



# Corpus Christi

Unified Development Code Update

December 2022

# UDC Update

## The UDC Update Project

- **First Component:** Update zoning standards
  - ✓ Zoning Districts
  - ✓ Uses
  - ✓ Development Standards: Parking, Landscape, Buffers, Accessory Structures
- **Second Component:** Update subdivision regulations (2023)



# UDC Update Goals

## Community Engagement

- **2021** Invitation to over 40 stakeholder groups to participate in interviews
- **2022** Meetings with Island and Downtown Management District stakeholders
- **Summer/Fall 2022** Development Services Technical Advisory Committee reviewed drafts over 7 meetings
- **December 13-14, 2022** 3 Open House Sessions, Coffee with the Consultants, Facebook/YouTube Live Streamed Broadcast at Planning Commission



# UDC Update Goals

## Why update the zoning standards?

- **Align with the goals of Corpus Christi**
  - ✓ **Plan CC, adopted plans and policies**
- **Modernize the zoning controls**
- **Address reoccurring issues with current zoning standards**
- **Increase user-friendliness**



# Update District Standards

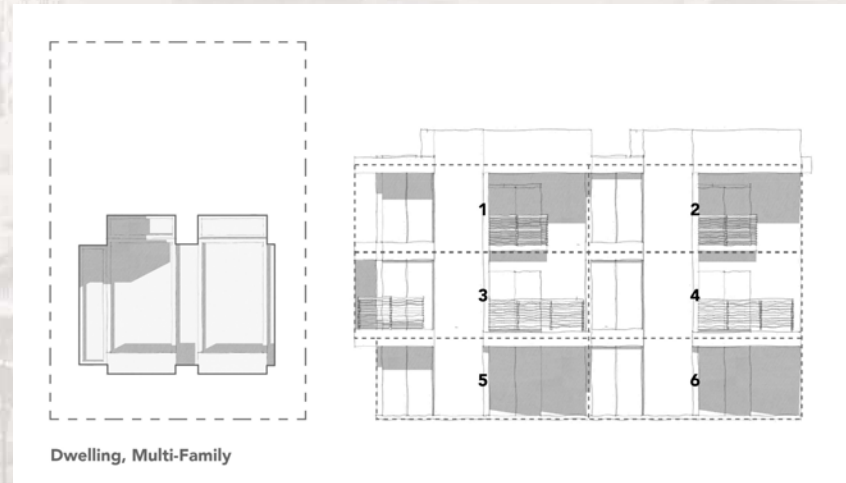
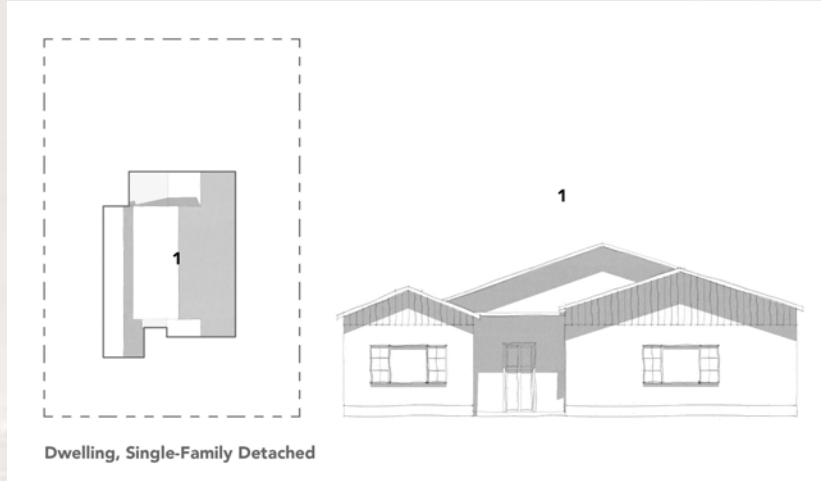
## General district regulation updates

- **Purpose statements included for all districts**
- **Zoning designations aligned with the full name of the district**  
*Example: RS-4.5 = SF-4.5 Single-Family 4.5 Zoning District*
- **District dimensional tables reorganized to list standards more clearly**



# Districts Residential

## Simplify the residential dwelling types permitted



# Districts Residential

The residential district structure has been refined to better reflect the character of Corpus Christi

| Proposed Single-Family Residential District | Current Single-Family Residential District             |
|---|--|
| FR Farm Rural                               | Farm-Rural District                                    |
| SF-E Single-Family Estate District          | Residential Estate District<br>RS 22 District          |
| SF-10 Single-Family District                | Single-Family 15 District<br>Single-Family 10 District |
| SF-6 Single-Family District                 | Single-Family 6 District                               |
| SF-4.5 Single-Family District               | Single-Family 4.5 District                             |



# Districts Residential

The residential district structure has been refined to better reflect the character of Corpus Christi

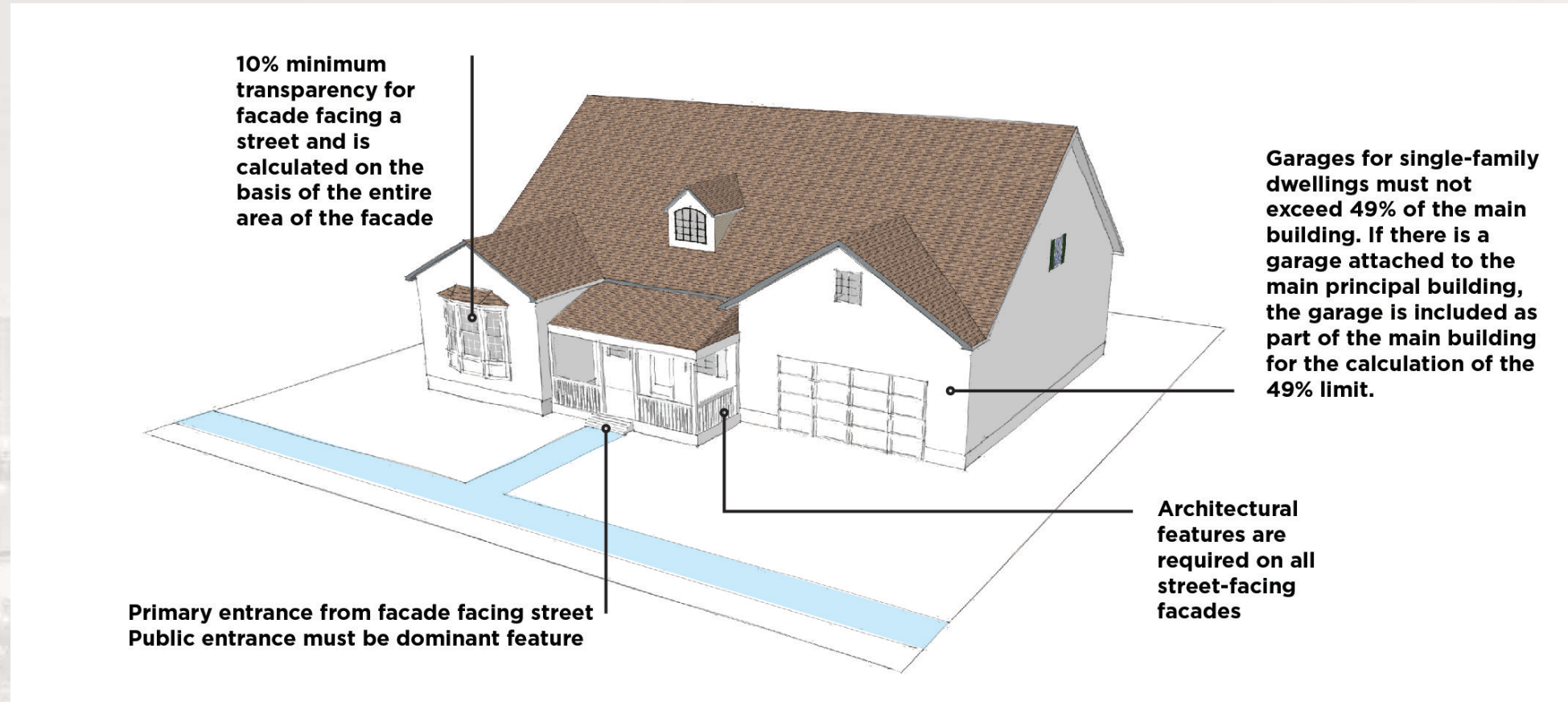
| Proposed District                  | Purpose   | Minimum Lot Area + Lot Width                      | Maximum Height |
|------------------------------------|---|---|----------------|
| FR Farm Rural                      | Land that is relatively undeveloped and agricultural in nature; permit continued use of land for agricultural | 5 acres<br>150'                                   | 45'            |
| SF-E Single-Family Estate District | Single-family dwellings on large lots with more generous setbacks   | 22,000sf<br>75'                                   | 35'            |
| SF-10 Single-Family District       | Single-family dwellings on larger lots in a predominantly suburban development pattern                        | 10,000sf<br>50'                                   | 35'            |
| SF-6 Single-Family District        | Single-family dwellings on moderately sized lots  | 6,000sf<br>45'<br><i>* Width reduced from 50'</i> | 35'            |
| SF-4.5 Single-Family District      | Single-family dwellings within a denser development pattern of smaller lots                                   | 4,500sf<br>40'<br><i>* Width reduced from 45'</i> | 35'            |





# Districts Residential

## Single-family dwelling design standards



# Districts Residential

The residential district structure has been refined to better reflect the character of Corpus Christi

| Proposed Multi-Family Residential District | Current Multi-Family Residential District |
|--|---|
| 2F Two-Family District                     | Two-Family District                       |
| TH Townhouse District                      | Townhouse Dwelling District               |
| MF-1 Multi-Family District                 | RM-1 District                             |
| MF-2 Multi-Family District                 | RM-2 District<br>RM-3 District            |



# Districts Residential

The residential district structure has been refined to better reflect the character of Corpus Christi

| Proposed District          | Purpose  | Minimum Lot Area   | Maximum Height                           |
|----------------------------|--|--|--|
| 2F Two-Family District     | Single-family and two-family residential development                                     | SF: 4,500sf<br>2F: 6,000sf   | 35'                                      |
| TH Townhouse District      | A mix of single-family, two-family, and townhouse dwellings                              | SF, 2F: 4,500sf<br>Townhouse: 2,200sf per unit                         | SF, 2F: 35'<br>Townhouse: 45'            |
| MF-1 Multi-Family District | A mix of single-family, two-family, townhouse, and medium density multi-family dwellings | SF, 2F: 4,500sf<br>Townhouse: 2,200sf per unit<br>MF: 1,500sf per unit | SF, 2F: 35'<br>Townhouse: 45'<br>MF: 70' |
| MF-2 Multi-Family District | A higher density mix of townhouse and multi-family dwellings                             | Townhouse: 1,500sf per unit<br>MF: 1,000sf per unit                    | Townhouse: 45'<br>MF: Unlimited          |

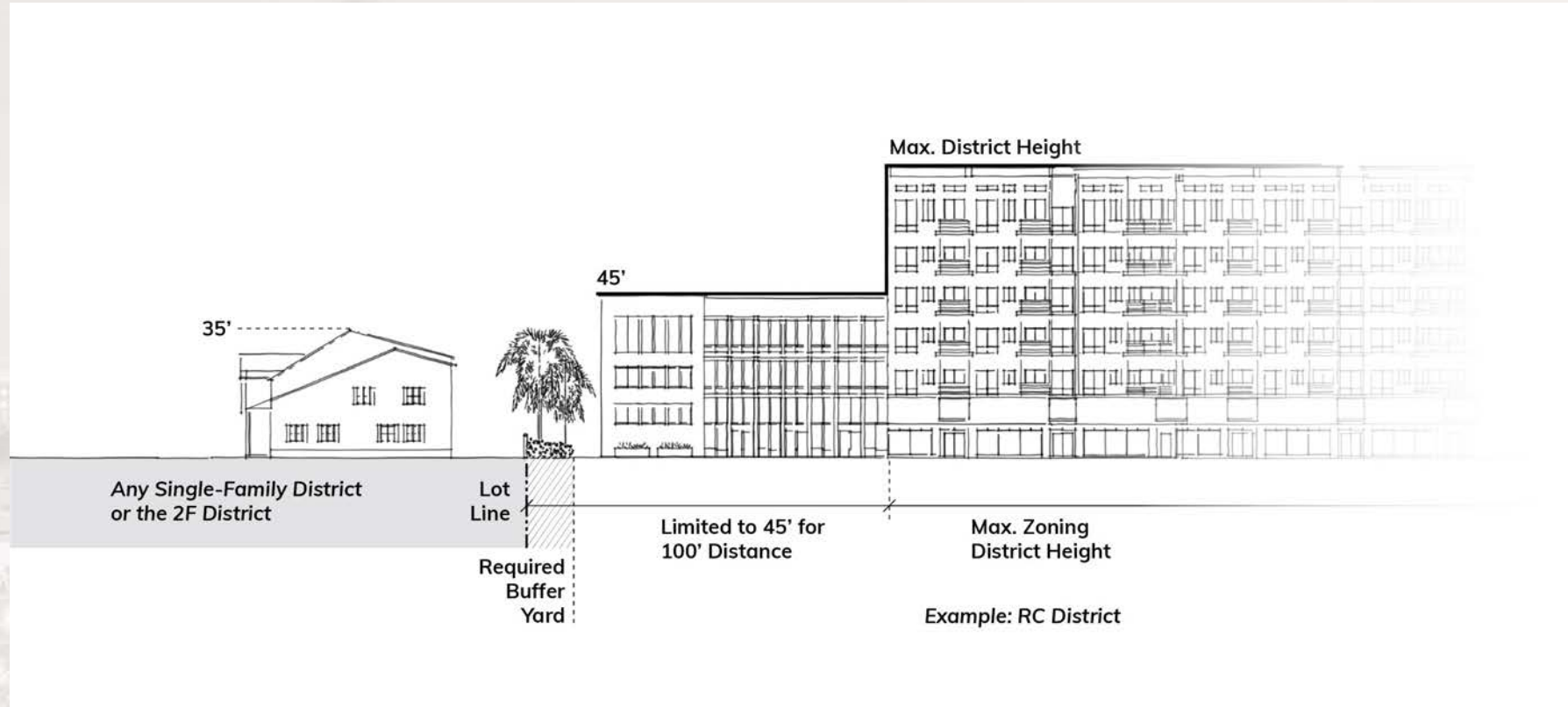


# Districts Residential

Height transitions have been added to certain districts

## MF-1 District: 70' max height

Abutting a Single-Family District or the 2F District - limited to 45' for the first 100 linear feet from the closest property line



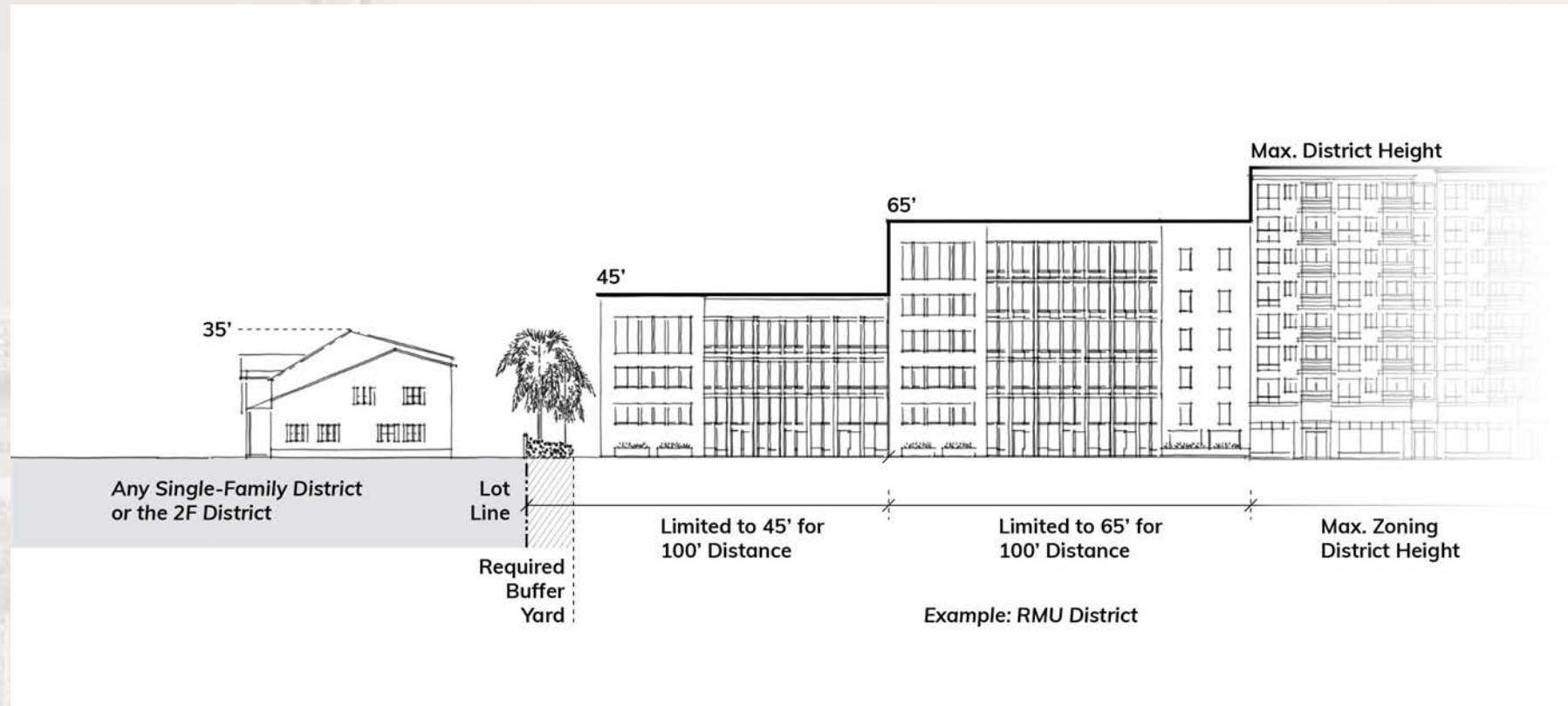
# Districts Residential

Height transitions have been added to certain districts

## MF-2 District: Unlimited height

Abutting a Single-Family District or the 2F District –

1. Limited to 45' for the first 100 linear feet from the closest property line within such district
2. Within 100 to 200 linear feet of the closest property line limited to a maximum of 65' in height



# Districts Residential

## Townhouse and multi-family dwelling design standards

In the RP and NO Districts, townhouse developments are limited to a maximum of 6 attached units per townhouse development.



10% minimum transparency for façade facing a street and is calculated on the basis of the entire area of the façade.

Architectural features are required on all street-facing facades

Primary entrance from facade facing street  
Public entrance must be dominant feature

Building modulations must either be projected or be set back a minimum of 2 feet in depth, and must be a minimum of 4 feet in width

20% minimum transparency for facade facing a street and is calculated on the basis of the entire area of the facade

Changes in color, texture, or material at inside corners to convey solidity and permanence, and should not occur on a flat wall plane or an outside edge

Provision of lighting fixtures within each interval



# Districts Commercial

The commercial district structure has been refined to better reflect scales of intensity

| Proposed Commercial District         | Current Commercial District                         |
|--------------------------------------|---|
| RP Residential Professional District | <i>New</i>  |
| NO Neighborhood Office District      | Neighborhood Office District                        |
| NC Neighborhood Commercial District  | Neighborhood Commercial Districts (NC-1 & NC-2)     |
| CMU Corridor Mixed Use District      | Intensive Commercial District                       |
| RMU Resort Mixed-Use District        | RM-AT District (from current residential districts) |
| RC Resort Commercial District        | Resort Commercial Districts (RC & RCB)              |
| GC General Commercial District       | General Commercial Districts (GC-1 & GC-2)          |
| CBD Central Business District        | Downtown Commercial District                        |
| CC Commercial Compatible District    | Commercial Compatible District                      |
| --                                   | <i>Business Park District (district eliminated)</i> |



# Districts Commercial

The commercial district structure has been refined to better reflect scales of intensity

| Proposed District           | Purpose   | Maximum Height | Dwelling Types Allowed  |
|-----------------------------|---|----------------|---|
| RP Residential Professional | Low intensity office uses and residential; encourages conversion of existing dwellings to such commercial uses, creating a unique, low intensity mixed-use character                          | 45'            | Single-family<br>Two-family<br>Townhouse                              |
| NO Neighborhood Office      | Office and service uses and a variety of residential uses, including mixed-use; small-scale office buildings that can in close proximity to residential neighborhoods without adverse impacts | 45'            | Single-family<br>Two-family<br>Townhouse<br>Multi-family<br>Mixed-use |
| NC Neighborhood Commercial  | Convenience commercial and personal services that serve nearby residential neighborhoods  | 45'            | Mixed-use   |





# Districts Commercial

The commercial district structure has been refined to better reflect scales of intensity

| Proposed District      | Purpose  | Maximum Height  | Dwelling Types Allowed                 |
|------------------------|--|---|--|
| CMU Corridor Mixed Use | Commercial along corridors with a mix of residential, commercial, service, and institutional uses, that serve the adjacent neighborhoods and the community at large                                    | 65' *<br><i>* Transition when abutting SF Districts or 2F District (45')</i>      | Mixed-use                              |
| RMU Resort Mixed-Use   | Hotels, mixed-use development, townhouse and multi-family dwellings within resort areas with limited commercial activity that provides tourist-related services  | 100' *<br><i>* Transition when abutting SF Districts or 2F District (45'/65')</i> | Townhouse<br>Multi-family<br>Mixed-use |
| RC Resort Commercial   | Variety of commercial activity such as tourist, water-oriented, retail, and entertainment uses which reflect the character of a resort area  | 80' *<br><i>* Transition when abutting SF Districts or 2F District (45')</i>      | Multi-family<br>Mixed-use              |
| CBD Central Business   | Commercial core of the CBD intended to ensure harmonious development, redevelopment, and rehabilitation of uses in and around the historic core by integrating an appropriate mix of all types of uses | Unlimited   | Multi-family<br>Mixed-use              |



# Districts Commercial

The commercial district structure has been refined to better reflect scales of intensity

| Proposed District        | Purpose  | Maximum Height   | Dwelling Types Allowed |
|--------------------------|--|--|------------------------|
| GC General Commercial    | More auto-oriented commercial activities, which attract a more regional consumer base and generally located along major commercial arterials                                   | 65' *<br><i>* Transition when abutting SF Districts or 2F District (45')</i> | None                   |
| CC Commercial Compatible | A wide range of commercial uses in appropriate locations, which can provide a buffer between residential uses and intensive public facilities, businesses, and industrial uses | 25'  | None                   |



# Districts Commercial

The commercial districts have design standards

Example of RP, NO, NC District Design Standards

*\* All standards may not be applicable in each district*

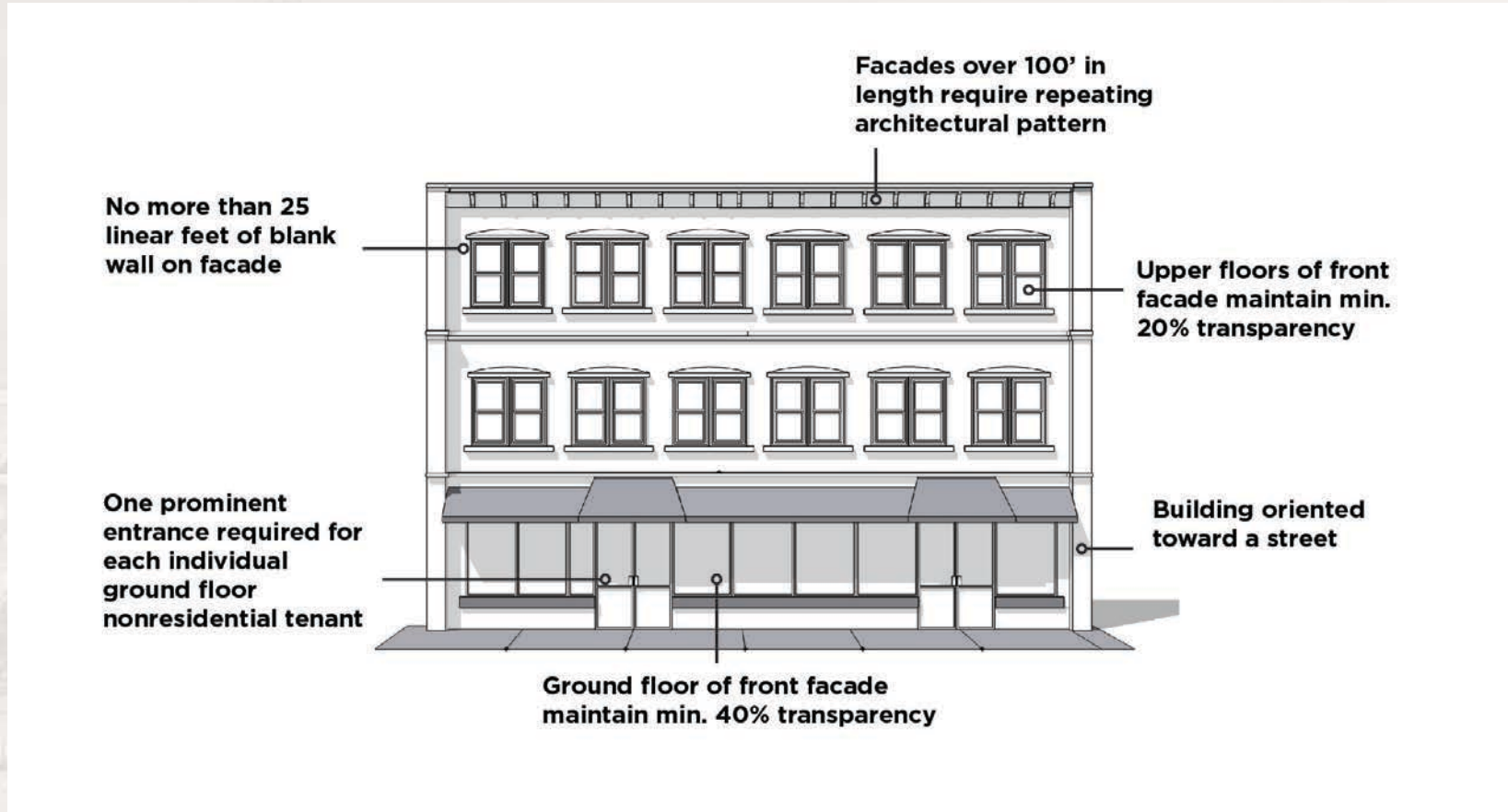


# Districts Commercial

The commercial districts have design standards

Example of CMU, RMU, RC District Design Standards

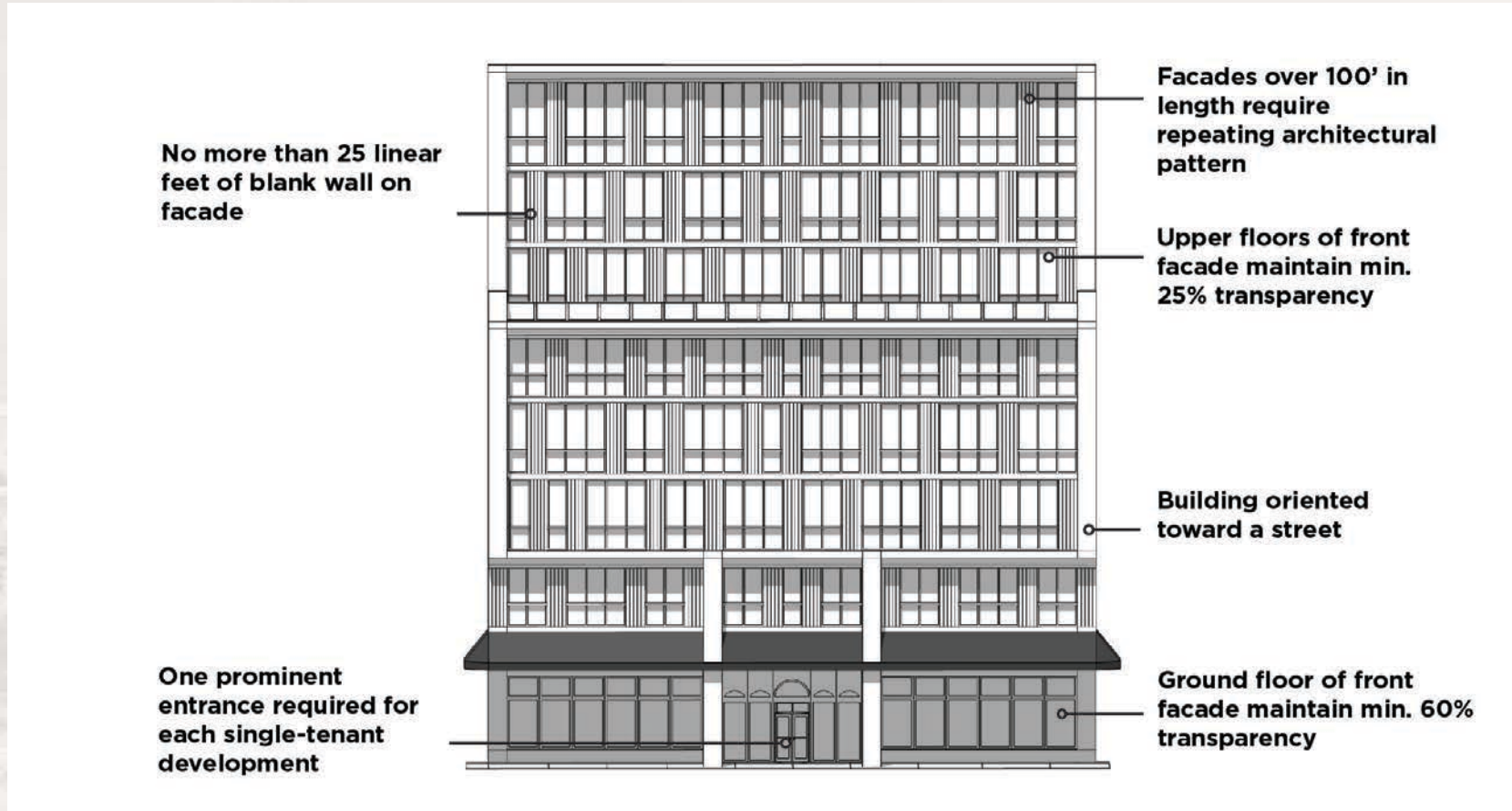
*\* All standards may not be applicable in each district*



# Districts Commercial

The commercial districts have design standards

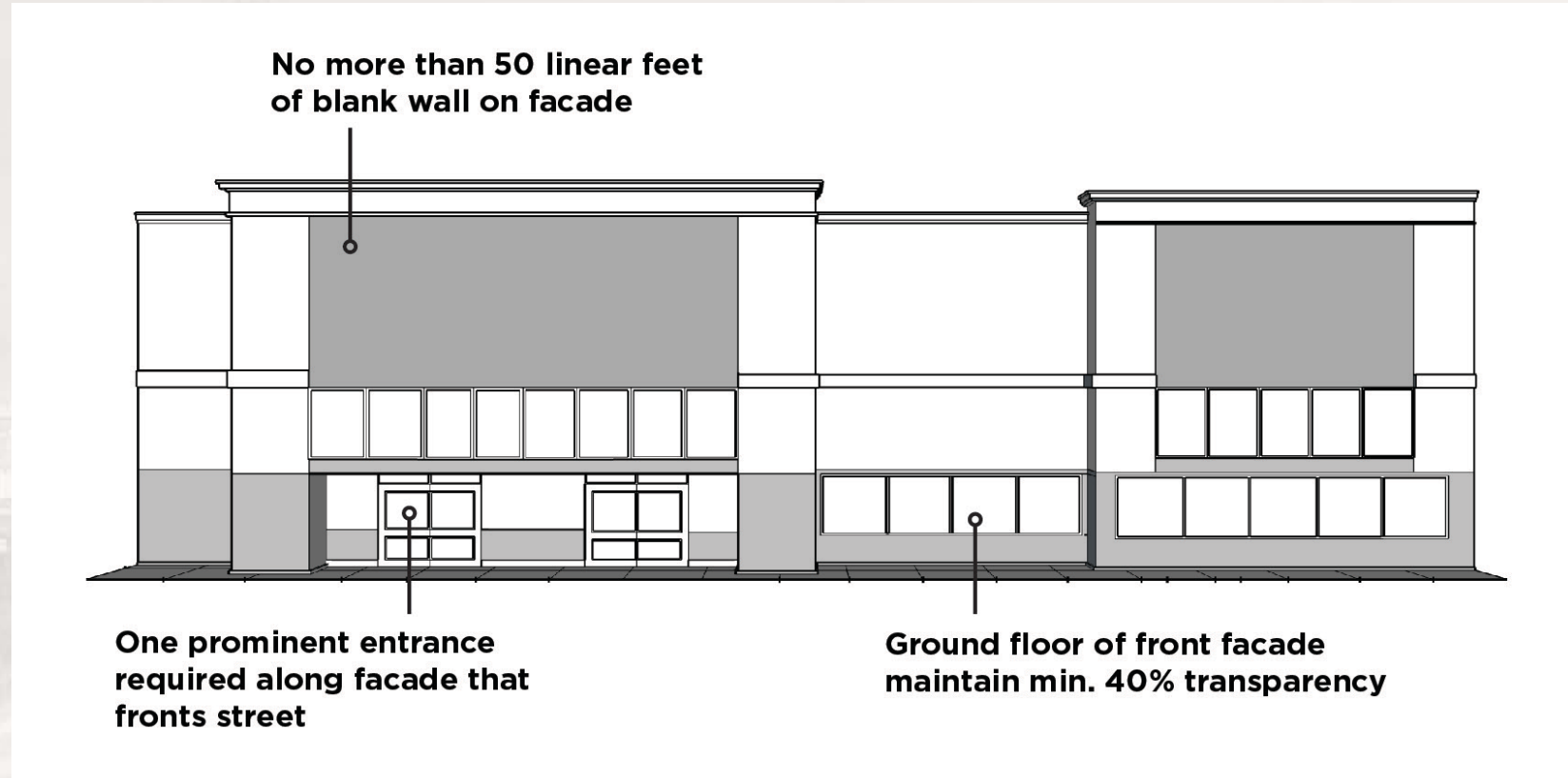
## Example of CBD District Design Standards



# Districts Commercial

The commercial districts have design standards

Example of GC District Design Standards



# Districts Commercial

## Additional updates to commercial district standards

- **Streetscape Zone required in CMU and CBD Districts**
  - ✓ Sidewalk requirements
  - ✓ Design of street furniture and landscape
  - ✓ Design of awnings, window design
  - ✓ Permissions for sidewalk cafes
  - ✓ Sign controls
  - ✓ Lighting controls
  - ✓ Screening types allowed
- **Incorporated Uptown/Downtown Overlay**
  - ✓ Address those areas not covered by the CBD or CMU Districts
  - ✓ *CBD, CMU: No parking required; Streetscape Zone required*



# Districts Industrial

## The industrial district structure has been clarified

### LI Light Industrial District

- Range of warehouse/distribution and light industrial uses, including of light manufacturing, fabricating, assembly, and processing
- Conducted within enclosed buildings, and do not create appreciable nuisances, hazards, or other outside impacts

### HI Heavy Industrial District

- Uses that may be hazardous or noxious
- May have significant external impacts and may include large areas of outdoor storage or operation
- Standards ensure adequate separation and mitigation of potential impacts on surrounding areas

### IC Industrial Compatible District

- Industrial uses that can provide a buffer between residential uses and intensive public facilities, businesses, and manufacturing uses





# Districts Special Purpose

**Special purpose district structure has been clarified**

## **MH Manufactured Home Zoning District**

- Development of manufactured home parks and manufactured home subdivisions
- Standards ensure manufactured home parks and subdivisions provide open space and recreational areas appropriate for the acreages and number of units provided
- Minimum district size: 5 acres

## **RV Recreational Vehicle Park Zoning District**

- Development of tourist accommodations which utilize recreational vehicle parks
- Minimum district size: 3 acres



# Districts Overlays

| Current Overlay                                 | Status in Update  |
|---|---|
| Development Concept and Special Overlay Zoning  | Eliminated – Flexibilities incorporated into districts  |
| Target Area Redevelopment Special Overlay       | Eliminated – Flexibilities incorporated into districts  |
| Alternative Housing Options                     | Eliminated – Flexibilities incorporated into districts/uses   |
| Mixed-Use Overlay                               | Eliminated – Mixed-use incorporated into districts  |
| Clustered Development Overlay                   | Revised as a use with standards   |
| Cottage Housing District                        | Revised as a use with standards   |
| Uptown-Downtown Mixed-Use (MUS) Special Overlay | Incorporated into commercial and mixed-use districts  |
| Streetscape Zone Standards                      | Incorporated into commercial and mixed-use districts  |
| AICUZ Air Installation Compatible Use Zones     | MCAOD Military Compatible Area Overlay Districts<br><i>Update Completed by the City (August 16, 2022)</i> |



# Districts Overlays

## PUD Planned Unit Development Overlay District

- Encourages the unified design of a mix of residential, commercial, office, retail, institutional
- Architecturally and environmentally innovative
- Achieve better utilization of land than possible through zoning standards
- Must demonstrate enhanced design
  - ✓ *Sustainable design*
  - ✓ *Low-impact development (defined by the EPA)*
  - ✓ *Preservation of historic features*
  - ✓ *Adaptive reuse of existing buildings*
  - ✓ *Affordable/workforce and/or senior housing set-asides*
  - ✓ *Preservation of wetlands and floodplains above that required*
  - ✓ *Additional landscape installed above that required*
  - ✓ *Community amenities, including public plazas, formal gardens, and public art*
  - ✓ *Enhanced connectivity (bicycle, transit, or pedestrian); access to adjoining public trails.*

## H Historic Overlay

- Preserves areas of historical or cultural significance, including areas and landmarks
- Each individual overlay shall have the specific standards



# Districts Overlays

## IO Island Overlay

- Promotes quality development on Padre Island as viewed from public rights-of-way
- Create distinctive quality of life of the area by promoting building design characteristic of a resort area

## IO District Design Standards

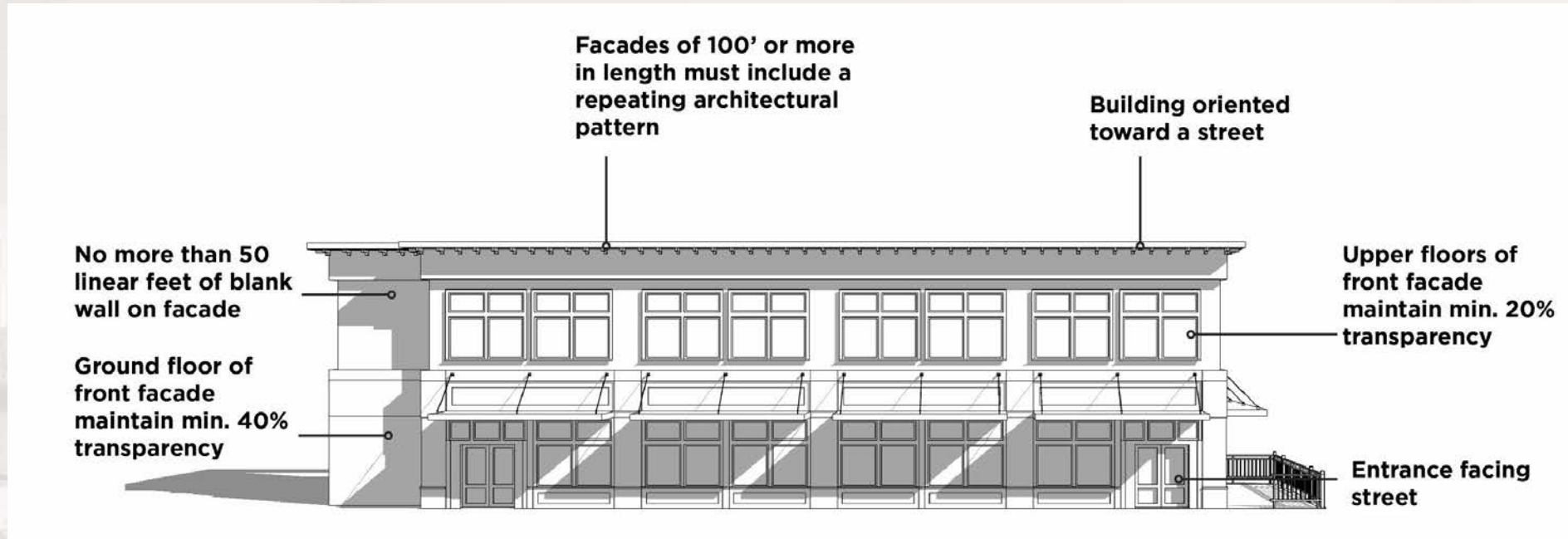
- Create theme and style of architecture on the island that celebrates the heritage of South Texas
- Promotes quality building design for multi-family, nonresidential, and mixed-use developments on the main thoroughfares of Padre Island
- Objective design standards have been drafted
  - ✓ *Eliminated building material requirements (not allowed in TX)*
  - ✓ *Eliminated references to outside sources (Field Guide to American Houses)*



# Districts Overlays

## Design standards for IO District

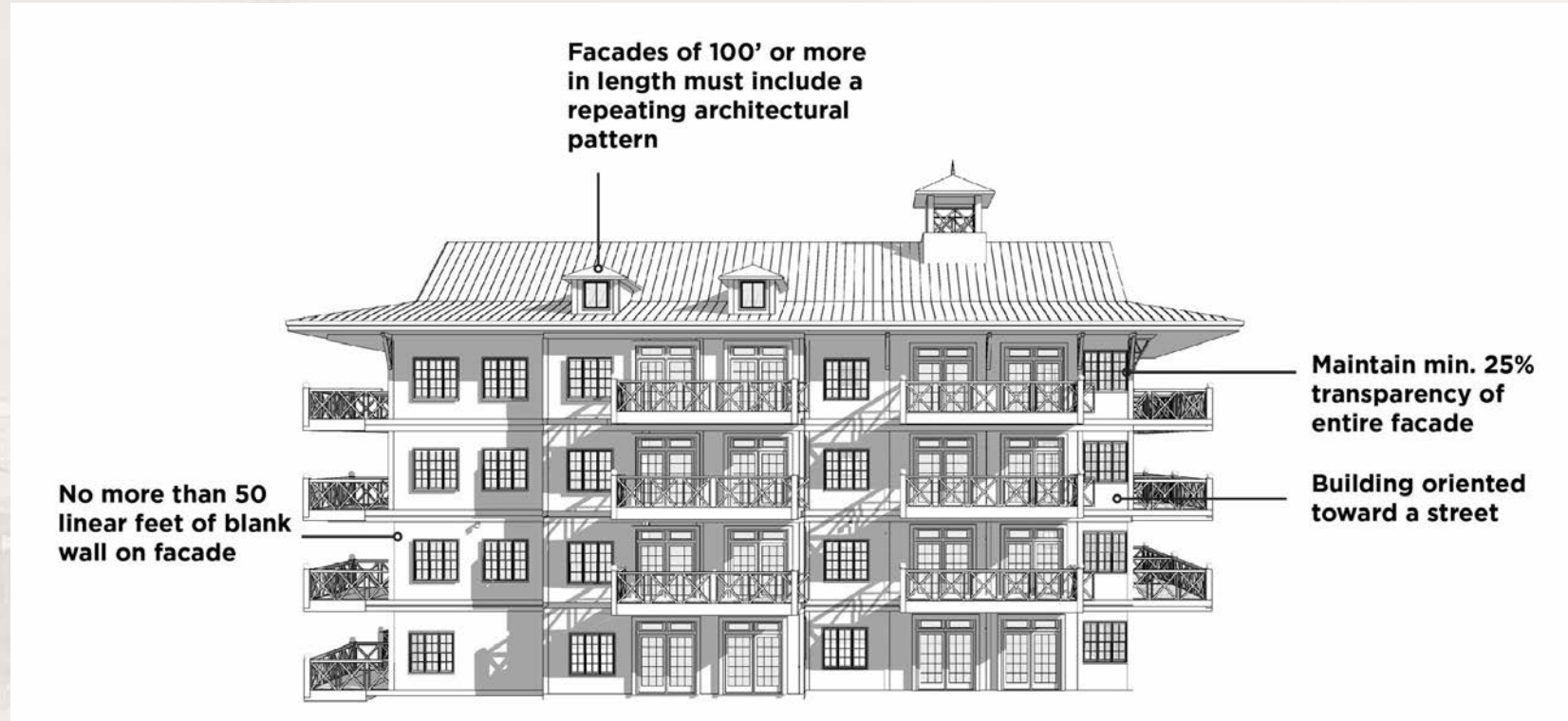
### *Nonresidential*



# Districts Overlays

## Design standards for IO District

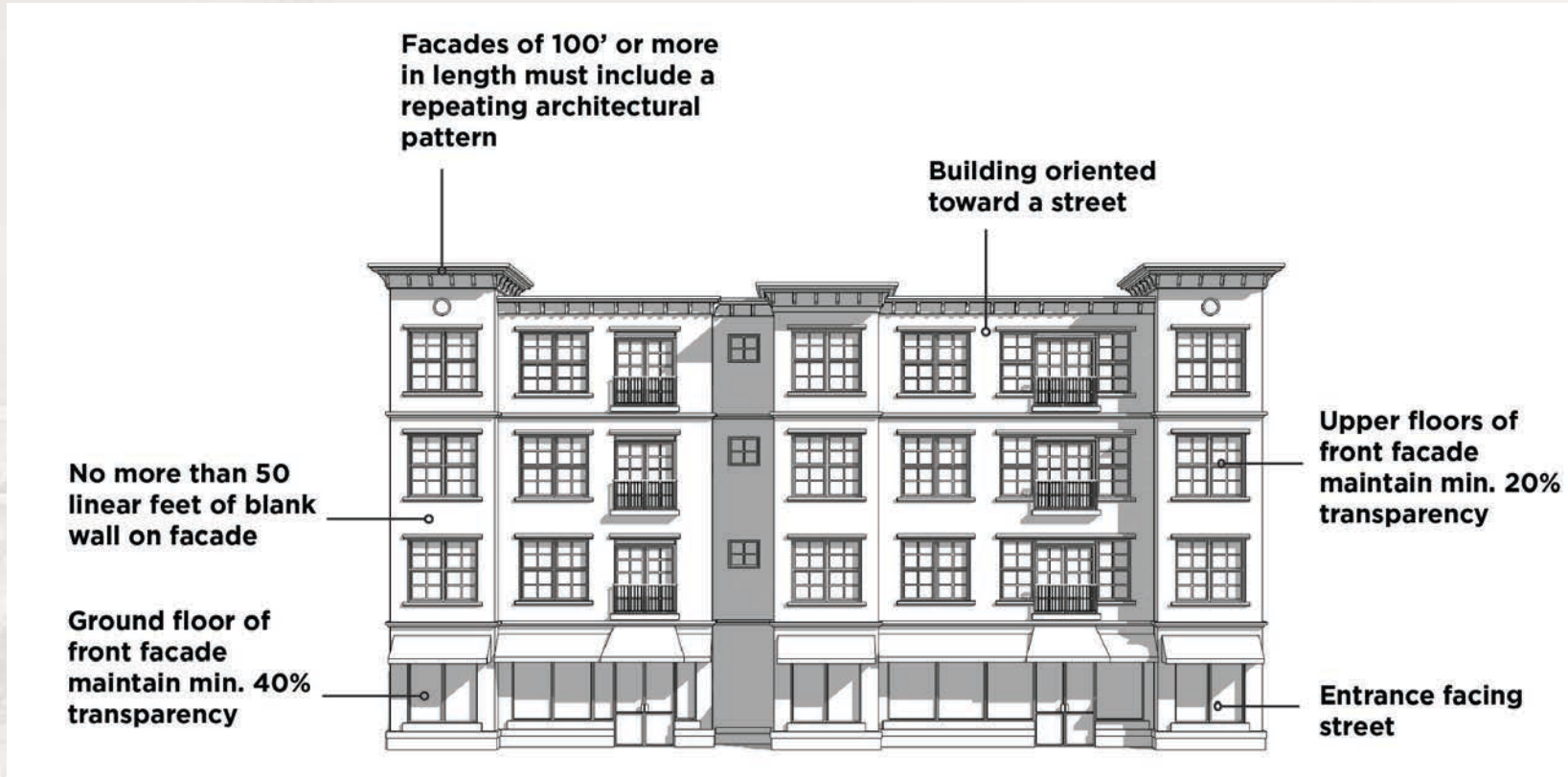
### *Multi-Family*



# Districts Overlays

## Design standards for IO District

### *Mixed-Use*



# Update Uses

## Modernize Use Approach

Eliminate tables of use categories

Full list of uses and each defined

Modern generic use approach

Only call out select specific uses

Each use defined

Certain uses require standards

Address impacts and design

Applies whether permitted or special permit

Create global use matrix: principal, temporary, accessory

Uses tailored to purpose of district





Table 5.2: Use Matrix

| USES   | DISTRICTS |      |       |      |        |    |    |      |      |    |    |    |     |     |    |    |     |    |    |    |    |    | USE STANDARD |              |
|--|-----------|------|-------|------|--------|----|----|------|------|----|----|----|-----|-----|----|----|-----|----|----|----|----|----|--------------|--------------|
|  | FR        | SF-E | SF-10 | SF-6 | SF-4.5 | 2F | TH | MF-1 | MF-2 | RP | NO | NC | CMU | RMU | RC | GC | CBD | CC | LI | HI | IC | MH |              | RV           |
| <b>Principal Uses</b>                        |           |      |       |      |        |    |    |      |      |    |    |    |     |     |    |    |     |    |    |    |    |    |              |              |
| <b>Residential</b>                           |           |      |       |      |        |    |    |      |      |    |    |    |     |     |    |    |     |    |    |    |    |    |              |              |
| Dwelling - Single-Family Detached            | P         | P    | P     | P    | P      | P  | P  | P    |      | P  | P  |    |     |     |    |    |     |    |    |    |    |    |              | 5.3.17       |
| Dwelling - Two-Family                        |           |      |       |      |        | P  | P  | P    |      | P  | P  |    |     |     |    |    |     |    |    |    |    |    |              | 5.3.17       |
| Dwelling - Townhouse                         |           |      |       |      |        |    | P  | P    | P    | P  | P  |    |     | P   |    |    |     |    |    |    |    |    |              | 5.3.18       |
| Dwelling - Multi-Family                      |           |      |       |      |        |    |    | P    | P    |    | P  |    |     | P   | P  |    | P   |    |    |    |    |    |              | 5.3.19       |
| Dwelling - Above the Ground Floor            |           |      |       |      |        |    |    |      |      | P  | P  | P  | P   | P   | P  |    | P   |    |    |    |    |    |              |              |
| Community Home for Persons with Disabilities | P         | P    | P     | P    | P      | P  | P  | P    | P    | P  |    |    |     |     |    |    |     |    |    |    |    |    |              | 5.3.12       |
| Cluster Development                          | P         | P    | P     | P    | P      | P  | P  | P    |      |    |    |    |     |     |    |    |     |    |    |    |    |    |              | 5.3.11       |
| Cottage Court Development                    |           |      | P     | P    | P      | P  | P  | P    |      |    |    |    |     |     |    |    |     |    |    |    |    |    |              | 5.3.15       |
| Child Care Home                              | P         | P    | P     | P    | P      | P  | P  | P    |      | P  |    |    |     |     |    |    |     |    |    |    |    |    |              | 5.3.16       |
| Family Home                                  | P         | P    | P     | P    | P      | P  | P  | P    |      | P  |    |    |     |     |    |    |     |    |    |    |    |    |              |              |
| Group Home                                   | SP        | SP   | SP    | SP   | SP     | S  | SP | SP   |      | SP |    |    |     |     |    |    |     |    |    |    |    |    |              |              |
| Home I                                       | P         | P    | P     | P    | P      | P  | P  | P    |      | P  |    |    |     |     |    |    |     |    |    |    |    |    |              |              |
| Home II                                      | SP        | SP   | SP    | SP   | SP     | S  | SP | SP   |      | SP |    |    |     |     |    |    |     |    |    |    |    |    |              |              |
| Manufactured Home Park                       |           |      |       |      |        |    |    |      |      |    |    |    |     |     |    |    |     |    |    |    |    |    | P            |              |
| Manufactured Home Subdivision                |           |      |       |      |        |    |    |      |      |    |    |    |     |     |    |    |     |    |    |    |    |    | P            |              |
| <b>Commercial and Service</b>                | FR        | SF-E | SF-10 | SF-6 | SF-4.5 | 2F | TH | MF-1 | MF-2 | RP | NO | NC | CMU | RMU | RC | GC | CBD | CC | LI | HI | IC | MH | RV           | USE STANDARD |
| Adult Gaming Establishment                   |           |      |       |      |        |    |    |      |      |    |    |    |     |     |    | SP |     |    | SP |    |    |    |              | 5.3.1        |
| Amusement Facility - Indoor                  |           |      |       |      |        |    |    |      |      |    |    |    | P   |     | P  | P  | P   |    |    |    |    |    |              |              |
| Amusement Facility - Outdoor                 |           |      |       |      |        |    |    |      |      |    |    |    |     |     | P  | P  |     |    | SP |    |    |    |              |              |
| Animal Care Facility                         | P         |      |       |      |        |    |    |      |      |    |    | P  | P   |     |    | P  | P   |    |    |    |    |    |              | 5.3.3        |
| Animal Shelter                               | P         |      |       |      |        |    |    |      |      |    |    |    |     |     |    | P  |     |    | P  |    | P  |    |              | 5.3.4        |
| Art Gallery                                  |           |      |       |      |        |    |    |      |      | P  | P  | P  | P   | P   | P  | P  | P   |    |    |    |    |    |              |              |
| Arts Studio                                  |           |      |       |      |        |    |    |      |      | P  | P  | P  | P   | P   | P  | P  | P   |    |    |    |    |    |              |              |
| Bar  |           |      |       |      |        |    |    |      |      |    |    |    | P   | SP  | P  | P  | P   |    |    |    |    |    |              | 5.3.5        |
| Boat or Recreational Vehicle Sales           |           |      |       |      |        |    |    |      |      |    |    |    |     |     | SP | P  |     |    |    |    |    |    |              | 5.3.6        |
| Boat or Recreational Vehicle Storage         |           |      |       |      |        |    |    |      |      |    |    |    |     |     | SP | P  |     |    | P  |    |    |    |              | 5.3.6        |
| Broadcast Facility - With Antenna            |           |      |       |      |        |    |    |      |      |    |    |    |     |     |    | P  |     |    | P  | P  |    |    |              |              |
| Broadcast Facility - Without Antenna         |           |      |       |      |        |    |    |      |      |    |    |    |     |     |    | P  | P   |    | P  | P  |    |    |              |              |
| Car Wash                                     |           |      |       |      |        |    |    |      |      |    |    | SP |     |     |    | P  |     | P  | P  |    |    |    |              | 5.3.9        |

Permitted = P  
 Special Permit = SP  
 Blank = Prohibited



**Table 5.2: Use Matrix  
DISTRICTS**

| USES   | DISTRICTS |      |       |      |        |        |    |      |      |    |    |    |     |     |    |    |     |    |    |    |    |    | USE STANDARD |                     |
|--|-----------|------|-------|------|--------|--------|----|------|------|----|----|----|-----|-----|----|----|-----|----|----|----|----|----|--------------|---------------------|
|  | FR        | SF-E | SF-10 | SF-6 | SF-4.5 | 2F     | TH | MF-1 | MF-2 | RP | NO | NC | CMU | RMU | RC | GC | CBD | CC | LI | HI | IC | MH |              | RV                  |
| <b>Principal Uses</b>                        |           |      |       |      |        |        |    |      |      |    |    |    |     |     |    |    |     |    |    |    |    |    |              |                     |
| <b>Residential</b>                           |           |      |       |      |        |        |    |      |      |    |    |    |     |     |    |    |     |    |    |    |    |    |              |                     |
| Dwelling - Single-Family Detached            | P         | P    | P     |      | P      | P      | P  | P    |      | P  | P  |    |     |     |    |    |     |    |    |    |    |    |              | 5.3.17              |
| Dwelling - Two-Family                        |           |      |       |      |        | P      | P  | P    |      | P  | P  |    |     |     |    |    |     |    |    |    |    |    |              | 5.3.17              |
| Dwelling - Townhouse                         |           |      |       |      |        |        | P  | P    | P    | P  | P  |    |     | P   |    |    |     |    |    |    |    |    |              | 5.3.18              |
| Dwelling - Multi-Family                      |           |      |       |      |        |        |    | P    | P    |    | P  |    |     | P   | P  |    | P   |    |    |    |    |    |              | 5.3.19              |
| Dwelling - Above the Ground Floor            |           |      |       |      |        |        |    |      |      | P  | P  | P  | P   | P   | P  |    | P   |    |    |    |    |    |              |                     |
| Community Home for Persons with Disabilities | P         | P    | P     | P    | P      | P      | P  | P    | P    | P  |    |    |     |     |    |    |     |    |    |    |    |    |              | 5.3.12              |
| Cluster Development                          | P         | P    | P     | P    | P      | P      | P  | P    |      |    |    |    |     |     |    |    |     |    |    |    |    |    |              | 5.3.11              |
| Cottage Court Development                    |           |      | P     | P    | P      | P      | P  | P    |      |    |    |    |     |     |    |    |     |    |    |    |    |    |              | 5.3.15              |
| Family Child Care Home                       | P         | P    | P     | P    | P      | P      | P  | P    |      | P  |    |    |     |     |    |    |     |    |    |    |    |    |              | 5.3.16              |
| Foster Family Home                           | P         | P    | P     | P    | P      | P      | P  | P    |      | P  |    |    |     |     |    |    |     |    |    |    |    |    |              |                     |
| Group Home                                   | SP        | SP   | SP    | SP   | SP     | S<br>P | SP | SP   |      | SP |    |    |     |     |    |    |     |    |    |    |    |    |              |                     |
| Home I                                       | P         | P    | P     | P    | P      | P      | P  | P    |      | P  |    |    |     |     |    |    |     |    |    |    |    |    |              |                     |
| Home II                                      | SP        | SP   | SP    | SP   | SP     | S<br>P | SP | SP   |      | SP |    |    |     |     |    |    |     |    |    |    |    |    |              |                     |
| Manufactured Home Park                       |           |      |       |      |        |        |    |      |      |    |    |    |     |     |    |    |     |    |    |    |    |    | P            |                     |
| Manufactured Home Division                   |           |      |       |      |        |        |    |      |      |    |    |    |     |     |    |    |     |    |    |    |    |    | P            |                     |
| <b>Commercial and Service</b>                | FR        | SF-E | SF-10 | SF-6 | SF-4.5 | 2F     | TH | MF-1 | MF-2 | RP | NO | NC | CMU | RMU | RC | GC | CBD | CC | LI | HI | IC | MH | RV           | <b>USE STANDARD</b> |
| Adult Gaming Establishment                   |           |      |       |      |        |        |    |      |      |    |    |    |     |     |    | SP |     |    | SP |    |    |    |              | 5.3.1               |
| Amusement Facility - Indoor                  |           |      |       |      |        |        |    |      |      |    |    |    | P   |     | P  | P  | P   |    |    |    |    |    |              |                     |
| Amusement Facility - Outdoor                 |           |      |       |      |        |        |    |      |      |    |    |    |     |     | P  | P  |     |    | SP |    |    |    |              |                     |
| Animal Care Facility                         | P         |      |       |      |        |        |    |      |      |    |    | P  | P   |     |    | P  | P   |    |    |    |    |    |              | 5.3.3               |
| Animal Shelter                               | P         |      |       |      |        |        |    |      |      |    |    |    |     |     |    | P  |     |    | P  |    | P  |    |              | 5.3.4               |
| Art Gallery                                  |           |      |       |      |        |        |    |      |      | P  | P  | P  | P   | P   | P  | P  | P   |    |    |    |    |    |              |                     |
| Arts Studio                                  |           |      |       |      |        |        |    |      |      | P  | P  | P  | P   | P   | P  | P  | P   |    |    |    |    |    |              |                     |
| Bar  |           |      |       |      |        |        |    |      |      |    |    |    | P   | SP  | P  | P  | P   |    |    |    |    |    |              | 5.3.5               |
| Boat or Recreational Vehicle Sales           |           |      |       |      |        |        |    |      |      |    |    |    |     |     | SP | P  |     |    |    |    |    |    |              | 5.3.6               |
| Boat or Recreational Vehicle Storage         |           |      |       |      |        |        |    |      |      |    |    |    |     |     | SP | P  |     |    | P  |    |    |    |              | 5.3.6               |
| Broadcast Facility - With Antenna            |           |      |       |      |        |        |    |      |      |    |    |    |     |     |    | P  |     |    | P  | P  |    |    |              |                     |
| Broadcast Facility - Without Antenna         |           |      |       |      |        |        |    |      |      |    |    |    |     |     |    | P  | P   |    | P  | P  |    |    |              |                     |
| Car Wash                                     |           |      |       |      |        |        |    |      |      |    |    | SP |     |     |    | P  |     | P  | P  |    |    |    |              | 5.3.9               |

Locate Use  
1) District permissions  
2) Use type



**Table 5.2: Use Matrix  
DISTRICTS**

| USES   | DISTRICTS |      |       |      |        |    |    |      |      |    |    |    |     |     |    |    |     |    |    |    |    |    | USE STANDARD |              |
|--|-----------|------|-------|------|--------|----|----|------|------|----|----|----|-----|-----|----|----|-----|----|----|----|----|----|--------------|--------------|
|  | FR        | SF-E | SF-10 | SF-6 | SF-4.5 | 2F | TH | MF-1 | MF-2 | RP | NO | NC | CMU | RMU | RC | GC | CBD | CC | LI | HI | IC | MH |              | RV           |
| <b>Principal Uses</b>                        |           |      |       |      |        |    |    |      |      |    |    |    |     |     |    |    |     |    |    |    |    |    |              |              |
| <b>Residential</b>                           |           |      |       |      |        |    |    |      |      |    |    |    |     |     |    |    |     |    |    |    |    |    |              |              |
| Dwelling - Single-Family Detached            | P         | P    | P     | P    | P      | P  | P  | P    |      | P  | P  |    |     |     |    |    |     |    |    |    |    |    |              | 5.3.17       |
| Dwelling - Two-Family                        |           |      |       |      |        | P  | P  | P    |      | P  | P  |    |     |     |    |    |     |    |    |    |    |    |              | 5.3.17       |
| Dwelling - Townhouse                         |           |      |       |      |        |    | P  | P    | P    | P  | P  |    |     | P   |    |    |     |    |    |    |    |    |              | 5.3.18       |
| Dwelling - Multi-Family                      |           |      |       |      |        |    |    | P    | P    |    | P  |    |     | P   | P  |    | P   |    |    |    |    |    |              | 5.3.19       |
| Dwelling - Above the Ground Floor            |           |      |       |      |        |    |    |      |      | P  | P  | P  | P   | P   | P  |    | P   |    |    |    |    |    |              |              |
| Community Home for Persons with Disabilities | P         | P    | P     | P    | P      | P  | P  | P    | P    | P  |    |    |     |     |    |    |     |    |    |    |    |    |              | 5.3.12       |
| Cluster Development                          | P         | P    | P     | P    | P      | P  | P  | P    |      |    |    |    |     |     |    |    |     |    |    |    |    |    |              | 5.3.11       |
| Cottage Court Development                    |           |      | P     | P    | P      | P  | P  | P    |      |    |    |    |     |     |    |    |     |    |    |    |    |    |              | 5.3.15       |
| Family Child Care Home                       | P         | P    | P     | P    | P      | P  | P  | P    |      | P  |    |    |     |     |    |    |     |    |    |    |    |    |              | 5.3.16       |
| Foster Family Home                           | P         | P    | P     | P    | P      | P  | P  | P    |      | P  |    |    |     |     |    |    |     |    |    |    |    |    |              |              |
| Foster Group Home                            | SP        | SP   | SP    | SP   | SP     | SP | SP | SP   |      | SP |    |    |     |     |    |    |     |    |    |    |    |    |              |              |
| Group Home I                                 | P         | P    | P     | P    | P      | P  | P  | P    |      | P  |    |    |     |     |    |    |     |    |    |    |    |    |              |              |
| Group Home II                                | SP        | SP   | SP    | SP   | SP     | SP | SP | SP   |      | SP |    |    |     |     |    |    |     |    |    |    |    |    |              |              |
| Manufactured Home Park                       |           |      |       |      |        |    |    |      |      |    |    |    |     |     |    |    |     |    |    |    |    |    | P            |              |
| Manufactured Home Subdivision                |           |      |       |      |        |    |    |      |      |    |    |    |     |     |    |    |     |    |    |    |    |    | P            |              |
| <b>Commercial and Service</b>                | FR        | SF-E | SF-10 | SF-6 | SF-4.5 | 2F | TH | MF-1 | MF-2 | RP | NO | NC | CMU | RMU | RC | GC | CBD | CC | LI | HI | IC | MH | RV           | USE STANDARD |
| Adult Gaming Establishment                   |           |      |       |      |        |    |    |      |      |    |    |    |     |     |    | SP |     |    | SP |    |    |    |              | 5.3.1        |
| Amusement Facility - Indoor                  |           |      |       |      |        |    |    |      |      |    |    |    | P   |     | P  | P  | P   |    |    |    |    |    |              |              |
| Amusement Facility - Outdoor                 |           |      |       |      |        |    |    |      |      |    |    |    |     |     | P  | P  |     |    | SP |    |    |    |              |              |
| Animal Care Facility                         | P         |      |       |      |        |    |    |      |      |    |    | P  | P   |     |    | P  | P   |    |    |    |    |    |              | 5.3.3        |
| Animal Shelter                               | P         |      |       |      |        |    |    |      |      |    |    |    |     |     |    | P  |     |    | P  |    | P  |    |              | 5.3.4        |
| Art Gallery                                  |           |      |       |      |        |    |    |      |      |    | P  | P  | P   | P   | P  | P  | P   |    |    |    |    |    |              |              |
| Arts Studio                                  |           |      |       |      |        |    |    |      |      | P  | P  | P  | P   | P   | P  | P  | P   |    |    |    |    |    |              |              |
| Bar  |           |      |       |      |        |    |    |      |      |    |    |    | P   | SP  | P  | P  | P   |    |    |    |    |    |              | 5.3.5        |
| Boat or Recreational Vehicle Sales           |           |      |       |      |        |    |    |      |      |    |    |    |     |     | SP | P  |     |    |    |    |    |    |              | 5.3.6        |
| Boat or Recreational Vehicle Storage         |           |      |       |      |        |    |    |      |      |    |    |    |     |     | SP | P  |     |    | P  |    |    |    |              | 5.3.6        |
| Broadcast Facility - With Antenna            |           |      |       |      |        |    |    |      |      |    |    |    |     |     |    | P  |     |    | P  | P  |    |    |              |              |
| Broadcast Facility - Without Antenna         |           |      |       |      |        |    |    |      |      |    |    |    |     |     |    | P  | P   |    | P  | P  |    |    |              |              |
| Car Wash                                     |           |      |       |      |        |    |    |      |      |    |    | SP |     |     |    | P  |     | P  | P  |    |    |    |              | 5.3.9        |

Use Standards  
*Certain uses have additional standards*



# Update Uses

## Accessory Uses

- Above Ground Fuel Storage Tanks
- Accessory Dwelling Unit
- Animal Pen
- Drive-Thru Facility
- Hazardous/Flammable Materials Storage
- Helipad, Heliport, Landing Field
- Home Occupation
- Outdoor Entertainment
- Outdoor Sales and Display
- Outdoor Seating/Activity Area
- Outdoor Storage
- Private Stable

## Temporary Uses

- Donation Station
- Food Truck
- Mobile Retail Vendor
- Real Estate Project Sales Office
- Temporary Agricultural Sales Stands
- Temporary Contractor's Office/Yard
- Temporary Outdoor Event
- Temporary Outdoor Storage Container

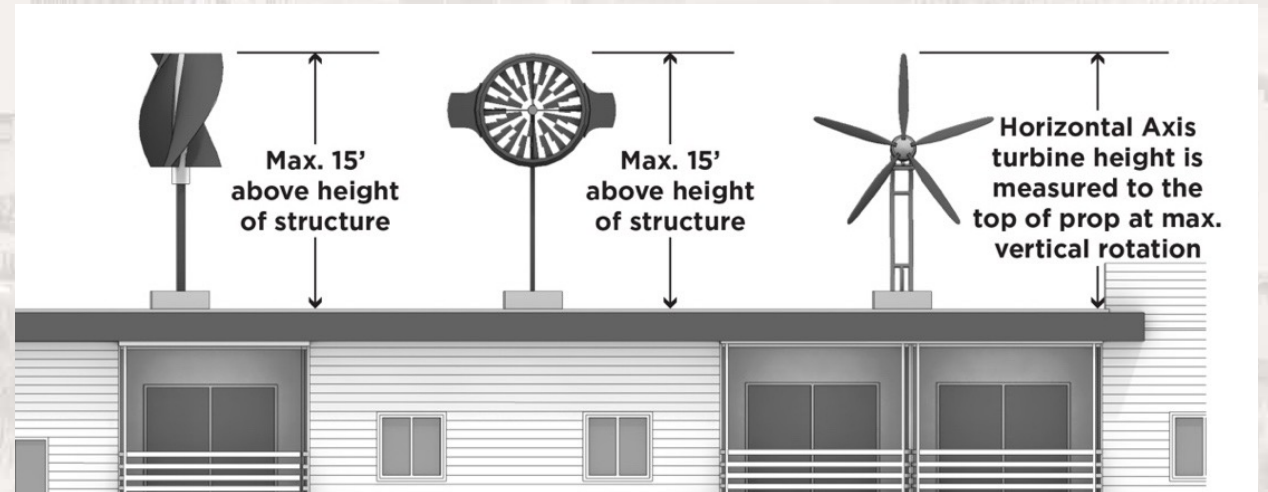
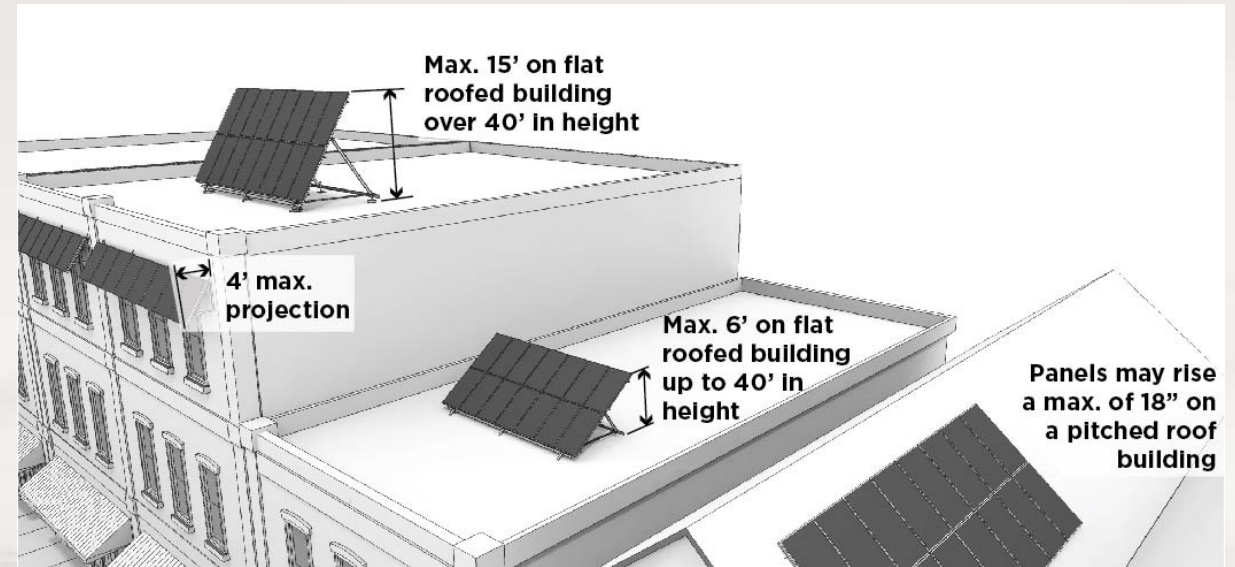


# Development Standards Accessory Structures

## Updated permissions have been proposed for accessory structures

Specific structures regulated include:

- Amateur (ham) Radio Equipment
- Garages (Detached) and Carports
- Mechanical Equipment (Ground-Mounted & Roof-Mounted)
- Refuse and Recycling Containers
- Satellite Dish Antennas
- Solar Panels
- Wind Turbines



# Development Standards Parking Standards

## Required minimum parking ratios have been updated

- Required minimum parking is now related to the new use structure, where each use in the table now has an associated standard
- Amount of required minimum parking has been reduced
- Requirements reflect objective standards that can be easily measured, such as gross floor area

Table 7.2.2: Off-Street Vehicle Parking Requirements

| Principal Uses                       | Minimum Parking Requirements  |
|--------------------------------------|---|
| <b>Residential</b>                   |   |
| Dwelling - Single-Family Detached    | 2 per unit  |
| Dwelling - Two-Family                | 2 per unit  |
| Dwelling - Townhouse                 | 2 per unit  |
| Dwelling - Multi-Family              | Studio or 1 bedroom: 1 space<br>More than 1 bedroom: 2 per unit<br>Plus 1 per 6 units for visitor parking<br><b>Studio or 1 bedroom: 1.5 per unit;</b><br><b>More than 1 bedroom: 2 per unit</b><br><b>+1 per 5 units for visitor parking</b> |
| <b>Commercial and Service</b>        |   |
| Adult Gaming Establishment           | 1 per 100sf GFA   |
| Amusement Facility - Indoor          | 1 per 100sf GFA   |
| Amusement Facility - Outdoor         | All uses with fixed seats: 1 per 3 seats or seating spaces<br>All uses without fixed seats: 1 per 250sf GFA   |
| Animal Care Facility                 | 1 per 500sf GFA<br><b>1 per 400sf GFA plus 1 per employee</b>   |
| Animal Shelter                       | 1 per 1,000sf GFA of indoor area <b>NEW</b>   |
| Art Gallery                          | 1 per 500sf GFA<br><b>1 per 300sf GFA</b>   |
| Arts Studio                          | 1 per 500sf GFA <b>NEW</b>  |
| Bar                                  | 1 per 100sf GFA   |
| Boat or Recreational Vehicle Sales   | 1 per 500sf of indoors GFA + 1 per 10,000sf of outdoor lot area   |
| Boat or Recreational Vehicle Storage | 1 per 500sf GFA of office space<br><b>1 per 250sf office space</b>  |
| Car Wash                             | 1 per bay<br><b>2 per bay</b>   |
| Car Wash, Self-Service               | 0.5 per bay<br><b>2 per bay</b>   |



# Development Standards **Parking Standards**

## **The following districts are exempt from minimum parking**

CBD Central Business District

CMU Corridor Mixed-Use District

## **Parking Flexibilities**

- Reduce by 50% within the RC District (except for hotel/motel)
- Where 80% of the parking area is permeable pavement, reduce by 20%
- In the commercial and mixed-use districts, on-street parking spaces may be counted
- Multi-tenant developments (two or more uses on one site) have a reduced rate based on a formula
- Adjacent nonresidential with cross-access is provided, reduce by 10% for each
- Director of Development Services may reduce up to a maximum of 20% of required off-street parking bicyclist facilities (secure bicycle lockers, employee shower facilities)
- In the IO Island Overlay District only, up to a maximum of 10% of required spaces may be designed to accommodate golf carts



# Development Standards **Parking Standards**

## **Off-Site Parking Spaces**

- Located within 2,000 feet from the property served for nonresidential uses
- 750 feet from the property served for residential uses, measured from the primary entrance of the use served

### ***The following exceptions apply (cannot be off-site):***

- *Required parking spaces reserved for persons with disabilities*
- *Residential uses (including units within mixed-use): NC, NO, RP, and RC Districts*





# Development Standards **Parking Standards**

## **Parking Facility Design Standards**

- **Dimensions** Set to 9' in width by 20' in depth
- **Access** Vehicular access from street, driveway, alley, or cross-access connection; Townhouse developments - prohibited individual curb cuts for each dwelling unit
- **Surfacing** Paved with all-weather materials.
- **Striping** Four or more spaces must delineate parking spaces.
- **Curbing and Wheel Stops** Required when a parking space abuts required landscape areas, pedestrian walkways, structures, fences, or the edge of the parking lot
- **Landscape** Perimeter and interior must be landscaped per Code
- **Parking Structure** Design standards for parking structure design
- **Controlled Entrances** 40' between any card reader or controlled access point and lot line



# Development Standards **Parking Standards**

## **Bicycle parking required**

- New construction
- When a parking lot is fully reconstructed or resurfaced
- When a parking lot is expanded by an additional 50% or more spaces (viz., the total number of spaces after expansion is 150% or more of the spaces prior to expansion)

Bicycle parking spaces provided as follows:

| Use  | Required Bicycle Spaces  |
|--|--|
| Multi-Family Dwelling – less than 8 dwelling units | 0.5 per unit<br>Designed as short-term or long-term spaces   |
| Multi-Family Dwelling – 8 or more dwelling units   | 0.5 per unit<br>All spaces must be long-term spaces  |
| Nonresidential - Over 10,000sf of GFA              | 1 per 10 vehicle spaces<br>A minimum of 75% of spaces must be short-term (long-term spaces are not required, i.e., all spaces may be short-term) |



# Development Standards Landscape + Buffer Yards

## Applicability

### *New Development*

- New construction (except MH or RV Districts)

### *Existing Development*

- New construction of a principal building, including construction of additional principal buildings
- Increase in ground level area by 1,000sf or more of existing structures up to 10,000sf, or increase in the floor area by 10% or more of existing structures greater than 10,000sf
- Destruction of more than 50% of an existing nonconforming structure, whose reconstruction does not qualify for an exception

## Additional Revisions

- For single-family and two-family dwellings, required landscaping and supporting information may be indicated on a site plan in lieu of a full landscape plan
- Director of Development Services to inspect required landscape 12 months after issuance of a certificate of occupancy - ***No longer an annual inspection***



# Development Standards Landscape + Buffer Yards

## Landscape Requirements for Street Yards

- Recently adopted requirements for trees within street yards has been included, with only minor clarifications of the current provisions
- *Additional Standard Added: In the SF-4.5, one tree may be planted in the street yard and one in the rear yard*

## Parking Lot Street Edge Landscape

- Required along all edges of any parking lot abutting the street (excludes alleys)
- Must run the full length of the street edge, except for points of ingress or egress
- *Use of a low pedestrian wall reduces width to 3 feet*

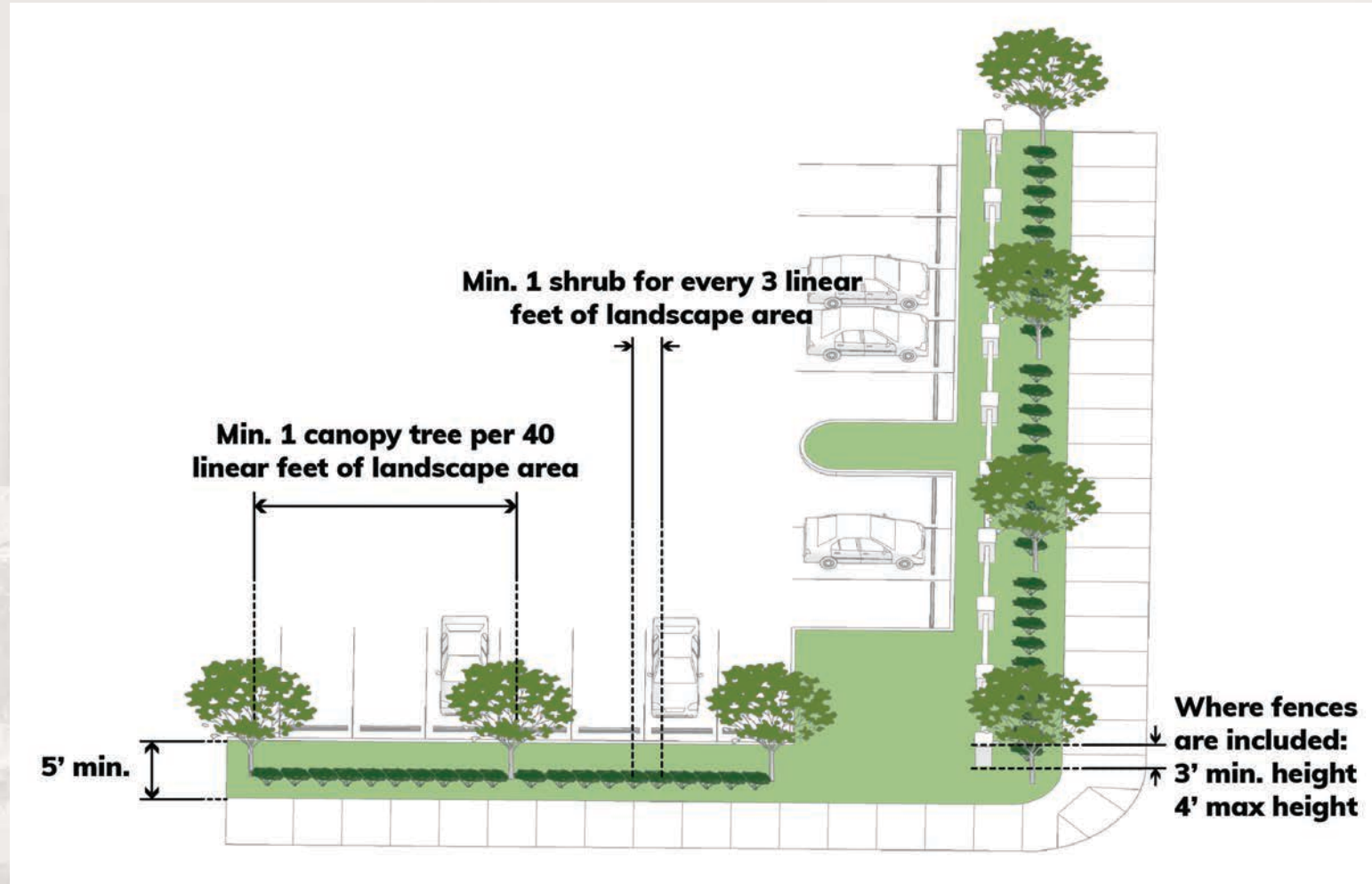
## Interior Parking Lot Landscape

- Parking lot of 15 or more spaces required to install interior parking lot landscape
- One parking lot island must be provided between every 15 parking spaces



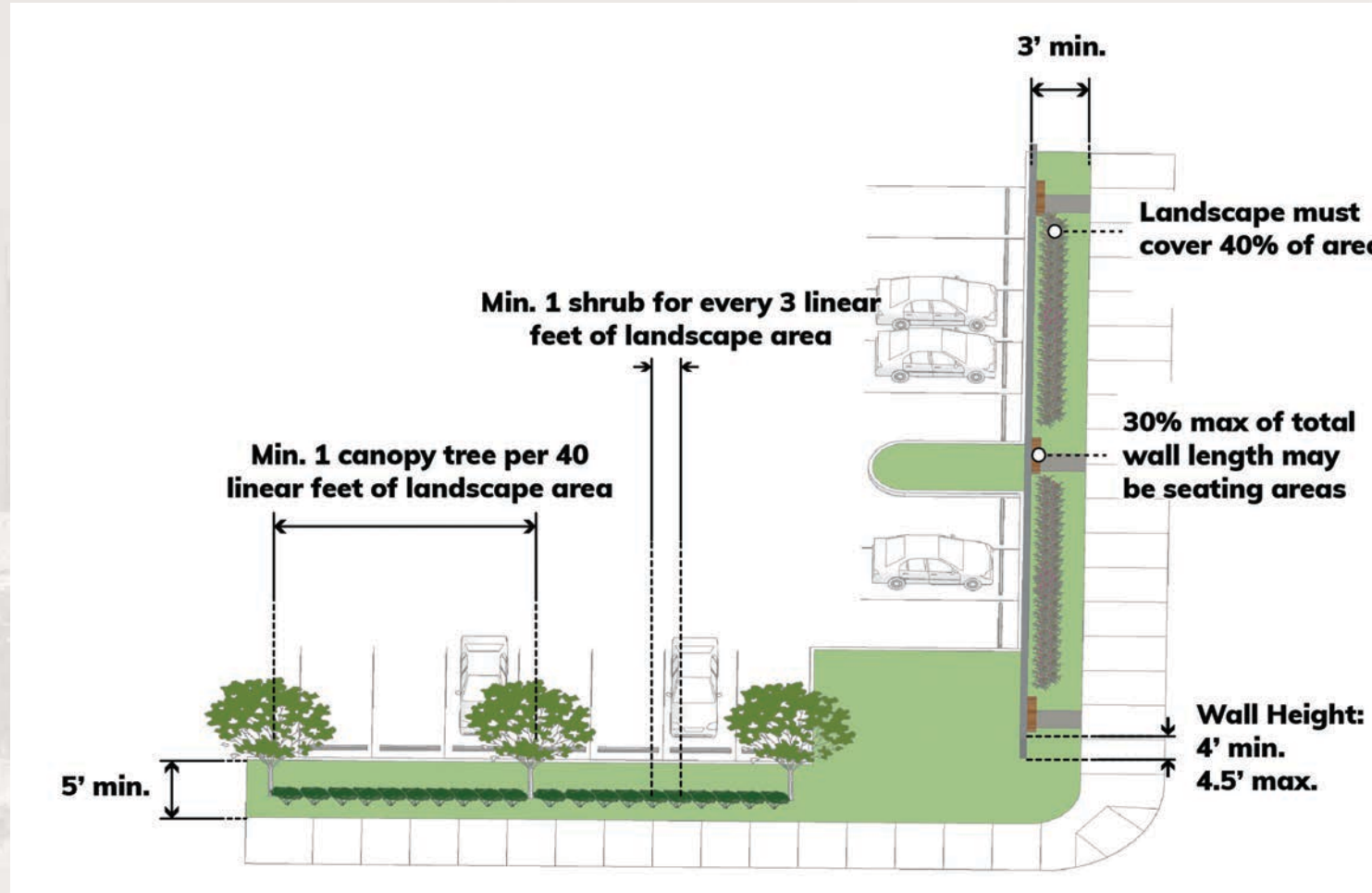
# Development Standards Landscape + Buffer Yards

## Parking Lot Street Edge Landscape



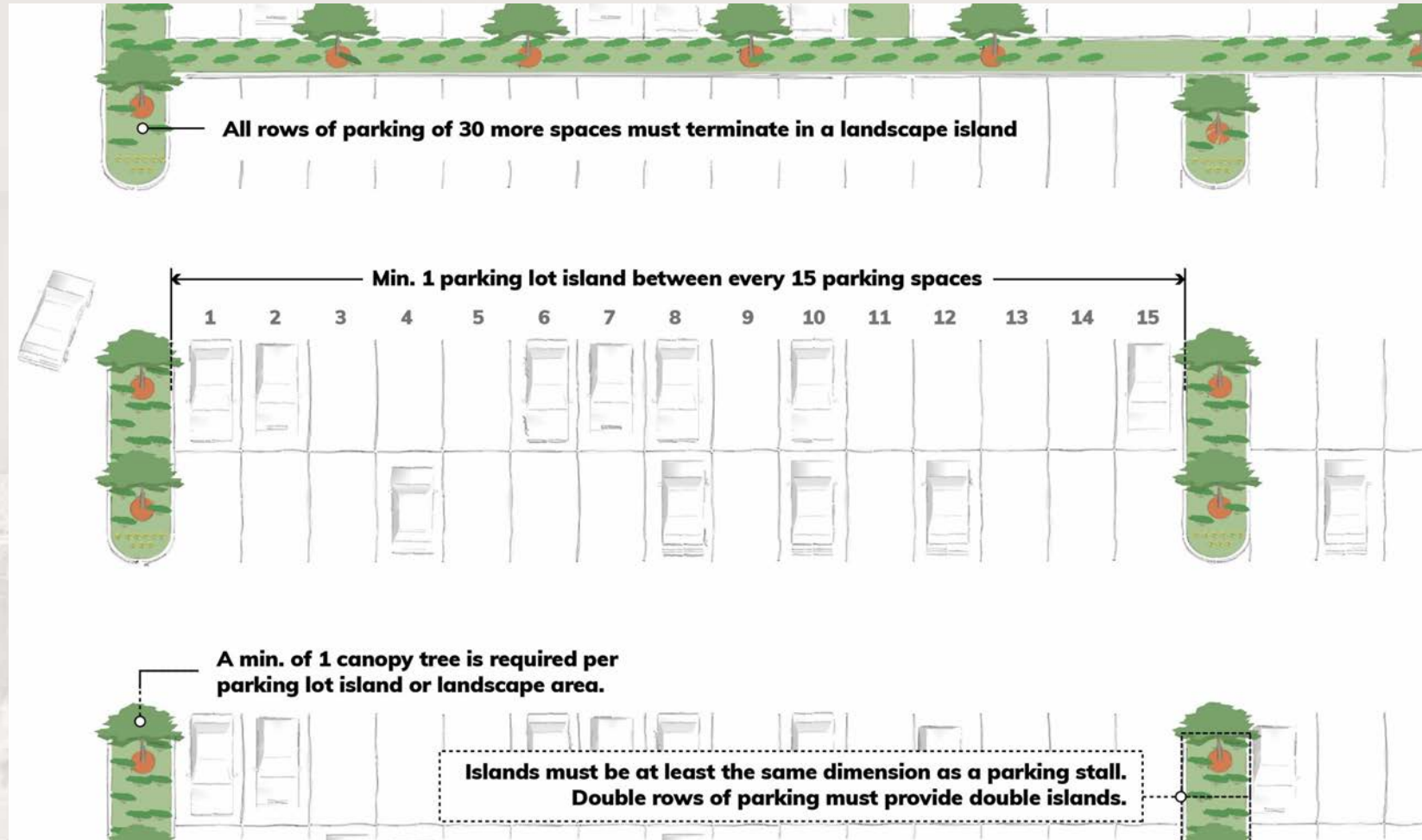
# Development Standards Landscape + Buffer Yards

## Parking Lot Street Edge Landscape – Alternate with Pedestrian Wall



# Development Standards Landscape + Buffer Yards

## Parking Lot Interior Landscape



# Development Standards Landscape + Buffer Yards

## Buffer Yards

- Certain uses or zoning districts, because of their character and/or intensity, may create adverse impacts when abutting other less intensive uses or districts
- Provides a transition that minimizes adverse impacts
  - ✓ [Table - Required Buffer Yard Class](#) indicates in what situations and which class is required
  - ✓ [Table - Buffer Yard Class](#) describes the width and design of each class
  - ✓ Buffer yards are located within rear and interior side setbacks along the lot lines
  - ✓ Where a rear setback is along an alley, may be reduced to 5'
  - ✓ Buffer yards reserved for planting material and screening
  - ✓ No parking loading spaces, or accessory structures and facilities, such as refuse containers or storage, are permitted within buffer





# Development Standards Landscape + Buffer Yards

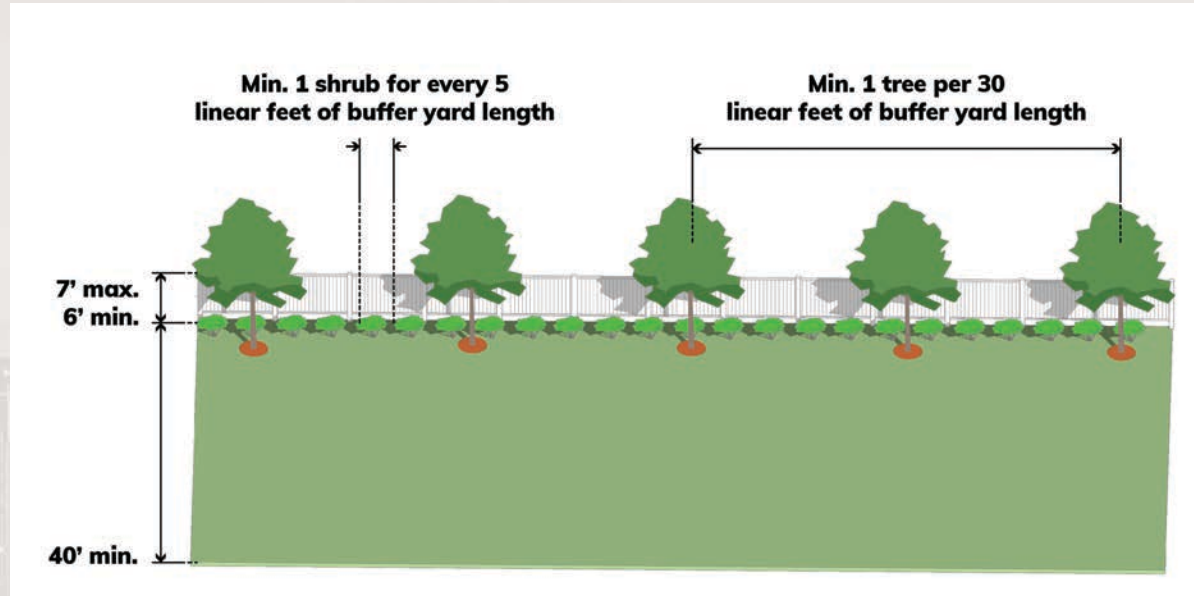
**Table 7.9.2.B: Buffer Yard Class**

| Requirements                | Buffer Yard Class         |                           |                           |                           |
|-----------------------------|---------------------------|---------------------------|---------------------------|---------------------------|
|                             | A                         | B                         | C                         | D                         |
| <b>Width of Buffer Yard</b> | 40'                       | 25'                       | 10'                       | 5'                        |
| <b>Shrubs</b>               | 1 shrub per 5 linear feet | 1 shrub per 5 linear feet | 1 shrub per 3 linear feet | 1 shrub per 3 linear feet |
| <b>Trees</b>                | 1 tree per 30 linear feet | 1 tree per 30 linear feet | 1 tree per 50 linear feet | 1 tree per 50 linear feet |
| <b>Fence/Wall Required</b>  | Solid fence or wall       | Solid fence or wall       | Solid fence or wall       | Solid fence or wall       |
| <b>Fence/Wall Height</b>    | 6' min./7' max.           | 6' min./7' max.           | 6' min./7' max.           | 6' min./7' max.           |

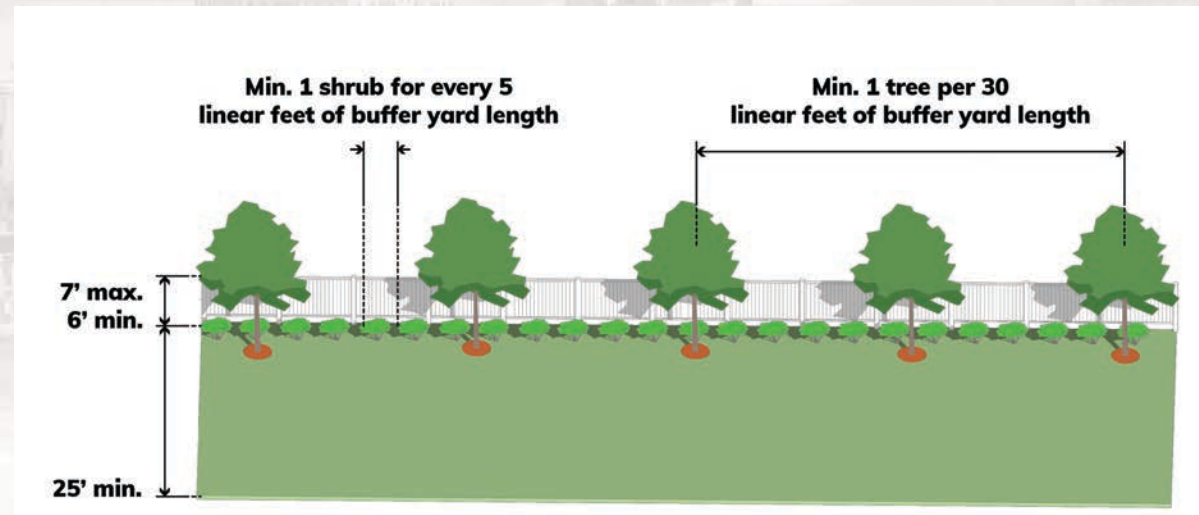


# Development Standards Landscape + Buffer Yards

## CLASS A

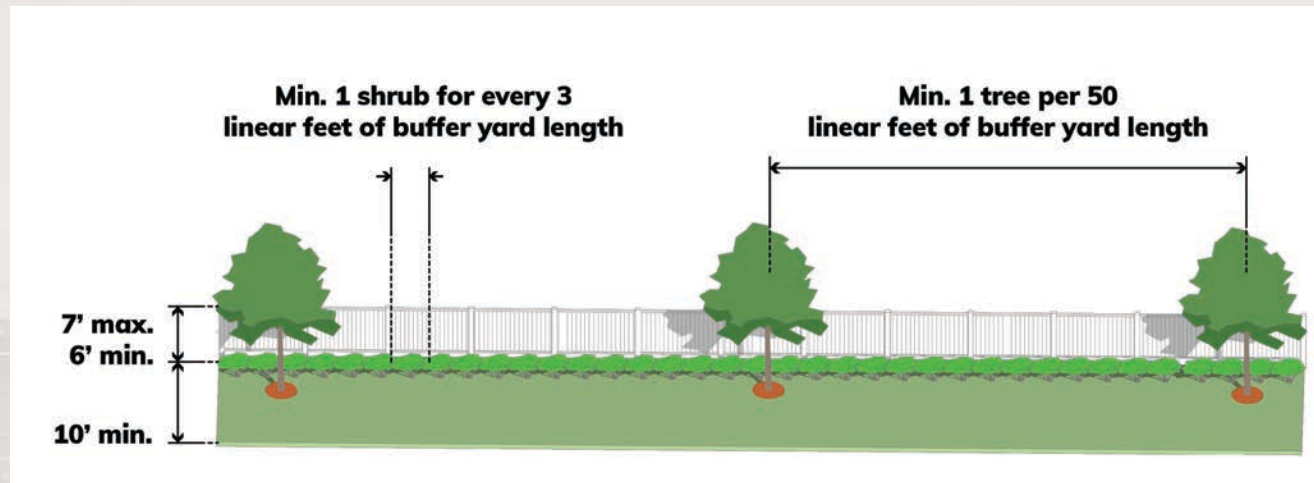


## CLASS B

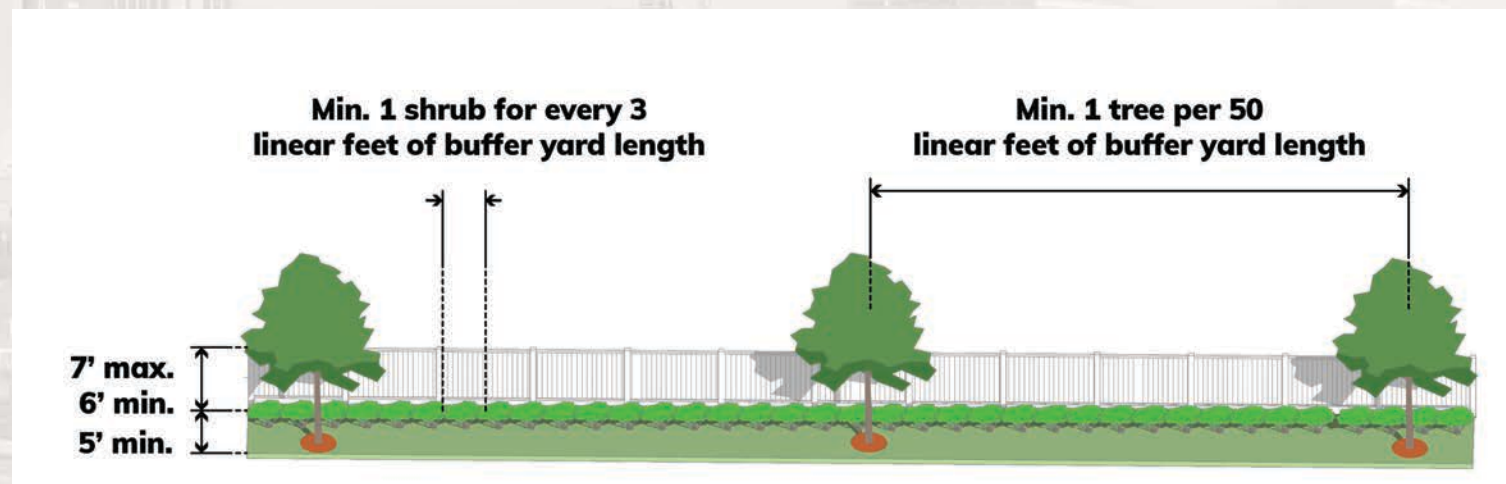


# Development Standards Landscape + Buffer Yards

## CLASS C



## CLASS D



# Development Standards Landscape + Buffer Yards

Table 7.9.2.A: Required Buffer Yard Class

| Zoning District of Property Under Development | Development Type Required to Install Buffer Yard                               | Buffer Yard Required for Development When:   | Buffer Yard Class Required   |
|---|--|--|--|
| FR, SF-E, SF-12.5, SF-6, SF-4.5               | Nonresidential development   | Abutting residential use   | C  |
| 2F  | Nonresidential development   | Abutting residential use   |  |
| TH  | Nonresidential development   | Abutting residential use   | <b>GC, CC</b>  |
|   | Townhouse development  | Abutting single-family or tw   |  |
| MF-1, MF-2                                    | Nonresidential development   | Abutting residential use   | Development in the zoning district   |
|   | Townhouse or multi-family development  | Abutting single-family or tw   |  |
| RP  | Nonresidential development   | Abutting residential use   | <b>CBD</b>   |
|   | Townhouse development  | Abutting single-family or tw   |  |
| NO, NC  | Development in the zoning district   | Abutting single-family (Sect (Section 4.4) district  | Development in the zoning district   |
|   | Development in the zoning district   | Abutting single-family or tw   |  |
| CMU, RMU                                      | Development in the zoning district   | Abutting single-family (Sect (Section 4.4) district  | <b>LI, CI</b>  |
|   | Development in the zoning district   | Abutting single-family or tw   |  |
| RC, RCB                                       | Development in the zoning district   | Abutting single-family (Sect (Section 4.4) district  | Development in the zoning district   |
|   | Development in the zoning district   | Abutting single-family or tw   |  |
| GC, CC  | Development in the zoning district   | Abutting single-family (Sect (Section 4.4) district  | <b>HI</b>  |
|   | Development in the zoning district   | Abutting single-family or tw   |  |
| CBD   | Development in the zoning district   | Abutting single-family (Sect (Section 4.4) district  | Development in the zoning district - required for area along a street frontage |
|   | Development in the zoning district   | Abutting single-family or two-family use   |  |
| LI, CI  | Development in the zoning district   | Abutting any other zoning district except LI, HI, CI Zoning District                                     | B  |
| HI  | Development in the zoning district   | Abutting any other zoning district except LI, HI, CI Zoning District                                     | Abutting any other zoning district except LI, HI, CI Zoning District           |
|   | Development in the zoning district - required for area along a street frontage | When located across the street from a single-family (Section 4.3) or multi-family (Section 4.4) district |  |



# Next Steps

## What's Next?

- **Public drafts released for comment**
- **Collect public comment**  
[www.CCTXUDCupdate.com](http://www.CCTXUDCupdate.com)
- **Staff and consultants will review comments and revise drafts**
- **Release second draft with any redline changes**



# QUESTIONS?



[www.CCTXUDCupdate.com](http://www.CCTXUDCupdate.com)



# Corpus Christi

Unified Development Code Update

December 2022