



# Residential Districts

**Corpus Christi**  
Unified Development Code Update

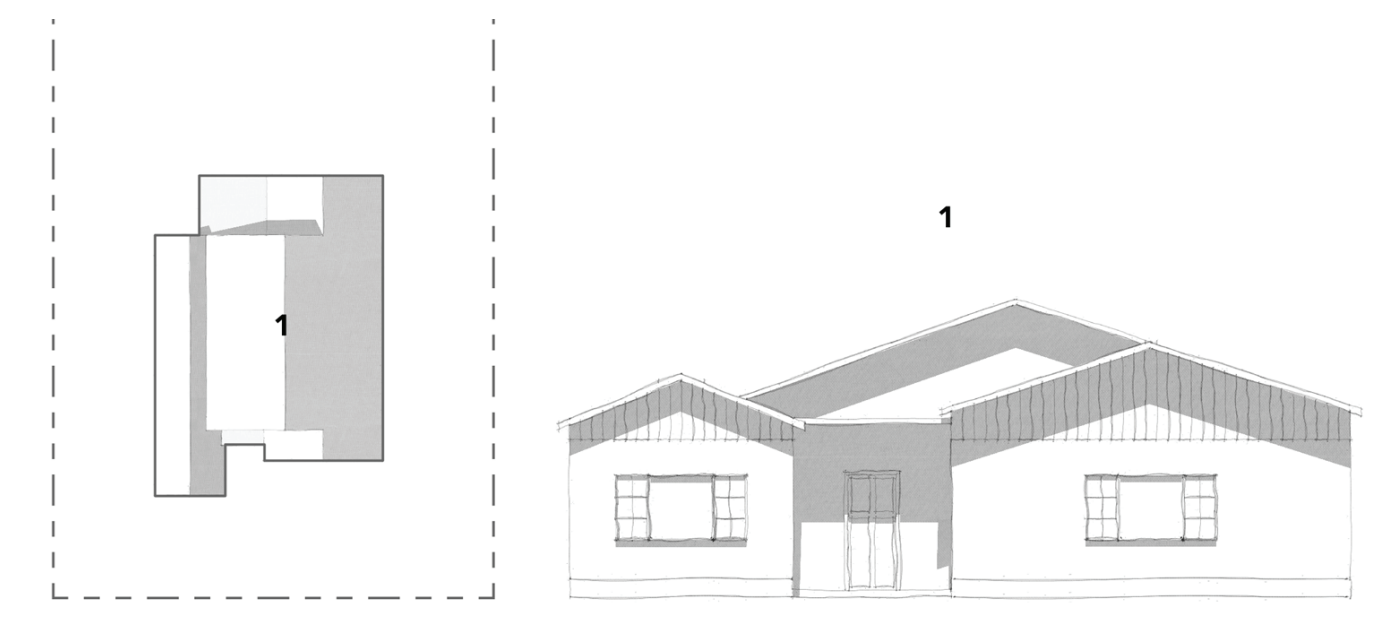
The residential district structure has been refined to better reflect the character of Corpus Christi. The following table illustrates how the current residential districts would translate to the proposed residential districts.

## Residential Districts

Proposed Residential District	District of Origin (Current Zoning)
<b>Single-Family Districts</b>	
<b>FR</b> Farm-Rural District	Farm-Rural District
<b>SF-E</b> Single-Family Estate District	Residential Estate District RS 22 District
<b>SF-10</b> Single-Family District	Single-Family 15 District Single-Family 10 District
<b>SF-6</b> Single-Family District	Single-Family 6 District
<b>SF-4.5</b> Single Family Estate District	Single-Family 4.5 District
<b>Multi-Family Districts</b>	
<b>2F</b> Two-Family District	Two-Family District
<b>TH</b> Townhouse District	Townhouse Dwelling District
<b>MF-1</b> Multi-Family District	RM-1 District
<b>MF-2</b> Multi-Family District	RM-2 District RM-3 District

## Single-Family Districts

District	Purpose	Minimum Lot Area	Maximum Height
<b>FR</b> Farm-Rural District	Accommodate land that is relatively undeveloped and agricultural in nature. The FR District is intended to permit the continued use of the land for agricultural purpose.	5 acres	45'
<b>SF-E</b> Single-Family Estate District	Accommodate a residential environment predominantly characterized by single-family dwellings on large lots with more generous setbacks.	22,000sf	35'
<b>SF-10</b> Single-Family District	Accommodate a residential environment of single-family dwellings on larger lots in a predominantly suburban development pattern.	10,000sf	35'
<b>SF-6</b> Single-Family District	Accommodate a residential environment of single-family dwellings on moderately sized lots.	6,000sf	35'
<b>SF-4.5</b> Single Family Estate District	Accommodate a residential environment of single-family dwellings within a denser development pattern of smaller lots.	4,500sf	35'



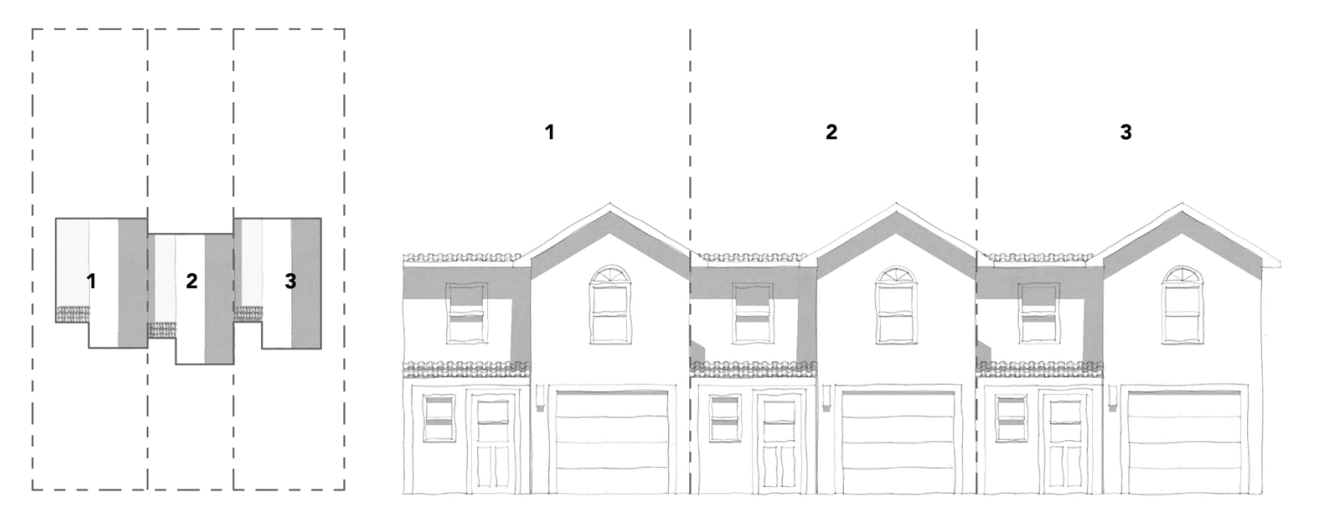
**Single-Family Dwelling**

## Multi-Family Districts

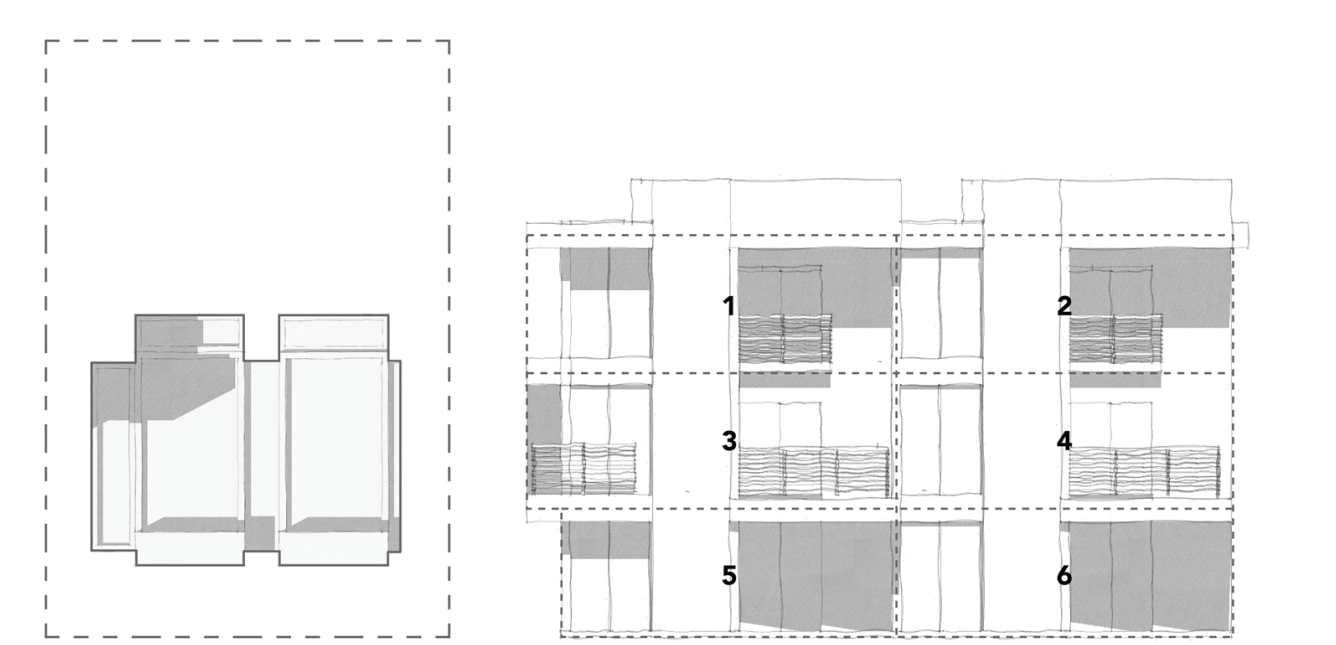
District	Purpose	Minimum Lot Area	Maximum Height
<b>2F</b> Two-Family District	Accommodate single-family and two-family residential development.	SF: 4,500sf 2F: 6,000sf	35'
<b>TH</b> Townhouse District	Accommodate a mix of single-family, two-family, and townhouse dwellings.	SF & 2F: 4,500sf TH: 2,200sf/unit	SF & 2F: 35' TH: 45'
<b>MF-1</b> Multi-Family District	Accommodate a mix of single-family, two-family, townhouse, and medium density multi-family dwellings.	SF & 2F: 4,500sf TH: 2,200sf/unit MF: 1,500sf/unit	SF & 2F: 35' TH: 45' MF: 70'* * Building height abutting a Single-Family District or the 2F District is limited to 45' for the first 100 linear feet from the closest property line within such district
<b>MF-2</b> Multi-Family District	Accommodate a higher density mix of townhouse and multi-family dwellings.	TH: 1,500sf/unit MF: 1,000sf/unit	TH: 45' MF: Unlimited* * Building height abutting a Single-Family District or the 2F District is limited to 45' for the first 100 linear feet from the closest property line within such district; that portion of a structure within 100 to 200 linear feet of the closest property line within such district is limited to a maximum of 65' in height



**Two-Family Dwelling**



**Townhouse Dwelling**



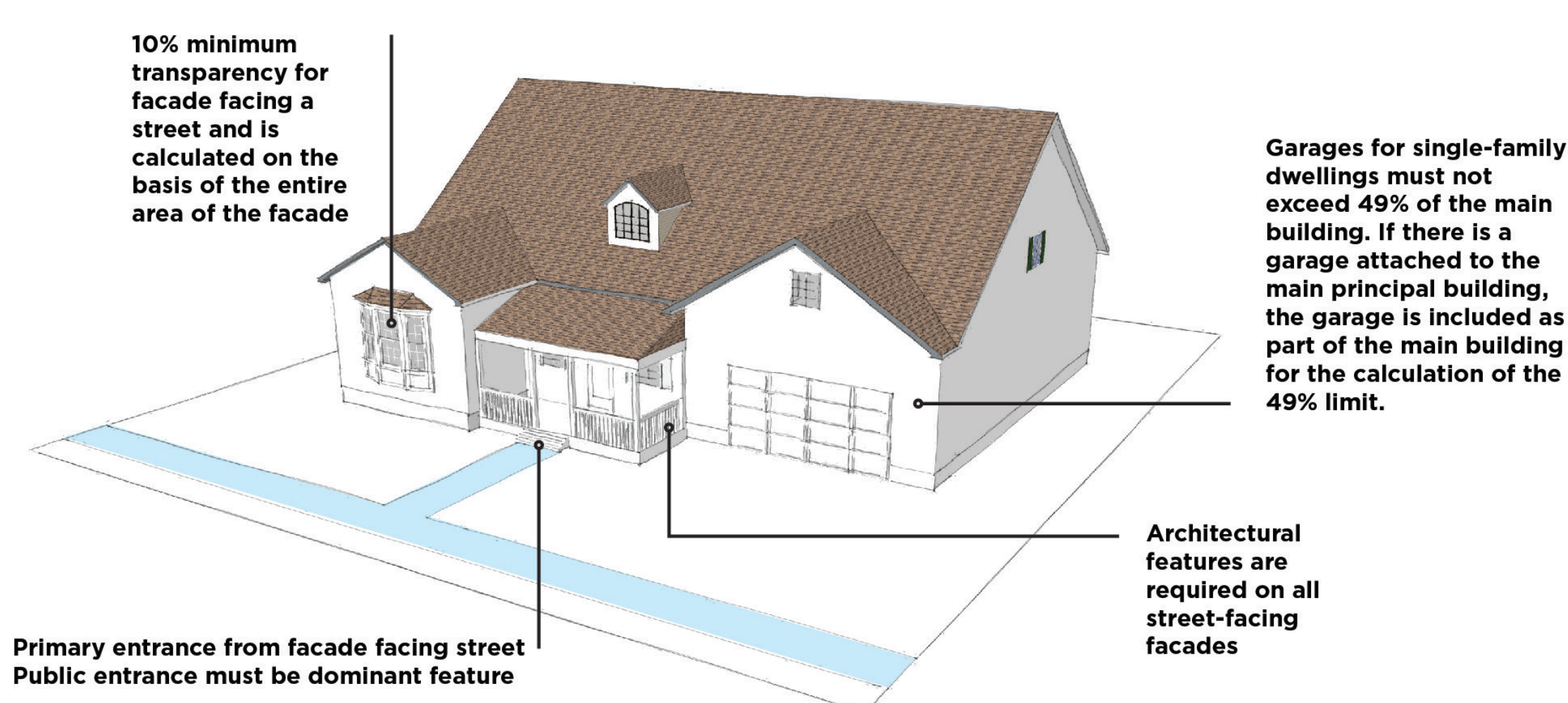
**Multi-Family Dwelling**

SF = Single-Family 2F = Two-Family TH = Townhouse MF = Multi-Family

## Residential Design Standards

Basic design standards based on dwelling type have been added.

### Single-Family



### Townhouse



### Multi-Family



Corpus Christi  
Unified Development Code Update

camiros  
better planning. better places.



# Commercial + Mixed Use Districts

**Corpus Christi**  
Unified Development Code Update

The commercial district structure has been refined to better reflect the character of Corpus Christi. Commercial districts are structured by scale and intensity: local neighborhoods, mixed-use corridors, resort commercial, and regional centers. The following table illustrates how the current commercial districts would translate to the proposed commercial and mixed-use districts.

## Commercial + Mixed-Use Districts

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

RP Residential Professional District	NO Neighborhood Office District	NC Neighborhood Commercial District	CMU Corridor Mixed-Use District	RMU Resort Mixed-Use District
Accommodate low intensity office uses and single-family, two-family, and townhouse dwellings. The RP District also allows for conversion of existing dwellings to such commercial uses, creating a unique mixed-use character. The RP District can serve as a transition to higher intensity commercial and mixed-use areas.	Accommodate office and service uses and a variety of residential uses, including mixed-use development. The NO District allows for small-scale office buildings that can be sited in close proximity to residential neighborhoods without adverse impacts on these areas, and serves as a transition to higher intensity commercial and mixed-use areas.	Accommodate convenience commercial and personal services that serve nearby residential neighborhoods. The NC District is generally located within neighborhoods and maintains pedestrian connections to adjacent residential areas.	Accommodate commercial development along corridors with a mixture of residential, commercial, service, and institutional uses, that serve the adjacent neighborhoods and the community at large. Mixed-use development is encouraged, with residential dwellings permitted above the ground floor.	Accommodate hotels, mixed-use development, and townhouse and multi-family dwellings within resort areas with limited commercial activity that provides tourist-related services.
Maximum Building Height: 45'	Maximum Building Height: 45'	Maximum Building Height: 45'	Maximum Building Height: 65'  *Building height abutting a Single-Family District or the Two-Family District is limited to 45' for the first 100 linear feet from the closest property line within such district	Maximum Building Height: 100'  *Building height abutting a Single-Family District or the Two-Family District is limited to 45' for the first 100 linear feet from the closest property line within such district; that portion of a structure within 100 to 200 linear feet of the closest property line within such district is limited to a maximum of 65' in height

RC Resort Commercial District	GC General Commercial District	CBD Central Business District	CC Commercial Compatible District
Accommodate a wide variety of commercial activity such as tourist, water-oriented, retail, and entertainment uses which reflect the character of a resort area. The RC District also allows for mixed-used and multi-family development.	Accommodate more auto-oriented commercial activities, which attract a more regional consumer base. The GC District is generally located along major commercial arterials.	Encompasses the commercial core of the central business district. The CBD District is intended to ensure harmonious development, redevelopment, and rehabilitation of uses in and around the historic downtown core by integrating an appropriate mix of residential, retail, office, entertainment, and public and civic uses.	Accommodate 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.
Maximum Building Height: 80'  *Building height abutting a Single-Family District or the Two-Family District is limited to 45' for the first 100 linear feet from the closest property line within such district	Maximum Building Height: 65'  *Building height abutting a Single-Family District or the Two-Family District is limited to 45' for the first 100 linear feet from the closest property line within such district	Maximum Building Height: Unlimited	Maximum Building Height: 25'

## Commercial + Mixed-Use Districts Design Standards

Basic design standards for the commercial and mixed-use districts have been added.

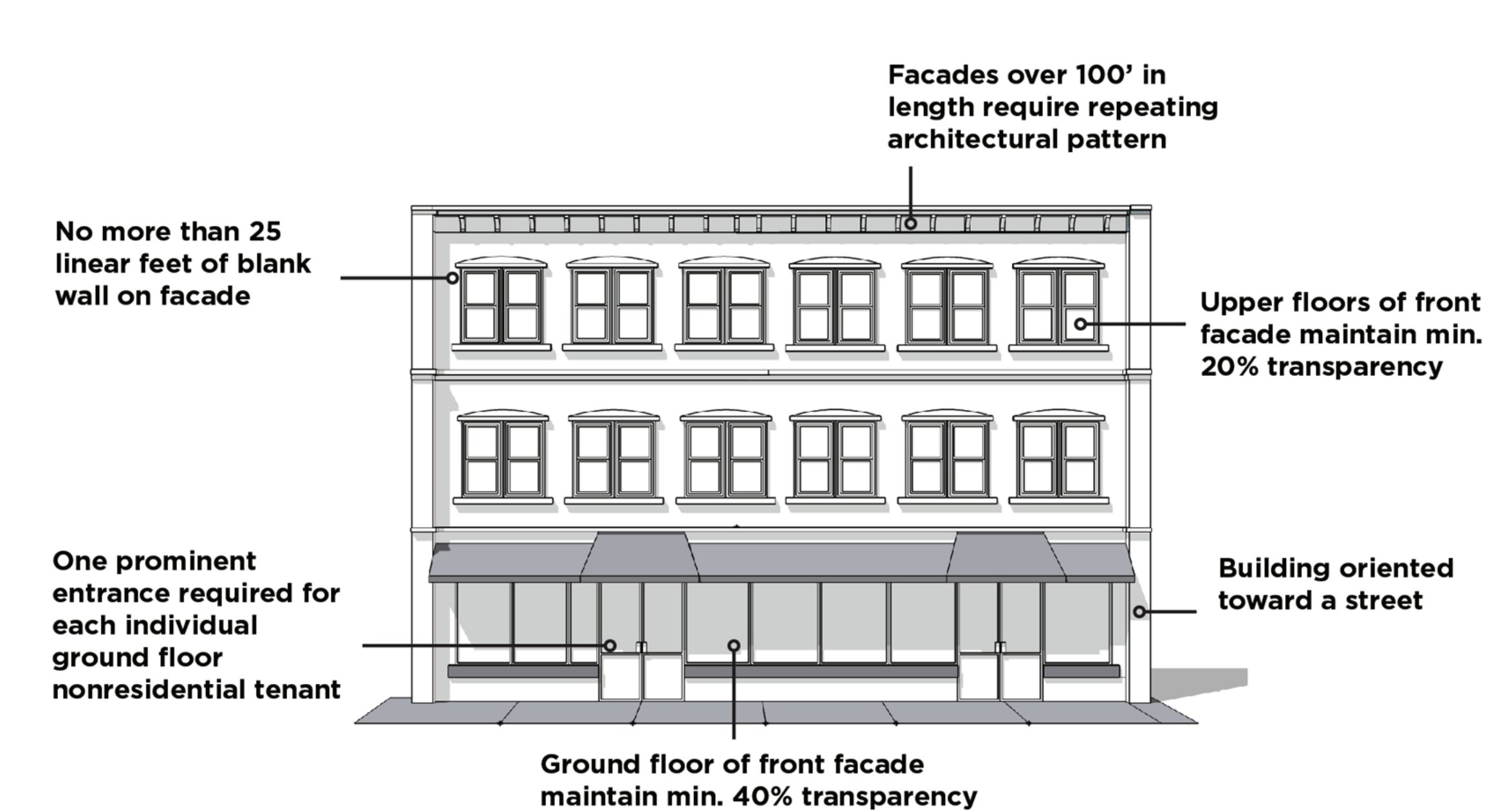
### RP, NO, NC District Design Example\*

\*All standards may not be applicable to each district

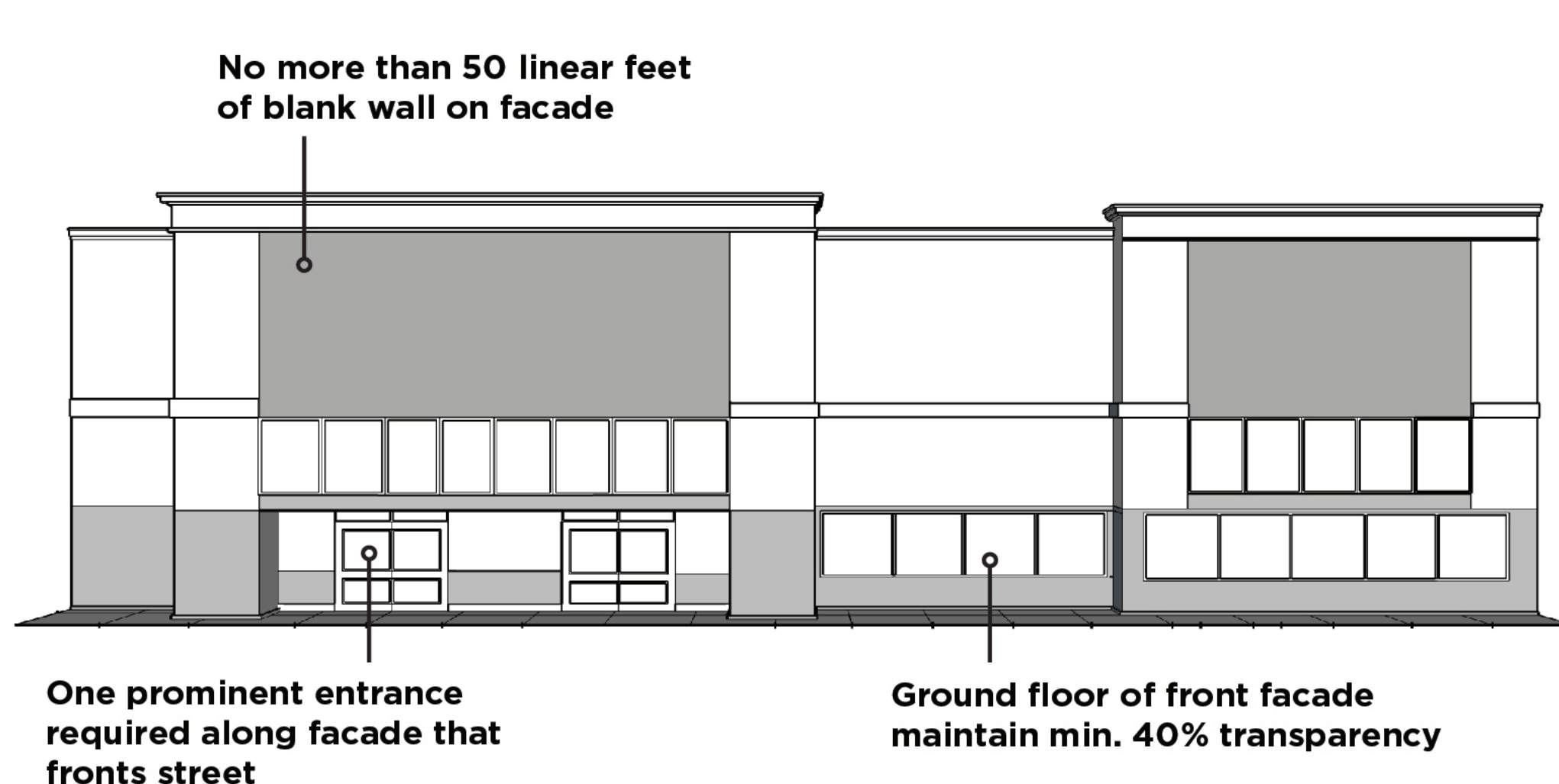


### CMU, RMU, RC District Design Example\*

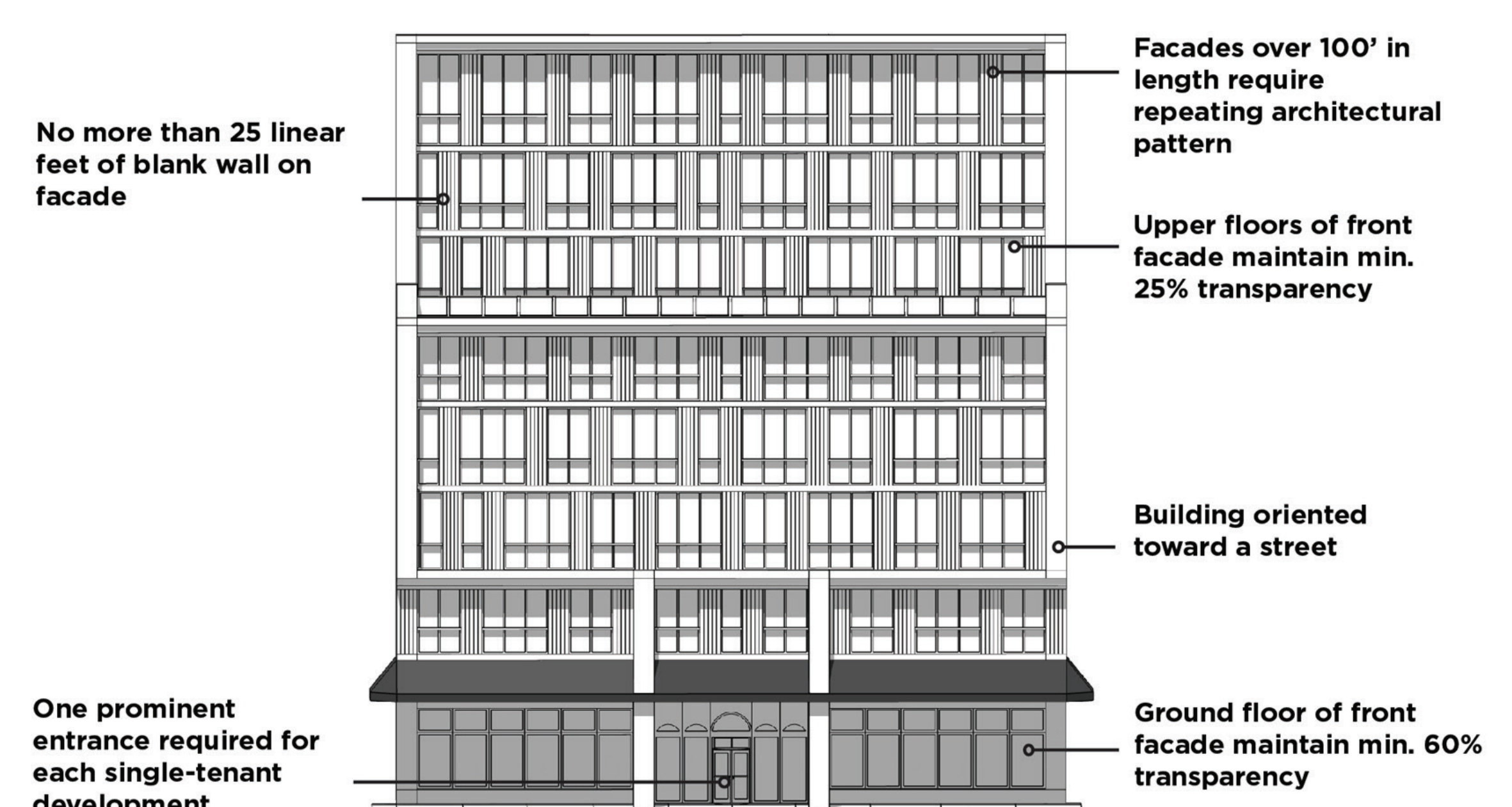
\*All standards may not be applicable to each district



### GC District Design Example



### CBD District Design Example



**Corpus Christi**  
Unified Development Code Update

**camiros**  
better planning. better places.



**Corpus Christi**  
Unified Development Code Update

# Industrial + Special Purpose Districts

## Industrial Districts

*The industrial district standards have been evaluated and refined.*

LI Light Industrial District	HI Heavy Industrial District	IC Industrial Compatible District
Accommodate a range of warehouse/distribution and light industrial uses, including light manufacturing, fabricating, assembly, and processing. Light industrial uses are conducted within enclosed buildings, and do not create appreciable nuisances, hazards, or other outside impacts.	Accommodate industrial uses that may be hazardous or noxious. Such uses may have significant external impacts and may include large areas of outdoor storage or operation. The HI District standards are intended to ensure adequate separation and mitigation of potential impacts on surrounding areas.	Accommodate industrial uses that can provide a buffer between residential uses and intensive public facilities, businesses, and manufacturing uses. As such, district uses specifically exclude those that congregate large groups of people, maintain unscreened outdoor storage, or create nuisance factors of dust, odor, and noise.



Rincon Industrial Area (Photo: portofcc.com)

## Special Purpose Districts

*Special purpose districts accommodate a narrow set of uses and/or special circumstances, distinct from those that are accommodated within other zoning districts.*

MH Manufactured Home District	RV Recreational Vehicle Park District
Preserves appropriate land for the development of manufactured home parks and manufactured home subdivisions. Standards ensure that both manufactured home parks and subdivisions provide open space and recreational areas appropriate for the acreages and number of units provided.	Provides for the development of tourist accommodations which utilize recreational vehicle parks.



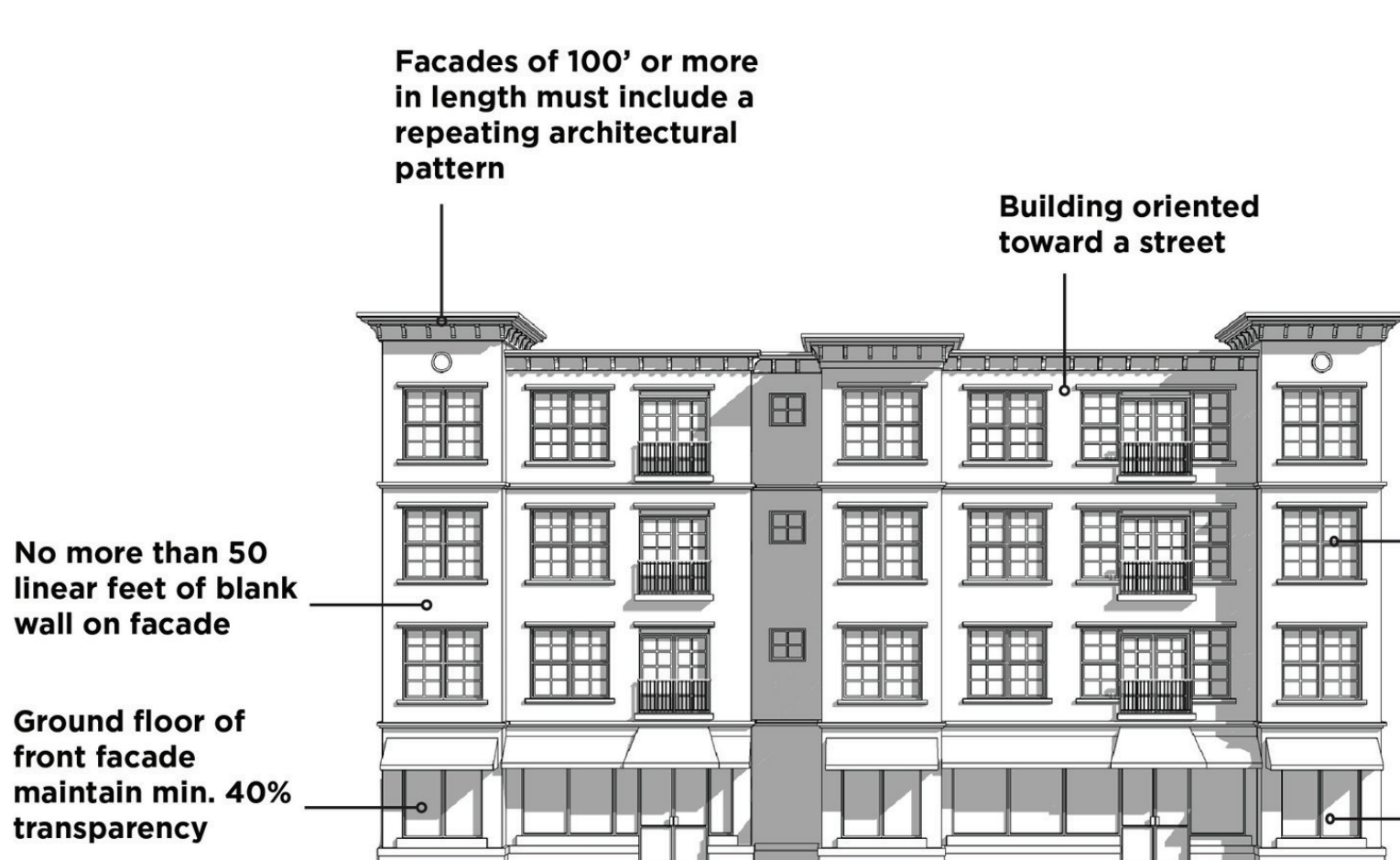
Colonia del Rey RV Park (Photo: goodsam.com)

## Overlay Districts

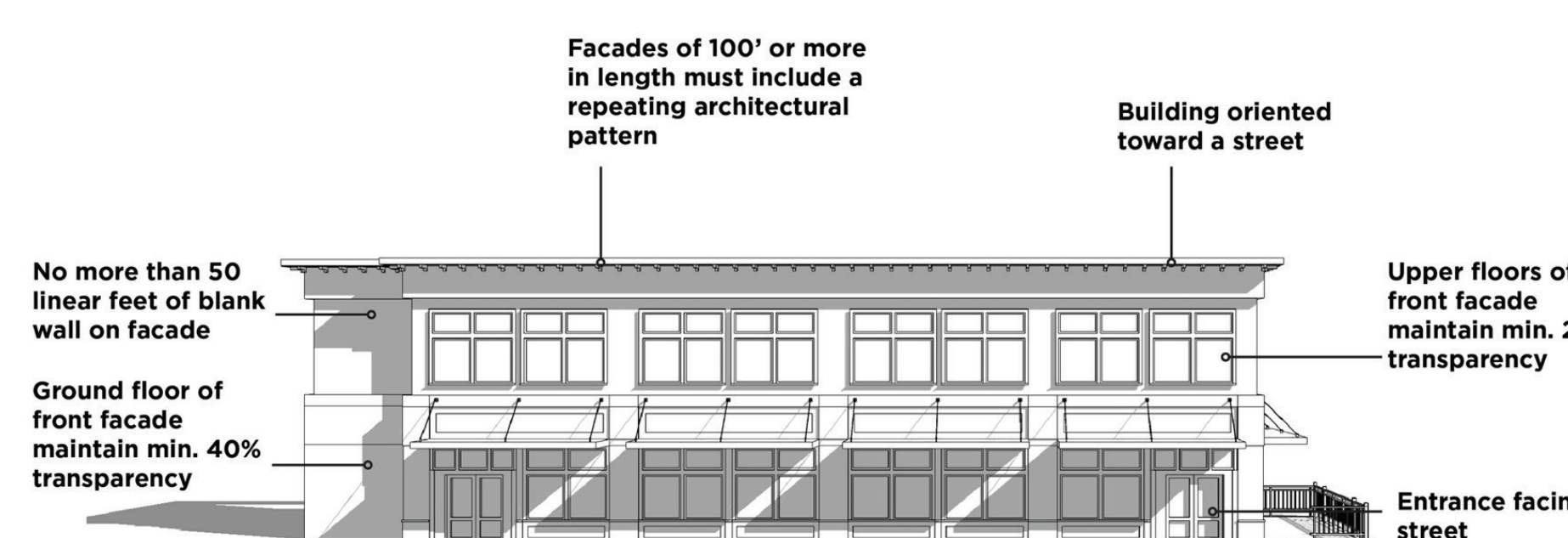
*Overlay districts provide for alternative development standards to address unique site characteristics and development opportunities by: A) Establishing authority to adopt property-specific development standards for individual sites, and B) Establishing overlay districts with alternative standards for special areas designated by the City's Comprehensive Plan, Area Development Plans, and/or by adoption by the City Council.*

PUD Planned Unit Development Overlay District	H Historic Overlay District	IO Island Overlay District	MCAOD Military Compatible Area Overlay Districts
<ul style="list-style-type: none"> <li>Encourages the unified design of a mix of residential, commercial, office, professional, retail, and/or institutional uses.</li> <li>Developments are architecturally and environmentally innovative, and achieve better utilization of land than is possible through strict application of zoning standards.</li> <li>The applicant must demonstrate superior design and/or additional development amenities to be granted approval of a PUD Overlay District.</li> </ul>	Preserves areas of historical or cultural significance, including areas and landmarks. Each individual historic overlay shall have the specific standards.	Promotes quality development on Padre Island as viewed from public rights-of-way. This zoning district is designed to create a distinctive quality of life of the area by promoting building design characteristic of a resort area. These special regulations will preserve the characteristic nature of a barrier island of scenic and economic importance to the City.	Formerly AICUZ Air Installation Compatible Use Zones  <i>Update Completed by the City (August 16, 2022)</i>

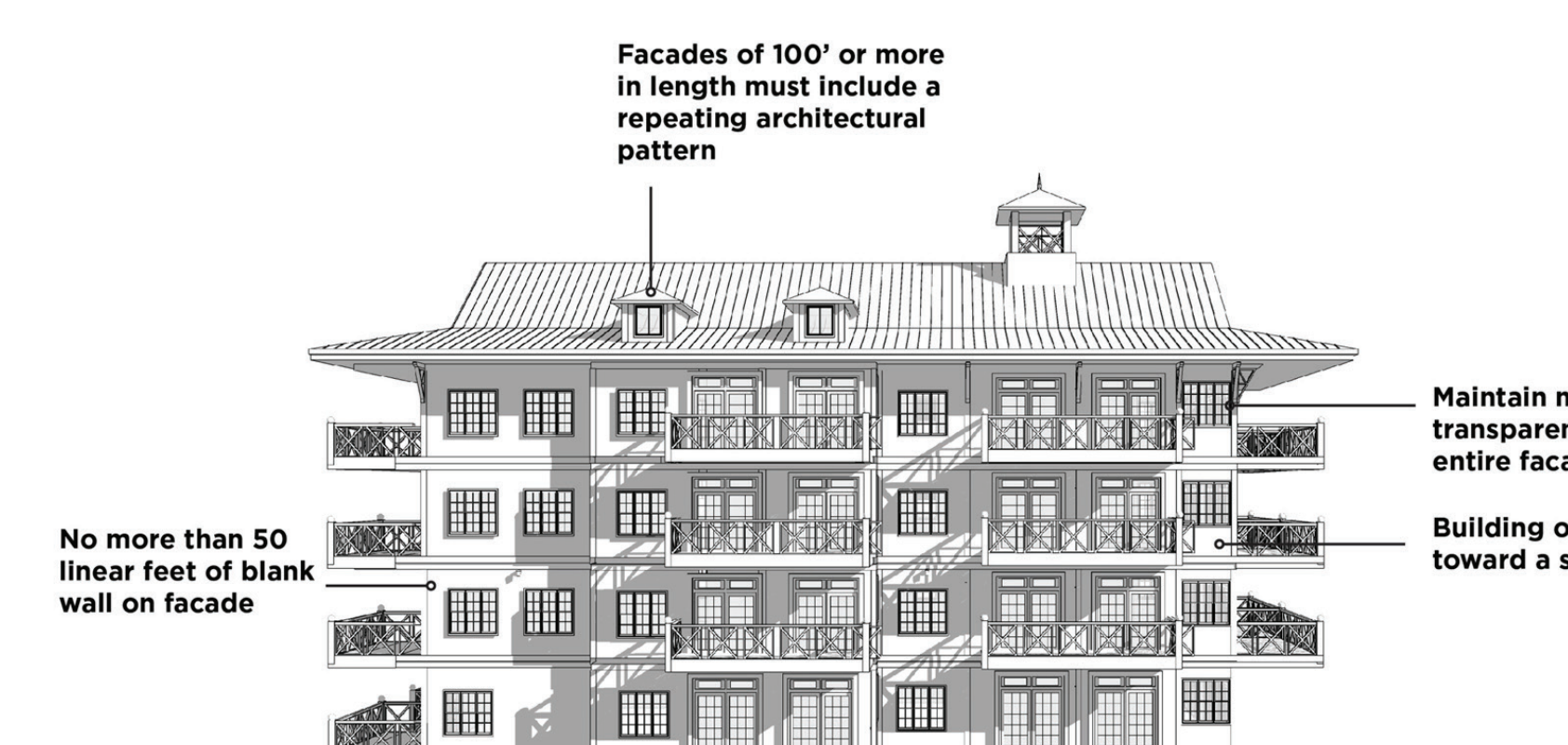
## Island Overlay District Design Standards



**Mixed-Use Development**



**Nonresidential Development**



**Multi-Family Development**

The following current overlays have been either eliminated or consolidated into other provisions of the Code:

Current Overlay	Status
Development Concept and Special Overlay Zone	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



**Corpus Christi**  
Unified Development Code Update

**camiros**  
better planning. better places.



# On-Site Development Standards

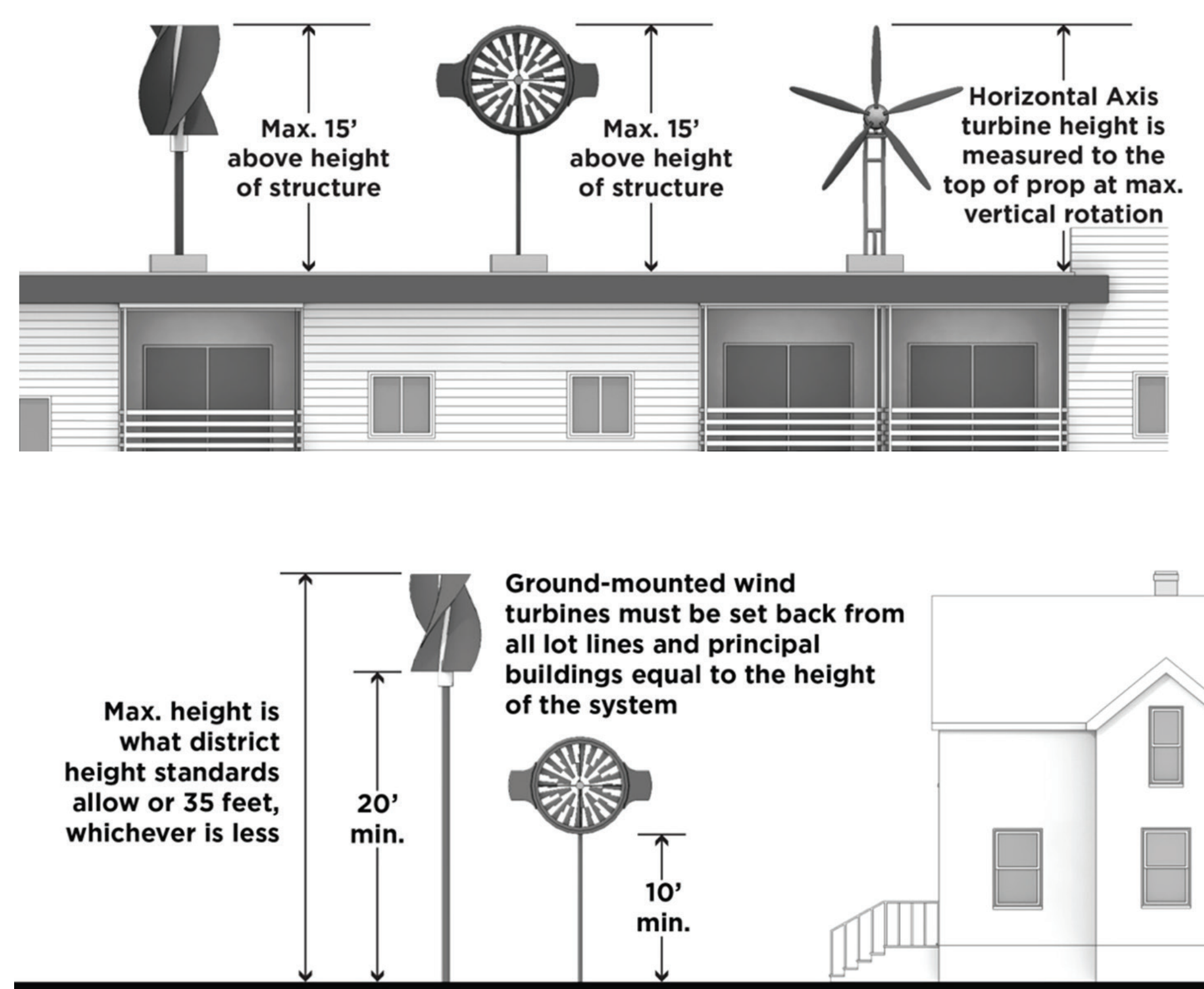
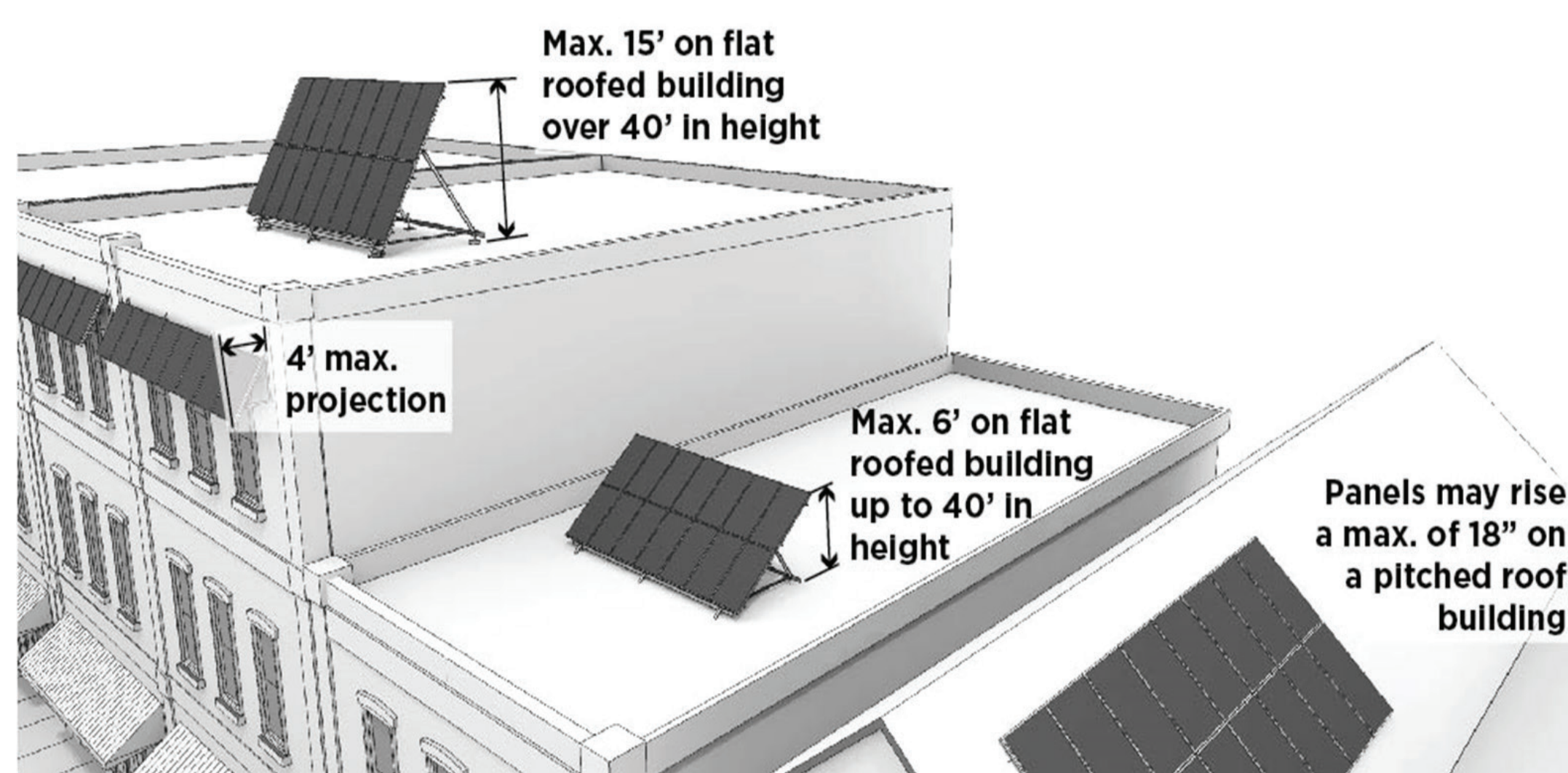
**Corpus Christi**  
Unified Development Code Update

## Accessory Structures

Updated permissions have been proposed for accessory structures. Specific structures regulated include:

### Accessory Structures with Specific Regulations

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



## Parking Regulations

### Required minimum parking ratios have been updated:

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

### Parking flexibilities have been included:

- Required parking spaces may be reduced by 50% within the RC District for all uses except for hotel/motel.
- Where 80% of the total parking area is constructed of permeable pavement, required parking spaces may be reduced by 20%.
- In the commercial and mixed-use districts, on-street parking spaces located along the front or side lot line may be counted toward required off-street parking spaces for commercial uses.
- For multi-tenant developments (two or more uses on one site), off-street parking spaces for uses within the development may be provided collectively at a reduced amount of the total number of spaces that would be required.
- Adjacent nonresidential uses that possess dedicated parking areas are encouraged to provide a cross-access drive to allow circulation between sites. If cross-access is provided, a parking reduction of 10% is permitted for each use accessed by the cross-access driveway.
- The Director of Development Services may authorize a reduction up to a maximum of 20% of required off-street parking spaces for bicyclist facilities. Examples include secure bicycle lockers (i.e., storage that includes a locking mechanism that is accessed by electronic card or other similar security feature), employee shower facilities, and dressing areas for employees.
- In the IO Island Overlay District only, up to a maximum of 10% of required off-street parking spaces may be designed to accommodate golf carts.

### The following districts are exempt from minimum parking requirements:

- CBD Central Business District
- CMU Corridor Mixed-Use District



### On-Street Spaces

### Off-site parking is permitted in the commercial and mixed-use districts:

Off-site parking spaces shall be located within 2,000 feet from the property served for nonresidential uses or 750 feet from the property served for residential uses, measured from the primary entrance of the use served.

### The following exceptions apply:

- Required parking spaces reserved for persons with disabilities cannot be located off-site.
- Residential uses cannot locate required parking off-site in the following districts, including residential dwellings within a mixed-use development: NC, NO, RP, and RC Districts.

### Parking facility design standards have been added:

<b>DIMENSIONS</b>	The standard space has been set to 9' in width by 20' in depth
<b>ACCESS</b>	All required off-street parking facilities must have vehicular access from a street, driveway, alley, or cross-access connection. Townhouse developments are prohibited from constructing individual curb cuts for each dwelling unit along a public street.
<b>SURFACING</b>	Off-street parking lots of four or more spaces shall be paved with all-weather materials.
<b>STRIPING</b>	Off-street parking lots of four or more spaces must delineate parking spaces.
<b>CURBING &amp; WHEEL STOPS</b>	Required when a parking space abuts required landscape areas, pedestrian walkways, structures, fences, or the edge of the parking lot along a lot line.
<b>LANDSCAPE</b>	All parking facilities must be landscaped in accordance with the Code.
<b>PARKING STRUCTURE DESIGN</b>	Standards have been added for parking structure design.
<b>CONTROLLED ENTRANCES</b>	A minimum of 40' shall be provided between any card reader or controlled access point and the lot line.

## Required Bicycle Parking

### Bicycle parking is required for the following development actions:

- 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 must be provided as follows:

Use	Required Bicycle Spaces
Multi-Family Dwelling Less than 8 dwelling units	.5 per unit Designed as short-term or long-term spaces
Multi-Family Dwelling 8 or more dwelling units	.5 per unit All spaces must be long-term spaces
Nonresidential Over 10,000sf of GFA	1 per 10 vehicle spaces A minimum of 75% of spaces must be short-term (long-term spaces are not required, i.e., all spaces may be short term)

### Short-term bicycle parking racks are located for public use and must permit the bicycle frame and one wheel to be locked to the rack and support the bicycle in a stable position.

- Where short-term bicycle parking spaces have been installed in the right-of-way for public use, such spaces may be counted toward required spaces for all uses within 250 feet of the bike rack.
- Short-term bicycle parking spaces may be shared between uses. A 25% reduction in the total number of spaces is allowed.

Long-term bicycle parking spaces must be located indoors and within a secure area, such as within an indoor storage area for residents. Storage areas may be provided in garages, carports, storage rooms, and other resident-accessible, secure areas. Spaces on balconies may satisfy long-term requirements when located on a balcony designed with an enclosed storage area that can accommodate a bicycle (including bike hooks).





# Landscape + Buffer Yard Standards

## Landscape + Buffer Yard Applicability

### New Development

- New construction on property in all zoning districts, except for properties located in either the MH or RV Districts.
- For single-family and two-family dwelling residential building permit applications, proposed site landscaping and supporting information may be indicated on a site plan in lieu of a full landscape plan.

### Existing Development

- New construction of a principal building, including construction of additional principal buildings, within an existing development.
- Any increase in ground level area by 1,000 square feet or more of existing structures up to 10,000 square feet, or any increase in the floor area by 10% or more of existing structures greater than 10,000 square feet.

### Existing Development (Continued)

- Destruction of more than 50% of an existing nonconforming structure, whose reconstruction does not qualify for an exception under the Code, shall comply with all landscaping requirements.

### Inspection Fees

An inspection fee shall be assessed for the inspection of landscaping, as shown on the landscape plan. The Director of Development Services shall inspect all required landscape areas 12 months after issuance of a certificate of occupancy to ensure continuous healthy growth and the replacement of dead or missing required plant material. (No longer an annual inspection.)

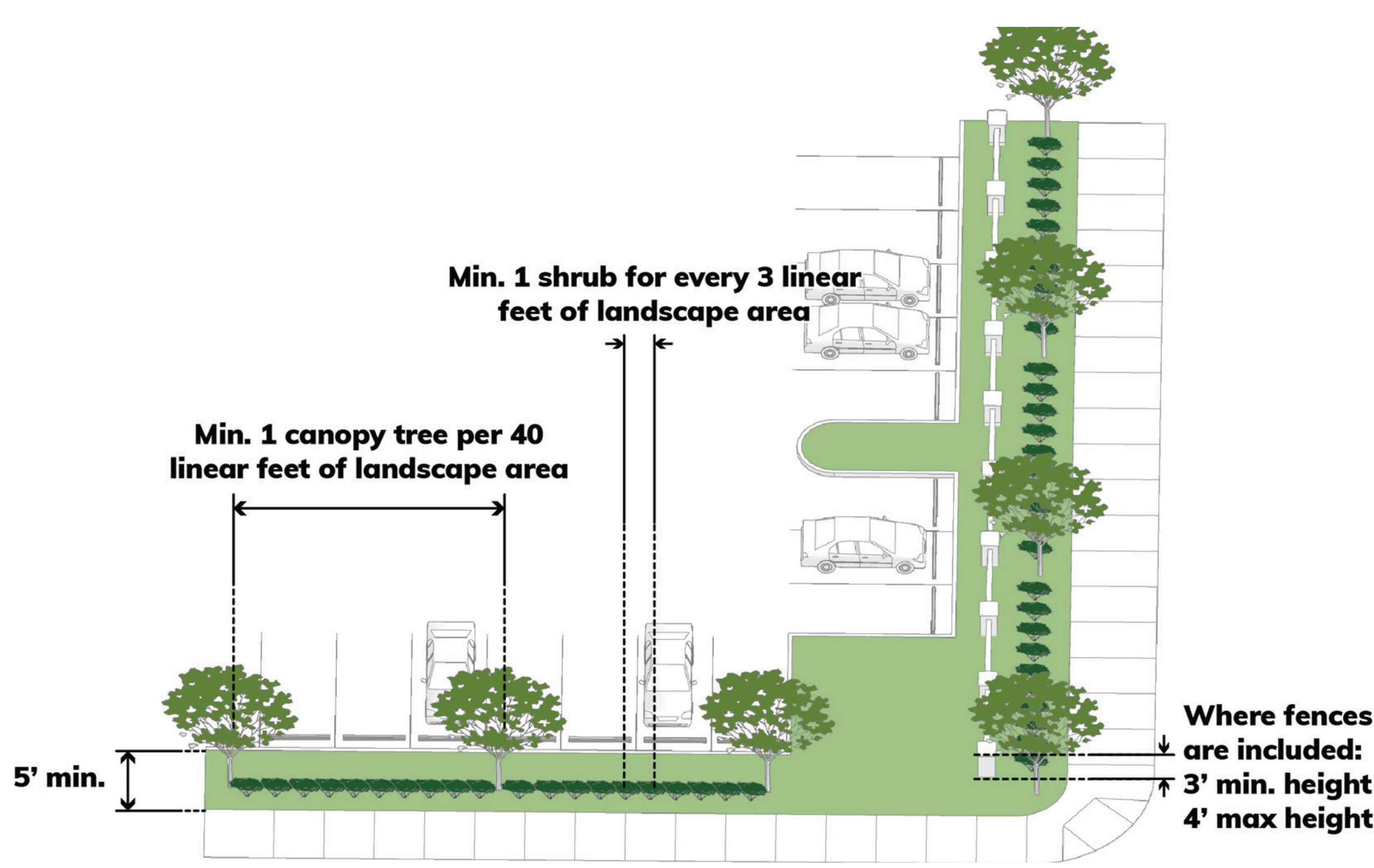
### Landscape Requirements for Street Yards

The recently adopted regulations for trees within street yards have been included, with only minor clarifications of the current provisions.

## Parking Lot Landscape

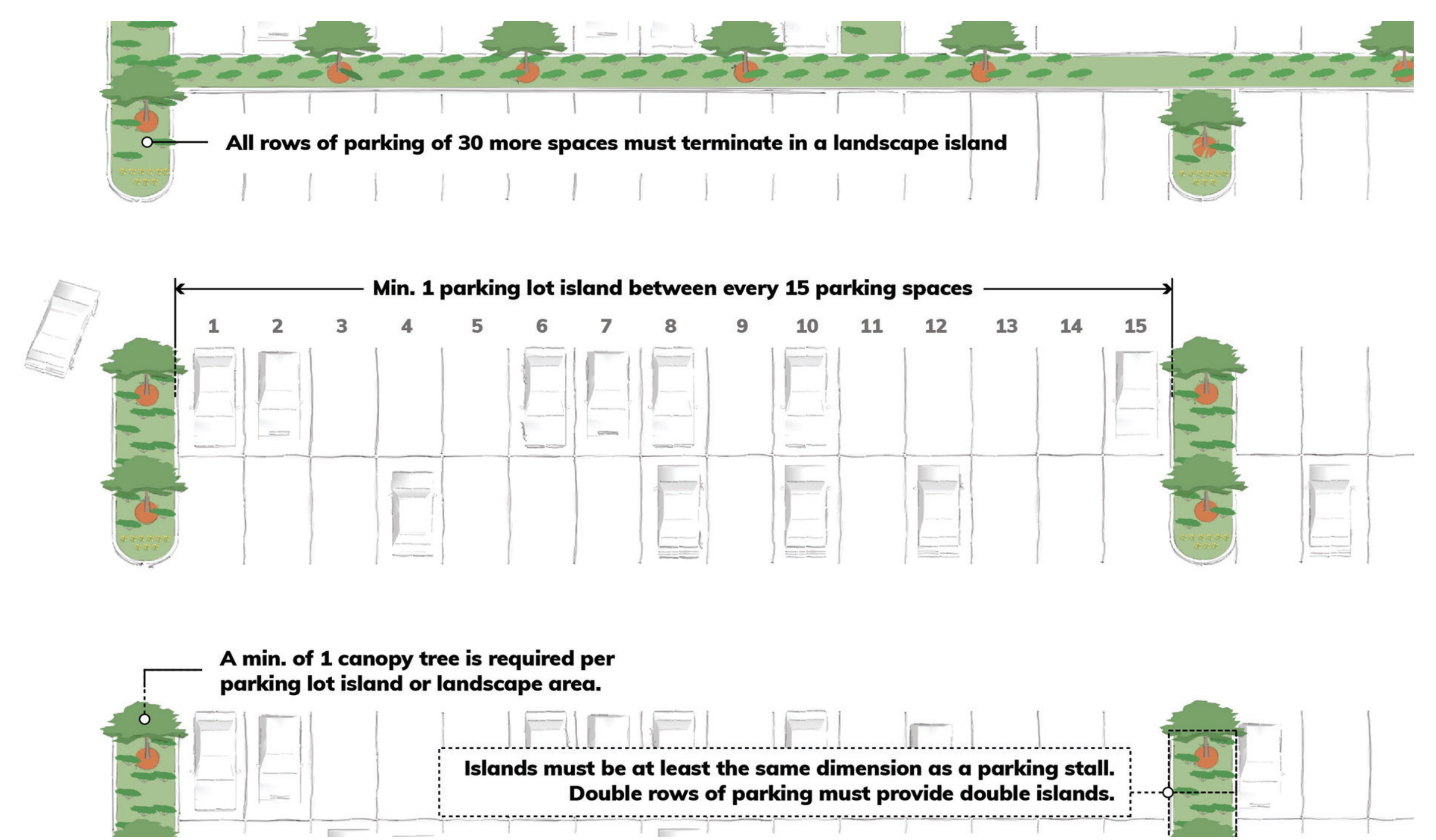
### Required Parking Lot Street Edge Landscape

A landscape treatment is required along all edges of any parking lot abutting the street. This does not include alleys. The landscape treatment must run the full length of the street edge, except for points of ingress or egress. An alternative design with the use of a low screening wall allows a reduction in the width of the landscape area to three feet.



### Interior Parking Lot Landscape

Any parking lot of 15 or more spaces is required to install interior parking lot landscape. One parking lot island must be provided, at a minimum, between every 15 parking spaces.



## 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 zoning districts. A buffer yard provides a transition between these uses and/or zoning districts that minimizes adverse impacts.*

### Buffer Yard Class Requirements

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	C
TH	Nonresidential development	Abutting residential use	C
	Townhouse development	Abutting single-family or two-family use	D
MF-1, MF-2	Nonresidential development	Abutting residential use	C
	Townhouse or multi-family development	Abutting single-family or two-family use	C
RP	Nonresidential development	Abutting residential use	C
	Townhouse development	Abutting single-family or two-family use	D
NO, NC	Development in the zoning district	Abutting single-family (Section 4.3) or multi-family (Section 4.4) district	C
	Development in the zoning district	Abutting single-family or two-family use	C
CMU, RMU	Development in the zoning district	Abutting single-family (Section 4.3) or multi-family (Section 4.4) district	C
	Development in the zoning district	Abutting single-family or two-family use	C
RC, RCB	Development in the zoning district	Abutting single-family (Section 4.3) or multi-family (Section 4.4) district	C
	Development in the zoning district	Abutting single-family or two-family use	C
GC, CC	Development in the zoning district	Abutting single-family (Section 4.3) or multi-family (Section 4.4) district	C
	Development in the zoning district	Abutting single-family or two-family use	C
CBD	Development in the zoning district	Abutting single-family (Section 4.3) or multi-family (Section 4.4) district	C
	Development in the zoning district	Abutting single-family or two-family use	C
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	A
	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	C

### Buffer Yard Classes

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