

Fair Oaks Ranch Proposed UDC Amendments - Summary of Changes Chapter 4

Topic # 2 - Zoning

	Sections of the Current UDC (2019)	Proposed Change This list reflects the changes made to the UDC adopted in 2019	Reason	Topic	Other Topics Affected
Chapter 4					
1	Section 4.6 (1)	Removed - "Local Connector Streets" from Section 4.6 (1) b Neighborhood Residential District (NR).	To address safety issues and prevent homes in new subdivisions from directly accessing collectors.	Zoning	Subdivision Standards
2	Section 4.6 (2)	MU District setback along Primary Frontage: added 25' min.- 30' max. setback along IH 10.	P & Z and developer input - added a wider setback for properties along IH-10.	Zoning	Site and Building Standards
3	Section 4.6 (2)	NC District setbacks for Primary Frontage Changed 10' min. setback – 20' max. setback to 50' min. setback along Arterial; Changed 10' min. setback – 20' max. setback to 30' along other streets; No max. setback for both categories	P & Z and developer input - increased setbacks for Hill Country aesthetics.	Zoning	Site and Building Standards
4	Section 4.6 (2)	CF District - Moved relevant sentences from Chapter 6 that described the zoning district. Setbacks for Primary Frontage Changed 20' min. – 50' max. setback to 50' min. along Arterial; Changed 20' min. – 50' max. setback to 30' along other streets; No max. setback for both categories Changed min. setback along Secondary Frontage from 20' to 10'.	P & Z and developer input - increased setbacks for Hill Country aesthetics.	Zoning	Site and Building Standards
5	Table 4.2	Added that the maximum percentage of residential component in mixed use development is 30%.	Addressed the conflict between Comprehensive Plan and UDC. Additionally the matrix did not reflect the purpose of this zone as written in the UDC.	Zoning	
6	Section 4.10 (1)	4.9 (1) in the clean version Removed - "...promulgated by the City or by a design UDC. Until such guidelines are adopted, an applicant will develop plans consistent with the comprehensive plan and submit them to the City for approval by the City Manager (or designee), with appeal to the Zoning Board of Adjustment." Added sub sections a-c.	Removed conflicting language. Added locational requirement for drive through facilities to protect residential and added references to applicable regulations in Chapter 6.	Zoning	Site and Building Standards
7	Section 4.14	4.13 in the clean version Rewritten by legal for conformance with recent changes to the state law.	Legal input - modified to ensure consistency with the recent changes in the state law.	Zoning	