Unified Development Code

Project Overview
Zoning Chapter
Design Chapters
Project Overview
Project Overview

What is a Unified Development Code?
What is a Unified Development Code?

It is a single, unified document that contains the City’s regulations and requirements related to development.
What will be included in Boerne’s Unified Development Code?

- Zoning
- Platting and land subdivision regulations
- Design standards
- Development Procedures
Updated UDC Outline

• Chapter 1   General Provisions
• Chapter 2   Procedures
• Chapter 3   Zoning
• Chapter 4   Residential Site Design
• Chapter 5   Nonresidential Site Design
• Chapter 6   Subdivision Design
• Chapter 7   Infrastructure Design
• Chapter 8   Environmental Design
• Chapter 9   Signage
• Chapter 10  Buildings
• Appendices
## Progress Report

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Meetings and Outreach To Date

Steering Committee

• Meeting #1: Overview / Zoning
• Meeting #2: Zoning / Design Chapters (all 6)
• Meeting #3: Design Chapters
• Meeting #4: Design Chapters/Procedures
• Meeting #5: Signage

* Steering Committee meets the fourth Monday of each month

Developer’s Forum

• Developer’s Forum #1: Project Overview (March 5)

Town Hall

• Town Hall #1: Project Overview (April 30)
• Town Hall #2: Project Update (tonight – September 16)
### Upcoming Activity

#### Meetings
- Monthly meetings with City Council and Planning and Zoning Commission to review the chapters of the UDC
- Monthly Steering Committee meetings to review the content of the UDC
- Weekly coordination with Staff to review content and project progress

#### Production
- Continue working with staff on procedures, signage and general provisions
- Develop illustrations for signage chapter and text supplements
Zoning Chapter

Residential
Nonresidential
Special Districts
Zoning Overview

What is contained in the zoning chapter?

• Boerne’s zoning categories
• Permitted uses for each zoning category
• Dimensional standards for site development
• Map showing how each parcel in the City is zoned.
Zoning Overview

What are the major changes to the City’s zoning regulations?

• Zoning categories have been refined (*not completely replaced*)
• Text and tables have been cleaned up and better aligned with standardized terminology
• The role of base districts and overlays has been refined
• The map will be revised to align with the updated categories
Residential Zoning Categories

Base Categories

- Agriculture and Rural Residential
- Large Lot Residential
- Manor Residential
- Estate Residential
- Low Density Residential
- Medium Density Residential
- Neighborhood Residential
- Moderate Density Residential
- Attached Residential

- Compact Residential
- Multi-Family Residential
- Duplex Residential
- Manufactured Home Community
- Holding
## Nonresidential Zoning Categories

### Base Categories

- Neighborhood Commercial
- General Commercial
- Community Commercial
- Center City Commercial
- Community Office
- Office Park
- Industrial Office
- Storage and Transportation

- Technology and Innovation
- Craft Industry
- General Industrial
Special Districts

Overlays and Flexible Zoning

• **Overlay Districts:**
  - Used for customized design oversight in areas that impact the identity, economy and form of the City

• **Flexible Zoning Tools**
  - Planned Unit Developments for parcels less than 25 acres
  - Planned Development Districts for parcels greater than 25 acres
  - Cluster Development Districts for developments with small footprint lots, shared hard space and increased open space
The Design Chapters

Residential Site Design
Nonresidential Site Design
Subdivision Design
Infrastructure Design
Environmental Design
Signage
Ch 4: Residential Site Design

**Topics Addressed**

- Residential Buildings
- Driveways and Parking Areas
- Fences and Walls
- Garages and Accessory Structures
- Landscaping
- Lighting
- Screening
- On-Site Residential Amenities
Ch 5: Nonresidential Site Design

Topics Addressed

• Access and On-Site Circulation
• Nonresidential Buildings
• Fences and Walls
• Landscaping
• Lighting
• On-Site Parking
• Outdoor Storage and Display
• Screening and Buffers
Ch 6: Subdivision Design

Topics Addressed

• Neighborhood Design
• Lots and Blocks
• Survey Requirements
• Perimeter Structures for Residential Subdivisions
• Public and Community Facilities
• Conservation Subdivisions
Ch 7: Infrastructure Design

**Topics Addressed**

- Transportation Network
- Streets
- Intersections
- Water and Sewer
- Drainage
- Reclaimed Water
- Gas Distribution
- Utility Easements
- Park Land and Trails
Ch 8: Environmental Design

Topics Addressed

- Floodplain Management
- Watershed Protection and Low Impact Development
- Tree Preservation
- Steep Slopes
Ch 9: Signage

Topics Addressed

• New sign types
• General sign standards
• Particular standards for overlay districts
Questions

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