



**RULE INTERPRETATION DETERMINATION**


**Determination #:** 2019-006

**Title:** IDZ, MXD, R-1, and R-2 Zoning Districts and Land Use Categories

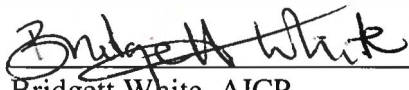
**Drafted by:** Citywide Planning Division, Planning Department

**Rule in Question:** *Section 35-420(e)(5) Comprehensive Land Use Categories; and Appendix A, Section 35- A101) Definitions and Rules of Interpretation of the Unified Development Code (UDC)*

**Department Action:** *Assignment of newly adopted or revised zoning districts as permissible zoning districts in adopted land use categories.*

  
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Michael Shannon, PE, CBO  
Development Services Director

  
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Date

  
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Bridgett White, AICP  
Planning Director

  
\_\_\_\_\_  
Date

**Effective Date of Determination:** Immediately

*Please note RIDs often result in direct or related UDC amendments to codify the clarification addressed within the RID. RIDs can also be superseded by subsequent RIDs or UDC amendments. The Development Services Department will remove RIDs from the website when they are no longer valid.*

### **Staff Analysis:**

On October 11, 2018, the City Council adopted Ordinance 2018-10-11-0815 amending Chapter 35 of the Unified Development Code (UDC) of the City Code of San Antonio, Texas, Article IV, Division 3, Section 35-420 (e)(5) Comprehensive Land Use Categories, and Appendix A, Section 35-A101.–Definitions and Rules of Interpretation, to adopt revised land use categories. The revised land use categories will be used for all land use mapping in the SA Tomorrow Sub-Area Plans and other subsequent land use plans. Until an updated land use plan is completed for an area, currently adopted land use plans remain in effect, including the land use categories within those adopted plans.

On November 15, 2018, the City Council adopted Ordinance 2018-11-15-0913 amending the Unified Development Code (UDC), Chapter 35, Section A) 35-343 Infill Development Zone; B) Section 35-341 Mixed Use District; and C) Section 35-310.05a of the City Code of San Antonio, Texas, to revise and update the Infill Development Zone (IDZ) and Mixed Use Development (MXD) zoning districts, and to add “R-1” and “R-2” as base single-family residential zoning districts.

Each land use category lists permitted zoning districts that are used to implement the desired land use and development patterns conveyed by the land use section of adopted plans. The Planning Department evaluated the revised “IDZ” and “MXD” zoning districts and the newly adopted “R-1” and “R-2” zoning districts in order to assign them to adopted land use categories as appropriate to reflect the intent of each category and to successfully implement the SA Tomorrow Comprehensive Plan and the component Sub-Area Plans, including Regional Center Plans and Community Area Plans, and Corridor Plans.

### **Staff Position and Interpretation:**

For current adopted plans still in effect until updated through the SA Tomorrow comprehensive planning process, “IDZ-1”, “IDZ-2”, “IDZ-3”, “MXD”, “R-1”, and “R-2” may be considered consistent with a designated land use category, provided that the permitted uses included in the request and/or site plan, are consistent with the uses and densities of the land use category. Additionally, should “IDZ” be listed as a consistent zoning district within the land use category, a plan amendment shall not be required so long as the uses are consistent with the zoning districts listed in the land use category.

The recent updates of the City’s Comprehensive Plan land use categories and the aforementioned zoning districts, necessitates the alignment of new and revised zoning districts with the land use categories. Thus, the aforementioned UDC section (Appendix A, Section 35-A101.–Definitions and Rules of Interpretation) should be interpreted as delineated below for all SA Tomorrow Sub-Area Plans and other land use plans adopted after November 15, 2018.

**“IDZ-1” Limited Intensity Infill Development Zone District** is a permissible zoning district in the following land use categories: Low Density Residential (single family homes only); Urban Low Density Residential; Medium Density Residential; Neighborhood Commercial; Community Commercial; Neighborhood Mixed-Use; Urban Mixed-Use; Employment/Flex Mixed-Use; and Business/Innovation Mixed-Use.

**“IDZ-2” Mid-Intensity Infill Development Zone District** is a permissible zoning district in the following land use categories: Medium Density Residential; High Density Residential;

Community Commercial; Regional Commercial; Urban Mixed-Use; Regional Mixed-Use; Employment/Flex Mixed-Use; and Business/Innovation Mixed-Use.

**“IDZ-3” High Intensity Infill Development Zone District** is a permissible zoning district in the following land use categories: High Density Residential; Regional Commercial; Urban Mixed-Use; Regional Mixed-Use; Employment/Flex Mixed-Use; and Business/Innovation Mixed-Use.

**“R-1” Residential Single Family District** is a permissible zoning district in the following land use categories: Low Density Residential (single family homes only); Urban Low Density Residential; Medium Density Residential; Neighborhood Mixed-Use; Urban Mixed-Use; and Employment/Flex Mixed-Use.

**“R-2” Residential Single Family District** is a permissible zoning district in the following land use categories: Low Density Residential (single family homes only); Urban Low Density Residential; Medium Density Residential; Neighborhood Mixed-Use; Urban Mixed-Use; and Employment/Flex Mixed-Use.

**“MXD” Mixed Use District** is a permissible zoning district in the following land use categories: Urban Low Density Residential; Medium Density Residential; High Density Residential; Neighborhood Commercial; Community Commercial; Regional Commercial; Neighborhood Mixed-Use; Urban Mixed-Use; Regional Mixed-Use; Employment/Flex Mixed-Use; and Business/Innovation Mixed-Use.

**Future UDC Amendments:**

Staff suggests the following items under *UDC Appendix A, Section 35-A101.–Definitions and Rules of Interpretation – Comprehensive land use category* to be amended as follows:

Urban Low Density Residential – includes a range of housing types including single-family attached and detached houses on individual lots, small lot residences, duplexes, triplexes, fourplexes, cottage homes, manufactured homes, low-rise garden-style apartments, and manufactured home parks. This land use category may also accommodate small scale retail and service uses that are intended to support the adjacent residential uses. Other nonresidential uses, including, but not limited to, schools, places of worship, and parks are appropriate within these areas and should be centrally located to provide easy accessibility. Permitted zoning districts: R-1, R-2, R-3, R-4, R-5, R-6, RM-5, RM-6, MF-18, IDZ-1, MH, MHC, MHP, MXD, and NC.

- Typical densities in this land use category would range from 7 to 18 dwelling units per acre.
- ~~IDZ~~, ~~PUD~~, ~~MXD~~, and TOD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Medium Density Residential – accommodates a range of housing types including single-family attached and detached houses on individual lots, manufactured and modular homes, duplexes, triplexes, fourplexes, and low-rise, garden-style apartments with more than four (4) dwelling units per building. Cottage homes and very small lot single-family houses are also appropriate within this land use category. Higher density multi-family uses, where practical, should be located in proximity to transit facilities. Certain nonresidential uses, including, but not limited to, schools, places of worship, and parks are appropriate within these areas and should be centrally located to provide easy accessibility. Permitted zoning districts: [R-1](#), [R-2](#), R-3, R-4, RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, [IDZ-1](#), [IDZ-2](#), MH, MHC, ~~and~~ MHP, [and](#) [MXD](#).

- Typical densities in this land use category would range from 13 to 33 dwelling units per acre.
- ~~IDZ~~, PUD, ~~MXD~~, and TOD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

High Density Residential – includes low-rise to mid-rise buildings with four (4) or more dwelling units in each. High density residential provides for compact development including apartments, condominiums, and assisted living facilities. This form of development is typically located along or near major arterials or collectors. High density multi-family uses should be located in close proximity to transit facilities. Certain nonresidential uses, including, but not limited to schools, places of worship, and parks are appropriate within these areas and should be centrally located to provide easy accessibility. This classification may be used as a transitional buffer between lower density residential uses and nonresidential uses. High density residential uses should be located in a manner that does not route traffic through lower-density residential uses. Permitted zoning districts: RM-4, MF-25, MF-33, MF-40, MF-50, MF-65, [IDZ-2](#), [IDZ-3](#), MH, MHC, ~~and~~ MHP, [and](#) [MXD](#).

- Typical densities in this land use category would range from 25 to 50 dwelling units per acre.
- ~~IDZ~~, PUD, ~~MXD~~, and TOD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Neighborhood Commercial – includes smaller intensity commercial uses such as small-scale retail or offices, professional services, and convenience retail and services that are intended to support the adjacent residential uses. Neighborhood commercial uses should be located within walking distance of neighborhood residential areas. Special consideration should be given to pedestrian and bicycle facilities that connect neighborhoods to commercial nodes. Permitted zoning districts: O-1, NC, ~~and~~ C-1, [IDZ-1](#), [and](#) [MXD](#).

- ~~IDZ~~, PUD, ~~MXD~~, TOD, and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Community Commercial – includes offices, professional services, and retail uses that are accessible to bicyclists and pedestrians and linked to transit facilities. This form of development should be located in proximity to major intersections or where an existing commercial area has been established. Community commercial uses are intended to support multiple neighborhoods, have a larger market draw than neighborhood commercial uses, and attract patrons from the neighboring residential areas. All off-street parking and loading areas adjacent to residential uses should include landscape buffers, lighting and signage controls. Examples of community commercial uses include, but are not limited to, cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics. Permitted zoning districts: O-1.5, NC, C-1, ~~and~~ C-2, IDZ-1, IDZ-2, and MXD.

- ~~IDZ~~, PUD, ~~MXD~~, TOD, and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Regional Commercial – includes high intensity uses that draw customers from both adjacent communities as well as the larger metropolitan region. Regional commercial uses are typically located in general proximity to nodes along expressways or major arterial roadways and incorporate high-capacity transit facilities. Regional Commercial uses should incorporate well-defined entrances, shared internal circulation, limited curb cuts to expressways and arterial streets, sidewalks and shade trees in parking lots, landscaping between the parking lots and roadways, and well- designed monument signage. Examples of regional commercial uses include, but are not limited to, movie theaters, plant nurseries, automotive repair shops, fitness centers, home improvement centers, hotels and motels, mid- to high-rise office buildings, and automobile dealerships. Permitted zoning districts: O-1.5, O-2, C- 2, C-3, L, ~~and~~ BP, IDZ-2, IDZ-3, and MXD.

- ~~IDZ~~, PUD, ~~MXD~~, TOD and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Neighborhood Mixed-Use – contains a mix of residential, commercial, and institutional uses at a neighborhood scale. Within mixed-use buildings, residential units located above first floor are encouraged. Typical first floor uses include, but are not limited to, small office spaces, professional services, and small scale retail establishments and restaurants. The mix of uses may be vertically or horizontally distributed, and there is no requirement that a single building contain more than one use. Live/work housing options are permissible in Neighborhood Mixed-Use area to ensure access to housing options and services within close proximity for the local workforce. Where practical, buildings are situated close to the public right-of-way, and parking is located behind buildings. Parking requirements may

be minimized using a variety of creative methods, such as shared or cooperative parking agreements, to maximize land available for housing and community services. Pedestrian spaces are encouraged to include lighting and signage, and streetscaping should be scaled for pedestrians, cyclists, and vehicles. Properties classified as Neighborhood Mixed-Use should be located in close proximity to transit facilities. Permitted zoning districts: R-1, R-2, RM-4, RM-5, RM-6, MF-18, O-1, NC, C-1, MH, MHC, MHP, FBZD, AE-1, ~~and~~ AE-2, IDZ-1, and MXD.

- ~~IDZ~~, PUD, ~~MXD~~, TOD and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Urban Mixed-Use – contains a mix of residential, commercial, and institutional uses at a medium level of intensity. Urban Mixed Use development is typically larger-scale than Neighborhood Mixed-Use and smaller-scale than Regional Mixed-Use, although many of the allowable uses could be the same in all three categories. Building footprints may be block-scale, but could be smaller depending on block configuration and overall development density. Typical first floor uses include, but are not limited to, professional services, offices, institutional uses, restaurants, and retail including grocery stores. The mix of uses may be vertically or horizontally distributed, and there is no requirement that a single building contain more than one use. Live/work housing options are permissible in Urban Mixed-Use areas to ensure access to housing options and services within close proximity for the local workforce. Structured parking is encouraged in Urban Mixed-Use category, but is not required. Parking requirements may be satisfied through shared or cooperative parking agreements, which could include off-site garages or lots. The Urban Mixed-Use category should be located in proximity to transit facilities. Permitted zoning districts: R-1, R-2, RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, MF-40, O-1, O-1.5, C-1, C-2, MH, MHP, MHC, FBZD, AE-1, AE-2, AE-3, ~~and~~ AE-4, IDZ-1, IDZ-2, IDZ-3, and MXD.

- ~~IDZ~~, PUD, ~~MXD~~, TOD and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Regional Mixed-Use – contains residential, commercial and institutional uses at high densities. Regional Mixed-Use developments are typically located within regional centers and in close proximity to transit facilities, where mid-rise to high-rise buildings would be appropriate. Typical lower floor uses include, but are not limited to, offices, professional services, institutional uses, restaurants, and retail including grocery stores. The mix of uses may be vertically or horizontally distributed, and there is no requirement that a single building contain more than one use. Live/work housing options are permissible in Regional Mixed-Use areas to ensure access to housing options and services within close proximity for the local workforce. Where feasible, development is ideally built at the block scale, with minimum building setbacks. Parking requirements may be satisfied through shared or cooperative parking agreements, which can include off-site garages or lots. If parking requirements are satisfied on-site, structured parking is encouraged.

Pedestrian spaces are encouraged to be generous in width and lighting, with streetscaping and signage scaled to pedestrians. Regional Mixed Use projects encourage incorporation of transit facilities into development. Permitted zoning districts: MF-33, MF-40, MF-50, MF-65, O-1.5, O-2, C-2, C-3, D, ED, FBZD, AE-1, AE-2, AE-3, ~~and~~ AE-4, IDZ-2, IDZ-3, and MXD.

- ~~IDZ~~, PUD, ~~MXD~~, TOD and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Employment/Flex Mixed-Use – provides a flexible live/work environment with an urban mix of residential and light service industrial uses. Uses include smaller-scale office, retail, art studio warehouses, art-oriented fabrication, creative businesses and work spaces, and cottage industrial and fabrication uses. Adaptive uses of vacant or underutilized structures are encouraged to provide residential urban infill and appropriate employment opportunities within or in close proximity to neighborhoods. Buildings have a smaller footprint and can closely resemble campus-like development across multiple sites or with several multi-functioning buildings on one site. Permitted zoning districts: R-1, R-2, RM-4, MF-18, MF-25, MF-33, O-1, O-1.5, C-1, C-2, L, AE-1, AE-2, AE-3, ~~and~~ AE-4, IDZ-1, IDZ-2, IDZ-3, and MXD.

- ~~IDZ~~, PUD, ~~MXD~~, TOD and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Business/Innovation Mixed-Use – accommodates industrial uses with office, commercial, and residential uses, all within a cohesive setting, on a larger scale and within larger footprints than the Employment/Flex Mixed-Use category. Industrial arts workshops, high tech fabrication, processing and assembly, and other industrial uses are permitted, in addition to commercial uses. Vocational training, technological learning centers, medical campuses, and research/development institutions are also appropriate for these spaces. Additional environmental performance standards should be employed for properties designated as Business/Innovation Mixed-Use, such as hours of activity, loading, noise levels and lighting, to ensure that the intensity of the industrially oriented uses is comparable to that of the other non-residential uses. The mix of uses may be either vertically or horizontally distributed. Live/work housing options are permissible in Business/Innovation Mixed Use areas to ensure access to housing options and services within close proximity of business innovation areas for the local-workforce. Business/Innovation mixed use should incorporate transit and bicycle facilities to serve the training and employment base. Permitted zoning districts: RM-4, MF-18, MF-25, O-1.5, O-2, C-2, C-3, L, I-1, MI-1, BP, AE-1, AE-2, AE-3, ~~and~~ AE-4, IDZ-1, IDZ-2, IDZ-3, and MXD.

~~IDZ~~, PUD, ~~MXD~~, TOD and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.