

Rev. 7/20/23			
Fair Oaks Ranch Proposed UDC Amendments - Summary of Significant Changes Chapter 5			
Topic # 3 - Subdivision Standards			
	Sections of the Current UDC (2019)	Proposed Change This list reflects the changes made to the UDC adopted in 2019	Reason
1	Section 5.4 (2)	Corrected the percentage in the formula to match the text description.	Clarified the formula to make it easier to understand.
2	Section 5.4 (4)	Added - "...of a policy variance, after a recommendation from the Planning and Zoning Commission. The minimum width of the pole portion of the lot shall be twenty feet (20')."	Clarified that the process requires a recommendation from Planning and Zoning Commission. Added minimum width for the pole portion of the lot to ensure fire/emergency services access. This information was missing.
3	Table 5.1	Impervious Cover Replaced "Refer to Restriction Committees" with "Not Regulated". Added a note regarding enforcement through deed restrictions.	Legal input - impervious cover for the R1, R2, R3, and R4 districts are privately enforced through deed restrictions.
4	Section 5.5	Section 5.5 (3) Added standards for cul-de-sacs Table 5.2 Block Length and Character Block length increased to 1200'.	Staff input. Missing standards. Old subdivision regulations had addressed these requirements. Diagrams added. Input from City staff/Fire Marshal/development community and to ensure fire/emergency services access.
5	Section 5.6	Easements Added language to address minimum width, encroachments, overhangs.	Staff input. Missing standards. Old subdivision regulations had addressed these requirements.