

Hutchins Zoning Ordinance Draft Updates Summary

July 23, 2026

General updates

- Updated section numbering and list levels to reflect other City Code chapters.
- Updated cross references to other City Code chapters.
- Modernized ordinance language, terminology, and formatting to improve readability and usability.
- Corrected inconsistencies, outdated references, and organizational issues identified throughout the ordinance

Division 1: Enacting Provisions and Division II: Administration

- Reorganized administrative provisions to improve clarity and overall code organization.
- Updated procedures and administrative language to reflect current zoning and development review practices.
- Clarified authority, interpretation, and administration provisions to improve ordinance implementation.

Division III: Use Regulations and Division IV: Permitted Uses

- Updated and reorganized use regulations and use classifications.
- Removed Home Occupation regulations from the Zoning Ordinance and created a separate section within the City's Business Regulations chapter.
- Updated Home Occupation regulations to better align with recent State of Texas legislation regarding home-based businesses.
- Updated accessory structure and accessory use regulations.
- Added regulations for Residential Storage Containers, including limitations within residential zoning districts. (See Section 14A.01.018.)
- Added regulations for Commercial Storage Containers, including permitting and operational requirements. (See Section 14A.01.018.)
- Added and updated regulations for land uses not previously addressed within the Zoning Ordinance, including Short-Term Rentals and other emerging land uses. (See Section 14A.01.019.)
- Updated and reorganized use classifications and use tables.
- Added new land uses and updated permitted use designations where appropriate.

- Improved consistency between land use definitions, use regulations, and zoning district standards.
- Added regulations for Commercial Truck Parking Lots (See Section 14A.01.020.)
- Added provisions to address emerging development trends and new land use types, including Data Center. (See Section 14A.01.022.)

Division V: Zoning Districts

- Updated and modernized zoning district classifications to align with the City's Comprehensive Plan and current development patterns.
- Clarified district intent statements, permitted uses, and development requirements.
- Revised district standards to better align with current development patterns and land use practices.
- Improved coordination between district regulations and development standards.
- Added the SF-6 Single-Family Residential District to provide additional housing options and development flexibility. (See Section 14A.01.028.)
- Updated single-family attached residential district standards, including lot size, lot width, setback, and design requirements. (See Section 14A.01.030.)
- Updated multifamily district standards, including density, parking, open space, and design criteria. (See Section 14A.01.031.)

Division VI: Development Standards

- Updated off-street parking regulations, including provisions related to parking and storage surfaces. (See Section 14A.01.040.)
- Clarified development standards to improve ordinance administration and implementation.
- Updated various site design and operational standards to reflect current development practices.

- Updated landscaping, buffering, screening, fencing, lighting, and architectural standards.

Division VII: Penalties and Nonconformities

- Reorganized and updated nonconforming use, structure, and lot provisions.
- Clarified enforcement procedures and penalty provisions.
- Improved consistency between enforcement regulations and other ordinance provisions.

Division VII: Definitions and Division IX: Summary of Zoning District Regulation and Illustrations

- Updated and modernized zoning definitions to reflect current planning terminology and development practices.
- Added definitions for newly regulated uses and development types.
- Revised and expanded definitions to improve consistency throughout the ordinance.
- Updated terminology to improve alignment with current State law and industry standards.
- Updated definitions to align with revised zoning districts, permitted use tables, and parking standards