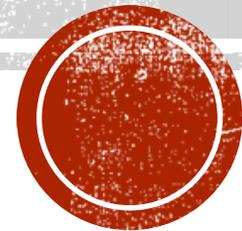


# DRAFT ZONING ORDINANCE

Planning & Zoning Commission  
City of Garden Ridge



# ZONING DIMENSIONAL REGULATIONS TABLE (SEC.2.05.07)

- Decreased Front Yard Setbacks
  - Community Commercial, CC – 20ft (was 40ft)
  - Light Industrial, LI – 30ft (was 40ft)
  - Heavy Industrial, HI – 30ft (was 50ft)
- Decreased Side Yard Setback for Light Industrial (LI) on interior lots from 15ft to 0ft
- Adjusted *Minimum Lot Area* to acreage calculation from square feet, which resulted in minor adjustments minimum lot areas.



# **ZONING DIMENSIONAL REGULATIONS TABLE (SEC.2.05.07) CONT.**

- **Maximum Building Coverage removed**
- **Maximum Impervious Cover limits adjusted**
  - **Residential Estate, RE – 50% (was 35%)**
  - **Community Commercial, CC – 75% (was 65%)**
  - **Neighborhood Mixed-Use Overlay District, NMU - 75% (was 65%)**
  - **Community Mixed-Use Overlay District, CMU - 75% (was 65%)**
  - **Light Industrial, LI - 75% (was 50%)**
  - **Heavy Industrial, HI - 75% (was 50%)**

# **STORAGE AND USE OF VEHICLES AND EQUIPMENT IN RESIDENTIAL ZONING DISTRICTS (SEC.2.06.07)**

- RV, trailers, boats, commercial/farm vehicles must be concealed from view in a garage or parked in a rear or interior side yard (excludes 1-ton or smaller trucks).
- RV, trailers, boats, commercial/farm vehicles parked in a rear or interior side yard shall be generally screened from view from the public right-of-way by being placed behind the structure or behind a 6-foot tall solid fence.
- No parking on unpaved areas (vehicles, trailers, RV, etc.).
- Can't use vehicles, trailers, RVs, etc. as temporary or permanent residence.
- Cannot park trailers, RVs, boats, etc. in front of home for more than 10 consecutive days, and not more than 4 times a year.
- Cannot park trailers, RVs, boats, etc. in City right-of-way.



# COMMERCIAL BUILDING ARTICULATION (SEC.2.06.09.G)

- Revised to provide for design flexibility.
- Maintains the spirit of the requirement to provide visual interest and break up the rhythm of long walls.
- No wall shall extend greater than 45 continuous feet without a break in both the vertical and horizontal rhythm of the wall. Breaks in the rhythm of the wall can be accomplished through articulations of the wall and roof line, changes in material, changes in color, the use of major architectural features (such as arcades, porticos, parapets, dormer windows, colonnade, etc.).



# **COMMON AND CROSS ACCESS EASEMENT (SEC.2.06.12.C)**

- Updated to provide additional clarity on how cross access is to be provided
  - Public access or private access easements
  - Timing: dedicated with final plat or prior to Certificate of Occupancy
- Requires the use of shared driveways and cross access between nonresidential and mixed-use developments fronting on any street
- City Administrator authorized to grant exceptions to cross access due to site constraints (such as being adjacent to a creek/waterway)



# NATURAL FEATURE OVERLAY (SEC.2.06.15)

- Reduced tree preservation to 80% (was 100%)
- Added allowance for “Alternative Street Frontage Buffer”
  - alternative does not reduce a standard unless it is, to the greatest extent practical, equally mitigated or improved by increasing standards or other requirements;
  - alternative preserves and enhances quality existing landscaping to the greatest reasonable extent;
  - alternative is in agreement with, and shall promote, the recommendations and policies within the City’s Comprehensive Plan;
  - alternative enhances the site and the overall built environment of the City; and
  - alternative meets the spirit and intent of the NFO overlay district.



# **NATURAL FEATURE OVERLAY (SEC.2.06.15) CONT.**

- **Adjustments to Site Design Elements**
  - Removed decorative split rail fencing
  - Added pedestrian open space such as a park, square, piazza, green, or plaza.
    - Pedestrian open space shall be programed appropriately with seating and landscaping as to activate the space for pedestrian oriented activity.
  - Added public art option including sculpture, mosaics, earthworks, and wall murals
    - Equal to 1% or more of the overall project cost
    - Must be outside and visually and physically accessible to the public
    - Shall not contain advertisements for businesses or products