



CITY OF SAN ANTONIO
2015 UDC Update Program
Zoning Amendments Training Session
January 11, 2016

UDC Background



- **Unified Development Code (UDC) was adopted on May 3, 2001**
- **UDC allows for a 5-year update**
- **Amendments may be submitted by:**
 - **City Staff, Zoning Commission, Planning Commission, Board of Adjustments, Historic Design Review Commission, City Council, etc.**
 - **Others:**
 - ✓ **Editing**
 - ✓ **Clarification**
 - ✓ **RIDs (Rule Interpretation Determinations)**

UDC Background



- Over 260 Amendments were considered by the TAC
- Amendments submitted by variety of internal and external agencies
- City Council Passed Amendments on December 17, 2015
- Effective January 1, 2016
- Ordinance 2015-12-17-1077
 - 670 pages long (not recommended to print)
 - Save a digital copy
 - Municode will take a few months to update

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UDC Background



<http://www.sanantonio.gov/dsd/>



<http://docsonline.sanantonio.gov/FileUploads/dsd/UDCFINALAMENDED.pdf>

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Zoning Highlights



- Revisions to Form Based Zoning
- Changes to Bed & Breakfast regulations
- Remove Special Exception requirements for House Moves
- Reorganizes and clarifies parking and design requirements in NC, O-1, C-1, and C-2P zoning districts
- Adds a new zoning district option for C-2 and C-3 to restrict outdoor noise and live entertainment – “NR” Noise Restricted

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Zoning Highlights



- Allows cottage foods and uncut fresh fruits and vegetables to be sold at home occupations
- Clarifies and defines urban farming and residential market gardens and allows them in most residential zoning districts
- Clarifies parking requirements for urban farming and residential market gardens
- Updates and modifies uses allowed in the ERZD

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Zoning Highlights



- **Consolidates, Adds, and Clarifies Uses in the Use Matrix:**
 - **Private Colleges and Universities**
 - **Public Safety Facilities**
 - **Storage Facilities**
 - **Testing and Research Laboratories**
 - **Private Parks**
 - **Recreation related uses**
 - **Corporate Apartments**
 - **Medical Clinics**

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Zoning Highlights



- **Modifications to the RM Districts**
 - **Removes requirements for mixture of housing types and housing site plan**
- **Modifications to IDZ related parking requirements for clarity**
- **Modifications to PUD process**
 - **New PUDs reviewed by Zoning Commission**
 - **Existing PUDs reviewed by Planning Commission**
- **Changes to MXD site plan requirements**

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Zoning Highlights



- **Modifications to QD perimeter buffer requirement**
- **Clarifies residential light pollution standards**
- **Clarifies RE and R-20 buffer lot requirements**
- **Makes Manufactured Home Plan approval a Zoning Commission process**
- **Modifies and clarifies BOA procedures and scope of approval**

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Zoning Highlights



- **Several changes to Zoning Procedures**
 - **Establishes procedures for Plan Amendments**
 - **Removes notice requirements to Planning Team members**
 - **Removes renotification requirements for IDZ cases if uses are within the intensity range**
 - **Allows up to two specific uses over the recharge zone**
- **Caps bicycle parking spaces at 24 spaces**
- **Adds omitted zoning districts to bufferyard requirements**
- **Clarifies bufferyard reductions**

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Zoning Highlights



- **Modifies school parking requirements in residential districts**
- **Several changes to Fence Requirements**
 - **Changes to allowable heights**
 - **Clarification of clear vision areas**
 - **Changes to BOA fence procedures – now will be special exceptions instead of variances**
 - **Sport Court Fence modifications and updated definitions**



Questions

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