

DATE: January 18, 2023
TO: Honorable Mayor & City Council
FROM: Planning & Zoning Commission
VIA: Eric Hill, AICP, Senior Planning Manager acting as Secretary of the Planning & Zoning Commission
Christina D. Day, AICP, Director of Planning
SUBJECT: Results of Planning & Zoning Commission Meeting of January 17, 2023

AGENDA ITEM NO. 2 - ZONING CASE 2022-017
PETITIONER: CITY OF PLANO

Request to amend Section 9.1700 (RCD, Residential Community Design District), Section 10.1600 (NBD, Neighborhood Business Design District), and related sections of the Zoning Ordinance to improve alignment of the districts with Comprehensive Plan 2021. Tabled November 7, 2022, and December 5, 2022. Project #ZC2022-017.

APPROVED: 7-0

Speaker Card(s) Received	Support: <u>2</u>	Oppose: <u>0</u>	Neutral: <u>0</u>
Petition Signatures Received:	Support: <u>0</u>	Oppose: <u>0</u>	Neutral: <u>0</u>
Other Responses:	Support: <u>0</u>	Oppose: <u>0</u>	Neutral: <u>0</u>

RESULTS:

The Commission recommended approval as follows (additions are indicated in underlined text, deletions are indicated in strikethrough text)

1. Amend Subsection 9.1700.1 (Purpose) of Section 9.1700 (RCD, Residential Community Design District) of Article 9 (Residential Districts), such subsection to read as follows:

.1 Purpose

The RCD district is intended to provide a planning, regulatory, and management framework for the design and integration of small lot residential development. The district is designed to reinforce surrounding neighborhood character, provide appropriate transitions in use and building scale, ensure appropriate allocation and design of open space, and achieve a well-connected street and pedestrian network. The zoning district is appropriate primarily for undeveloped properties and redevelopment of retail or commercial corners, redevelopment of commercial corridors when meeting Expressway Corridor Environmental Health Guidelines, in transit-oriented development areas, or when implementing a small area plan. The standards are intended to ensure compatibility between the district and surrounding

~~residential neighborhoods. This zoning district is only available to the 50.3 acres at the southwest corner of Spring Creek Parkway and Jupiter Road in the Envision Oak Point area.~~

2. Amend Part C of Subsection 9.1700.4 (Housing-Types Requirement) of Section 9.1700 (RCD, Residential Community Design District) of Article 9 (Residential Districts), such part to read as follows:

C. The required mix of housing types is determined by the number of dwelling units provided within the district as shown below.

Dwelling Units Provided	50 Units or Less	51-100 Units	Over 100 Units
Minimum District Size	5 acres	5 acres	10 acres
Minimum Housing Types Required	1	2	3
Tier One Units	Minimum 50% of total units	Minimum 50% of total units	Minimum 50% of total units
Tier Two Units	Permitted	Permitted	Permitted
Tier Three Units	Not permitted	Not permitted	Cannot exceed 25% of total units

3. Amend a portion of Subpart A.ii.b (Area, Yard, and Bulk Requirements) of Subpart ii (Tier One: Single-Family Residence-3) of Part A (Tier One Housing Types) of Subsection 9.1700.5 (Area, Yard, and Bulk Requirements for Housing Types) of Section 9.1700 (RCD, Residential Community Design District) of Article 9 (Residential Districts), such portion of subpart to read as follows:

Description	Requirements
Front Yard Encroachments	Canopies, balconies, stoops, bay windows, awnings, and other building projections may extend <u>up to 5 feet</u> into the <u>front yard</u> setbacks.

4. Amend a portion of Subpart A.iii.b (Area, Yard, and Bulk Requirements) of Subpart iii (Tier One: Single-Family Residence-2) of Part A (Tier One Housing Types) of Subsection 9.1700.5 (Area, Yard, and Bulk Requirements for Housing Types) of Section 9.1700 (RCD, Residential Community Design District) of Article 9 (Residential Districts), such portion of subpart to read as follows:

Description	General Requirements for SF-2 Development
Front Yard Encroachments	Canopies, balconies, stoops, bay windows, awnings, and other building projections may extend <u>up to 5 feet</u> into the <u>front yard</u> setbacks.

5. Amend Subpart B.iv of Part B (Tier Two Housing Types) of Subsection 9.1700.5 (Area, Yard, and Bulk Requirements for Housing Types) of Section 9.1700 (RCD, Residential Community Design District) of Article 9 (Residential Districts), such subpart to read as follows:

iv. Tier Two: Stacked Townhome Manor Home

a. Description

3-story structure comprised of two dwelling units that share a common vertical separation. Individual, ground-floor entrances are provided for each dwelling unit with a direct sidewalk connection from every entrance to the sidewalk along the street and to each parking area. A detached building

~~comprised of 3–6 dwelling units that share a common sidewall or ceiling. The appearance of the structure is intended to match the form and character of a single family detached residence. The building must have only one common entrance visible from the street. A direct sidewalk connection from every entrance must be provided to the sidewalk along the street and to the building’s associated parking.~~

b. Use of Townhomes and Stacked Townhomes

Townhomes may be in line with Stacked Townhomes when building articulation, such as wall offsets, height variation, upper-floor step-backs, or accent lines, and ornate architectural elements, such as dormers, cornices, or arches, are provided.

b c. Area, Yard, and Bulk Requirements

Description	Requirements
Minimum Lot Area	<u>1,200 square feet</u> 5,000 square feet for 3 units; 1,000 square feet for each additional unit
Minimum Units per Lot	3 units
Maximum Units per Lot	<u>2 units</u> 6 units
Minimum Lot Width	
Interior Lot	<u>20 feet</u> 50 feet
Corner Lot	<u>25 feet</u> 55 feet
Maximum Lot Width	<u>50 feet</u> 110 feet
Minimum Front Yard	10 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7
Maximum Front Yard	20 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7
Front Yard Encroachments	Canopies, balconies, stoops, bay windows, awnings, and other building projections may extend up to 5 feet into the front yard setback.
Minimum Side Yard	10 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
<u>Interior Lot</u>	<u>None, except as provided in Sec. 13.500.3 and Sec. 9.1700.7</u>
<u>Corner Lot</u>	<u>10 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7</u>
Maximum Side Yard	20 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
<u>Interior Lot</u>	<u>10 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7</u>
<u>Corner Lot</u>	<u>20 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7</u>
Minimum Rear Yard	None, except as provided in Sec. 13.500.4 and Sec. 9.1700.7
Minimum Building Separation	10 feet
Garage Setback	The distance from any garage to the property line must be 5 feet or less, or 20 feet or greater in length.
Minimum Floor Area per Dwelling Unit	<u>700 square feet</u> 800 square feet
Maximum Height	<u>3 story, 50 feet,</u> 2 story, 35 feet, except as provided in Sec. 13.600 and Sec. 9.1700.7
Maximum Coverage	<u>80%</u> 70%
Parking Requirements	All parking must be located behind the front building line (See Article 16)
One bedroom or less	One parking space per dwelling unit
Two bedrooms	One and one-half parking spaces per dwelling unit
Three bedrooms or more	2 parking spaces per dwelling unit

Description	Requirements
Maximum Parking Requirements	2 parking spaces per dwelling unit located behind the front building line (See Article 16)

6. Amend Subpart C.ii of Part C (Tier Three Housing Types) of Subsection 9.1700.5 (Area, Yard, and Bulk Requirements for Housing Types) of Section 9.1700 (RCD, Residential Community Design District) of Article 9 (Residential Districts), such subpart to read as follows:

ii. Tier Three: Manor Home Stacked Townhome

a. Description

A detached building comprised of 3-6 dwelling units that share a common sidewall or ceiling. The appearance of the structure is intended to match the form and character of a single-family detached residence. The building must have only one common entrance visible from the street. A direct sidewalk connection from every entrance must be provided to the sidewalk along the street and to the building's associated parking. 3-story structure comprised of two dwelling units that share a common vertical separation. Individual, ground-floor entrances are provided for each dwelling unit with a direct sidewalk connection from every entrance to the sidewalk along the street and to each parking area.

b. ~~Use of Tier Two and Tier Three Townhomes~~

~~Tier Two Townhomes may be in line with Tier Three Stacked Townhomes when building articulation, such as wall offsets, height variation, upper floor step-backs, or accent lines, and ornate architectural elements, such as dormers, cornices, or arches, are provided.~~

e b. Area, Yard, and Bulk Requirements

Description	Requirements
Minimum Lot Area	<u>5,000 square feet for 3 units; 1,000 square feet for each additional unit</u> 4,200 square feet
<u>Minimum Units per Lot</u>	<u>3 units</u>
Maximum Units per Lot	<u>6 units</u> 2 units
Minimum Lot Width	
Interior Lot	<u>50 feet</u> 20 feet
Corner Lot	<u>55 feet</u> 25 feet
Maximum Lot Width	<u>110 feet</u> 50 feet
Minimum Front Yard	10 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7
Maximum Front Yard	20 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7
Front Yard Encroachments	Canopies, balconies, stoops, bay windows, awnings, and other building projections may extend up to 5 feet into the front yard setback.
Minimum Side Yard	<u>10 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7</u>
Interior Lot	None, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
Corner Lot	40 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
Maximum Side Yard	<u>20 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7</u>
Interior Lot	40 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
Corner Lot	20 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7

Description	Requirements
Minimum Rear Yard	None, except as provided in Sec. 13.500.4 and Sec. 9.1700.7
Minimum Building Separation	10 feet
Garage Setback	The distance from any garage to the property line must be 5 feet or less, or 20 feet or greater in length.
Minimum Floor Area per Dwelling Unit	<u>800 square feet</u> 700 square feet
Maximum Height	<u>2 story, 35 feet,</u> 3 story, 50 feet, except as provided in Sec. 13.600 and Sec. 9.1700.7
Maximum Coverage	<u>70%</u> 80%
<u>Parking Requirements</u>	<u>All parking must be located behind the front building line (See Article 16)</u>
<u>One bedroom or less</u>	<u>One parking space per dwelling unit</u>
<u>Two bedrooms</u>	<u>One and one-half parking spaces per dwelling unit</u>
<u>Three bedrooms or more</u>	<u>2 parking spaces per dwelling unit</u>
<u>Maximum Parking Requirements</u>	<u>2 parking spaces per dwelling unit located behind the front building line (See Article 16)</u>

7. Amend Subpart A.iii of Part A of Subsection 9.1700.8 (District Establishment and Administration) of Section 9.1700 (RCD, Residential Community Design District) of Article 9 (Residential Districts), such subpart to read as follows:

iii. Minimum and maximum residential densities, except where variations are necessary to implement the Comprehensive Plan;

8. Amend Part A of Subsection 9.1700.13 (Usable Open Space) of Section 9.1700 (RCD, Residential Community Design District) of Article 9 (Residential Districts), such part to read as follows:

A. Public usable open space must be provided prior to or concurrent with construction in an amount not less than fifteen percent of the gross acreage of the development. The following requirements also apply:

9. Amend Subsection 10.1600.1 (Purpose) of Section 10.1600 (NBD, Neighborhood Business Design District) of Article 10 (Nonresidential Districts), such subsection to read as follows:

.1 Purpose

The NBD district is intended to provide a planning, regulatory, and management framework for the design, development, and operation of development in neighborhood-scale commercial areas ~~the Oak Point area~~. The district is designed to reinforce surrounding neighborhood character, provide appropriate transitions in use and building scale, ensure appropriate allocation and design of open space, and achieve a well-connected street and pedestrian network. The zoning district is applicable primarily to both development and redevelopment of commercial properties adjacent to existing neighborhoods where residential and commercial uses are appropriate. The NBD standards are designed to ensure compatibility between various uses and surrounding residential neighborhoods. This zoning district is only available to the 50.3 acres at the southwest corner of Spring Creek Parkway and Jupiter Road in the Envision Oak Point area.

10. Amend Subsection 10.1600.2 (Option for Residential Standards) of Section 10.1600 (NBD, Neighborhood Business Design District) of Article 10 (Nonresidential Districts), such subsection to read as follows:

.2 Option for Residential Standards

The district may be entirely commercial or may include residential land uses. If residential land uses besides Live-Work (Business Loft) are incorporated into the development plan, these uses must fully utilize the Residential Community Design District (RCD) (Sec. 9.1700) standards, including usable open space, parking, and all other requirements.

11. Amend Subpart A.iii of Part A of Subsection 10.1600.7 (District Establishment and Administration) of Section 10.1600 (NBD, Neighborhood Business Design District) of Article 10 (Nonresidential Districts), such subpart to read as follows:

iii. Minimum and maximum residential densities, except where variations are necessary to implement the Comprehensive Plan;

12. Amend Subsection 10.1600.10 (Additional Requirements and Restrictions) of Section 10.1600 (NBD, Neighborhood Business Design District) of Article 10 (Nonresidential Districts), such subsection to read as follows:

.10 Additional Requirements and Restrictions

A. Each NBD district must contain three or more different uses as listed in Article 14.

B. Residential Requirements:

i. Once a property is developed for residential purposes within the NBD district, with the exception of live-work (business loft) units, home occupations, and bed and breakfast inns, nonresidential uses are not permitted within that property.

ii. Residential square footage, including live-work (business loft) units, fitness centers, leasing offices, club and meeting rooms, and other associated uses, must be no more than 50% of the total square footage within the district.

C. Phasing Requirements:

i. At least 10,000 square feet of nonresidential space must be built as part of the first phase of development. ~~Freestanding nonresidential buildings may not have a floor area less than 5,000 square feet.~~

ii. A 2:1 ratio of residential to nonresidential square footage must be maintained throughout the district. Prior to approval of a plat for any residential units, the nonresidential square footage must be constructed (finished).

iii. Key design features must be provided prior to or concurrent with the construction of any residential uses. Key design features include elements of the

14. Amend Section 14.200 (Nonresidential Districts Use Table) of Article 14 (Allowed Uses and Use Classifications), such portions of section to read as follows:

NONRESIDENTIAL ZONING DISTRICTS																
Use Type	Use Category	O-1 - Neighborhood Office	O-2 - General Office	R - Retail	LC - Light Commercial	CC - Corridor Commercial	UMU - Urban Mixed-Use	BG - Downtown Business/Government	CB-1 - Central Business-1	CE - Commercial Employment	RC - Regional Commercial	RE - Regional Employment	RT - Research/Technology	LI-1 - Light Industrial-1	LI-2 - Light Industrial-2	NBD - Neighborhood Business Design
Pet Sitting, Commercial/Kennel (Indoor Pens)	Service	22	22	P	P	P		P	P		P	P		P	P	P
Temporary Accessory Housing Shelter	EIPS	P 45	P 45	P 45	P 45	P 45		P 45	P 45	P 45	P 45	P 45	P 45	P 45	P 45	P 45
Transmission Line/Utility Distribution	Trans., Utility, & Comm.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

15. Amend Section 14.300 (Use Table Notes) of Article 14 (Allowed Uses and Use Classifications), such note to read as follows:

Number	End Note
53	<u>Permitted only when meeting RCD housing type requirements in See Section 9.1700 for housing type requirements.</u>

To view the hearing, please click on the provided link:
<https://planotx.new.swagit.com/videos/205869?ts=2207>

CS/kob

- cc: Eric Hill, Senior Planning Manager
 Christina Sebastian, Land Records Planning Manager
 Melissa Kleineck, Lead Planner
 Cassidy Exum, GIS Technician
 Jeanna Scott, Building Inspections Manager
 Dorothy Alatorre, Sr. Administrative Assistant - Neighborhood Services

Agenda Item No. 2

Public Hearing: Zoning Case 2022-017

Petitioner: City of Plano

DESCRIPTION:

Request to amend Section 9.1700 (RCD, Residential Community Design District), Section 10.1600 (NBD, Neighborhood Business Design District), and related sections of the Zoning Ordinance to improve the alignment of the districts with Comprehensive Plan 2021. Tabled November 7, 2022, and December 5, 2022. Project #ZC2022-017.

SUMMARY:

The purpose of this request is to amend the Zoning Ordinance to align the Neighborhood Business Design and Residential Community Design zoning districts with the policy guidance of Comprehensive Plan 2021. This amendment will expand the availability of the districts to other areas of the city, providing the option for additional housing variety, opportunities for retail revitalization, and reduced complexity by providing consistent zoning standards throughout the city. For these reasons, staff recommends approval.

REMARKS:

Background

- In 2020, the Planning & Zoning Commission (Commission) unanimously approved the adoption of two new zoning districts, Neighborhood Business Design (NBD) and Residential Community Design (RCD), to create standards for small-scale commercial and residential neighborhoods.
- August 2020: City Council (Council) considered the districts but tabled them until January 2021 to allow the Comprehensive Plan Review Committee to continue their work.
- January 2021: Council again considered the districts, but the Comprehensive Plan review process was not yet complete. The districts were approved but limited to the Plano Event Center site ([NBD agenda item](#), [RCD agenda item](#)); however, Council directed staff to revisit the applicability and content of these zoning districts once community standards were clarified through the comprehensive planning process.
- November 2021: City Council adopted [Comprehensive Plan 2021](#).

- [September 19, 2022](#): The Commission provided direction and called a public hearing to consider amendments to the districts.
- [December 19, 2022](#): The Commission received a presentation on the draft amendments and provided direction.
- [January 3, 2023](#): The Commission tabled discussion regarding the alignment of multifamily uses with Comprehensive Plan 2021. Topics discussed in the January 3 staff report are not incorporated in this zoning case request and will be discussed at a future joint meeting of City Council and the Planning & Zoning Commission.
- January 6, 2023: Staff spoke with Chair Downs about bringing forward the information discussed at the September 19, 2022, and December 19, 2022, meetings without further consideration of the issues tabled at the January 3, 2023, meeting. This report is prepared with the information from the meetings in 2022 and based on feedback from the Commission at those meetings. Following direction at the joint work session with City Council, a new zoning case or cases may (or may not) be called to initiate amendments related to multifamily uses and related issues.

Intent of the Districts

The [NBD](#) and [RCD](#) zoning districts were proposed to help implement the [Envision Oak Point](#) Plan, by providing regulations that foster a complementary mix of land uses, pedestrian-friendly streets, and neighborhood-supportive amenities in line with the Envision Oak Point Vision Statement:

“Oak Point enhances community and establishes place by unifying northeast Plano, serving as its social hub and shaping unique, amenity-rich neighborhoods connecting the area’s diverse population to its vast network of natural features and civic spaces.”

Both districts were developed with these important community elements in mind, working together to support residential and nonresidential developments that are appropriately scaled and sensitive to the context of surrounding neighborhoods through application of consistent street design, building scale, and landscaping standards such as:

- Transitions in height to respect nearby neighborhoods and residential districts;
- Low-rise (1-3 stories), pedestrian-oriented design with neighborhood-supportive uses;
- Tree-lined streets with short block lengths that encourage walking;
- Required open space areas; and
- Parking located on-street, in garages, or well-landscaped surface lots located to the rear of properties.

Although connected through these shared characteristics, the NBD and RCD districts serve two distinct functions:

- The NBD district includes mostly non-residential development standards, allowing residential uses subject to the RCD standards to allow a mix of uses.

- The RCD district includes residential development standards, with limited nonresidential development comparable to other single-family districts, such as schools, fire stations, and religious facilities.

During development of the districts, a variety of outreach was conducted, including newsletters, print and digital advertisements, BEST Break virtual meetings, and social media posts. Additionally, guidelines of the districts were provided to the public at www.plano.gov/ImplementEOP, including handouts explaining the districts, the Commission and Council meeting agenda items and videos, and draft ordinances.

Need for the Districts

The NBD and RCD districts support a distinct and diverse character pattern, creating opportunities to live, work, and socialize within a cohesively-planned, pedestrian-friendly environment. The city's other existing zoning districts do not allow efficient implementation of this form of development. Retail (R) and Office (O-1, O-2) zoning districts do not require open space, streetscapes, and walkable design standards. Other commercial districts have similar problems, allowing uses that are inappropriate with the adjacent residential, or are too intense, as is the case with the Urban Mixed-Use (UMU), Central Business-1 (CB-1), and Downtown Business/Government (BG) zoning districts. A Planned Development (PD) district could be used on a property-by-property basis; however, staff and associated property owners must spend an inordinate amount of time and effort creating and enforcing customized development standards for each PD. The NBD and RCD districts contain consistent baseline zoning standards and uses for application in appropriate locations without the need to create all new standards for each proposal.

The districts are also market responsive. The efficiency of the form is more aligned with the Plano-area real estate market for development, especially redevelopment and infill. To the prior point, Planned Development zoning is being utilized frequently because the city's zoning options do not align, in many cases, with the economic realities of the real estate development market. If Plano wants to have efficient operations and encourage investment, keeping the zoning up-to-date with the market is helpful to these goals.

Summary of Existing District Requirements

NBD and RCD districts can be used alone, however, they are designed to allow them to be used together, with the same base standards. District requirements that overlap are summarized below and in Exhibit A.

- **Adopted Development Plan** – A development plan designating street locations, development blocks, open space, residential transition areas, and mix of uses or housing types.
- **Governance Association** – A governance association is required for maintenance of common improvements and open space.
- **Residential Transition Areas** – Building height transitions are required near existing residential uses or zoning districts to help mitigate privacy and visibility concerns.
- **Streets and Sidewalks** – The street networks in NBD and RCD developments are geared towards a safe, comfortable, and pedestrian-friendly environment, including wider sidewalks, street trees, and a paseo (pedestrian pathway) street type.

- **Open Space** – Open space is required in both districts to provide active recreation areas and public communal space.
- **Building Placement** – Each district includes various site design requirements to promote a walkable environment, such as bringing buildings closer to property lines and street curbs.
- **District Establishment** – To provide flexibility while still maintaining a consistent set of base standards, the Commission and Council will maintain discretion to amend many district standards during the zoning process.

NBD-Specific Requirements

- **Mixed-Use Requirement** – To offer a variety of compatible uses that attract people seeking enjoyable entertainment, shopping, and employment, the NBD district requires three or more uses for each development.
- **Live-Work (Business Loft) Standards** – Live-Work units are the only residential use permitted in NBD district without an RCD component. These units include a ground-floor commercial space with a single attached dwelling unit.
- **Additional Use Regulations** – To further the requirement for a mix of uses, the first phase of development must include a minimum of 10,000 square feet of nonresidential space. To create a cohesive development and improve walkability, the second building constructed within the district and all subsequent buildings may not be further than 150 feet from another building.
- **Parking** – To encourage a pedestrian-friendly environment, parking is treated so as to minimize the visibility and dominance of vehicles, so surface parking lots must be located in the rear of buildings and cannot exceed 200 spaces in a single parking lot.

RCD-Specific Requirements

- **Housing Types and Mix** – Eight complimentary housing types, separated into three tiers, make up the RCD district. The range of housing types is intended to provide housing options that meet current market demands and allow for various small-scale housing forms. A number of standards are proposed to ensure housing diversity and that the overall intensity of the district remains low (see Exhibit A for information on the housing types):
 - At least one housing type from Tier One is required in all developments;
 - Any individual housing type used in an RCD development may be no less than 10% of the total constructed dwellings in the district;
 - Any combination of Tier Three housing types is limited to 25% of the total constructed dwellings in the district;
 - Tier Three housing types are only permitted when the total constructed dwellings in the district is over 100;
 - The minimum number of housing types included in the district increases as the total constructed dwellings in the district increases, and
 - The density must be between 10 and 20 dwelling units per acre, resulting in a projected minimum of 50% of the units coming from Tier One;

Together, these requirements help ensure that an RCD district will provide housing diversity consisting primarily of single-family homes.

- **Parking** – Parking requirements in the RCD district mirror parking requirements for other residential districts in the Zoning Ordinance. To support the desired walkability of the RCD district, off-street parking for each housing type is required to be located towards the rear of the residence.

Proposed Changes

The two districts were analyzed for their conformance with the Comprehensive Plan, primarily focused on the [Built Environment](#) and the [Future Land Use Map and Dashboards](#). The districts were found to largely comply with Comprehensive Plan 2021; however, opportunities to modify the districts for more complete alignment are noted below. Each NBD and RCD zoning district will be considered at the time it is applied to a location in regard to site conditions, consistency with the Future Land Use Map and Dashboards, as well as other Comprehensive Plan 2021 policies.

Review and Proposed Changes to Implement Redevelopment & Growth Management Action 5:

Action RGM5: *Ensure that any rezoning requests for multiuse development include:*

- A) *No more than 50% square footage for residential uses. Requests should also conform with other identifying elements (density, building height, etc.) in the applicable Dashboard descriptions. Requests that do not conform with these requirements must be justified by findings; and*

The existing district regulations do not require any specific mix of residential and nonresidential uses. To meet this action, staff proposes limiting NBD districts with RCD housing and/or Live-Work (Business Loft) units to be no more than 50% residential square footage. The other identifying elements can be considered at the time of the zoning request by comparing the proposed district to the Future Land Use Dashboards.

- B) *Phasing requirements that prevent the disproportionate completion of residential uses prior to nonresidential uses within the development. Nonresidential square footage must constitute a minimum of 33% of all square footage approved for occupancy during development (e.g., every 2 square feet of residential development requires at least 1 square foot of nonresidential development); and*

Currently, NBD requires that at least 10,000 square feet of nonresidential space must be built as part of the first phase of development. To meet this action, a requirement is proposed to be added for NBD districts with RCD housing and/or Live-Work (Business Loft) units that every two square feet/acres of residential uses approved for occupancy requires at least one square foot/acre of nonresidential uses during development.

- C) *Key design features provided prior to or concurrent with the construction of any residential uses. These include elements of the development supporting the long-term value to the overall community, and specifically any new residents, such as open/green space, amenities, street enhancements, and trails.*

Currently, both districts require street enhancements such as trees and sidewalks at the time of development. To better meet this action, the districts are proposed to be updated also to require usable open space and any planned trails be provided during the first phase of development.

Review and Proposed Changes to Implement RGM9:

Action RGM9: *Limit small-scale multifamily to developments that are at least 10 acres in size, have a unit mix of no more than 25% multifamily units, and are controlled by a governance association.*

RCD districts require a governance association; however, the size and percentage limitations need to be addressed.

Change 1) Limit Multifamily to 25% of Total Units – Under current zoning regulations, RCD allows for eight different housing types divided into three tiers, as follows:

<p>Tier One</p>	 <p>Single-Family-3</p> <ul style="list-style-type: none"> • Single-family detached dwellings • 1 to 2 stories in height • 1 unit per lot • 3,000 sq ft minimum lot • 800 sq ft minimum dwelling unit 	 <p>Single-Family-2</p> <ul style="list-style-type: none"> • Single-family detached dwellings • 1 to 1.5 stories in height • Can be arranged around a courtyard or individually platted (maximum of 10 units per lot) • 2,000 sq ft minimum lot per unit • 800 sq ft minimum dwelling unit 	 <p>Duplex</p> <ul style="list-style-type: none"> • Two-family dwellings • 1 to 2 stories in height • 2 units per building • 3,000 sq ft minimum lot • 800 sq ft minimum dwelling unit
<p>Tier Two</p>	 <p>Single-Family-1.5</p> <ul style="list-style-type: none"> • Single-family detached dwellings • 1 to 3 stories in height • 1 unit per lot • 1,500 sq ft minimum lot • 800 sq ft minimum dwelling unit 	 <p>Townhome</p> <ul style="list-style-type: none"> • Single-family attached dwellings • 1 to 3 stories in height • 1 unit per lot • 1,200 sq ft minimum lot • 800 sq ft minimum dwelling unit 	 <p>Manor Home</p> <ul style="list-style-type: none"> • Multiple unit dwellings • 1 to 2 stories in height • 3 to 6 units per lot • 800 sq ft minimum dwelling unit • Appears as single-family home with one common entrance

Tier Three



Stacked Townhome

- Single-family attached dwellings separated horizontally and/or vertically
- 1 to 3 stories in height
- 1 to 2 units per lot
- 1,200 sq ft minimum lot
- 700 sq ft minimum dwelling unit



Stacked Flat

- Multiple unit dwellings
- 1 to 3 stories in height
- Maximum of 9 units per building
- 1 building per lot
- 8,000 sq ft minimum lot
- 700 sq ft minimum dwelling unit
- Appears as single-family home with one common entrance

The multifamily types (three or more units in a single building) permitted in RCD are Manor Home (Tier Two) and Stacked Flat (Tier Three). As the current regulations limit Tier Three housing types to RCD districts with over 100 units and restrict the number of Tier Three units to 25% percent of the units, to meet the goals of Action RGM9, staff proposes categorizing all multifamily types as Tier Three housing units by swapping Manor Homes and Stacked Townhomes (a single-family product); therefore, Manor Homes would move to Tier Three, and Stacked Townhomes would move to Tier Two.

The resulting tiers will be as follow, and the resulting unit mix and requirements will be as shown on Exhibit B:

	Current	Proposed
Tier One	Single-Family-3 Single-Family-2 Duplex	Single-Family-3 Single-Family-2 Duplex
Tier Two	Single-Family-1.5 Townhome <i>Manor Home</i>	Single-Family-1.5 Townhome <i>Stacked Townhome</i>
Tier Three	<i>Stacked Townhome</i> Stacked Flat	<i>Manor Home</i> Stacked Flat

Change 2) Size of District – Currently, a minimum of five acres is required to establish an RCD district. To ensure meeting RGM9’s 10-acre requirement for multifamily, staff proposes adding a requirement that Tier Three units are only available when the RCD district is 10 acres or larger, as shown in the following table and in Exhibit B:

Dwelling Units Provided	50 Units or Less	51-100 Units	Over 100 Units
District Size	5 acres or more		10 acres or more
Minimum Housing Types Required	1	2	3
Tier One Units	Minimum 50% of total units		
Tier Two Units	Permitted		
Tier Three Units	Not permitted		Cannot exceed 25% of total units

Proposed Changes to Expand Availability of the District

Staff compared the zoning districts, with the proposed revisions, to the Character Defining Elements of the [Future Land Use](#) categories. The results are summarized as follow and in Exhibit C:

- Neighborhoods (N): Not appropriate, as the maximum density permitted for Single-Family Types is 10 DUA, which is the minimum permitted in RCD.
- Employment Centers (EM): Not appropriate because this category is designed for corporate office campuses rather than neighborhood-scale businesses and residential.
- Neighborhood Corners (NC): May be appropriate when limiting housing types to Tier One with a maximum density of 15 DUA. Intensity is also an issue due to the differential between lot coverage allowed in NBD and RCD compared to the expectations of the Comprehensive Plan. The Streetscape will also be a different form from the Dashboard.
- Community Corners (CC): May be appropriate when housing types are limited to Tier One and Tier Two. Intensity is also an issue due to the differential between lot coverage allowed in NBD and RCD compared to the expectations of the comprehensive plan.
- Suburban Activity Centers (SA): May be appropriate with an increase in usable open space to 15% for NBD districts.
- Urban Activity Centers (UA) and Expressway Corridors (EX): May both be appropriate for either RCD and/or NBD districts, however, the recommended multifamily densities are higher in these categories than the RCD district. The Streetscape will also be a different form from the Dashboard for EX.
- Downtown Corridors (DT): May be appropriate for either RCD and/or NBD districts.

With all zoning change requests, the Land Use Mix requirements for the Future Land Use category will apply and be considered at the time of rezoning. Each request would be considered individually, and the Commission or Council may determine that the request would not be in conformance with the Comprehensive Plan based on each FLU Measurement Area. For requests for NBD or RCD districts, the Commission and Council may amend the base district standards for each development to meet the specific requirements for the FLU category. For example, Suburban Activity Centers (SA) call for 15-20% open space, so if an NBD district (which regularly only requires 10% open space) was proposed for an SA area, the NBD could be established with a 15%-20% minimum open space at the time of zoning approval based on either the adopted development plan or supplemental standards or conditions, per Sections 10.1600.7, 10.1600.8, 9.1700.8, and 9.1700.9 of the Zoning Ordinance.

Currently, the zoning districts are limited to the Plano Event Center site. Generally speaking, zoning districts are not assigned to a specific location within the community, though there are exceptions. Based on the changes outlined earlier in this report, staff proposes changing the purpose statements of both districts to make them available for rezoning requests in more areas of the city. This availability could be accomplished by providing guidance through the purpose statements regarding appropriate locations based on policies within the Comprehensive Plan.

The following changes are proposed to the *Purpose* sections for each district to expand availability of the districts:

- RCD: Remove the restriction to the Plano Event Center site and add the following language:
 - The zoning district is appropriate primarily for undeveloped properties and redevelopment of retail or commercial corners, redevelopment of commercial corridors when meeting [Expressway Corridor Environmental Health Guidelines](#), in transit-oriented development areas, or when implementing a small area plan. The standards are intended to ensure compatibility between the district and surrounding residential neighborhoods.
- NBD: Remove the restriction to the Plano Event Center site and add the following language:
 - The zoning district applies primarily to development and redevelopment of commercial properties adjacent to existing neighborhoods where residential and commercial uses are appropriate. The NBD standards are designed to ensure compatibility between various uses and surrounding residential neighborhoods.

Proposed Changes to Provide Flexibility for Alignment with the Future Land Use Dashboards

As discussed previously, the Commission and Council may amend most standards of an NBD or RCD district for an individual NBD or RCD district, however, there are some standards that currently cannot be amended. These standards are:

- Requirement for an adopted development plan;
- Requirement for a governance association;
- Minimum and maximum residential densities;
- Requirement for a mix of housing types (RCD only);
- Requirement to maintain three or more uses (NBD only); and
- Requirement for nonresidential uses to be constructed within the first phase of development (NBD only).

As discussed above, some Future Land Use categories include appropriate densities that may not fall in the range of the minimum and maximum densities for the districts (10 and 20 DUA, respectively). To provide the Commission and Council more flexibility to utilize these districts and better align with the Future Land Use Map and Dashboards, language is proposed to allow amendments to minimum and maximum residential densities where implementing the Comprehensive Plan 2021.

Additional Changes

Minor changes to the districts, which are administrative or legal in nature, to add clarity or provide consistent language throughout the Zoning Ordinance, are incorporated in the recommendation section below.

Freestanding Nonresidential Buildings

On December 19, the Commission asked about an existing standard in the NBD district to restrict freestanding residential buildings to a floor area of at least 5,000 square feet. This regulation mirrors a standard in the Urban Mixed-Use (UMU) district, which restricts freestanding residential buildings to a floor area of at least 10,000 square feet. The UMU standard was added to limit the development of pad sites around an otherwise walkable, urban development pattern, and the NBD standard was added with the same intention. However, because small-scale commercial buildings may be appropriate in an NBD district, this standard, as written, may be overly restrictive. The district is already designed to have pedestrian-friendly streets, parking behind front building facades, and prohibits drive-up windows at restaurants. Therefore, staff proposes removing this standard to provide more flexibility for smaller, neighborhood-friendly commercial buildings.

Conformance to the Comprehensive Plan 2021

See Exhibit D for a general summary of the changes and alignment with the Comprehensive Plan 2021.

Guiding Principles – The set of [Guiding Principles to the Comprehensive Plan](#) establishes overarching themes that apply to all policies and actions and express values for Plano Today, Plano 2050, and Plano Together. Since the principles do not stand alone but are used in concert with one another and carry across the Plan as a whole, each principle must be judged through a lens that incorporates all other principles to be fully and accurately understood. As such, the Commission is encouraged to review the full list of Guiding Principles and judge zoning requests through the lens of all principles.

Land Use Action 1 (LU1) – *Review and evaluate the Zoning Ordinance and make appropriate amendments based on guidance from Comprehensive Plan.*

This proposed amendment will align various standards of the Zoning Ordinance with the Comprehensive Plan, as discussed above. This request is in conformance with this action statement.

Land Use Action 2 (LU2) – *Review development regulations and implement standards that configure development to provide complementary uses and foster good connections, using a combination of streets, trails, and sidewalks for vehicular, pedestrian, and bicycle circulation, that enhance the quality of neighborhoods.*

The districts with the proposed amendment encourage complementary uses and require wide sidewalks and pedestrian connectivity. This request is in conformance with this action statement.

Land Use Action 4 (LU4) – *Create regulations that incentivize the redevelopment and revitalization of underperforming retail and multifamily development.*

This proposed amendment will allow for the use of the districts in areas with underperforming retail or multifamily development. This request is in conformance with this action statement.

Land Use Action 5 (LU5) – *Review and ensure residential adjacency standards provide appropriate transitions in building height and bulk that are sensitive to the physical character of adjoining neighborhoods.*

The districts with the proposed amendment will require residential transition areas when the districts are proposed near adjoining neighborhoods. This request is in conformance with this action statement.

Community Design Action 5 (CD5) – *Evaluate parking regulations and revise to meet parking demand and ensure good community form.*

The districts with the proposed amendment include a maximum number of parking spaces and foster good community form with streetscape and sidewalk standards. This request is in conformance with this action statement.

Redevelopment of Regional Transportation Corridors Action 2 (RTC2) – *Adopt regulatory strategies that permit and encourage a viable mix of residential, employment, and other diverse land uses in locations identified as Urban Activity Centers.*

This proposed amendment will expand the availability of the NBD and RCD districts to Urban Activity Centers when the proposals meet the Future Land Use Dashboards. Having an existing zoning district available can encourage a viable mix of land uses by reducing the need for costlier Planned Development districts. This request is in conformance with this action statement.

Undeveloped Land Action 3 (UL3) – *Ensure that new housing growth on undeveloped land provides functional and appropriate environments for residential uses and activities, such as proximity to existing compatible residential development, configuration to support housing, and access to neighborhood parks, and ensure any development standards include adequate green space. When adjacent to existing residential neighborhoods, a compatible transition in building height and bulk should be provided.*

This proposed amendment will allow new amenitized neighborhoods on undeveloped land and require residential transition areas when the districts are proposed near adjoining neighborhoods. This request is in conformance with this action statement.

Redevelopment and Growth Management Action 3 (RGM3) – *Develop zoning and design guidelines incentivizing single-family housing options compatible with current market conditions and community needs.*

This proposed amendment creates an additional single-family housing district, requiring at least 75% single-family units, reducing the need for costlier Planned Development districts. This request is in conformance with this action statement.

Redevelopment and Growth Management Action 4 (RGM4) – *Revise regulations and administrative procedures to ensure new residential and mixed-use development provides sufficient public open space, green space, and pedestrian connectivity.*

The districts with the proposed amendment require a minimum percentage of open space and pedestrian-friendly streets. This request is in conformance with this action statement.

Redevelopment and Growth Management Action 5 (RGM5) – *Ensure that any rezoning requests for multiuse development include:*

- A) *No more than 50% square footage for residential uses. Requests should also conform with other identifying elements (density, building height, etc.) in the applicable Dashboard descriptions. Requests that do not conform with these requirements must be justified by findings; and*

- B) *Phasing requirements that prevent the disproportionate completion of residential uses prior to nonresidential uses within the development. Nonresidential square footage must constitute a minimum of 33% of all square footage approved for occupancy during development (e.g., every 2 square feet of residential development requires at least 1 square foot of nonresidential development); and*
- C) *Key design features provided prior to or concurrent with the construction of any residential uses. These include elements of the development supporting the long-term value to the overall community, and specifically any new residents, such as open/green space, amenities, street enhancements, and trails.*

This proposed amendment will implement this action as discussed earlier in this report. This request is in conformance with this action statement.

Redevelopment and Growth Management Action 8 (RGM8) – *Limit new residential development to areas that are appropriate based on individual site considerations and consistency with the Future Land Use Map and Dashboards. Multifamily developments should also meet a housing diversification or economic development need of the city, including transit-oriented development, special housing needs (as defined by the city’s Consolidated Plan), or be constructed as part of a high-rise 10 stories or greater.*

The districts with the proposed amendment will expand the availability of the districts to areas that are appropriate based on individual site considerations and consistency with the Future Land Use Map and Dashboards. NBD or RCD districts with multifamily housing types will require a majority of single-family housing types, providing more diverse housing options in the city. This request is in conformance with this action statement.

Redevelopment and Growth Management Action 9 (RGM9) – *Limit small-scale multifamily to developments that are at least 10 acres in size, have a unit mix of no more than 25% multifamily units, and are controlled by a governance association.*

This proposed amendment will implement this action as discussed earlier in this report. This request is in conformance with this action statement.

Pedestrian Environment Action 2 (PE2) – *Update development standards to prioritize streetscape design that enhances Plano’s pedestrian environment through greenery, wider sidewalks, lighting, street furniture, shade structures, wayfinding guides, paseos, and other amenities where appropriate.*

The districts with the proposed amendment require pedestrian-friendly streets and open space. This request is in conformance with this action statement.

Neighborhood Conservation Action 4 (NC4) – *Develop a plan to address housing gaps identified in the Consolidated Plan and review the recommended policy options outlined in the Housing Trends Analysis and Strategic Plan to compare and coordinate with the Comprehensive Plan.*

The districts with the proposed amendment will provide additional variety in the housing options available in Plano to help address this housing gap. This request is in conformance with this action statement.

Neighborhood Conservation Action 6 (NC6) – *Review residential zoning to ensure housing standards allow residents to age in place, care for dependents, and meet special needs, while maintaining neighborhood integrity.*

The districts with the proposed amendment will increase the diversity of the city's housing stock, providing more opportunity for residents to age in place. This request is in conformance with this action statement.

Revitalization of Retail Shopping Centers Action 3 (RRSC3) – *Modify regulations to promote retail center redevelopment inclusive of creative design solutions, active open space, adequate green space, sustainable retail, and walkable streetscapes to create desirable destinations.*

The districts with the proposed amendment will be available to retail centers throughout the city and provide adequate green space and walkable streetscapes. This request is in conformance with this action statement.

Revitalization of Retail Shopping Centers Action 4 (RRSC4) – *Establish design guidelines that provide safe connections for residents to conveniently access commercial businesses, open space, and other amenities in retail centers. Implementation should be limited to locations where connections are desired by the adjoining neighborhood.*

The districts with the proposed amendment require connections from the district to adjacent sidewalks and trails where feasible. Connectivity to adjoining neighborhoods can be coordinated through the zoning and site planning process, when connections are supported, as noted in the policy. This request is in conformance with this action statement.

Special Housing Needs Action 5 (SHN5) – *Review zoning regulations to provide reasonable opportunities for safe and healthy housing in support of special needs populations.*

The districts with the proposed amendment provide additional opportunities for attainable housing in the city. This request is in conformance with this action statement.

Placemaking & Public Spaces Action 7 (PPS7) – *Review development regulations as needed to ensure site design requirements support and encourage public spaces.*

The districts with the proposed amendment require open space. This request is in conformance with this action statement.

SUMMARY:

The purpose of this request is to amend the Zoning Ordinance to align the Neighborhood Business Design and Residential Community Design zoning districts with the policy guidance of Comprehensive Plan 2021. This amendment will expand the availability of the districts to other areas of the city, providing the option for additional housing variety, opportunities for retail revitalization, and reduced complexity by providing consistent zoning standards throughout the city. For these reasons, staff recommends approval.

RECOMMENDATION:

Recommended for approval as shown in Exhibit E (additions are indicated in underlined text; deletions are indicated in strikethrough text).

Neighborhood Business Design (NBD) District

The Neighborhood Business Design (NBD) district blends neighborhood-friendly commercial uses with walkable streets and charming storefronts, creating a “Main Street” feel. Adding businesses you can walk to supports a healthy lifestyle and provides jobs where people can work close to home.

During development of the Envision Oak Point Plan, 29% of respondents rated having a new walkable activity center in Oak Point as their highest priority for economic development in the area. NBD will help to create this walkable activity center and builds on the Envision Oak Point Policy to “improve access to community amenities with a connected transportation system, increasing walking, bicycling, and transit opportunities around Oak Point.”



Mix of Uses

NBD districts will be required to have a mix of at least three different uses. Possible business types include:

- Services (salons, banks, gyms)
- Restaurants (sit-down dining, cafes, bakeries, food parks)
- Retail (small grocers, farmers markets, boutiques)
- Entertainment (neighborhood theaters, dance studios)
- Professional and Medical Offices



Walkable Areas

NBD districts will be pedestrian-oriented, with:

- Wide sidewalks and street trees
- Shorter blocks with a connected street grid
- On-street parking and curb bulb-outs
- Low-rise buildings with active ground floors that are closer to the street
- Paseos (wide pedestrian-only pathways)



Open Space

Usable open space must be provided at a minimum of 10% of the gross acreage of the development. The open space may be:

- Greens
- Parks
- Greenbelts
- Public art displays

All open space and streets must be maintained by a governance association (such as a property owners association).



Protecting Existing Residential Neighborhoods

To provide appropriate transitions from established neighborhoods, buildings in the NBD district will be subject to height and setback standards from existing residential zoning districts or uses. See the proposed options on the [Residential Transitions page](#).

Residential Community Design (RCD) District

The Residential Community Design (RCD) district looks to create a diverse mix of smaller-lot residential uses.

Envision Oak Point Policy encourages diverse housing and neighborhoods that support inclusive communities. The RCD district accomplishes that with various styles of homes designed to encourage a high quality of life for all ages, household types, and income levels. The proposed ordinance includes a **tiered system** so that the majority of homes provided are one- or two-family homes.



Housing Variety

The RCD district is designed to provide housing variety consisting mostly of single-family detached and attached homes. This is accomplished through a tiered system of housing types, requiring:

- Maximum density: 20 dwelling units per acre
- At least 50% of all units must be Tier One units (single-family or duplex)
- Any housing type used must be at least 10% of the total dwelling units
- Tier Three units (Stacked Townhomes and/or Stacked Flats) are limited to 25% of the total dwellings in the district

See more details on the proposed housing types on the next pages.

Walkable Areas

RCD districts will be pedestrian-oriented, with:

- Wide sidewalks
- Shorter blocks
- Connected street grid
- On-street parking
- Street trees
- Curb bulb outs
- Low-rise buildings
- Reduced building setbacks
- Active ground floor buildings
- Paseos (wide pedestrian-only pathways)



Open Space

Usable open space must be provided at a minimum of 15% of the gross acreage of the development. The open space may be:

- Greens
- Parks
- Greenbelts
- Public art displays

All open space and streets must be maintained by a governance association (such as a homeowners association).



Protecting Existing Residential Neighborhoods

To provide appropriate transitions from established neighborhoods, buildings in the RCD district will be subject to height and setback standards from existing residential zoning districts or uses. See the proposed options on the [Residential Transitions page](#).

Residential Community Design (RCD) District Housing Types

- A mix of Housing Types is required. Higher Tiers are allowed as the overall number of dwelling units increases.
- Minimum overall district size: 5 acres.
 - Permitted dwelling units per acre: between 10 and 20 for entire RCD district.

Images are generally representative and may not meet all district requirements.

TIER ONE minimum 50% of total units in RCD district



Single-Family-3

- Single-family detached dwellings
- 1 to 2 stories in height
- 1 unit per lot
- 3,000 sq ft minimum lot
- 800 sq ft minimum dwelling unit



Single-Family-2

- Single-family detached dwellings
- 1 to 1.5 stories in height
- Can be arranged around a courtyard or individually platted (maximum of 10 units per lot)
- 2,000 sq ft minimum lot per unit
- 800 sq ft minimum dwelling unit



Duplex

- Two-family dwellings
- 1 to 2 stories in height
- 2 units per building
- 3,000 sq ft minimum lot
- 800 sq ft minimum dwelling unit

TIER TWO



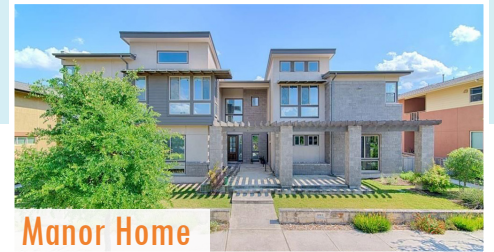
Single-Family-1.5

- Single-family detached dwellings
- 1 to 3 stories in height
- 1 unit per lot
- 1,500 sq ft minimum lot
- 800 sq ft minimum dwelling unit



Townhome

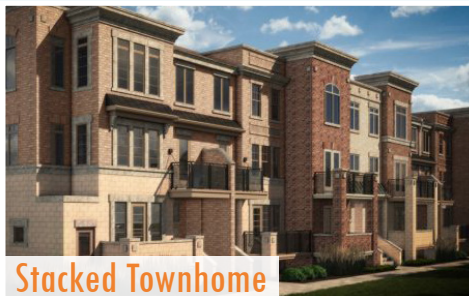
- Single-family attached dwellings
- 1 to 3 stories in height
- 1 unit per lot
- 1,200 sq ft minimum lot
- 800 sq ft minimum dwelling unit



Manor Home

- Multiple unit dwellings
- 1 to 2 stories in height
- 3 to 6 units per lot
- 800 sq ft minimum dwelling unit
- Appears as single-family home with one common entrance

TIER THREE only permitted when district contains over 100 units | limited to 25% of the total units in district



Stacked Townhome

- Single-family attached dwellings separated horizontally and/or vertically
- 1 to 3 stories in height
- 1 to 2 units per lot
- 1,200 sq ft minimum lot
- 700 sq ft minimum dwelling unit



Stacked Flat

- Multiple unit dwellings
- 1 to 3 stories in height
- Maximum of 9 units per building
- 1 building per lot
- 8,000 sq ft minimum lot
- 700 sq ft minimum dwelling unit
- Appears as single-family home with one common entrance

RCD District Restrictions

KEY REQUIREMENTS

8 different housing types are possible from **3** tiers

20 dwelling units per acre maximum

At least **50%** of all units in every RCD district must be **Tier One** housing types *Single-Family-3, Single-Family-2, and/or Duplex*

Each housing type used must make up at least **10%** of overall number of units

No more than **25%** of total units can be **Tier Three** housing types *Stacked Townhome and/or Stacked Flat*

Tier Three housing types permitted only when over **100** units in the RCD district

RESTRICTIONS RESULT IN MAJORITY SINGLE-FAMILY UNITS

HOUSING MIX

	50 Units or Less	51-100 Units	Over 100 Units
Minimum Housing Types Required	1	2	3
Tier One Units	50% to 100%	50% to 100%	50% to 100%
Tier Two Units	Up to 50%	Up to 50%	Up to 50%
Tier Three Units	Not permitted	Not permitted	Up to 25%

TIER ONE



At least 50% of all units in district must be Tier One housing types.

TIER TWO



TIER THREE



Tier Three units are permitted only when district has over 100 units.

No more than 25% of all units in district may be Tier Three units.

Images are generally representative and may not meet all district requirements.

Find out more at: www.plano.gov/implementEOP

Revised: July 16, 2020

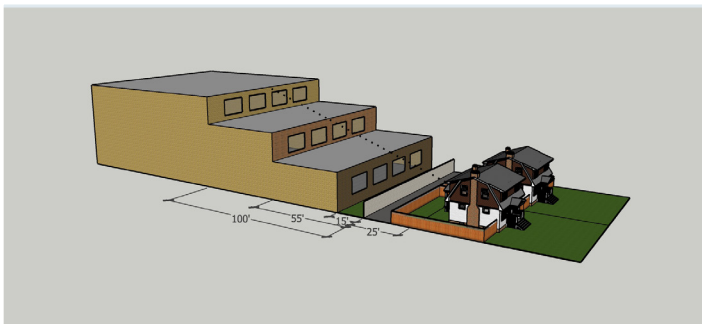
Residential Transitions

To provide appropriate transitions from established neighborhoods, buildings in both the NBD and RCD district will be subject to height and setback standards from existing residential zoning districts or uses.

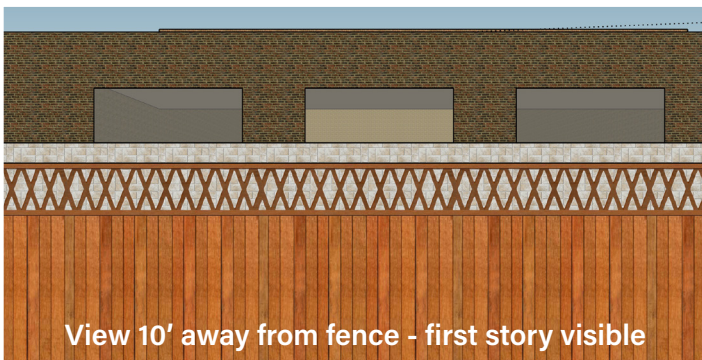
The maximum building height for both districts is three stories, or 50 feet. However, NBD and RCD districts proposed near existing residential neighborhoods will have additional height restrictions based on how close they are to residential properties or zoning districts, so that the area closest to existing neighborhoods are limited to one- or two- stories. The proposed setbacks shown below include option A, based on a line-of-sight setback, or option B, which uses a 2:1 height-to-setback ratio. [Public feedback is requested on which option is preferred.](#)

Option A

Line-of-sight



[Click for Video](#)



View 10' away from fence - first story visible

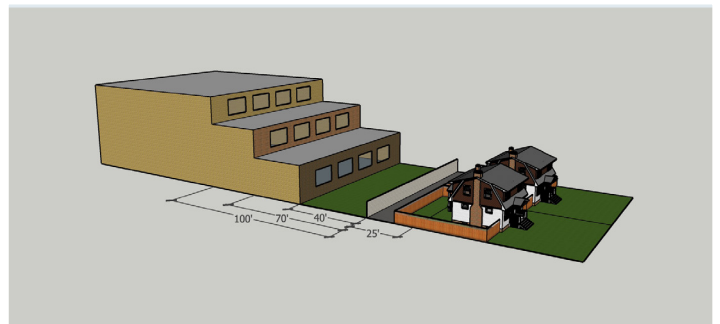
Option A

Line-of-sight

Setback with Alley	Setback with No Alley
15 feet	30 feet
55 feet	70 feet
100 feet	115 feet

Option B

2:1 height-to-setback ratio



[Click for Video](#)



View 10' away from fence - all stories visible

Option B

2:1 height-to-setback ratio

Building Height	Setback with Alley	Setback with No Alley
1 story (20 feet)	40 feet	55 feet
2 story (35 feet)	70 feet	85 feet
3 story (50 feet)	100 feet	115 feet

Residential Community Design (RCD) District Housing Types

- A mix of Housing Types is required. Higher Tiers are allowed as the overall acreage increases.
- Minimum overall district size: 5 acres.
 - Permitted dwelling units per acre: between 10 and 20 for entire RCD district.

Images are generally representative and may not meet all district requirements.

TIER ONE minimum 50% of total units in RCD district



Single-Family-3

- Single-family detached dwellings
- 1 to 2 stories in height
- 1 unit per lot
- 3,000 sq ft minimum lot
- 800 sq ft minimum dwelling unit



Single-Family-2

- Single-family detached dwellings
- 1 to 1.5 stories in height
- Can be arranged around a courtyard or individually platted (maximum of 10 units per lot)
- 2,000 sq ft minimum lot per unit
- 800 sq ft minimum dwelling unit



Duplex

- Two-family dwellings
- 1 to 2 stories in height
- 2 units per building
- 3,000 sq ft minimum lot
- 800 sq ft minimum dwelling unit

TIER TWO



Single-Family-1.5

- Single-family detached dwellings
- 1 to 3 stories in height
- 1 unit per lot
- 1,500 sq ft minimum lot
- 800 sq ft minimum dwelling unit



Townhome

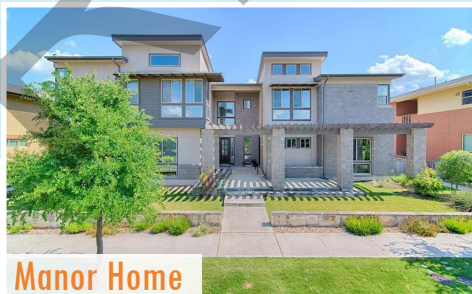
- Single-family attached dwellings
- 1 to 3 stories in height
- 1 unit per lot
- 1,200 sq ft minimum lot
- 800 sq ft minimum dwelling unit



Stacked Townhome

- Single-family attached dwellings separated horizontally and/or vertically
- 1 to 3 stories in height
- 1 to 2 units per lot
- 1,200 sq ft minimum lot
- 700 sq ft minimum dwelling unit

TIER THREE only permitted when district contains over 100 units and is at least 10 acres | limited to 25% of the total units in district



Manor Home

- Multiple unit dwellings
- 1 to 2 stories in height
- 3 to 6 units per lot
- 800 sq ft minimum dwelling unit
- Appears as single-family home with one common entrance



Stacked Flat

- Multiple unit dwellings
- 1 to 3 stories in height
- Maximum of 9 units per building
- 1 building per lot
- 8,000 sq ft minimum lot
- 700 sq ft minimum dwelling unit
- Appears as single-family home with one common entrance

RCD District Restrictions

KEY REQUIREMENTS

- 8 different housing types are possible from 3 tiers
- 20 dwelling units per acre maximum
- At least 50% of all units in every RCD district must be Tier One housing types *Single-Family-3, Single-Family-2, and/or Duplex*
- Each housing type used must make up at least 10% of overall number of units
- No more than 25% of total units can be Tier Three housing types *Manor Home and/or Stacked Flat*
- Tier Three housing types permitted only when RCD district is 10 or more acres and includes over 100 units

RESTRICTIONS RESULT IN MAJORITY SINGLE-FAMILY UNITS

HOUSING MIX

Dwelling Units Provided	50 Units or Less	51-100 Units	Over 100 Units
RCD District Size	5 acres or more	5 acres or more	10 acres or more
Minimum Housing Types Required	1	2	3
Tier One Units	50% to 100%	50% to 100%	50% to 100%
Tier Two Units	Up to 50%	Up to 50%	Up to 50%
Tier Three Units	Not permitted	Not permitted	Up to 25%

TIER ONE



Single-Family-3



Single-Family-2



Duplex

At least 50% of all units in district must be Tier One housing types.

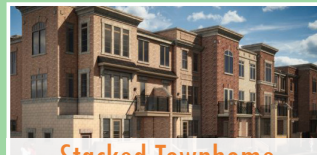
TIER TWO



Single-Family-1.5



Townhome



Stacked Townhome

TIER THREE



Manor Home



Stacked Flat

Tier Three units are permitted only when district has over 100 units and is at least 10 acres.

No more than 25% of all units in district may be Tier Three units.

Images are generally representative and may not meet all district requirements.

Comparison of NBD and RCD Zoning Standards with Comprehensive Plan FLU Desirable Character-Defining Elements

	NBD District	RCD District Housing Types			Future Land Use Categories where NBD or RCD may be appropriate, with proposed changes						Future Land Use Categories where NBD and RCD are not appropriate			
	NBD	RCD-Tier I	RCD-Tier II	RCD-Tier III	NEIGHBORHOOD CORNERS (NC)	COMMUNITY CORNERS (CC)	SUBURBAN ACTIVITY CENTERS (SA)	URBAN ACTIVITY CENTERS (UA)	DOWNTOWN CORRIDORS (DT)	EXPRESSWAY CORRIDORS (EX)	NEIGHBORHOODS (N)	EMPLOYMENT CENTERS (EM)	SOCIAL NETWORK (SN)	OPEN SPACE NETWORK (OS)
BUILDING HEIGHTS	1 to 3	1 to 2	1 to 3	1 to 3	1 to 2	1 to 3	1 to 5	1 to 20	1 to 5	1 to 20	1 to 2	1 to 20	Not analyzed	Not analyzed
DENSITY - SF	n/a	10 to 20	10 to 20	n/a	1 to 15	4 to 22	4 to 22	10 to 40	4 to 22*	10 to 40	0.5 to 10	n/a		
DENSITY - MF	n/a	n/a	n/a	10 to 20	n/a	n/a	10 to 50*	30 to 120	10 to 50*	20 to 75	10 to 22	n/a		
INTENSITY	Moderate to high	Moderate to high	Moderate to high	Moderate to high	Low	Low	Moderate	High	Moderate	Moderate to high	Low	Moderate		
SCALE	Low to low/mid-rise	Low-rise	Low to low/mid-rise	Low to low/mid-rise	Low-rise	Low to low/mid-rise	Low to mid-rise	Low to high-rise	Low to mid-rise	Low to high-rise	Low-rise	Low to high-rise		
OPEN SPACE	10% minimum	15% minimum	15% minimum	15% minimum	10-20%	10-20%	15-20%	10-15%	10-20%*	10-20%	10-50%	10-35%		
OPEN SPACE TYPE	Active	Active	Active	Active	Active	Active	Active	Active	Active	Passive	Passive	Passive		
PARKING - RES	n/a	Garages, on-street, driveways	Garages, on-street, driveways	Garages, on-street, driveways	Garages, on-street	Garages, on-street	Structured, on-street	Structured, on-street, valet	Garages, structured, on-street, surface, valet	Structured; surface	Garages with driveways	n/a		
PARKING - NON-RES	Surface, Structured	n/a	n/a	n/a	On-street, surface	On-street, surface	Structured, on-street, surface, valet	Structured, on-street, valet	Garages, structured, on-street, surface, valet	Structured; surface	Surface Lots	Structured		
BLOCK PATTERN	Short	Short	Short	Short	Short to medium	Short to medium	Short to medium	Short	Short	Wide	Gridded or curvilinear	Wide		
STREETSCAPE	Urban	Urban	Urban	Urban	Traditional Commercial; Traditional Residential	Traditional Commercial; Traditional Residential; Urban	Traditional Commercial; Traditional Residential; Urban	Urban	Urban	Corporate Commercial	Traditional Residential	Corporate Corridor		
AUTOMOBILE ACCESS	Medium	Medium	Medium	Medium	High	High	Medium	Medium	Medium	High	High	High		
TRANSIT ACCESS	Medium	Medium	Medium	Medium	Medium	Medium	Medium	High	High	Low	Medium	Medium		
MICROMOBILITY ACCESS	High	High	High	High	Medium	Medium	Medium	High	High	Medium	High	Medium		
PEDESTRIAN ACCESS	High	High	High	High	Medium	High	Medium	High	High	Low	High	Low		

Highlighted items do not meet NBD/RCD without amendments at the time of zoning

* exceptions in TOD Areas

Exhibit D

Zoning Case 2022-017

Summary of Changes

No.	Section	Description	Comprehensive Plan Alignment	
1	9.1700	RCD, Residential Community Design District	LU1, Future Land Use Map and Dashboards	
2	9.1700		LU1, RGM9	
3	9.1700		Administrative cleanup for consistency	
4	9.1700		Administrative cleanup for consistency	
5	9.1700		Move Stacked Townhome to Tier Two, and remove Manor Home from Tier Two	LU1, RGM9
6	9.1700		Move Manor Home to Tier Three, and remove Stacked Townhome from Tier Three	LU1, RGM9
7	9.1700		Allow amendments to minimum and maximum densities where aligning with Future Land Use Map Dashboards	LU1, Future Land Use Map and Dashboards
8	9.1700		Require public usable open space to be provided prior to or concurrent with construction	LU1, RGM5
9	10.1600	NBD, Neighborhood Business Design District	LU1, Future Land Use Map and Dashboards	
10	10.1600		Administrative cleanup for clarity	
11	10.1600		Allow amendments to minimum and maximum densities where aligning with Future Land Use Map Dashboards, and administrative cleanup for consistency	LU1, Future Land Use Map and Dashboards

No.	Section	Description	Comprehensive Plan Alignment
12	10.1600	<p>Restrict residential uses to no more than 50% of the total square footage of the district</p> <p>Require a 2:1 ratio of residential to nonresidential square footage throughout construction.</p> <p>Require key design features be provided prior to or concurrent with any residential uses.</p>	LU1 , RGM5
13	14.100	Residential Districts Use Table	Administrative cleanup for consistency
14	14.200	Nonresidential Districts Use Table	Administrative cleanup for consistency
15	14.300	Use Table Notes	Administrative cleanup for clarity

Exhibit E

Zoning Case 2022-017

Proposed Changes

Additions are indicated in underlined text; deletions are indicated in strikethrough text.

1. Amend Subsection 9.1700.1 (Purpose) of Section 9.1700 (RCD, Residential Community Design District) of Article 9 (Residential Districts), such subsection to read as follows:

.1 Purpose

The RCD district is intended to provide a planning, regulatory, and management framework for the design and integration of small lot residential development. The district is designed to reinforce surrounding neighborhood character, provide appropriate transitions in use and building scale, ensure appropriate allocation and design of open space, and achieve a well-connected street and pedestrian network. The zoning district is appropriate primarily for undeveloped properties and redevelopment of retail or commercial corners, redevelopment of commercial corridors when meeting Expressway Corridor Environmental Health Guidelines, in transit-oriented development areas, or when implementing a small area plan. The standards are intended to ensure compatibility between the district and surrounding residential neighborhoods. ~~This zoning district is only available to the 50.3 acres at the southwest corner of Spring Creek Parkway and Jupiter Road in the Envision Oak Point area.~~

2. Amend Part C of Subsection 9.1700.4 (Housing-Types Requirement) of Section 9.1700 (RCD, Residential Community Design District) of Article 9 (Residential Districts), such part to read as follows:

C. The required mix of housing types is determined by the number of dwelling units provided within the district as shown below.

Dwelling Units Provided	50 Units or Less	51-100 Units	Over 100 Units
<u>Minimum District Size</u>	5 acres	5 acres	10 acres
<u>Minimum Housing Types Required</u>	1	2	3
<u>Tier One Units</u>	Minimum 50% of total units	Minimum 50% of total units	Minimum 50% of total units
<u>Tier Two Units</u>	Permitted	Permitted	Permitted
<u>Tier Three Units</u>	Not permitted	Not permitted	Cannot exceed 25% of total units

3. Amend a portion of Subpart A.ii.b (Area, Yard, and Bulk Requirements) of Subpart ii (Tier One: Single-Family Residence-3) of Part A (Tier One Housing Types) of Subsection 9.1700.5 (Area, Yard, and Bulk Requirements for Housing Types) of Section 9.1700 (RCD, Residential Community Design District) of Article 9 (Residential Districts), such portion of subpart to read as follows:

Description	Requirements
Front Yard Encroachments	Canopies, balconies, stoops, bay windows, awnings, and other building projections may extend <u>up to 5 feet</u> into the <u>front yard</u> setbacks.

4. Amend a portion of Subpart A.iii.b (Area, Yard, and Bulk Requirements) of Subpart iii (Tier One: Single-Family Residence-2) of Part A (Tier One Housing Types) of Subsection 9.1700.5 (Area, Yard, and Bulk Requirements for Housing Types) of Section 9.1700 (RCD, Residential Community Design District) of Article 9 (Residential Districts), such portion of subpart to read as follows:

Description	General Requirements for SF-2 Development
Front Yard Encroachments	Canopies, balconies, stoops, bay windows, awnings, and other building projections may extend <u>up to 5 feet</u> into the <u>front yard</u> setbacks.

5. Amend Subpart B.iv of Part B (Tier Two Housing Types) of Subsection 9.1700.5 (Area, Yard, and Bulk Requirements for Housing Types) of Section 9.1700 (RCD, Residential Community Design District) of Article 9 (Residential Districts), such subpart to read as follows:

iv. Tier Two: Stacked Townhome Manor Home

a. **Description**

3-story structure comprised of two dwelling units that share a common vertical separation. Individual, ground-floor entrances are provided for each dwelling unit with a direct sidewalk connection from every entrance to the sidewalk along the street and to each parking area. A detached building comprised of 3–6 dwelling units that share a common sidewall or ceiling. The appearance of the structure is intended to match the form and character of a single-family detached residence. The building must have only one common entrance visible from the street. A direct sidewalk connection from every entrance must be provided to the sidewalk along the street and to the building's associated parking.

b. **Use of Townhomes and Stacked Townhomes**

Townhomes may be in line with Stacked Townhomes when building articulation, such as wall offsets, height variation, upper-floor step-backs, or accent lines, and ornate architectural elements, such as dormers, cornices, or arches, are provided.

b c. Area, Yard, and Bulk Requirements

Description	Requirements
Minimum Lot Area	<u>1,200 square feet</u> 5,000 square feet for 3 units; 1,000 square feet for each additional unit
Minimum Units per Lot	<u>3 units</u>
Maximum Units per Lot	<u>2 units</u> 6 units
Minimum Lot Width	
Interior Lot	<u>20 feet</u> 50 feet
Corner Lot	<u>25 feet</u> 55 feet
Maximum Lot Width	<u>50 feet</u> 140 feet
Minimum Front Yard	10 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7
Maximum Front Yard	20 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7
Front Yard Encroachments	Canopies, balconies, stoops, bay windows, awnings, and other building projections may extend up to 5 feet into the front yard

Description	Requirements
	setback.
Minimum Side Yard	10 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
<u>Interior Lot</u>	None, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
<u>Corner Lot</u>	10 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
Maximum Side Yard	20 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
<u>Interior Lot</u>	10 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
<u>Corner Lot</u>	20 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
Minimum Rear Yard	None, except as provided in Sec. 13.500.4 and Sec. 9.1700.7
Minimum Building Separation	10 feet
Garage Setback	The distance from any garage to the property line must be 5 feet or less, or 20 feet or greater in length.
Minimum Floor Area per Dwelling Unit	700 square feet 800-square feet
Maximum Height	3 story, 50 feet, 2-story, 35 feet, except as provided in Sec. 13.600 and Sec. 9.1700.7
Maximum Coverage	80% 70%
Parking Requirements	All parking must be located behind the front building line (See Article 16)
One bedroom or less	One parking space per dwelling unit
Two bedrooms	One and one-half parking spaces per dwelling unit
Three bedrooms or more	2 parking spaces per dwelling unit
Maximum Parking Requirements	2 parking spaces per dwelling unit located behind the front building line (See Article 16)

6. Amend Subpart C.ii of Part C (Tier Three Housing Types) of Subsection 9.1700.5 (Area, Yard, and Bulk Requirements for Housing Types) of Section 9.1700 (RCD, Residential Community Design District) of Article 9 (Residential Districts), such subpart to read as follows:

ii. Tier Three: Manor Home Stacked Townhome

a. Description

A detached building comprised of 3-6 dwelling units that share a common sidewall or ceiling. The appearance of the structure is intended to match the form and character of a single-family detached residence. The building must have only one common entrance visible from the street. A direct sidewalk connection from every entrance must be provided to the sidewalk along the street and to the building's associated parking. ~~3-story structure comprised of two dwelling units that share a common vertical separation. Individual, ground-floor entrances are provided for each dwelling unit with a direct sidewalk connection from every entrance to the sidewalk along the street and to each parking area.~~

b. ~~Use of Tier Two and Tier Three Townhomes~~

~~Tier Two Townhomes may be in line with Tier Three Stacked Townhomes when building articulation, such as wall offsets, height variation, upper floor step-backs, or accent lines, and ornate architectural elements, such as dormers, cornices, or arches, are provided.~~

e b. Area, Yard, and Bulk Requirements

Description	Requirements
Minimum Lot Area	<u>5,000 square feet for 3 units; 1,000 square feet for each additional unit</u> 4,200 square feet
Minimum Units per Lot	<u>3 units</u>
Maximum Units per Lot	<u>6 units</u> 2 units
Minimum Lot Width	
Interior Lot	<u>50 feet</u> 20 feet
Corner Lot	<u>55 feet</u> 25 feet
Maximum Lot Width	<u>110 feet</u> 50 feet
Minimum Front Yard	10 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7
Maximum Front Yard	20 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7
Front Yard Encroachments	Canopies, balconies, stoops, bay windows, awnings, and other building projections may extend up to 5 feet into the front yard setback.
Minimum Side Yard	<u>10 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7</u>
Interior Lot	None, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
Corner Lot	<u>10 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7</u>
Maximum Side Yard	<u>20 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7</u>
Interior Lot	10 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
Corner Lot	<u>20 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7</u>
Minimum Rear Yard	None, except as provided in Sec. 13.500.4 and Sec. 9.1700.7
Minimum Building Separation	10 feet
Garage Setback	The distance from any garage to the property line must be 5 feet or less, or 20 feet or greater in length.
Minimum Floor Area per Dwelling Unit	<u>800 square feet</u> 700 square feet
Maximum Height	<u>2 story, 35 feet, 3 story, 50 feet,</u> except as provided in Sec. 13.600 and Sec. 9.1700.7
Maximum Coverage	<u>70%</u> 80%
Parking Requirements	<u>All parking must be located behind the front building line (See Article 16)</u>
<u>One bedroom or less</u>	<u>One parking space per dwelling unit</u>
<u>Two bedrooms</u>	<u>One and one-half parking spaces per dwelling unit</u>
<u>Three bedrooms or more</u>	<u>2 parking spaces per dwelling unit</u>
Maximum Parking Requirements	2 parking spaces per dwelling unit located behind the front building line (See Article 16)

7. Amend Subpart A.iii of Part A of Subsection 9.1700.8 (District Establishment and Administration) of Section 9.1700 (RCD, Residential Community Design District) of Article 9 (Residential Districts), such subpart to read as follows:

- iii. Minimum and maximum residential densities, except where variations are necessary to implement the Comprehensive Plan;

8. Amend Part A of Subsection 9.1700.13 (Usable Open Space) of Section 9.1700 (RCD, Residential Community Design District) of Article 9 (Residential Districts), such part to read as follows:

- A. Public usable open space must be provided prior to or concurrent with construction in an amount not less than fifteen percent of the gross acreage of the development.

The following requirements also apply:

9. Amend Subsection 10.1600.1 (Purpose) of Section 10.1600 (NBD, Neighborhood Business Design District) of Article 10 (Nonresidential Districts), such subsection to read as follows:

.1 Purpose

The NBD district is intended to provide a planning, regulatory, and management framework for the design, development, and operation of development in neighborhood-scale commercial areas ~~the Oak Point area~~. The district is designed to reinforce surrounding neighborhood character, provide appropriate transitions in use and building scale, ensure appropriate allocation and design of open space, and achieve a well-connected street and pedestrian network. The zoning district is applicable primarily to both development and redevelopment of commercial properties adjacent to existing neighborhoods where residential and commercial uses are appropriate. The NBD standards are designed to ensure compatibility between various uses and surrounding residential neighborhoods. ~~This zoning district is only available to the 50.3 acres at the southwest corner of Spring Creek Parkway and Jupiter Road in the Envision Oak Point area.~~

10. Amend Subsection 10.1600.2 (Option for Residential Standards) of Section 10.1600 (NBD, Neighborhood Business Design District) of Article 10 (Nonresidential Districts), such subsection to read as follows:

.2 Option for Residential Standards

The district may be entirely commercial or may include residential land uses. If residential land uses besides Live-Work (Business Loft) are incorporated into the development plan, these uses must fully utilize the Residential Community Design District (RCD) (Sec. 9.1700) standards, including usable open space, parking, and all other requirements.

11. Amend Subpart A.iii of Part A of Subsection 10.1600.7 (District Establishment and Administration) of Section 10.1600 (NBD, Neighborhood Business Design District) of Article 10 (Nonresidential Districts), such subpart to read as follows:

- iii. Minimum and maximum residential densities, except where variations are necessary to implement the Comprehensive Plan;

12. Amend Subsection 10.1600.10 (Additional Requirements and Restrictions) of Section 10.1600 (NBD, Neighborhood Business Design District) of Article 10 (Nonresidential Districts), such subsection to read as follows:

.10 Additional Requirements and Restrictions

A. Each NBD district must contain three or more different uses as listed in Article 14.

B. Residential Requirements:

- i. Once a property is developed for residential purposes within the NBD district, with the exception of live-work (business loft) units, home occupations, and bed

and breakfast inns, nonresidential uses are not permitted within that property.

- ii. Residential square footage, including live-work (business loft) units, fitness centers, leasing offices, club and meeting rooms, and other associated uses, must be no more than 50% of the total square footage within the district.

C. Phasing Requirements:

- i. At least 10,000 square feet of nonresidential space must be built as part of the first phase of development. ~~Freestanding nonresidential buildings may not have a floor area less than 5,000 square feet.~~
- ii. A 2:1 ratio of residential to nonresidential square footage must be maintained throughout the district. Prior to approval of a plat for any residential units, the nonresidential square footage must be constructed (finald).
- iii. Key design features must be provided prior to or concurrent with the construction of any residential uses. Key design features include elements of the development supporting the long-term value to the overall community, and specifically any new residents, such as open/green space, amenities, street enhancements, and trails.

- ~~D.~~ iv. The second building constructed and all subsequent buildings may not be more than 150 feet from another building.

13. Amend Section 14.100 (Residential Districts Use Table) of Article 14 (Allowed Uses and Use Classifications), such portions of section to read as follows:

RESIDENTIAL ZONING DISTRICTS																	
Use Type	Use Category	A - Agricultural	ED - Estate Development	SF-20 - Single-Family-20	SF-9 - Single-Family-9	SF-7 - Single-Family-7	SF-6 - Single-Family-6	UR - Urban Residential	PH - Patio Home	SFA - Single-Family Attached	2F - Two-Family (Duplex)	GR - General Residential	MF-1 - Multifamily-1	MF-2 - Multifamily-2	MF-3 - Multifamily-3	MH - Mobile Home	RCD - Residential Community Design
Guard's/Caretaker's Residence	Accessory & Incidental	S	S	S	S	S	S	P	S	S	S	S	P	P	P	S	IS

NONRESIDENTIAL ZONING DISTRICTS																
Use Type	Use Category	O-1 - Neighborhood Office	O-2 - General Office	R - Retail	LC - Light Commercial	CC - Corridor Commercial	UMU - Urban Mixed-Use	BG - Downtown Business/Government	CB-1 - Central Business-1	CE - Commercial Employment	RC - Regional Commercial	RE - Regional Employment	RT - Research/Technology	LI-1 - Light Industrial-1	LI-2 - Light Industrial-2	NBD - Neighborhood Business Design
Transmission Line/Utility Distribution	Trans., Utility, & Comm.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

15. Amend Section 14.300 (Use Table Notes) of Article 14 (Allowed Uses and Use Classifications), such note to read as follows:

Number	End Note
53	<u>Permitted only when meeting RCD housing type requirements in See Section 9.1700 for housing type requirements.</u>