

Ord. 24-S-156

UDC Amendments to Article 5 - Zoning Districts and Article 10 - Parking Standards.

Samuel Haas | Senior Planner

Background

- Workshop August 6, 2024
- Trends in Development
 - Lower density, dispersed – townhome style
 - Multi-Family in function



???



General
Business (GB)

Proposed Changes to UDC

1. New Zoning District
2. Modify Existing Apartment / Multi-Family (R-4)

Proposal # 1 New Zoning District

- New Zoning District
 - Middle Density Residential (R-5)
 - Lower density than traditional apartment complexes i.e. R-4
 - Provide incentives smaller multi-family developments
 - Capture market trends provide variety of housing

New Zoning District – R-5 Middle Density

- UDC Section
 - 21.5.2 – Zoning Districts Established
 - 21.5.5 – Statement of Purpose and Intent
 - 21.5.7 – Dimensional and Development Standards
 - 21.5.8 – Permitted Use Table
 - 21.10.4 – Parking Requirements

New Zoning District – R-5 Middle Density

21.5.2 – Zoning Districts Established

Table 21.5.2	
Symbol	Zoning District Name
PRE	Predevelopment District
R-1	Single-Family Residential District
R-2	Single-Family Residential District
R-3	Two-Family Residential District
R-4	Apartment/Multi-Family Residential District
R-5	Middle Density Residential District
R-6	Single-Family Residential District
R-7	Single-Family Residential District
R-A	Single-Family Residential/Agricultural District
GH	Garden Home Residential District
TH	Townhome District
MHS	Manufactured Home Subdivision District
MHP	Manufactured Home Park District
OP	Office and Professional District
NS	Neighborhood Services District
GB	General Business District
GB-2	General Business District-2
M-1	Manufacturing District (Light)
M-2	Manufacturing District (Heavy)
PUB	Public Use District
PDD	Planned Development District
EN	Estate Neighborhood PDD
MSMU	Main Street Mixed-Use District
MSMU-ND	Main Street Mixed-Use New Development District

New Zoning District – R-5 Middle Density

21.5.5 – Statement of Purpose and Intent

F. Middle Density Residential District (R-5). Intended to provide developments that offer a variety of housing types. This district is a suitable transition between single-family residential and commercial and/or denser multi-family developments. Comprised of attached or detached residential dwelling units.

1. When tracts in this district are one (1) acre or less, density shall not exceed sixteen (16) units per gross acre and these tracts will be required to adhere to the single-family site design requirements in Article 9 – Site Design Standards
2. When tracts exceed one (1) acre, density shall not exceed twelve (12) units per gross acre and these tracts will be required to adhere to the multi-family site design requirements in Article 9 – Site Design Standards and provide ten percent (10%) of the total platted area as common, usable open space.

Tract - Unit or contiguous units of land

New Zoning District – R-5 Middle Density

Table 21.5.7.A DIMENSIONAL REQUIREMENTS RESIDENTIAL ZONING DISTRICTS											
Code	Zoning District	Minimum Lot Size <u>And</u> Dimensions			Minimum Yard Setback (Ft)				Miscellaneous Lot Requirements		Key
		Area Sq. Ft.	Width Ft.	Depth Ft.	Front Ft.	Side Ft.	Rear Ft.	Minimum Off- Street Parking Spaces	Max Height Ft.	Max Imperv Cover	
R-1	Single-Family Residential District-1	9,600	80	120	25	10	20	2	35	50%	<u>h,k,l</u> <u>m,o</u>
R-2	Single-Family Residential District-2	8,400	70	120	25	10	20	2	35	50%	<u>h,k,l</u> <u>m,o</u>
R-3	Two-Family Residential District	9,000	75	120	25	10	20	2	35	60%	<u>h,k,l</u> <u>m,o</u>
R-4	Apartment/Multi-Family Residential District	10,000	100	100	25	10	20	2	35	75%	<u>a,b,j,k</u> <u>l,m</u>
<u>R-5</u>	<u>Middle Density Residential District</u>	<u>10,890</u>	<u>-</u>	<u>-</u>	<u>25</u>	<u>10</u>	<u>10</u>	<u>2</u>	<u>35</u>	<u>80%</u>	<u>h,j,k,l</u> <u>m,q</u>
R-6	Single-Family Residential District-6	7,200	60	120	25	10	20	2	35	50%	<u>h,k,l</u> <u>m,n,o</u>
R-7	Single-Family Residential District-7	6,600	60	110	25	10	20	2	35	50%	<u>h,k,l</u> <u>m,n,o</u>
R-A	Single-Family-Residential/Agriculture	21,780	-	-	25	25	25	2	35	50%	<u>h,k,l</u> <u>m,n</u>
GH	Garden Home Residential District	5,000	50	100	10	10	10	2	35	75%	<u>c,d,e,f</u> <u>g,k,l,m</u>
TH	Townhome District	2,500	25	100	25	10	20	2	35	75%	<u>h,k,l</u> <u>m</u>
MHS	Manufactured Home Subdivision District	6,600	60	110	25	10	20	2	35	50%	<u>j,k,l</u> <u>m,o</u>
MHP	Manufactured Home Park District	43,560	-	-	25	12.5	25	-	35	50%	<u>j,k,l,m</u>
AD	Agricultural District	217,800	100	100	25	25	25	2	35	30%	<u>h,k,o</u>
MSMU	Main Street Mixed Use	5,000	50	100	10	5	10	2	35	80%	<u>h,j,k,m</u> <u>n,p</u>

New Zoning District – R-5 Middle Density

21.5.7 – Dimensional and Development Standards

MSMU	Main Street Mixed Use	5,000	50	100	10	5	10	2	35	80%	h,i,k,m,n,p
MSMU-ND	Main Street Mixed Use-New Development	5,000	50	100	10	5	10	2	35	80%	h,i,k,m,n,p
Key:											
a.	Add 1,800 square feet of area for each unit after the first 3 units. Maximum density shall not exceed <u>3524</u> units per acre.										
b.	2 parking spaces per unit plus 5%.										
c.	Zero lot line Garden Homes.										
d.	20-foot paved alley for ingress/egress to all rear garages.										
e.	5-foot shall be designated maintenance easement.										
f.	Corner lot shall have 10-foot side yard setback from street right-of-way.										
g.	25-foot set back to property line adjoining public street.										
h.	Corner lot shall have minimum 15-foot side yard setback from street right-of-way. For properties on Main Street, the City Engineer may authorize a reduction to no less than 10' if there are no sight distance issues.										
i.	Minimum lot area for each unit.										
j.	Site Plan approval required.										
k.	Swimming pools count toward the maximum impervious cover limitations, unless the swimming pool is equipped with a water overflow device appropriate for such pool, and only if it drains into any pervious surface, in which case the water surface shall be excluded.										
l.	No variances may be permitted to exceed the maximum impervious cover limitations										
m.	Refer to Article 14, section 21.14.3 for additional design requirements										
n.	All single family residential dwelling units constructed within this district shall be constructed with an enclosed garage.										
o.	Side yard setback of 7.5 ft. for R-1, R-2, R-3, R-6, R-7, and MHS continues in effect for all subdivisions vested on the date of adoption of Ordinance No. 11-S-15.										
p.	Not subject to the requirements in section 21.10.4										
q.	Refer to section 21.5.7.B.8										

New Zoning District – R-5 Middle Density

21.5.7 – Dimensional and Development Standards

8. Middle Density District (R-5) developments may have unique designs and dimensions. Due to this, the following additional standards apply. These standards pertain to the side building separation space with the intent for fire safety:
 - a. When HVAC units are not within the building separation space the minimum separation is ten (10) feet.
 - b. When HVAC units are within the building separation space, or either structure is above one story, the minimum separation is fifteen (15) feet.
 - c. HVAC units shall be on opposite sides of buildings.
 - d. These additional standards are not required if fire suppression systems are installed within the buildings.

New Zoning District – R-5 Middle Density

- 21.5.8 – Permitted Uses
 - Accessory Building, Residential
 - Church (with SUP)
 - Gated Community
 - Golf Course
 - MF Dwelling
 - Municipal Uses
 - SF Dwelling, Attached
 - SF Dwelling Detached
 - Park/Playground
 - School
 - Two-Family Dwelling

New Zoning District – R-5 Middle Density

- 21.5.10 – Parking

<u>Middle-Density (R-5) Housing Types</u>	<u>For tracts one (1) acre or less, 1.5 spaces per unit</u> <u>For tracts exceeding one (1) acre, 2 spaces per unit</u>
Mini-warehouse/Public Storage	1 space for each 300 square feet of office floor area plus 1 space for each 3,000 square feet of storage area
Mortuary/Funeral Home	1 parking space for each 50 square feet of floor space in service rooms or 1 space for each 3 seats, whichever is less based on maximum design capacity)
Multifamily (R-4), Condominium or Other Similar Use	2 spaces per unit p Plus additional guest parking provided at a ratio of 5% of required spaces

New Zoning District – R-5 Middle Density

- 1 ac or less
 - 16 units per ac with ¼ ac lot min.
 - 4-16 units per ac
 - 1 Parking space required per unit
 - Required to adhere to single-family design requirements of Article 9
 - No 20-foot landscape buffer from ROW
 - No 20-foot landscape buffer next to SF districts or use
 - No 8-foot masonry wall next to SF districts or use
 - 2 trees per lot vs 9 trees per ac

¼ ac = four plex



1/2 ac = 8-units



1 ac = 16-units



New Zoning District – R-5 Middle Density

- Over 1 ac
- 12 units per ac
 - 2 Parking spaces required per unit
- Required to adhere to all multi-family design requirements of Article 9

12 DU/ac



Proposal # 2 Modify R-4 District

- Modify Existing Apartment / Multi-Family (R-4)
 - Denser
 - Taller
 - More selective on appropriateness of location

Modify– R-4

- E. *Apartment/Multi-Family Residential District (R-4)*. Intended to provide for denser apartment and multi-family style developments. This district is a suitable transition between single-family districts and commercial uses. However, Apartment/Multi-Family Residential Districts (R-4) shall not be located in areas where they would increase traffic with access through single-family neighborhoods and shall be located adjacent to arterial streets. ~~including, but not limited to apartment buildings, duplex, garden apartments, condominium units, assisted living centers, nursing homes and other similar uses.~~ ~~Due to the infrastructure requirements for such districts, the City may require the applicant seeking such zoning classification to establish (i) the adequacy of available access and utility facilities, (ii) sufficiency of drainage, and (iii) provision of sufficient open space.~~ ~~The minimum lot size in such district is 10,000 square feet for three (3) units and 1,800 square feet for each additional dwelling unit.~~ The maximum density shall be thirty-two ~~thirty-two-five~~ four ~~(3524)~~ units per acre. ~~Apartment/Multi-Family Residential Districts should not be located in areas where they would increase traffic through single-family neighborhoods and should be located adjacent to arterial streets with sufficient capacity to carry the increased traffic generated. Multi-family developments are suitable buffers between single-family districts and commercial uses. Multi-family districts should be buffered from non-residential land uses and from pollution sources and environmental hazards.~~ Twenty percent (20%) of the total platted

Modify– R-4

- E. *Apartment/Multi-Family Residential District (R-4)*. Intended to provide denser apartment and multi-family style developments. This district is a suitable transition between single-family districts and commercial uses. However, Apartment/Multi-Family Residential Districts (R-4) shall not be located in areas where they would increase traffic with access through single-family neighborhoods and shall be located adjacent to arterial streets. The maximum density shall be thirty-five (35) units per acre. Twenty percent (20%) of the total platted area shall be provided as common, usable open space.

Modify– R-4

Table 21.5.7.A DIMENSIONAL REQUIREMENTS RESIDENTIAL ZONING DISTRICTS											
Code	Zoning District	Minimum Lot Size <u>And</u> Dimensions			Minimum Yard Setback (Ft)				Miscellaneous Lot Requirements		Key
		Area Sq. Ft.	Width Ft.	Depth Ft.	Front Ft.	Side Ft.	Rear Ft.	Minimum Off- Street Parking Spaces	Max Height Ft.	Max Imperv Cover	
R-1	Single-Family Residential District-1	9,600	80	120	25	10	20	2	35	50%	<u>h,i,k,l</u> <u>m,o</u>
R-2	Single-Family Residential District-2	8,400	70	120	25	10	20	2	35	50%	<u>h,i,k,l</u> <u>m,o</u>
R-3	Two-Family Residential District	9,000	75	120	25	10	20	2	35	60%	<u>h,i,k,l</u> <u>m,o</u>
R-4	Apartment/Multi-Family Residential District	10,000 43,560	1400	100	25	10	20	2	35 50	75%	<u>a,b,i,k</u> <u>l,m</u>
<u>R-5</u>	<u>Middle Density District</u>	<u>10,890</u>	<u>-</u>	<u>-</u>	<u>25</u>	<u>10</u>	<u>10</u>	<u>2</u>	<u>35</u>	<u>80%</u>	<u>h,i,k,l</u> <u>m, g</u>
R-6	Single-Family Residential District-6	7,200	60	120	25	10	20	2	35	50%	<u>h,k,l</u> <u>m,n,o</u>
R-7	Single-Family Residential District-7	6,600	60	110	25	10	20	2	35	50%	<u>h,k,l</u> <u>m,n,o</u>
R-A	Single-Family-Residential/Agriculture	21,780	-	-	25	25	25	2	35	50%	<u>h,k,l</u> <u>m,n</u>
GH	Garden Home Residential District	5,000	50	100	10	10	10	2	35	75%	<u>c,d,e,f</u> <u>g,k,l,m</u>
TH	Townhome District	2,500	25	100	25	10	20	2	35	75%	<u>h,i,k,l</u> <u>m</u>
MHS	Manufactured Home Subdivision District	6,600	60	110	25	10	20	2	35	50%	<u>i,k,l</u> <u>m,o</u>
MHP	Manufactured Home Park District	43,560	-	-	25	12.5	25	-	35	50%	<u>i,k,l,m</u>
AD	Agricultural District	217,800	100	100	25	25	25	2	35	30%	<u>h,k,o</u>

Modify– R-4

- Schertz Gateway – 35 DU/ac
- 1518 Apts – 45 feet

MF Max			
City	DU	Height	Notes
Schertz	24 / ac	35 feet	
Cibolo	24 / ac	45 feet	
Frisco	19 / ac	50 feet	
Georgetown	24 / ac	45 feet	
McKinney	30 / ac	45 feet	
NB	24 / ac	45 of 60 feet*	Extended height for use of pitched roof
San Antonio	65 / ac	None	45 & 60 feet (MF-33, MF-40)
San Marcos	24+ / ac	75 feet	No Max in some districts - form based
Seguin	20 / ac	45 feet	
Selma	20 / ac	45 feet	
Temple	40 / ac	140 feet	
UC	20 / ac	35 feet	

Modify- R-4

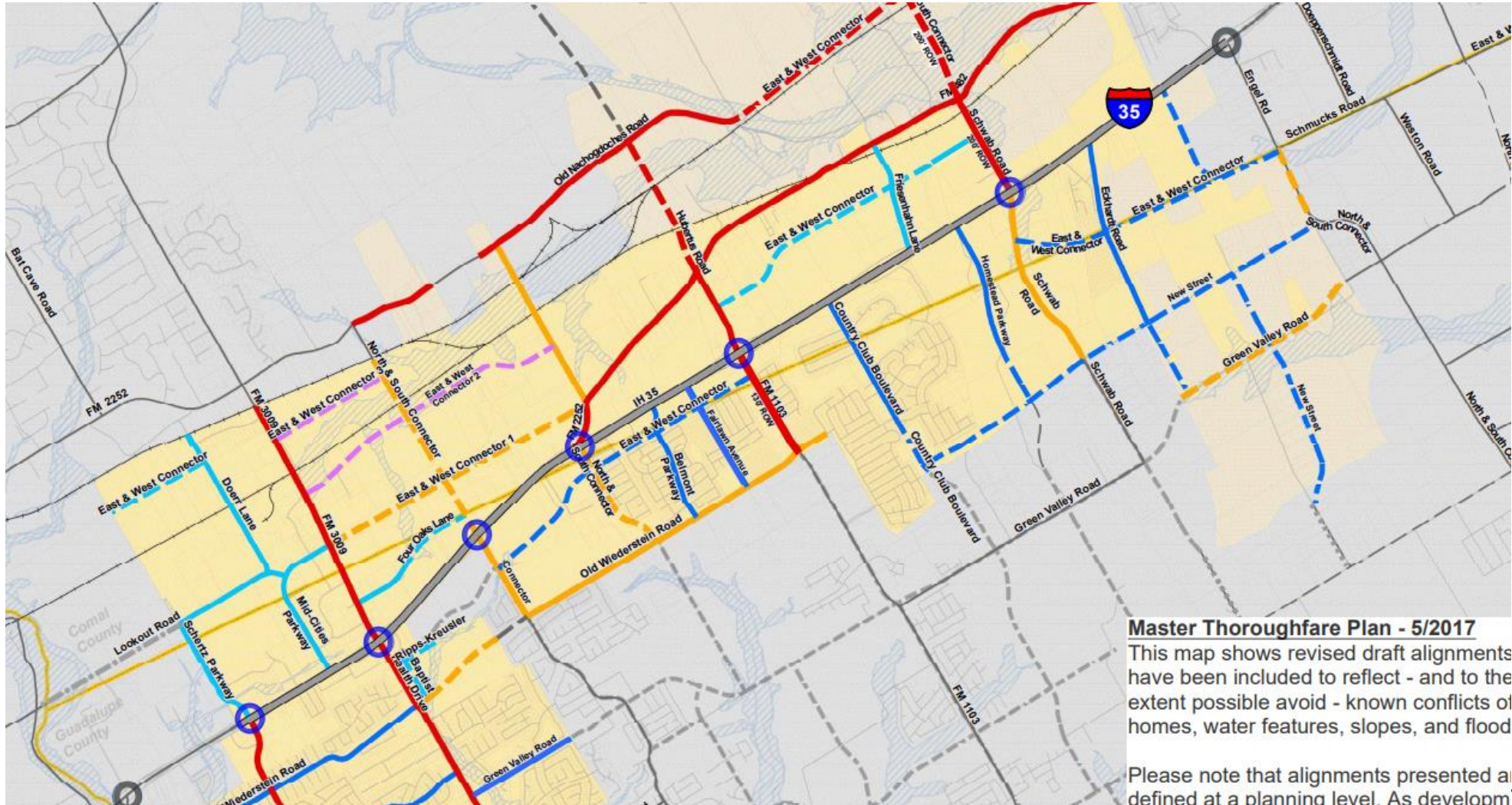
51' 6" feet



1 NORTH
1/8" = 1'-0"



Modify- R-4

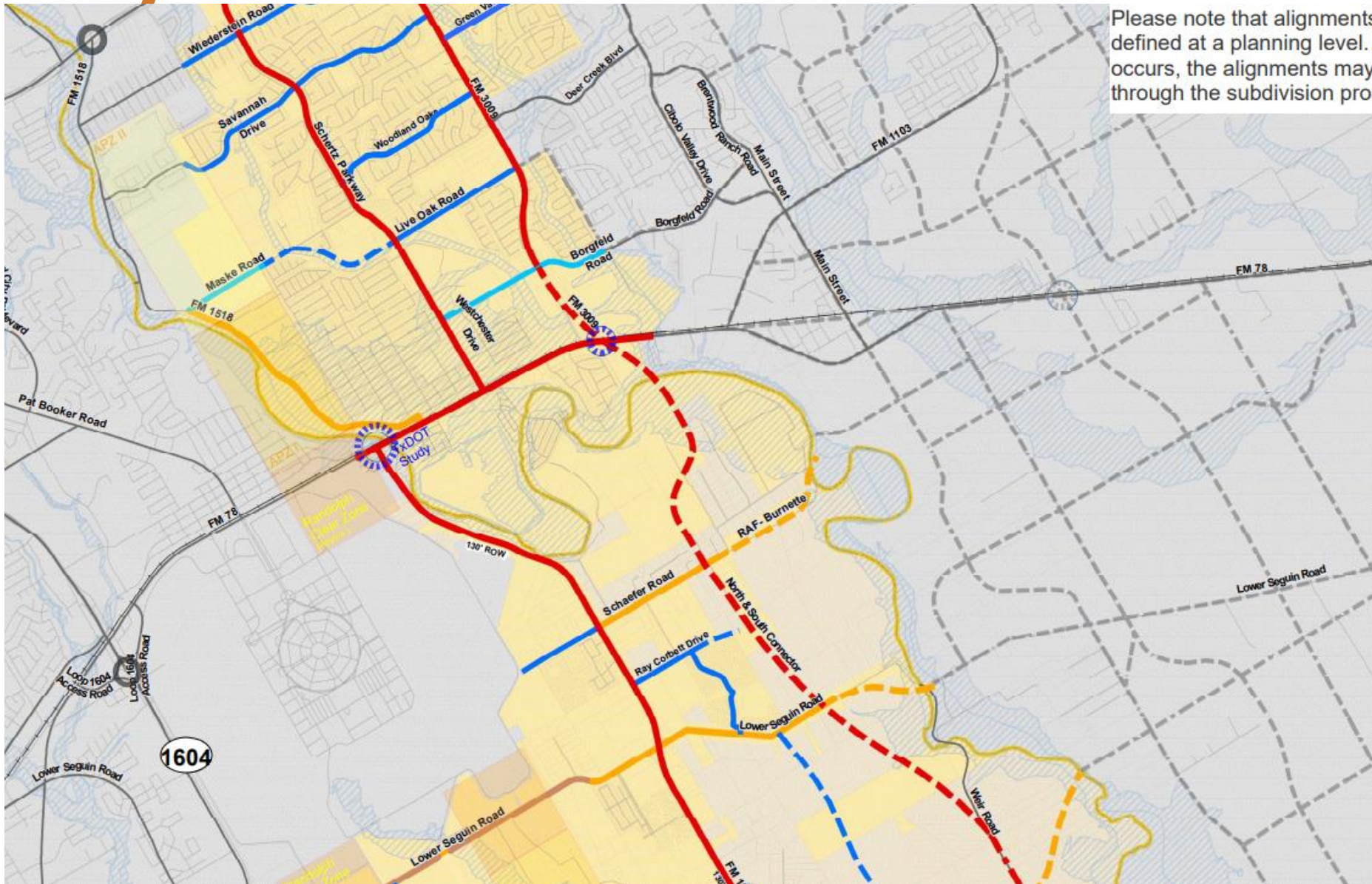


Master Thoroughfare Plan - 5/2017

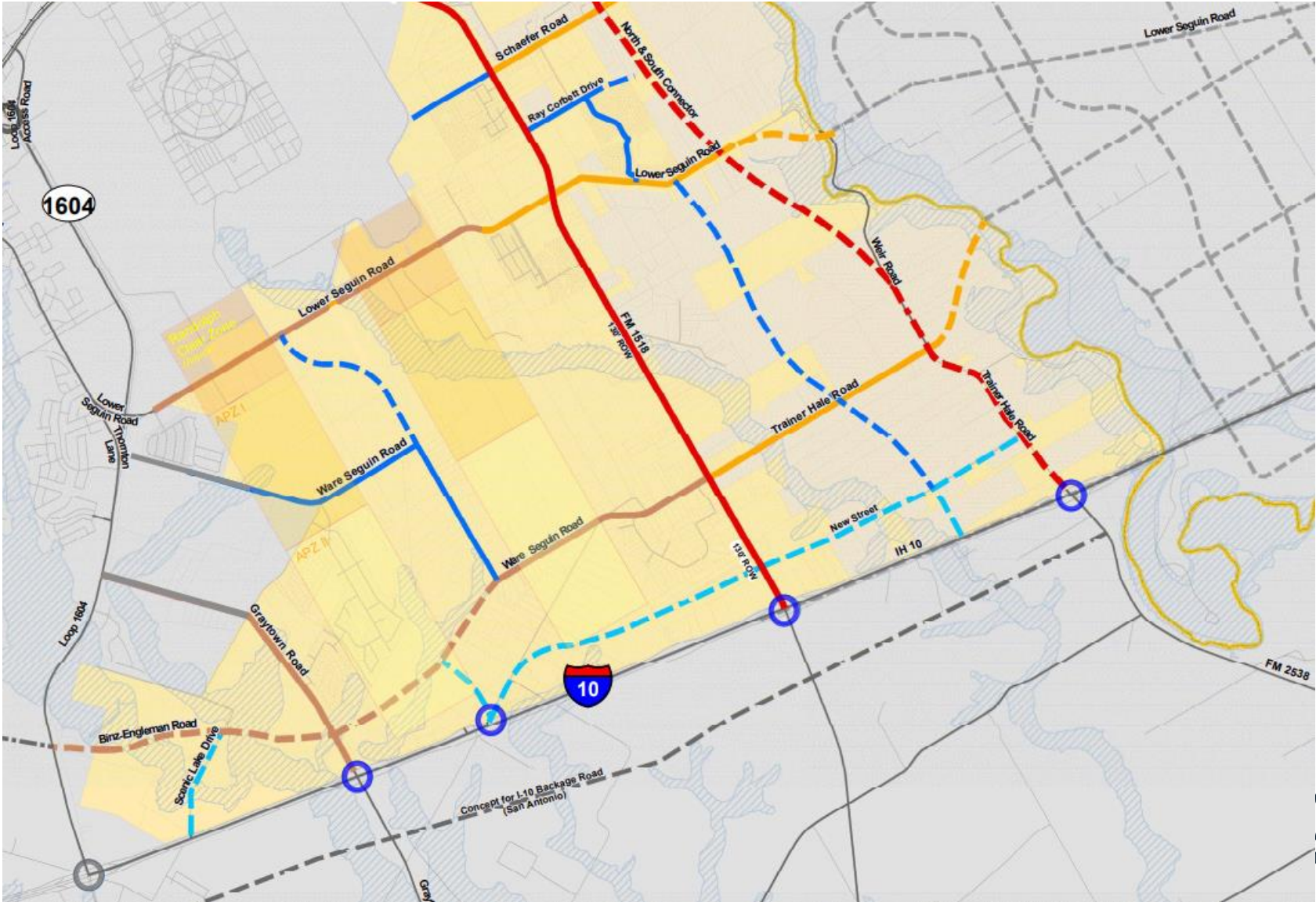
This map shows revised draft alignments have been included to reflect - and to the extent possible avoid - known conflicts of homes, water features, slopes, and flood

Please note that alignments presented are defined at a planning level. As development

Modify- R-4



Modify- R-4



Summary

Establish R-5

- Min 1/4 ac lots
- 12 DU/ac
- Under 1 ac bonuses
 - 16 DU/ac
 - SF Site Requirements
 - Less Parking

Modify– R-4

- Min 1 ac lots
- 400 – feet width
- 35 DU/ac
- 50 feet max. height
- No access through SF Neighborhoods
- Must be adjacent to arterial street

Criteria for Approval 21.4.7.D

1. The proposed amendment promotes the health, safety, or general welfare of the City and the safe, orderly, efficient and healthful development of the City
 - The UDC functions better when we provide adequate zoning district options for applicants.
 - Balance the demand for housing while attempting to alleviate the friction between established neighborhoods and incoming developments.

Criteria for Approval 21.4.7.D

2. An amendment to the text is consistent with other policies of this UDC and the City.

- With the approval of Schertz Gateway PDD and Schertz Station PDD, these amendments are attempting to codify in the UDC recently adopted policy.
- Strategic Plan's Policy Values – High Quality of Life
 - High Quality of Life is “a well-planned community that creates convenient living”
 - High Quality of Life is not "**limited options** for work, **live**, and play“
- These amendments are consistent with other policies in the city.

Criteria for Approval 21.4.7.D

3. Any proposed amendment is consistent with the goals and objectives of this UDC and the City;
 - UDC strives to "prevent the overcrowding of land and avoid undue concentration or diffusion of population"
 - SF Neighborhoods vs. High-Density Apartments
 - UDC goal "to minimize the conflicts among the uses of land and buildings"
 - Providing an in-between housing option and revising R-4 (i.e. more selective with placement) will help.
 - The Strategic Plan stated goals for the Operational Values of the city.
 - Be Innovative – Innovative is "finding a better way to do things" and "being creative".
 - Be Proactive – "Proactive means initiating change by anticipating future situations in order to make things happen".
 - These amendments are consistent with the UDC and City goals and objectives.

Criteria for Approval 21.4.7.D

4. Other criteria which, at the discretion of the Planning and Zoning Commission and the City Council, are deemed relevant and important in the consideration of the amendment.

- August 6, 2024, City Council Workshop.
 - Council received the proposal positively and directed Staff to move forward with the amendment process.
- City Council advised staff to increase the 1 ac or less R-5 parking requirement to 1.5 spaces per unit.

COMMENTS AND QUESTIONS