

City of Crowley

Diagnostic Report

Development Regulations

Livable Plans and Codes

Urbex Solutions

February 8, 2021

Planning and Zoning Commission

DRAFT

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1. INTRODUCTION

The basis for zoning in Crowley, much like the rest of the U.S, is a result of health, welfare, and safety concerns of cities during the early 1900s. Industrial uses and tenement housing during this time were major concerns for cities and zoning was seen as a way to address the ills of urbanization. State enabling legislation was adopted for zoning as a way to separate industrial uses from other uses within the city. In its current form, zoning is first and foremost based on separating and regulating uses. The second critical aspect of current zoning is development standards related to the automobile – parking, driveways, setbacks, etc. The last element is the standards for separating uses through the use of buffers and fences. Design, if addressed, is usually an afterthought and limited to major aesthetic elements such as building materials, façade articulation, landscaping, etc. Consequently, the resulting built environment is auto-oriented, low density, and the separation of land uses lacks in any cohesiveness.

Over the years, new ideas in zoning include the creation of overlays to regulate design and form-based zoning to implement mixed use, walkable development. Crowley’s zoning ordinance was first adopted in 1996 and has been amended periodically to address the changing needs of the community as well as changes in state law.

This diagnostic report is organized as follows:

- Provides a summary of the current zoning and development regulations (Section 2);
- Identifies issues with the current zoning and development regulations (Section 3);
- Establishes overarching guiding principles for this zoning and development regulations update process (Section 4) and identifies key elements of the comprehensive plan need to be implemented with this update (Section 5); and finally
- Discusses recommended regulatory approaches to some key identified major elements in the zoning and development regulations and a recommended regulatory framework for the new zoning code (Section 6).

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2. SUMMARY OF CURRENT REGULATIONS

Chapter 106, Zoning

The overarching reason for the establishment of zoning regulations is stated in Article I, Section 106-5 (a):

The purpose of this chapter is to establish zoning regulations and districts in accordance with the city comprehensive land use plan for the purpose of promoting health, safety, morals and the general welfare of the city.

Note the common language unifying the purpose of both the subdivision and zoning regulations. Regulatory authority is given to the City from the enabling legislation in the Local Government Code.

The existing zoning regulations (Chapter 106) is organized as follows:

- Article I, In General
- Article II, Administration
- Article III, Districts and District Regulations
- Article IV, Supplementary Regulations
- Article V, Off Street Parking and Loading Regulations
- Article VI, Screening Devices and Fence Regulations
- Article VII, Landscaping and Trees
- Article VIII, Antennas

The review of the Zoning Chapter (Chapter 106) summarizes the zoning processes first (Tables 1 and 2) and then summarizes the zoning district regulations (Table 3).

CHAPTER 106 ZONING

Table 1 - OVERVIEW of EXISTING PROCESS

Pre-Application meeting (informal)	Informal - Developers and/or residents call staff directly; Pre-application form on City website (Development Review and in Document Center) Not expressed in Ch 106; terminology preferred (pre-app mtg or pre-submittal conference?); schedule 5-40 days before application deadline
Development Review Committee (formal)	Every Tuesday
Application	Application form, fee and associated documents required; No expiration specified
Review Process	Not specified
Complete Application	Not specified
Notice	In accordance with State Law
Public Hearing	Planning and Zoning Commission; City Council; Zoning Board of Adjustment Additional information requested prior to public hearing to be included in agenda packet (on application form)
Building Permit	Refer to 106-247
Recording/Filing	Varies by type of entitlement (if includes an ordinance, then filed with City Secretary)
Expiration 106-39 (d)	Approved plat/plan expires after 2 years after approval date if no “progress has been made towards completion of the project” refer to LGC Ch 245

CHAPTER 106 ZONING

Table 2 - OVERVIEW by TYPE of APPLICATION

Type of Application:	Zoning Change/ Amendment Division 5 106-180+	Code Amendment Part of 106-180+	Specific Use Permit 106-209+	Special Exception 106-68 (2) & 106-71	Variance and Appeals 106-68 (3); 106-69	Site Plan Division 3 – 106-828+
Review Body	PZ/CC	PZ/CC	PZ/CC	ZBA	ZBA	Administrative; PZ/CC if SUP or PD
Notice/ publication/ posting	106-183	106-183	Same as Zoning Change 106-210	106-70	106-69 (e) and 106-70	Varies
Limit of Reapplication	106-185 12 months	NA	NA	NA	NA	NA
Decision Notification	Mayor	Mayor	Mayor			Mayor If part of Zoning Ordinance
Attest	City Secretary	City Secretary	City Secretary			City Secretary
Tax Certificate req'd with app	Yes	NA	Yes 106-211	Yes	NA	NA
Expiration	NA	NA	1 year 106-217	NA		NA
Public Hearing	Public Hearing	Public Hearing	Public Hearing	Public Hearing	Public Hearing	Public Hearing if goes to PZ/CC

DRC = Development Review Committee

PZ = Planning and Zoning Commission CC = City Council ZBA = Zoning Board of Adjustment

Table 3 – Zoning District Summaries

Zoning District <small>(map)</small>							Land Use	Future Land Use <small>(plan)</small>			
District		Maximum District Density	Minimum Lot Standards		Effective density* (du/ac)	Existing Acreage (approx)	Type of Use	Category		Target density* (du/ac)	Future Acreage (approx)
Acronym	Name	Dwelling Units / Acre	Area	Width x Depth				Acronym	Name		
AG	Agricultural		60,000 sf	200 x 300	0.5	1,344 ac	Agricultural	na	na		0
SF-20	Single Family	2.0 du/ac	20,000 sf	100 x 200	1.75		Residential	RR	Rural Residential	1-2 du/ac	217 ac
SF 9.6		3.0 du/ac	9,600 sf	80 x 120	3.6			LD	Low Density Residential	3-5 du/ac	1,492 ac
SF 8.4		4.0 du/ac	8,400 sf	70 x 120	4.5						
SF 7.2		4.5 du/ac	7,200 sf	60 x 100	4.8						
SF 6.0 INACTIVE		5.0 du/ac	6,000 sf	60 x 100	5.8						
High Density Residential: not applicable											
2F	Two-family	8.6 du/ac	8,000 sf	80 x 100	8.8						
MF	Multifamily					51 ac					
MH	Manufactured Housing					34 ac					
Mixed Use: not applicable - does not currently exist in Crowley Zoning Ordinance; Option = Planned Development or Downtown Overlay District							Mixed Use	MU-DT	Mixed Use Downtown West	10-20 du/ac, where applicable	24 ac
									Mixed Use Downtown East		36 ac
								MU-S	Mixed Use Suburban		154 ac
RC, Restricted	Restricted Commercial		7,200 sf	70 x 80		165 ac	Commercial	CC	Crowley Crossroads (Traditional Suburban commercial)		223 ac
GC, General	General Commercial		6,000 sf	60 x 80							
I	Industrial		6,000 sf	60 x 80		165 ac	Industrial	I	Industrial		127 ac
								LI	Light Industrial		18 ac
PD	Planned Development	Specific to Individual Developments as per approved zoning ordinance and plan					Planned Developments	na	Existing PDs to remain		--
DTO	Downtown Overlay			20 ft w min; 400 ft d max			Overlay Districts	Refer to MU-DT above	Included in LD-SF above		
IBO	Industrial Bypass Overlay							Refer to I above			
DRAFT – work in progress; intend to add existing acreage for each zoning category (Draft JER November 2020)											

* Density calculated using rule of thumb = 20% of acreage removed for streets, utilities, other required infrastructure and amenities; 80% of 43,560 sf/ac = 34,848 sf

- Notes:
- Check with City Atty regarding status of grandfathering of reqs for bldg materials if change DTO regs or boundary
 - Approximately 1,800+ acres of vacant land currently; however, most of NE and NW corners are in entitlement process (Karis, Mira Verde, Mira Verde South, Hunter’s Ridge, and new phases of Creekside).

Chapter 98, General Development

Commonly referred to as the “Subdivision Regulations”, Chapter 98, General Development codifies the creation of lots within the City of Crowley. Subdivision regulations are important tools that guide orderly development of land within the city. Often the first step involved in developing land, it typically includes splitting a piece of property into two or more properties for the purpose of selling and/or developing the site to include buildings, parking, landscaping, etc. Generally, the municipal role in the act of subdivision includes review and enforcement of:

- conformity with the municipal standards governing the lot and site development specifications, and
- confirmation of provision of adequate public infrastructure to serve the proposed lots.

As stated in Article I, Section 98-2,

The purpose of this chapter is to provide for the orderly, safe and healthful development within the city and to promote the health, safety and general welfare of the community.

Chapter 98, *General Development*, of the Crowley Municipal Code contains 6 Articles regulating the division of land, creation legal lots of record, and standards for public infrastructure.

- ☐ Article I, In General
- ☐ Article II, Plan Submittal and Approval Procedures
- ☐ Article III, Development Procedures
- ☐ Article IV, Public Improvements
- ☐ Article V, Appendices
- ☐ Article VI, Completeness Determination

Chapter 98 works in tandem with Chapter 106, Zoning. As stated in Section 98-6 (b) Every structure hereafter erected or altered shall be located on a lot of record as identified on a final plat for the property. Once a plat is officially recorded, the site may be developed in accordance with the regulations stated within Chapter 106, Zoning.

Most of Chapter 98 was adopted and in use since 1996 with few amendments and updates to specific paragraphs and sections to address new state laws and/or to clarify the development process. For example, Article VI is an addition included in response to the previous changes to state legislation regarding plat review process. Therefore, the update to the regulations will largely involve reformatting of the existing regulations in

order to make the codes easier to understand and administer and is discussed in further detail in Section 6 of this report. This section focuses on analysis and reporting of the current regulations and development process.

Chapter 98, General Development

Article I, In General

- Establishes the municipal authority, granted by the State, to adopt subdivision regulations within city limits and its extraterritorial jurisdiction (ETJ).
- Includes a typical list of subdivision terms and applicable definitions.
- Addresses relief measures (variances).
- Generally identifies when and where a plat is required prior to further development activities.

Article II, Plan Submittal and Approval Procedures

- Provides an overview of the typical process to subdivide vacant land and to replat existing additions.
- Identifies items required for plat application and submittal.
- Specifies the procedure and criteria for parkland dedication associated with residential development.
- Acknowledges phased development and build permits.

Article III, Development Procedures

- Addresses public infrastructure required for the development.
- Includes procedure for amending plats.
- Specifies requirements for the agreement provided by the developer to install public infrastructure.

Article IV, Public Improvements

- Provides an overview of construction plans, standards and procedure.
- Itemizes minimum standards for specific infrastructure and subdivision layout.
- Includes requirement for maintenance warranty.
- Regulates rough proportionality conditions and procedure.
- Addresses responsibilities of Homeowners' Associations.

Article V, Appendices

- Includes required informational elements of required on plats.
- Includes required signature blocks and certifications on face of plat.

Article VI, Completeness Determination

- Added in 2018.
- Regulates plat application submittal and approval process.

The Street Design Criteria table (Table 7 from Article IV, Section 98-5) (below) needs to be updated to match Master Thoroughfare Plan and proposed cross-sections. Update should include how to address existing thoroughfares that may have wide right-of-way.

Street Design Criteria Table					
	Street Classification				
	Residential	Collector (undivided)		Principal Arterial (undivided)	
Number of lanes	2	2	4	4	6
Width of pavement	31 feet (Back to Back [B-B])	37 feet (B-B)	49 feet (B-B)	25 feet (B-B) each direction	37 feet (B-B) each direction
Right-of-way width	50 feet	60 feet	80 feet	100 feet	120 feet
Design speed (mph)	25	30	40	50	50
Maximum degree of curvature/or minimum radius for design (centerline): (normal crown)	19 degrees/ 300 feet ⁽¹⁾	13 degrees/ 428 feet ⁽¹⁾	7 degrees/ 821 feet	4 degrees/ 1,389 feet	4 degrees/ 1,389 feet
Median Width				25 feet	23 feet
Parkway width	9.5 feet	11.5 feet	15.5 feet	12.5 feet	11.5 feet
Median opening spacing				400-600 feet	400-600 feet
Street intersection radius (curb)	25 feet	25 feet	30 feet	35 feet	35 feet
Corner clip right-of-way dedication	7.5 feet by 7.5 feet	7.5 feet by 7.5 feet	9.5 feet by 9.5 feet	10.5 feet by 10.5 feet	10.5 feet by 10.5 feet

CHAPTER 98, GENERAL DEVELOPMENT

(aka Subdivision Regulations)

Table 4 -OVERVIEW of EXISTING PROCESS

Pre-Submittal Conference 98-39 (a)	Informal process; typically held same day as DRC; also referred to as Pre-application meeting; Submit request on form available from Community Development webpage ; Developers and/or residents call staff directly; schedule 5-40 days before application deadline; Plat application
Development Review Committee 98-39 (b)	More formal review Every Tuesday
Application 98-39 (c)	Application form, fee and associated documents required; Applicant will be notified within 10 business days if application complete Expires after 45 days of no response by applicant
Review 98-39 (b)	Distributed/reviewed for conformity to adopted local, state, federal regulations; Comment letter itemizes plat/plan deficiencies, including citations to applicable regulations
Complete Application 98-140 and 141	Plat application and plat must be considered complete in order to be placed on a meeting agenda Plans should be considered correct conforming to all applicable regulations in order to be placed on public meeting/hearing agenda; Scheduled agenda will be within 30 days of completeness determination
Notice	In accordance with State Law varies by type of plat/plan
Public Hearing or Public Meeting	See chart below by plat or plan; 10 copies of complete plat required to be submitted 7 days prior to PZ Commission meeting to be included in agenda packet (on application form)
Construction Plans	Submit application, fee, all engineered construction documents and studies Approved construction plans required prior to application for Final Plat
Development Agreement 98-91	Requires approval of the City Council at a public meeting; Includes pro-rata arrangement
Surety 98-105	Financial guarantee that the public improvements will be constructed and maintained, as approved
Construction or Building Permit	Pre-construction meeting required (98-91 (e)) for projects which include installation of public infrastructure
Certification of Approval	Generally, plats will be certified by the Chair of the Planning and Zoning Commission and the City Mayor; Plans will be certified by the appropriate Administrative Official
Filing of Approved Plan/Plat	Varies by type of plat/plans: <ul style="list-style-type: none"> Plats filed with the Tarrant County Clerk Plans filed with appropriate city department as noted in chart on next page
Expiration 98-39 (d)	Approved plat/plans expires 2 years from the date of approval if no “progress has been made towards completion of the project” refer to LGC Ch 245

DRC = Development Review Committee

PZ = Planning and Zoning Commission CC = City Council ZBA = Zoning Board of Adjustment

CHAPTER 98, GENERAL DEVELOPMENT

DEVELOPMENT REVIEW PROCESS ON COMMUNITY DEVELOPMENT WEBPAGE

Table 5 - PROCESS by TYPE of PLAN and OTHER PLANS/AGREEMENTS

Type of Plan / Document	Development Plan	Engineering Site Plan 98-42	Parkland Dedication 98-41	Construction Plans 98-63 (d)	Development Agreement 98-67
Review Process:	CC Refer also to 106-828	CC Refer also to 106-828	Administrative – Community Development and Public Works	Administrative – Community Development and Public Works	City Mgr; CC if waiver, city \$, or credits
Certification 98-133 /Appendix	Face of plan	Face of plan	NA	City Engineer Public Works	City Mgr
Attest	NA	NA	NA	NA	City Secretary
Tax Certificate 98-8	NA	NA	NA	NA	NA
Public Meeting or Public Hearing	NA	NA	NA Reviewed with plat /plan Park Board approval prior to P&Z for land dedication	Public Meeting with plat	Public Meeting
Record or Filing	City Secretary Community Dev	City Secretary Community Dev	NA	Public Works (as-built plans)	City Secretary County Clerk
Expiration	2 years	2 years	NA	Expires with plat/plan	--
Notes	Typically: Concept at pre-application meeting Or Part of PD zoning request (Planned Development; refer to 106-727)	<ul style="list-style-type: none"> • 30 percent increase in floor area • Additional parking and/or fire protection to the site • Change in grading and/or drainage • New water or sanitary sewer 		Approval required prior to submittal of final plat application or receive letter from Director of Public Works	Applies to development which includes public infrastructure

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CHAPTER 98, GENERAL DEVELOPMENT

DEVELOPMENT REVIEW PROCESS ON COMMUNITY DEVELOPMENT WEBPAGE

Table 6 - PROCESS by TYPE of PLAT and VARIANCE

Type of Plat/ Document	Minor 98-962	Preliminary 98-63 (b)	Final 98-63 (c)	Amending 98-65	Replat 98-9	Variance(s) 98-10	Vacatin g LGC 212.013
Review Process:	Admin; Director of Comm Dev discretion	PZ CC	PZ; PZ/CC if waiver	Admin; Director of Comm Dev discretion	Admin or PZ/CC	CC – Engineering Site Plan; PZ/CC – Preliminary/ Final Plat	--
Certification 98-133 /Appendix	City Secretary	PZ Chair Mayor	PZ Chair Mayor	City Secretary	PZ Chair Mayor	Chair of PZ and Mayor	--
Attest	City Secretary					NA	--
Tax Certificate 98-8	Yes	NA	Yes	Yes	Yes	NA	--
Public Meeting or Public Hearing	If PZ, then Public Meeting	Public Meeting	If PZ/CC, then Public Meeting	If PZ, then Public Meeting	Public Hearing, as applicable	Public Meeting with plat	--
Record or Filing	County Clerk	City Secretary Comm Dev	County Clerk	County Clerk	County Clerk	City Secretary	--
Expiration 98-39 (d)	2 years	2 years	2 years	--		Expires with plat/plan	--
Notes	Title block 98-133	Title block 98-133	Title block 98-133	Title block 98-133	Title block 98-133	--	--

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3. ISSUES

Chapter 106, Zoning

Overarching Issues:

- Correct typos.
- Residential zoning districts are very similar with regards to density and predominance of single-family housing.
- Multi-family zoning only geared to deal with large developments.
- Two Family, 2F Zoning District permits large scale multifamily development and does not accommodate missing middle and smaller scale residential developments that allow for a range of housing between single-family and large multi-family developments.
- Attached residential dwelling units are not addressed in the current zoning regulations.
- Accessory Dwelling Units (ADUs) are currently prohibited. In addition, clarification between accessory buildings and accessory dwelling units will be necessary as part of the update.
- Sign regulations are addressed in a different Chapter of the Municipal Code with the exception of signage in the Downtown Overlay District (DTO). City Council has requested that the DTO sign regulations be amended to allow flexibility and reduce the requests for variances.
- Landscape regulations are located within Articles III and IV and include some vague language regarding “interior landscaping”.
- No regulations for mixed-use zoning districts as identified in *Crowley 2045* plan. New regulations will need to address context areas, such as suburban or downtown locations.
- Current Planned Development regulations do not promote site design and layout other than suburban style development, with large setbacks from the street and large surface parking lots.

Chapter 98, General Development

Overarching Issues:

- Consistent terminology with clear definitions.
- Terminology and definition synced with zoning regulations
- Reformat, as applicable, for clarity and ease of administration
- More illustrative graphics in coordination with zoning regulations.
- Update final plat requirements.
- Current street design requirements do not match vision of Master Thoroughfare Plan. The current regulations also do not layout a path to amend existing streets into form that includes active transportation (pedestrians, bicycles and/or trails).

4. GUIDING PRINCIPLES

As the city embarks on this zoning update process to implement the community's Comprehensive Plan vision, it will be important to use the following guiding principles (adapted from Don Elliott's book *A Better Way to Zone*):

1. **More flexible uses:** Reorganize the list of permitted uses with more generalized groupings of uses under broad categories. The uses should be mainly differentiated based on scale, impact on adjoining properties/transitions with adjoining properties, and whether they are auto-oriented or pedestrian-oriented. This should be applied especially in retail, service, and industrial uses. However, hot button uses (such as check cashing, plasma centers, massage parlors, pawn shops, bars, uses with drive-thrus, adult businesses, etc.) should be pulled out of these broader categories to ensure that they are regulated based on the specific impact these uses have on property values and adjoining uses.
2. **Streamline the Number of Zoning Districts:** This zoning update needs to streamline some of the zoning districts to the optimal number of categories needed to ensure that meaningful differences in development patterns are captured in order to implement the Future Land Use Plan categories. This should be based on minimizing the non-conformities created due to rezoning to any new streamlined districts. This may include recommendations for city-initiated rezoning of specific areas or neighborhoods to implement this streamlined zoning framework.
3. **Special Zoning District Standards:** The Comprehensive Plan identified mixed use areas and downtown with unique goals that need to be treated differently, and for which new zoning districts may be needed to address these contexts. In addition to the typical zoning district regulations, building and urban design standards that implement the vision for the character of these districts will be critical.
4. **Missing-Middle Housing:** Ensuring the availability of a range of affordable housing options for both renters and buyers is one of the critical goals of Crowley's Comprehensive Plan. To this end, the zoning ordinance standards should be evaluated based on eliminating any barriers to attainable housing and meeting the housing needs of different household types. This includes allowing for a range of "missing-middle" housing options that have to be calibrated to the context of the existing and adjoining neighborhoods. For example, within established single-family neighborhoods, this may be in the form of allowance of garage apartments or granny flats. Along neighborhood edges or minor corridors, it could be in the form of allowing townhomes, duplexes, and small apartment buildings. Within older shopping and commercial areas, it could be in the form of allowing small to medium sized apartments with appropriate amenities and pedestrian connections to commercial uses. In addition, standards such as

minimum home sizes, minimum lot and yard sizes and standards for manufactured housing neighborhoods and subdivision improvements will all have to be evaluated to ensure that they are not barriers to providing for a range of affordable housing options for current and future citizens of Crowley.

5. **Mature Area Standards and Non-Conformities:** Most zoning district and development standards (site design, parking, landscaping, screening and fencing, etc.) are created with new development in mind although they typically apply equally to existing and new development. Typically, non-conformities arise from zoning standards being amended over time without consideration on their impact on existing development. All existing development is typically “grandfathered”, i.e., allowed to remain as is without any significant modifications. Significant modifications (generally more than 50% increase in building area or value of improvement) typically have to meet the current zoning standards. Since a lot of the existing development in established neighborhoods, Downtown and surrounding areas, and older corridors pre-dates many of these development standards, they will never be able to comply with them. In addition, such standards create an added disincentive for reinvestment and redevelopment within these areas. The new zoning standards should acknowledge that the one-size-fits-all approach to development standards and standards applicable to non-conformities is not appropriate in Crowley’s context and tailored standards that implement the vision for these areas as identified in the Comprehensive Plan should be adopted. We recommend a strategy that not only tailors the standards for existing mature neighborhoods and corridors, but also establishing realistic nonconforming standards that allow people to reinvest in nonconforming structures and sites with the goal of getting closer to the established standard rather than having to meet all its specific standards. Such tailored standards could include off-street parking, lot sizes, density, transitions, setbacks, building types, mix of uses, street design, etc.
6. **Dynamic Development Standards:** Most often, zoning standards and regulations are static and require the recommending and legislative bodies to formally approve amendments to the standards to make any changes whatsoever. One emerging idea in zoning practice is the creation of some dynamic development standards based on the specific neighborhood context and evolving market conditions. Crowley should consider such standards in the following contexts:
 - Setbacks within downtown and mixed-use districts to allow for buildings to be incrementally brought closer to the street.
 - Allowing some missing middle housing types within established neighborhoods under certain conditions and criteria (for example: allowing accessory units if lot sizes, setbacks, and compatible design standards are established).

- Incremental height standard within Downtown and other mixed-use districts that allows building height to increase by one floor over the tallest building in that district. So as redevelopment moves the local real estate market, more density can be added, but in a way that is incremental over time.
 - Parking within Downtown and Mixed Use Districts needs to evolve over time based on densities, mix of uses, and operational improvements. In addition, the rise of ride-share services is changing the landscape of parking needs in communities all over the world. Identifying a way to embed such an evolving parking standard into the zoning ordinance rewrite will be critical to address an ever-changing parking environment.
 - Embedding densities and entitlement to be automatically scaled up to planned capital improvements will address typical NIMBY arguments such as traffic and parking capacity, drainage improvements, school capacity, etc., against infill development.
7. **Negotiated Large Developments:** Even with streamlined and more flexible zoning districts under the new Zoning Ordinance for Crowley, there is still going to be the need for allowing larger, master planned development under the Planned Unit Development framework the city currently uses. The goal with such a strategy is to ensure that developers clearly understand the benefits and requirements to go through a PUD approval process versus a straight zoning district. In addition, it will be important to not have the PUD process become a de-facto tool to circumvent or get around a few standards that one developer finds pesky. The PUD tool should clarify the outcomes desired and locations where such PUDs would be considered appropriate. Such outcomes should relate the goals in the Comprehensive Plan to provide more housing options, create new traditional neighborhoods, protect natural resources, encourage a diverse economic base, etc. The PUD tool should be tailored to different development type, scale, and design outcomes while providing flexibility to both the city and the developer.
8. **Administrative Approvals:** The new Zoning Ordinance should continue to keep the current process for final approvals through administrative approvals, especially for site plans. This will be especially critical in order to implement the vision for Downtown and the Mixed Use districts. The recently adopted Comprehensive Plan had included, and this process of creating the standards through the Zoning Ordinance update will include, significant public notice and input to ensure that citizens, property owners, elected officials, and staff clearly understand the development outcomes within a certain range of options. In other words, the goal of the zoning standards (especially for Downtown and the Mixed Use Districts) is to ensure that development within these areas is predictable for both developers, property owners, and adjoining neighborhoods. This is critical to ensure that the Zoning Ordinance update promotes good governance that is efficient, effective, and fair to everyone involved.

9. **Scheduled maintenance:** Finally, it is important not to just create and adopt this Zoning Update as a static document. As comprehensive as this ordinance update is, there will be areas that are overlooked or minor mistakes, or practical application lessons learned. It is important to keep a running list of these items and within six months to a year of the adoption, a thorough review should be undertaken in order to address any outstanding, missing, or confusing standards. Even so, there are going to be on-going issues that will require more amendments as time goes. It will be important to ensure that such amendments are made with the impact of the amendment on the overall Zoning Update. As such, zoning is a set of interrelated and cross-referenced set of regulations and often times changing one section may have an impact on another section. Periodic review of the ordinance should be undertaken every year or two years based on the urgency to ensure that the overall Zoning Ordinance still reads as a mostly seamless document as it was originally intended.

5. KEY IMPLEMENTATION ELEMENTS OF THE COMPREHENSIVE PLAN

State enabling legislation provides the City with the authority to establish development and land use regulations. Local Government Code Sec. 213.002.

Comprehensive Plan states:

- (a) *The **governing body** of a municipality may adopt a comprehensive plan for the long-range development of the municipality. A municipality may define the content and design of a comprehensive plan.*
- (b) *A comprehensive plan may:*
 - (1) *include but is not limited to provisions on **land use, transportation, and public facilities**;*
 - (2) *consist of a **single plan or a coordinated set of plans** organized by subject and geographic area; and*
 - (3) *be used to coordinate and guide the establishment of **development** regulations.*

Emphasis added in the blue font above directly correlates to the municipal authority granted to the city:

- The City Council is the governing body of the City of Crowley.
- Land use is regulated through Chapter 106, Zoning.
- The creation of lots and physical site development is regulated through Chapter 98, General Development.
- Transportation (streets) and public facilities (water and sewer) are both primarily regulated via the construction standards in Article VI of Chapter 98.
- Combined, both Chapters 98 and 106, organize development through the plat, district regulations, and construction document process.

Adopted in June 2020, the *Crowley 2045* comprehensive plan identifies 3 priorities for future development within the city.



IMPLEMENT FISCALLY SUSTAINABLE BUSINESS MODEL - Align city revenues with the current and future development patterns based on anticipated infrastructure and civic services and a funding structure and capital improvement program that residents support.



RESERVE, ENHANCE, AND DIVERSIFY NEIGHBORHOODS - Maintain and enhance existing neighborhoods, and build new development that expands housing types and price points, thereby, providing more housing options for existing and future residents

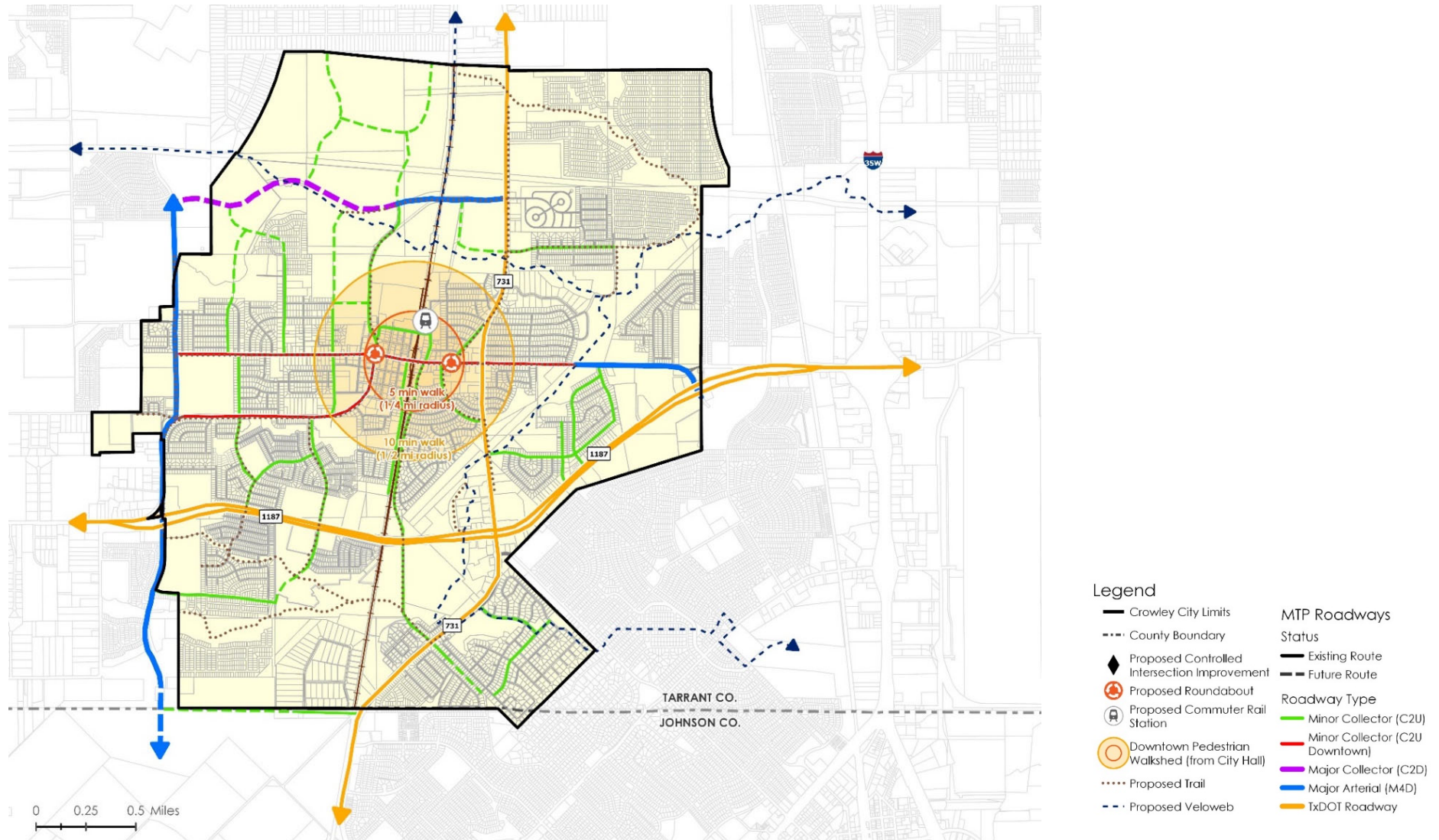


CULTIVATE A SELF-SUSTAINING LOCAL ECONOMY AND WORKFORCE - Identify, connect, develop, and support a network and environment focused on growing local businesses and jobs

Chapter 4, Implementation, of the *Crowley 2045* plan lists actions which will assist the city in creating the vision stated in the plan. Several tasks specifically relate to the update and revisions of the codes which regulate development. When complete, this project will accomplish the first action listed in the chart below. The following chart is taken from the comprehensive plan and is modified to include the actions which may be addressed by the code update. Items 2-9 may be addressed during the update of Chapters 98 and 106.

	<i>ACTION</i>	<i>CONTEXT AREA</i>	<i>CATEGORY</i>	<i>CHAMPION DEPARTMENT</i>
1	Review and update zoning and subdivision regulations to align with city vision	City	Regulatory	Planning
2	Adopt incentives which promote a variety of residential products - size and price point	City	Regulatory	Planning
3	Evaluate and revise parking requirements to align with land use, context, and updated development regulations	City	Regulatory	Planning
4	Perform land use/fiscal analysis of new and redeveloped properties	City	Policy	City Mgmt
5	Adopt iSWM regulations	City	Regulatory	Public Works
6	Revise Downtown Overlay District boundaries and regulations to include form-based codes for commercial development at different scales along West and East Main Street	Downtown	Regulatory	Planning
7	Codify and emphasize traditional neighborhood development	Downtown	Regulatory	Planning
8	Establish development guidelines for new large-scale commercial development	Crossroads	Regulatory	Planning
9	Update regulations regarding dumpster standards on multifamily property	Neighborhoods	Regulatory	Planning

Chapter 3.2 Master Thoroughfare Plan



Crowley 2045

Major Collector 2-lane Divided (C2D) Cross-Section

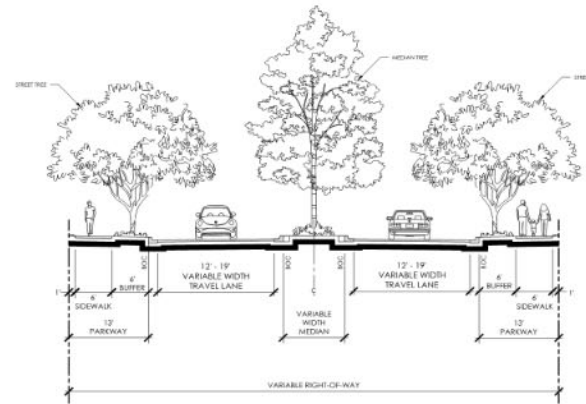
Location:

- Future Karis Blvd

Typical Facility Standards:

- Variable width right-of-way to accommodate unique layout of Karis development
- Maximum 80-foot right-of-way
- Roadway options include:
 - 12-18-foot travel lanes minimum
 - Variable width landscape median
- Parkway options include:
 - 6-foot sidewalk
 - Landscapes buffer area
 - 10-foot multi-purpose path (pedestrian and cyclist)

C2D

C2D - MAJOR COLLECTOR 2 LANE DIVIDED
NOT TO SCALE**Major Collector 2-lane Undivided (C2U) Cross-Section**

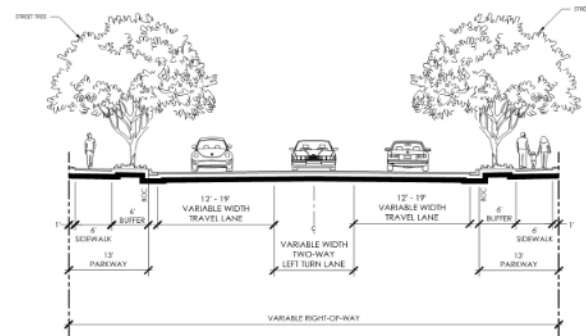
Location:

- Future Karis Blvd

Typical Facility Standards:

- Variable width right-of-way to accommodate unique layout of Karis development
- Maximum 80-foot right-of-way
- Roadway options include:
 - 12-18-foot travel lanes minimum
 - Variable width center travel
- Parkway options include:
 - 6-foot sidewalk
 - Landscapes buffer area
 - 10-foot multi-purpose path (pedestrian and cyclist)

C2U

C2U - MAJOR COLLECTOR 2 LANE UNDIVIDED
NOT TO SCALE

Crowley 2045

Typical Cross-Sections

**Major Arterial 4-lane Divided (M4D)
Cross-Sections**

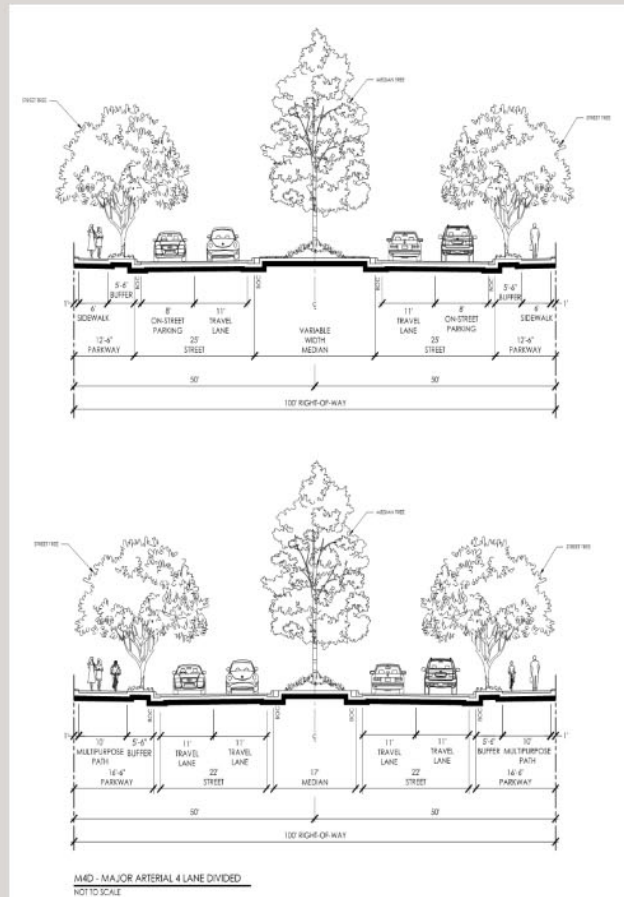
Location:

- McCart / Eagle Blvd
- East Main Street (between bridge at Centennial Park to SH 1187)
- Industrial Blvd (between N. Beverly to FM 731)

Typical Facility Standards:

- 100-foot right-of-way
- Roadway options include:
 - 8-foot on-street parking
 - 11-foot travel lanes minimum
 - Variable width landscape median
- Parkway options include:
 - 6-foot sidewalk
 - Landscapes buffer area
 - 10-foot multi-purpose path (pedestrian and cyclist)

M4D



Crowley 2045

**Minor Collector 2-lane Undivided:
Typical C2U Cross-Section**

Location:

- Throughout City (Refer to MTP)

Typical Facility Standards:

- 60-foot right-of-way
- Roadway options include:
 - 11-foot travel lanes minimum
 - Variable width landscape median
- Parkway options include:
 - 6-foot sidewalk
 - Landscapes buffer area
 - 10-foot multi-purpose path (pedestrian and cyclist)

C2U

**Minor Collector 2-lane Undivided:
C2U Downtown Cross-Section**

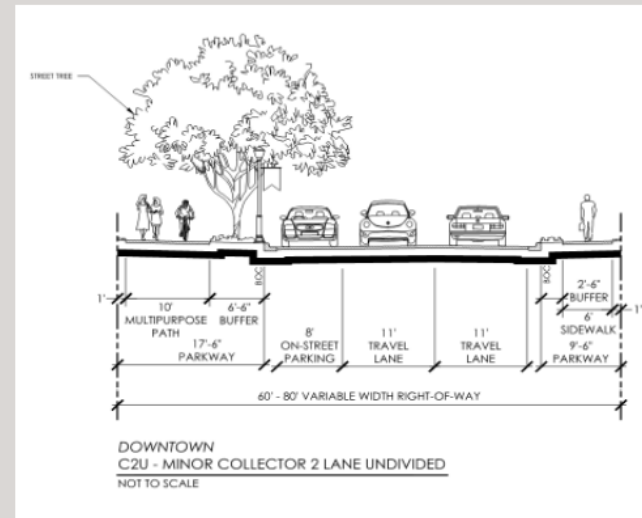
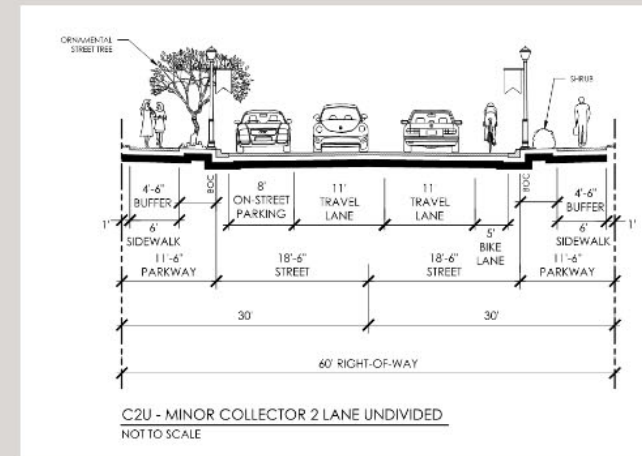
Location:

- Main Street
(west of Beverly Street)
- Main Street (east of FM 731 to bridge)
- S. Beverly
(from Main Street to Longhorn Trail)

Note: Main Street between Beverly Street and FM 731 improvements approved by City and TXDOT and under construction at adoption of this plan

Typical Facility Standards:

- Variable width right-of-way
- Roadway consists of:
 - 11-foot travel lanes
 - On-street parking (varies by location and segment)
- Parkway options include:
 - 6-8-foot sidewalk
 - Landscaped buffer area
 - 10-foot multi-purpose path (pedestrian and cyclist)

C2U
DT

6. UPDATE RECOMMENDATIONS

A. OVERVIEW: The recommendations pertaining to Zoning Ordinance update can be categorized into these major areas:

1. Organization and Readability: One of the current trends in zoning ordinance updates is to improve the readability and ease of usage of the document by adding illustrations and simplifying the language of the ordinance. In addition, consolidating standards for landscaping, parking, or design that apply across the board to all like zoning districts under individual sections with appropriate cross-references is recommended. For example, instead of the landscape standards duplicated under each zoning district requirements, landscape standards for all zoning districts should be consolidated into one section for easy reference and application. If there are substantive differences between landscape standards in different districts, those should be clearly laid out in the Landscape Standards section.
2. Streamline Process and Administration: Current Article II establishes the standards for Administration of the zoning ordinance which is fairly streamlined and consistent with best practices. The goal is to maintain most of the current administrative and review processes and update them to fit the new zoning ordinance language. More specifically:
 - The process and schedule for zoning changes and site plans could be more clearly defined. This does not need to occur entirely within the ordinance, much of it could be achieved on the website, but a table of the different processes and how each is processed would be helpful.
 - Review by the development review committee should be a required step in any application process which the zoning ordinance regulates.
3. Substantive Elements: There are two main areas of substantive requirements that the zoning ordinance update will focus on – the first area is the standards for the different zoning districts themselves such as density, lot size, height, uses, and setbacks; and the second is the standards that relate to site development such as landscaping, parking, building design, etc., that apply across the board to all zoning districts based on category (all commercial or all residential zoning districts or all mixed use districts). The goal with this update is to identify these major substantive elements and establish the framework for what, if any, the differences need to be in the approach to each of these elements based on the context of the zoning district. For example, do the parking standards need to be established based on the specific use on the lot or the context of the zoning district (single-use zoning district or mixed-use zoning district). The following sections explore specific recommendations for zoning within the context of implementing the following major goals of the Comprehensive Plan:
 - Alignment of zoning districts with the comprehensive plan categories
 - Downtown Redevelopment

- Encouraging new development and redevelopment that balances fiscal sustainability in the context of city's cost burdens.
- Ensure that some of the key development standards are based on context of the zoning district (single-use/suburban, downtown, or mixed use)

B. Alignment of Zoning with Comprehensive Plan

To align zoning districts with the vision established in the *Crowley 2045* plan, consider assigning new district names and rezoning certain properties within the City. If rezoning is not an activity considered by Council at this time, craft zoning district standards for new districts that incorporate existing standards to avoid excessive grandfathering of properties. For example, Low-Density Single-Family District could include a range of lot standards and setbacks that would incorporate standards for the three SF zoning categories.

<i>Current Zoning District</i>	<i>Future Land Use Category</i>	<i>New Zoning (PRELIMINARY RECOMMENDATIONS ONLY)</i>
<i>Agriculture (AG)</i>	Rural Single Family	Agricultural
<i>Single Family 20 (SF-20)</i>	Rural Single Family	Res. Single-Family 20 (min. 20,000 sq.ft. lot size)
<i>Single Family 9.6 (SF-9.6)</i>	Low Density Single Family	Combine into Res. Single-Family (min. 10,000 sq.ft. lot size)
<i>Single Family 8.4 (SF-8.4)</i>	Low Density Single Family	
<i>Single Family 7.2 (SF-7.2)</i>	Medium Density Single Family	Combine into Res. Single-Family (min. 5,000 sq.ft. lot size)
<i>Single Family 6.0 (SF-6.0)</i>	N/A	
<i>Two Family (2F)</i>	High Density Single Family	Mixed Residential (allows for 1 – 4 units)
<i>Multi Family (MF)</i>	Multi-Family	Multi-Family (more than 4 units per lot)
<i>Manufactured Homes (MH)</i>	Specific Use Permit	Manufactured Homes (MH)
<i>Restricted Commercial (RC)</i>	Mixed Use	Mixed Use District or PD
<i>General Commercial (GC)</i>	Trad. Suburban Commercial	General Commercial
<i>Industrial (I)</i>	Industrial	Industrial
<i>Planned Development</i>	N/A	PD
<i>Downtown Overlay District</i>	W Main & E Main Commercial	Downtown District
<i>Industrial Bypass District</i>	Light Industrial	Employment District

C. Downtown Redevelopment

Current Standards: Current zoning in Downtown is in the form of a Zoning Overlay. The Downtown Overlay has the following base zoning districts:

- GC – General Commercial (largest zoning area)
- RC – Restricted Commercial
- MF – Multi-family residential
- 2F - Two family residential
- I – Industrial
- SF-7.2 – Single Family Residential



The overlay boundary incorporates mostly commercial areas with some areas of residential. The comprehensive plan proposed expanding the boundary to include more adjacent residential areas.

As part of the rezoning effort, the zones should be consolidated into fewer zones that are based more on scale and form than on use. In general, the permitted uses should be more flexible and allow for horizontal and vertical mixed use. The following is a discussion of the specific recommendations based on the current standards in the Downtown Overlay District.

Division 22 – City of Crowley Downtown Overlay District

The Applicability and Intent and Purpose sections are well defined and appropriate for the district.

Sec.106-768 - Permitted Uses

Table 1 – Schedule of Uses revises the uses that are permitted by the base zoning. The table groups base zoning into General Commercial Areas and Residential

Zoned Areas. The table allows more non-residential uses in the residential zones and clarifies where residential uses are permitted in the commercial zones. In general, the revisions are positive and compatible with creating a vibrant, mixed-use environment.

- The use table essentially consolidates multiple zones into two new zones – General Commercial and Residential – but both allow a mixture of uses to some degree. The new zoning code should recognize these areas as distinct mixed-use zones that have their own site development and design standards.

Sec. 106-769 - Development Standards

Table: Site Orientation and Layout. The table modifies setbacks and building orientation and are generally compatible with good urban form. Some areas to consider for revision:

- Allow more flexibility on front setback (currently requires a build-to line at the ROW in commercial areas). Consider a 0-5ft setback to allow for expanded use of sidewalks.
- Possibly reduce the minimum setback in the residential area to 6-10ft.
- Minimum sidewalk width should be increased from 6ft to 8-10ft along Main St.

Sec 106-770 – Parking

Parking is required at a reduced ratio and is designated to occur on the side and rear of the properties. Street parking may be applied to required parking at a ratio of 1:2.

- Consider omitting parking requirements for downtown core, or at least for properties along Main Street. Shared parking should be the goal.
- In concurrence with eliminating parking requirements, consider allowing surface parking as a permitted use for properties not fronting on Main Street and with appropriate street screening. This will allow the private sector to fill the gap in parking demand.

Sec. 106-771 Design Standards

(a) Architectural Requirements

General comments: Overall, the design standards establish a good baseline design quality that supports the urban design vision of a mixed-use vibrant downtown district. There are some additional requirements that may be warranted as follows:

- Consider standards for roof forms that are compatible with the Main Street vision.
- Consider standards for multi-family buildings and how they interact with the street/sidewalk.

Materials: exterior materials are well-delineated and compatible with good urban character.

Façade Composition: minimum glazing standards are required for facades that face streets. The standards are compatible with good urban design.

Location on the Street: requires entrances to be properly oriented toward the street/sidewalk. Corner buildings may have chamfered entries on the building corner.

Pedestrian friendly building massing and scale: The intent to emulate incremental development is good.

- Review standards regarding the breaking up of the façade to avoid creating overly busy facades. Some re-calibration of the standards may be warranted.

Design of parking structures: In general, the standards are compatible with good urban design.

(b) Landscape, lighting, street furniture, and sidewalk requirements:

The standards focus on the type and quality of landscape materials.

- Review streetscape landscaping requirements. Some clarification needed to address the space between the sidewalk and building.

(c) Signage requirements: Standards for *attached* signage are compatible with creating a vibrant “Main Street” environment. Detached signage is generally not compatible with good urban character.

- Review standards for detached signage which is generally not compatible with urban character.

(d) Outside storage and outside display: In general, standards are compatible with good urban design.

(e) Mobile Food Vendors: In general, requirements are compatible with urban character.

(f) Minor Modifications: This section allows the Administrator some flexibility in the interpretation of the standards.

The current standards cover most of the basic components of good urban design and urban architecture. In general, they are clear and concise. Many elements of the current standards may be incorporated into the revised code. It is anticipated that there will be new zoning categories that formalize the current approach that establishes two primary overlay zones (General Commercial and Residential) but these will more clearly emphasize their mixed-use nature. In addition, other zones may be created to address areas that fall within the expanded downtown boundary.

D. Encouraging Development with a Focus on Fiscal Balance

Development patterns significantly impact a city's budget. The City of Crowley's comprehensive plan recognizes this impact and offers some policy guidance that the city can incorporate into its zoning ordinance. Some of the recommendations regarding achieving better fiscal balance through land use and zoning regulations include:

- Allowing and incentivizing higher density, compact development through requirements for a range of lot sizes and housing types within new greenfield development such as PUDs and Mixed-Use districts.
- Encourage infill and additional density along Main Street and the adjacent neighborhoods (i.e., Crowley's Downtown District).
- Allow the addition of Accessory Dwelling Units (ADUs) and modified street design standards to reduce pavement width and increase pedestrian safety and walkability within new neighborhoods.
- Building footprint: Many cities require a maximum building footprint or lot coverage, but Crowley should also consider incentives for higher building footprint in Downtown and mixed use areas.
- Parking: Consider a market-based approach with greater flexibility to transition surface parking lots into building sites as land values and rents increase.
- Building Height: Providing density and development incentives for a range of building types including multi-story structures but still based on market realities and transitions to adjoining neighborhoods should be considered.
- Lot shape and Size: New developments should provide for a range of housing and lot types (from multi-family to missing middle to single-family) to promote more efficient use of land while addressing the needs of a diverse market.

Altogether, these recommendations give clear guidance for updating the zoning ordinance. The updated ordinance needs to incorporate a form-based code to coordinate development within main street east, main street west, and central Crowley neighborhood areas described in the comprehensive plan as the

Downtown District, which is discussed later. The remaining districts should consider the following based on the comprehensive plan:

1. Allow for a range of lot width and sizes
2. Limit the use of cul-de-sacs to cases where grade and other physical barriers limit connectivity
3. Consider alternatives to the current use-based parking minimums
4. Allow accessory dwelling units
5. Where new parks and open spaces get developed the adjacent development should face onto the park or open space.

E. Framework for the recommended new Zoning Districts:

The tables in following pages lay out the general framework for the streamlined zoning districts with a focus on implementing the key recommendations in the Comprehensive Plan. There are two separate tables, one for the single-use, suburban zoning districts, and the other for the Downtown and Mixed Use zoning districts.

Recommended Zoning Framework – Single-Use/Suburban Zoning Districts			
New Zoning District Category → Development Standards	<i>Low Density Residential (SF-20) and Medium Density Residential (SF-10 and SF-5)</i>	<i>Mixed Residential & Multi-Family</i>	<i>Commercial</i>
Use Mix	<ul style="list-style-type: none"> Single-family detached residential Home occupations 	<ul style="list-style-type: none"> Single-family detached residential Single-family attached 1-4 DU/Lot (mixed residential) Multi-family (over 4 units/lot) (Multi-Family Zoning District only) Home occupations Small scale office and live-work uses Focus on housing/building types over density 	<ul style="list-style-type: none"> Mix of commercial uses with site specific standards for certain auto-related elements such as drive thrus, service bays, and gas station canopies Allow for multi-family and mixed residential uses in areas that are at mid-block locations or as transitions to existing residential neighborhoods (limit to no more than 30% of a site) Allow horizontal mixed use
<ul style="list-style-type: none"> Accessory Dwelling Units 	ADUs with specific criteria	ADUs permitted on single-family lots	ADUs permitted on single-family lots
Density/Lot Size	20,000 sq.ft. min. lot size (SF-20) 10,000 sq.ft. min lot size (SF-10) 5,000 sq.ft. min lot size (SF-5)	Density max. 20 DU/acre for Mixed Residential Density max, of 30 DU/acre for Multi-family Higher densities may be considered as part of a PUD	Density max. 20 DU/acre for Mixed Residential Density max, of 30 DU/acre for Multi-family Higher densities may be considered as part of a PUD or Mixed Use development
Height	Consistent with current standards	3 story max. for Mixed Residential 5 story max for Multi-family with 3 story transition to any adjoining existing single-family zoning districts	3 story max. for Mixed Residential 5 story max for Commercial and Multi-family with 3 story transition to any adjoining existing single-family zoning districts
Building Placement and Setbacks	Consistent with current standards (allow zero-lot line for SF-5)	10' – 20' min./max. setbacks Buildings placed close to the street (public or internal driveway)	Consistent with current standards along arterial roadways, but allow for shallower setbacks on internal streets or driveways when accommodating horizontal mixed use
Parking			
<ul style="list-style-type: none"> Number of off-street parking spaces 	Min. of 2 per unit; no additional parking req'd for ADU	Min. of 1.5 per unit which may be reduced to 1 per unit if on-street parking is accommodated/provided	<p>Collapse the use-based parking requirements to the following general categories:</p> <ul style="list-style-type: none"> Most retail and office uses Manufacturing and warehouse uses Lodging uses Hospital and nursing homes Congregate living facilities (like senior living) Assembly uses like churches and community centers. Multi-family residential uses Single-family residential uses.

Recommended Zoning Framework – Single-Use/Suburban Zoning Districts			
New Zoning District Category → Development Standards	<i>Low Density Residential (SF-20) and Medium Density Residential (SF-10 and SF-5)</i>	<i>Mixed Residential & Multi-Family</i>	<i>Commercial</i>
<ul style="list-style-type: none"> Location of parking 	For new development only: limit the front façade width dedicated to parking garage to no more than 50% and setback the garage from the front façade by 5' min.	For new development only: limit the front façade/lot width dedicated to parking garage or surface parking to no more than 40% and setback the parking from the front façade by 5' min.	Limit or disincentivize large surface parking lots Require more landscaping for parking lots that exceed the required parking by over 25%. Require a minimum percentage of surface parking to be permeable pavers or required the use of LID techniques.
Landscaping	For new development only: Canopy trees in the front yard or with the street scape as street trees (1 per 40' of linear width)	For new development only: Canopy trees in the front yard or with the street scape as street trees (1 per 40' of linear width)	Parking lot landscaping and landscaping/shade along the storefronts Higher landscaping requirements for exceeding the min. parking required by over 25%.
Building Design	For new development only: provide a palette of design elements to incorporate in the front façade (palette to include – porches, stoops, dormer, bay window, etc.)	For new development only: provide a palette of design elements to incorporate in the front façade (palette to include – prominent entrances, stoops, dormer, internal stair cases, façade rhythm, required min. fenestration, bay windows, etc.)	For new development only: provide a palette of design elements to incorporate for street facing façades (palette to include – prominent entrances, corner elements, façade articulation/rhythm, required min. fenestration, storefront design and shade required, etc.) Establish separate Industrial District design standards that are tailored to larger building footprints
Other	Park dedication or private open space requirement (10%) for new neighborhoods over a specific critical mass or size (10 Ac.). New neighborhoods with street stubs required to adjoining undeveloped property.	Private open space requirement and criteria for the design and frontage of the open space (limitation of credit for detention areas); Requirement for trails and connectivity per the city's trail plan.	Private open space requirement and criteria for the design and frontage of the open space (limitation of credit for detention areas); Requirement for trails and connectivity per the city's trail plan.

Recommended Zoning Framework – Downtown, Mixed Use, and Planned Development Zoning Districts						
New Zoning District Category →	<i>Downtown District</i>			<i>Mixed Use District</i>		<i>PD District</i>
Development Standards	<i>Core</i>	<i>Edge</i>	<i>Neighborhood</i>	<i>Core</i>	<i>Transition/ Neighborhood</i>	<i>Commercial, Residential, or Mixed Use</i>
Use Mix	Allow a range of retail sales, service, office, live-work, and urban living uses (multi-family) in the upper floors and along 'B' Streets	Allow a range of commercial (office, smaller retail, live-work), and a range of multi-family and missing-middle residential uses	Allow live-work, smaller professional office uses, and a range of missing middle and single-family detached uses Allow Accessory Dwelling Units by right	Applicant can propose a mix of retail sales, service, office, live-work, and urban living uses (multi-family) in the upper floors	Allow a range of commercial (office, smaller retail, live-work), and a range of multi-family, missing-middle, and single family residential uses	Applicant can propose a mix of retail sales, service, office, live-work, and urban living uses (multi-family) – horizontal mixed use or vertical mixed use
Density	No density min. or max. for residential uses	No density max. for residential uses; residential building types are regulated		No min. or max. for residential (but determined as part of the zoning application)	Range 24 – 30 DU/Ac	No min. or max. for residential (but determined as part of the zoning application)
Height	5 story max. (no min.)	3-story max.	3-story max.	5-story max. (taller buildings may be considered with additional public amenities)	3-story max. adjoining existing single-family neighborhoods	5-story max. (taller buildings may be considered with additional public amenities) 3-story max. adjoining existing single-family neighborhoods
Building Placement and Setbacks	<ul style="list-style-type: none"> Require new buildings or additions to existing buildings to be built at or close to a designated 'A' Street/Main Street to create a "street wall" definition and improve the pedestrian experience along the street. Limit the frontage of surface parking lots along an A Street. A "street wall" implies the creation of a "wall" with buildings placed immediately adjacent to the street/sidewalk. A street wall has a "void" if there is a surface parking lot adjacent to the sidewalk/street. Establish a "build-to line" or build-to zone" instead of a setback, especially along Main Street. A build-to line is the line at which the principal building's front and/or side façades are to be built. A build-to zone is the area within which the principal building's front and/or side façades are to be built. 			Applicant to provide based on a range and criteria specified in the Mixed Use district standards		Applicant to provide based on a range and criteria specified in the PD standards
Building Frontage	<ul style="list-style-type: none"> Require a minimum width of a block (more than 50%) along 'A' Streets to be occupied by a building, especially at street intersections. This then limits the frontage of surface parking along 'A' Streets, especially at street intersections. 			Applicant shall provide a standard per criteria established in the MU-D Standards		Applicant may provide a standard per criteria established in the PD Standards
Parking						

Recommended Zoning Framework – Downtown, Mixed Use, and Planned Development Zoning Districts						
New Zoning District Category →	Downtown District			Mixed Use District		PD District
Development Standards	Core	Edge	Neighborhood	Core	Transition/ Neighborhood	Commercial, Residential, or Mixed Use
<ul style="list-style-type: none">Number of off-street parking spaces	No min. or max. for all uses	All commercial uses: 1 space per 400 sq.ft. All residential uses: 0.5 space per unit	All commercial uses: 1 space per 300 sq.ft. All residential uses: 0.75 space per unit	Applicant may adopt the parking standards for commercial districts or propose alternative standards based on a parking study for the mix of uses proposed		Applicant may adopt the parking standards for commercial districts or propose alternative standards based on a parking study for the mix of uses proposed.
<ul style="list-style-type: none">Location of parking	Behind the principal structure on the lot	Behind or to the side of the principal structure on the lot		Behind the principal structure on the lot	Behind or to the side of the principal structure on the lot	Applicant shall specify standards with the PD application
Landscaping	<ul style="list-style-type: none">On-street and screening of surface parking and service functionsFocus on shade for pedestrian connections from parking to buildingClarify parking lot landscaping versus screening, versus streetscape landscaping.			Applicant can provide based on specific criteria for landscaping in the MU District Standards		Defaults to the city’s ordinance with modifications allowed based on the project context.
Building Design	<ul style="list-style-type: none">Establish building frontage requirements along designated Type A StreetsDoors and window requirements along street facing facadesStorefront design for retail buildingsFaçade articulation/rhythm requirementsBase, middle and topShade along sidewalk/building frontsStreet intersection/vista terminus/corner elementsOutdoor café and seating standardsSignage standards that prioritize pedestrian oriented signs			Applicant can provide based on specific criteria for building design in the MU District Standards		Defaults to the city’s ordinance with modifications allowed based on the project context.
Other	<ul style="list-style-type: none">Regulating plan – establishes the boundaries of the subdistricts (per the comprehensive plan) and the designation of the Type ‘A’ and ‘B’ Streets.			<ul style="list-style-type: none">Process- established a tiered planning and approval process with a framework plan required for a minimum acreage included in the MU category for the zoning change and subsequent approvals will require more detailed master plans and site plans in conjunction with platting.Establish criteria for delineation of the subdistricts such as the core and transitionEstablish design criteria for the street connectivity, block/lot, neighborhood layout, and integration of open space and trails.		<ul style="list-style-type: none">Process – will require a concept plan and development standards with zoning applicationConcept plan will show the specific areas for the different land uses, general location of buildings, parking, connectivity, etc.PD standards will include criteria for mix of uses, connectivity, open space, and parking.

F. Section Specific Recommendations:

Zoning Ordinance

Article I, In General

- Definitions will change with a more succinct use list. Defining each individual use becomes a headache for staff, can lead to confusion, and in the end isn't necessary. Create broad use districts, define them with examples, and then clarify in Sec 106-2 that the designated official can make the call on uses not specifically listed in the definitions. Appeals would go to ZBA.
- Uses might still be separated from the rest of the definitions
- Changes will address truck washes and provide clarity regarding different types of housing types such as SF detached and SF attached.

Article II, Administration

- Provide review criteria for City Council to consider zoning change applications based on comprehensive plan recommendations.

Article III, Districts and District Regulations

- Update use list to reflect a more succinct and more flexible use list.
- Simplify zoning districts and decrease overall number (see table in Section B for new recommended districts).
- Downtown Overlay – Update to a base zoning district (see recommendations in Section 6C of this report)
- Residential Districts – See framework table in Section 6E.

Article IV, Supplementary Regulations

- Update the use chart to reflect new use and district list
- Consider an administrative process with appeals to P&Z and Council for allowing new and unclassified uses within the land use table.

Article V, Off Street Parking and Loading Regulations

- Take a more flexible approach to parking required by creating a blended ratio for all commercial uses which will allow uses to transition over time as the market changes without having to add parking on a site. In Downtown and other Mixed Use areas, a different parking standard including no minimum requirement with standards for where parking is located on a lot or a different approach should be considered.

Article VI, Screening Devices and Fence Regulations

- Provide illustrations to clarify regulations

Article VII, Landscaping and Trees

- Create “required” and “prohibited” trees list.
- Vague criteria for tree preservation (add criteria).
 - Identify trees required for preservation – species or size
 - Add enforcement or violation fines for clear cutting.
- Add criteria for mitigation or remedy measures.
- See Table in 6E for additional recommendations

Article VIII, Antennas

- No suggestions at this time.

Chapter 98, General Development

Overarching Updates:

- Coordination with updated zoning regulations (layout and terminology).
- Clear sections that address plat requirements and process and public improvements policies, process requirements and standards.

Article I, In General

- Organization of article includes establishment of overarching regulatory authority but also includes specific regulations, such as variances.
- Create a separate article for definitions.
- Move relief measures to Article II.

Article II, Plan Submittal and Approval Procedures

- Regulations for specific types of plats are interspersed throughout the different sections.
- Create a subsection for each type of plat which:
 - Clearly identify steps in the process
 - Add cross-references to additional requirements in other Articles and/or zoning requirements that may be applicable (citation only)
- The engineering site plan regulations were set up in 1996 and causes some confusion between the site plan required in the zoning regulations associated with commercial development.

- Re-evaluation and update of the parkland dedication criteria has been noted by the development community. Specifically, review is anticipated for the parkland dedication required in multi-phased development.
- Move building permits to Article III.

Article III, Development Procedures

- Focus this section on only the requirements associated with required public infrastructure.
- Move requirements and procedure for amending plats to Article II.
- Move requirements for developers' agreement to Article IV.

Article IV, Public Improvements

- Fairly clear and focused article that would be improved with updates language and reordered for clarification
- Identifies minimum requirements for typical public infrastructure but only mentions where to find standard specifications
- Section 98-95 is unclear:
 - Labelled as "Easements" but includes street design criteria
 - Table 7 street standards do not match comprehensive plan (refer to graphics in the Comprehensive Plan)
 - Terminology
 - Number of lanes
 - Width of pavement
- Provide clear link to location of technical construction standards and details as identified in 98-91; identify if city has amended any of the NCTCOG specifications
- Create new subsection regarding Surety
 - Include existing developers' agreement from Article III
 - Incorporate Maintenance and warranty section
 - Identify standards and criteria for different types of surety acceptable to city
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- Assist, as needed, city engineer to incorporate iSWM and/or add paragraph pointing to NCTCOG standards (will require adoption by City Council)

Article V, Appendices – Added in 2018 pertains to requirements in other articles

Article VI, Completeness Determination Added in 2018 pertains to Article II