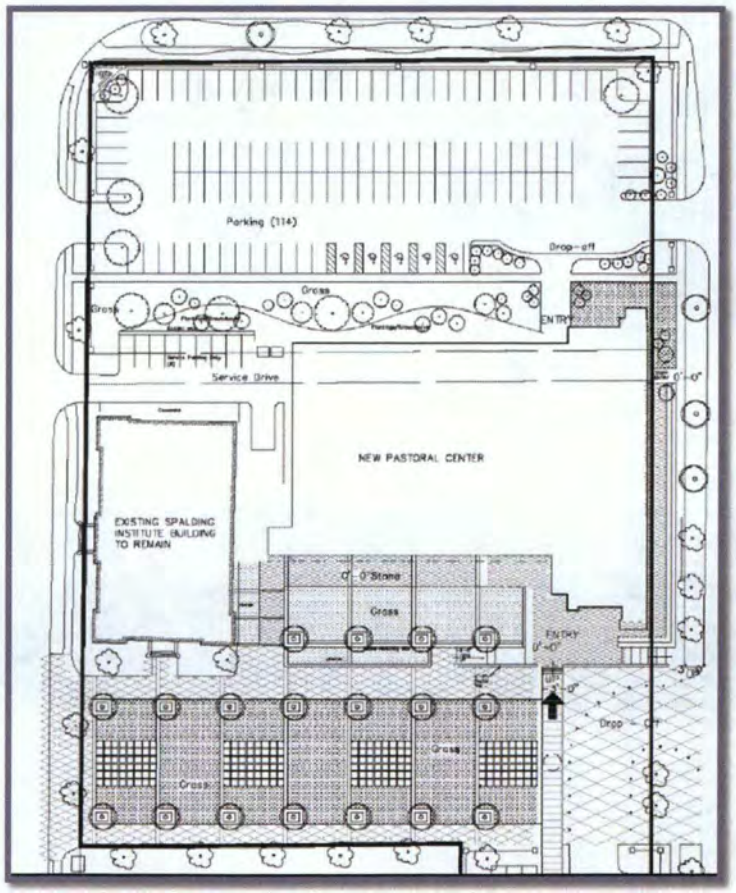


PROPOSED



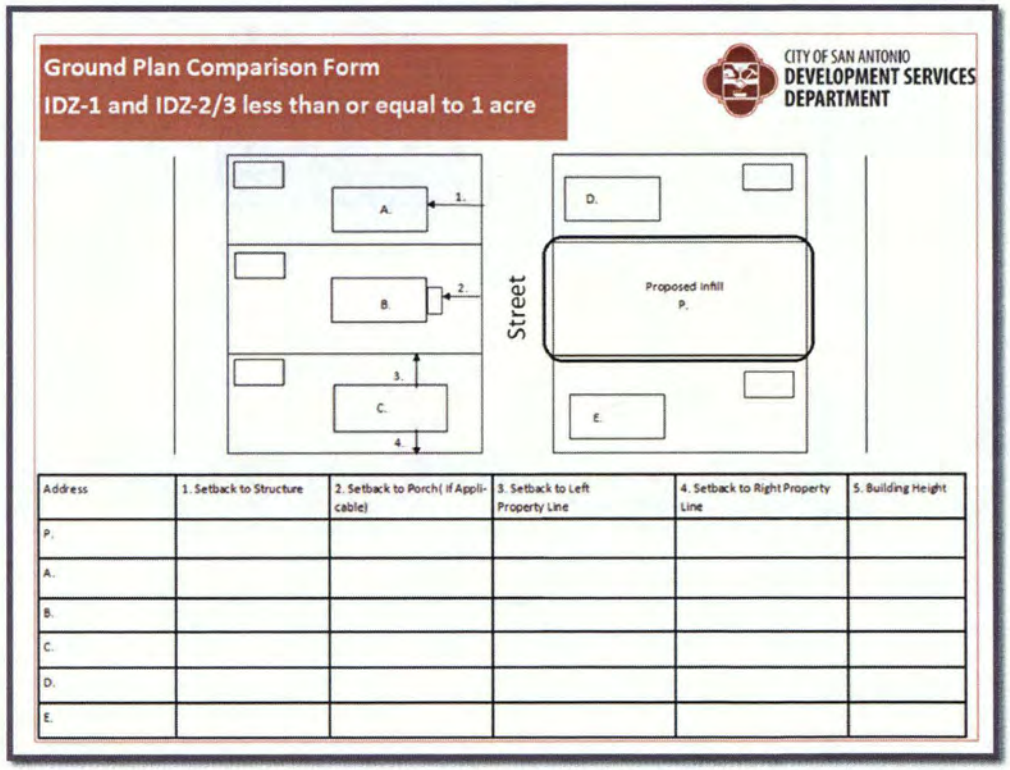
IDZ SITE PLAN

- Required for:
  - All "IDZ-1"
  - "IDZ-2"
    - less than or equal to 1 acre
  - "IDZ-3"
    - less than or equal to 1 acre
- **Waived** for single-family home
- Major/minor amendments process



GROUND PLAN COMPARISON FORM

- Required for:
  - All "IDZ-1"
  - "IDZ-2"
    - less than or equal to 1 acre
  - "IDZ-3"
    - less than or equal to 1 acre



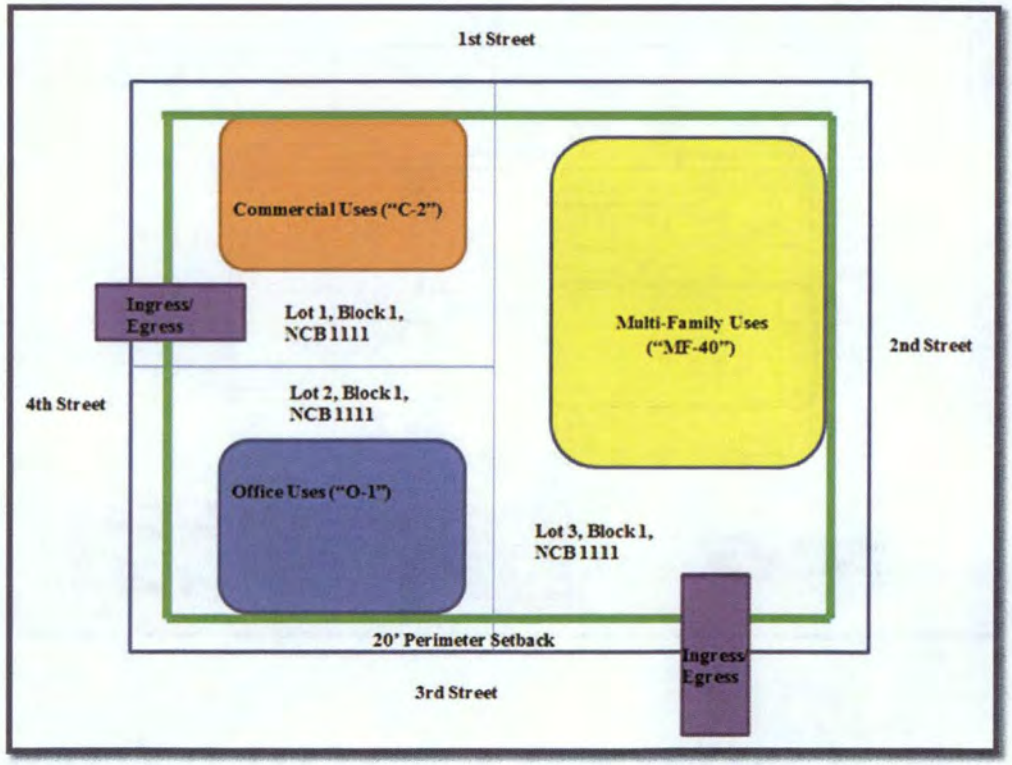
Ground Plan Comparison Form
IDZ-1 and IDZ-2/3 less than or equal to 1 acre

CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT

Address	1. Setback to Structure	2. Setback to Porch(if Applicable)	3. Setback to Left Property Line	4. Setback to Right Property Line	5. Building Height
P.					
A.					
B.					
C.					
D.					
E.					

IDZ-2 & IDZ-3

- Required to submit when more than 1 acre
  - Site plan showing location of:
    - proposed uses
    - buildable area



MIXED-USE PROPOSED UPDATES

- Updated Mixed-Use Districts (MXD) to provide alternatives for IDZ by:
  - Streamlined site plan requirements to mirror Master Plan Community Districts (MPCD)
  - Added setbacks and height restrictions adjacent to single-family
  - Streamlined amendments to site plan
- Updates include:
  - Site plan requirements
    - Location of proposed land uses
      - Multi-family (including density)
      - Office
      - Commercial and Business Parks
      - Open space
  - Amendment flexibility:
    - Increase of 10% = residential units, commercial, business park acreage
    - Decrease of 10% = open space

SINGLE-FAMILY DISTRICTS

- Created 2 new single-family zoning districts
  - Alternatives to IDZ

DEVELOPMEMT STANDARDS	"R-1" DISTRICT	"R-2" DISTRICT
Front setback	10 ft.	10 ft.
Side setback	5 ft.	5 ft.
Rear setback	5 ft.	5 ft.
Maximum height	3 stories/35 ft.	3 stories/35 ft.
Minimum lot size	1,250 Sq. Ft.	2,000 Sq. Ft.
Uses	Same as R-3	Same as R-3
Parking spaces	1	1

PRO'S & CON'S OF R-1 & R-2

- Alternative to IDZ for lots less than 3,000 Sq. Ft.
- Can assign single-family zoning during large area rezoning
- Allows maximum use of land on small parcels
- Allows for affordable housing options
- Retains off-street parking requirement

- IDZ-1 has same development standards
  - site plan requirement waived for a single family home
- Can allow development of small lot subdivisions
  - Maximum size: 1 acre
  - Change made at Comprehensive Plan Committee

OVERVIEW OF UPDATES

1

IDZ CATEGORIES

3 categories based on intensity of use and size

2

UPDATE TO MXD

Mixed-Use District now provide alternative to IDZ

3

RESIDENTIAL SINGLE–FAMILY

2 districts for new, residential single-family base zoning

TIMELINE

Oct. 2017 – Jul. 2018
- Task Force and Community Meetings

Sept. 10
- 2nd PCTAC

Sept. 12
- Planning Commission

Oct. 2
- Zoning Commission

Oct. 17
- Comprehensive Planning Committee

Nov. 15
- City Council

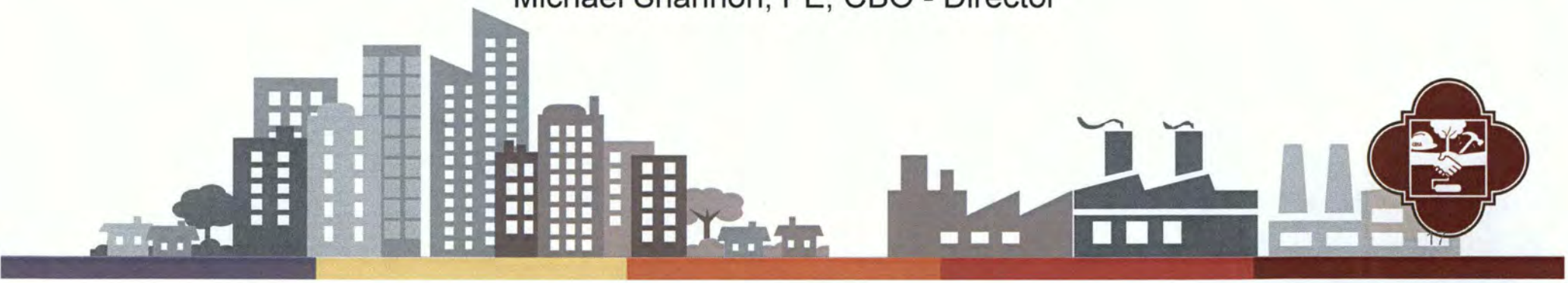
RECOMMENDATION

- Staff recommends approval of these revisions of the UDC for:
  - Infill Development Zone
  - Mixed-use District
  - Single-family Residential Districts

- Special thanks to the Task Force and community members

INFILL DEVELOPMENT ZONE

UPDATES

CITY COUNCIL – ITEM 14
November 15, 2018

Presented by:
Michael Shannon, PE, CBO - Director