



UNIFIED DEVELOPMENT CODE

Joint Planning Commission/City Council Worksession



Real People. Real Solutions.

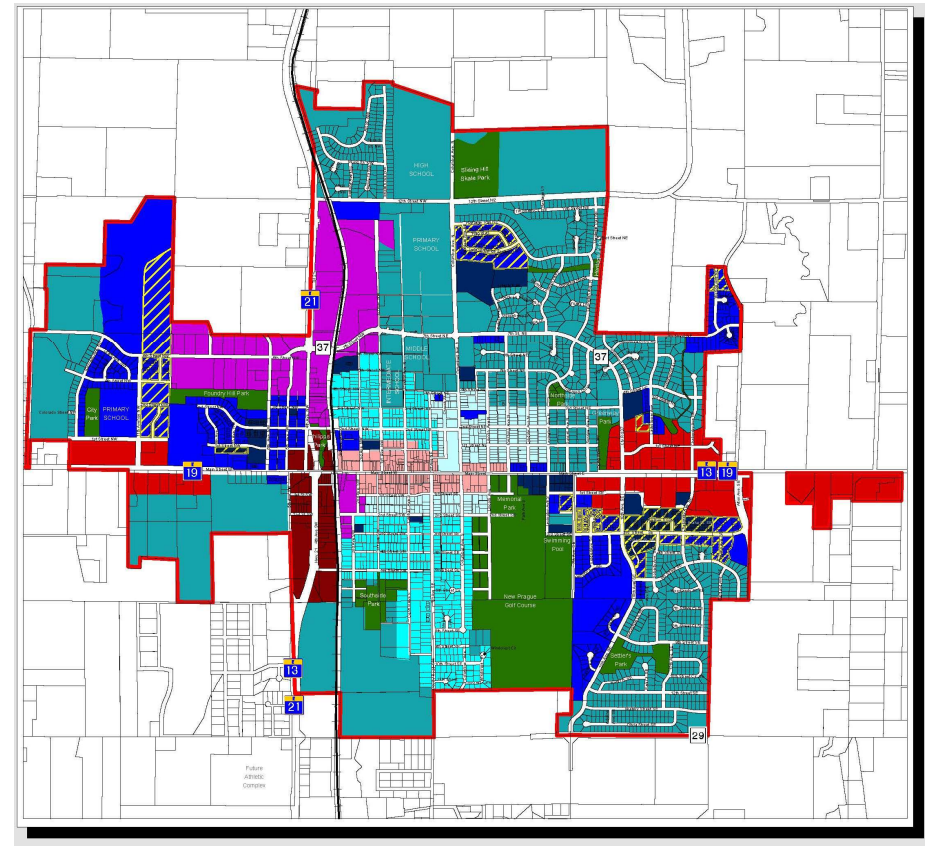


November 3, 2025

Unified Development Code

A Unified Development Code will support the city in meeting current objectives while fostering future development through review of the following items identified by the City:

- Industry standards for commercial, industrial, and residential development
- Existing development pattern of New Prague
- Future market and urban development changes
- Ordinance clarity, including as many tables, figures, and visual illustrations as possible, for equitable administration
- Ensure legal compliance



Schedule

	 												NOV 2024	DEC 2024	JAN 2025	FEB 2025	MAR 2025	APR 2025	MAY 2025	JUN 2025	JUL 2025	AUG 2025	SEP 2025	OCT 2025	NOV 2025	DEC 2025
Project Kickoff Meeting																										
City Tour																										
Coordination Meeting with City Staff																										
Steering Committee Meetings																										
Online Community Survey																										
Community Open House/Pop Up Event																										
First Draft Unified Development Code																										
Planning Commission Workshop																										
Second Draft Unified Development Code																										
Final Draft Unified Development Code																										
Public Hearing at Planning Commission																										
City Council Work Session Review/Approval																										

Phase 1: November to December 2024

- Project kickoff
- City tour and coordination meetings with city staff

Phase 2: January to April 2025

- January Planning Commission kickoff
- 1st Draft – Formatting the Unified Development Code

Phase 3: May to October 2025

- 2nd Draft of the Unified Development Code
- Public engagement sessions (online survey, Czech Out New Prague)
- Planning workshop

Phase 4: October to December 2025

- Public hearing at planning commission meetings, council review, and approval
- Implementation of new Unified Development Code

Community Survey



City of New Prague

Universal Development Code Survey



We want to hear from you!

PROJECT OVERVIEW

The City of New Prague is updating the Subdivision and Zoning Code under a new Unified Development Code (UDC). This is part of a comprehensive effort to embrace future development and preservation within the city while maintaining the community's local economy and sense of place. Your feedback on this survey will help develop a Unified Development Code that supports the city in meeting current objectives while fostering future development.



Take this survey online at: [link](#)

For the following questions, identify how much you agree with each statement.

- Duplexes or triplexes should be allowed in a greater degree near downtown.

Strongly agree
Agree
Neutral
Disagree
Strongly Disagree
- The City permitting process and regulations allow options to improve my property within New Prague.

Strongly agree
Agree
Neutral
Disagree
Strongly Disagree
- New Prague has enough parking for its businesses.

Strongly agree
Agree
Neutral
Disagree
Strongly Disagree
- The City provides options to support the aesthetics and design of businesses and neighborhoods.

Strongly agree
Agree
Neutral
Disagree
Strongly Disagree
- The City should pursue municipal/public electric vehicle (EV) charging stations in the community.

Strongly agree
Agree
Neutral
Disagree
Strongly Disagree

Universal Development Code Survey

6. What residential lot size do you feel is suitable for a single-family residential? (Select all that apply)

☐ 5,000 Square Feet
 ☐ 6,000 Square Feet
 ☐ 8,000 Square Feet
 ☐ 10,000 Square Feet

7. Which material do you think is suitable for Architectural Design of a commercial/industrial building? (Select all that apply)

☐ Insulated Metal Panel

☐ Uninsulated Metal Panel

☐ Brick

☐ Stone

☐ Smooth Concrete Panel

☐ Textured Concrete Panel

Accessory Dwelling Unit (ADU) Examples



INTERIOR (LOWER LEVEL)



INTERIOR (UPPER LEVEL)



ABOVE GARAGE



ATTACHED



GARAGE CONVERSION



DETACHED

8. In what ways would you take advantage of an Accessory Dwelling Unit (ADU)? (Select all that apply)

☐ Permanent housing for yourself/your family

☐ Seasonal or temporary housing for a family member or friend

☐ Provide a separate living unit for a health caregiver

☐ Short-term rental income (14 days or less)

☐ Long-term rental income (rentals greater than 8 month periods)

☐ I would NOT consider building an ADU

9. Would you be interested in utilizing short term rentals in the community?

☐ Yes
 ☐ Maybe
 ☐ No

10. In regard to recreational vehicles and trailers, what areas on a property do you believe the City should allow storage? (Select all that apply)

☐ Paved/concrete surfaces

☐ Gravel surface

☐ Landscape rock surfaces

☐ Grass/mulch surfaces

11. Would you apply for a fence/shed permit if it were FREE?

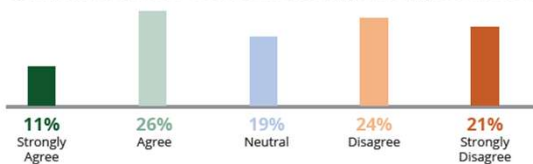
☐ Yes
 ☐ Maybe
 ☐ No

Community Survey Results

AT A GLANCE



Q: Duplexes or triplexes should be allowed in greater degree near downtown.



Respondents were split on allowing duplexes and triplexes to a greater degree near downtown, with a slight trend towards disagreement.

Q: In what ways would you take advantage of an Accessory Dwelling Unit (ADU)?



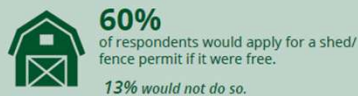
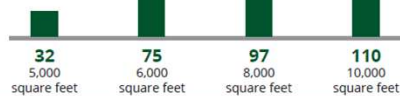
Q: Would you be interested in utilizing short term rentals in the community?



Q: What residential lot size do you feel is suitable for single-family residential? (Select all that apply)

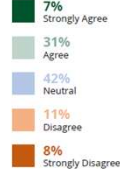
Respondents generally selected larger lot sizes for single family homes, with 65% of respondents selecting lot sizes of 8,000 Square Feet or larger.

Results reflect number of responses

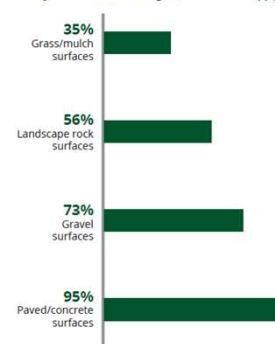


Q: The City permitting process and regulations allow options to improve property value within New Prague.

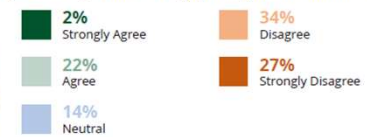
Respondents felt neutrally about City permitting processes and regulations allowing them to improve their properties.



Q: In regard to recreational vehicles and trailers, what areas on a property do you believe the city should allow storage? (Select all that apply)



Q: New Prague has enough parking for its businesses.



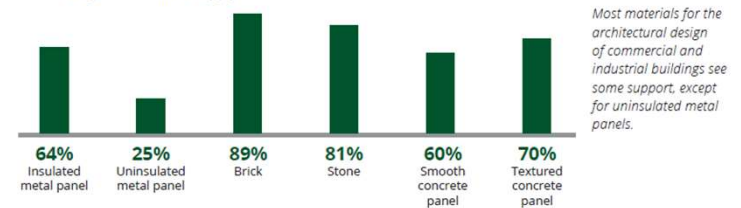
61% of respondents think that New Prague does not have enough parking for businesses.

Q: The city provides options to support the aesthetics and design of businesses and neighborhoods.



Respondents are split on the city providing options to support the aesthetics and design of businesses and neighborhoods.

Q: Which material do you think is suitable for Architectural Design in a commercial/industrial building? (Select all that apply)





Sections of Draft Code

Section 2

- Definitions

Section 3

- General Provisions
- Administrative Processes

Section 4

- Zoning Districts
- Zoning Map Reference

Section 5

- Land Use Chart
- Land Use Performance Standards

Section 6

- Dimensional Standards
- Character and Building Standards
- Subdivision Standards

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Tables/Graphics in Code

§ 5.001 USE CHART

(A) Key: P = Permitted Use, C = Conditional Use, A = Accessory Use

Use	R-1	R-2	R-3	RM	RH	B-1	B-2	B-3	I-1
Above Ground Bulk Storage (Liquid)								C	C
Accessory buildings	A	A	A	A	A				A
Accessory uses	P	P	P	P	P				
Accessory Dwelling Unit	P	P	P						
Any house or other principal structure moved onto a lot	C	C	C	C	C	C	C	C	C
Apartments				P, *1	P	P/C, *2, *3	C, *4	C, *4	
Assisted living facility	P	P	P	P	P				
Auto repair, major							C	C	P
Auto repair, minor						C	C	C	P
Automobile parking lots, parking garages, bus stations						P	C	C	
Bed and Breakfast Inns	C	C	C	C	C	C	C	C	
Billboard signs									P
Breweries									P
Brewpubs						P	P	P	
Small Breweries						C	C	C	P
Cannabis cultivation business									C
Cannabis delivery business						P	P	P	
Cannabis event organizer						P	P	P	C
Cannabis manufacturing business									C

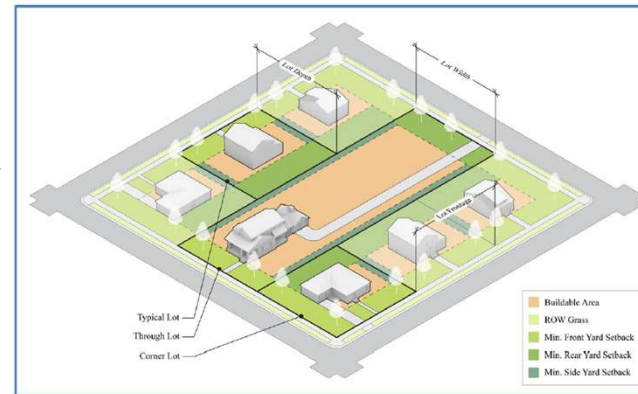
§ 6.001 DIMENSIONAL STANDARDS CHART

Standard	R-1	R-2	R-3	RM	RH	B-1	B-2	B-3	I-1
Minimum Lot Area (Square feet)	8300	Single family: 7,500 two-family: 6200 square feet per dwelling unit	Single family: 6200 two-family: 6200 square feet per dwelling unit	Single and two-family: 5,500 square feet per dwelling unit three through eight units: 2,000 square feet per dwelling unit	Single and two-family: 5,500 square feet per unit multi-unit: 1,300 square feet per unit	No requirement	20,000	20,000	40,000
Minimum Lot Width (ft)	60	55	50	Single family: 50 ft multi-unit: 100	Single family: 50 multi-unit: 100 ft	No requirement	80	80	150
Minimum Front Yard Setback (ft)	325	25	25	25 for single family	25 for single family	0	30 along collector and arterial roadways 15 along residential and local roadways	40	40
Minimum Side Yard Setback (ft)	7	7	7	single-family: 7 multi-unit: 10	single-family: 7 multi-unit: 20	0	10	10	15
Minimum Rear Yard Setback (ft)	30	30	30	30	30	0	30	10	25 50 when abutting a residential district
Minimum Rear Alley Setback (ft)	No requirement	No requirement	No requirement	No requirement	No requirement	10	10	10	10
Maximum Height (ft)	35	35	35	50	50	36	35	35	50
Maximum Land Coverage by Structures (%)	40	40	40	40	40	No requirement	40	40	40
Minimum Floor Area (square feet) (two or more unit buildings)	No requirement	No requirement	No requirement	Efficiency Unit: 400 One bedroom apartment: 600 Two bedroom units: 750 Three bedroom units: 950	Efficiency Unit: 400 One bedroom apartment: 600 Two bedroom units: 750 Three bedroom units: 950	No requirement	No requirement	No requirement	No requirement

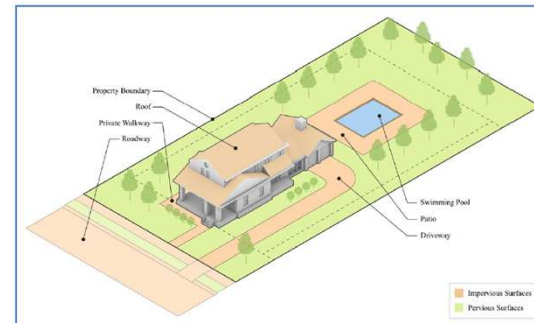
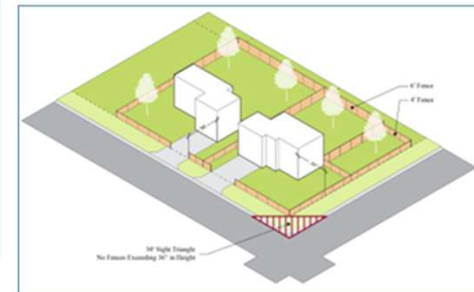
Code/Graphics Updates

- Changes to RL-90, RL-84, and RL-70 Zoning districts including lot sizes
- Incorporation of Tree Preservation Ordinance Language
- Additional architectural design requirements for commercial and industrial buildings to RL-90, RL-84, and RL-70 Zoning districts including lot sizes
- Revisions to the Planned Unit Development Regulations
- Code language to identify when a certificate of survey is required
- Provisions for public hearings for variances and conditional use permits
- Administrative permits for fences and residential accessory structures
- Edits to required parking minimum space requirements
- Additional Accessory Dwelling Unit regulations
- General updates for compliance with State Statute and industry standards
- West Downtown Overlay District added

Lot Standards



Sight Line Triangle



Impervious Surface

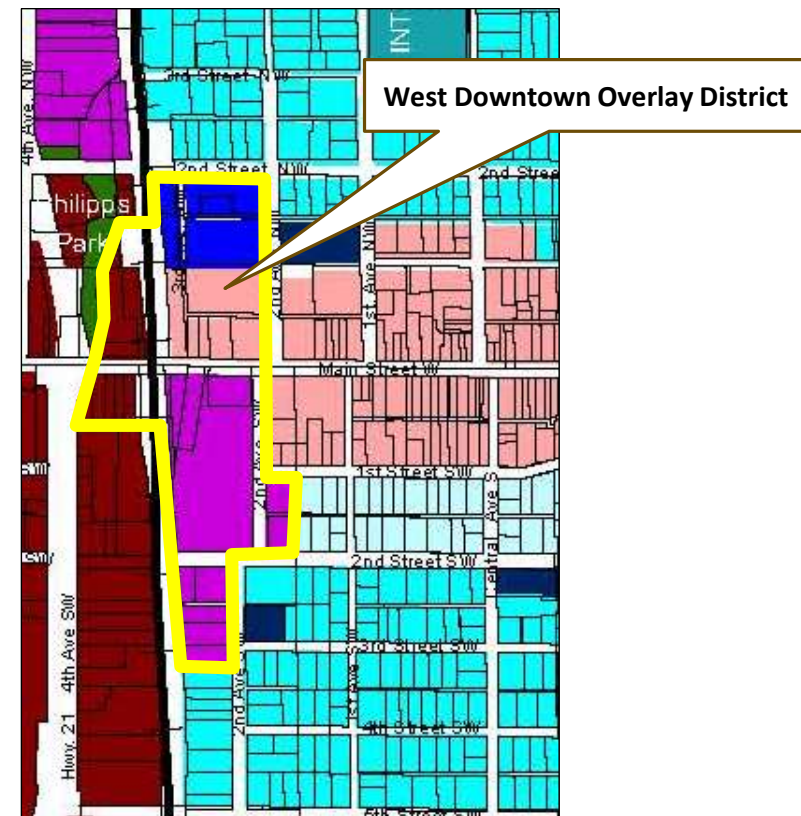


Building Height

West Downtown Overlay District

Overlay District Regulations:

- Zoning - B-1 Central Business District zoning land uses are permitted (will need to rezone some properties)
- Existing Work Allowed - Minor remodeling and work required by Building Code allowed for existing structures/land uses
- Redevelopment – All redevelopment/expansions of development shall comply with B-1 zoning unless through interim use permit/variance provisions
- Parking – specific parking plan allowed through a conditional use permit or interim use permit





THANK YOU!
QUESTIONS?



Jeff Matzke
Community Planning Project Manager



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