



# ADDISON, TX

## UNIFIED DEVELOPMENT CODE

**Part 1: Zoning  
Districts & Uses**  
September 2019

# TEAM MEMBERS

## Matt Goebel, AICP

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Code Drafting

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Clarion - Project Associate  
Code Drafting

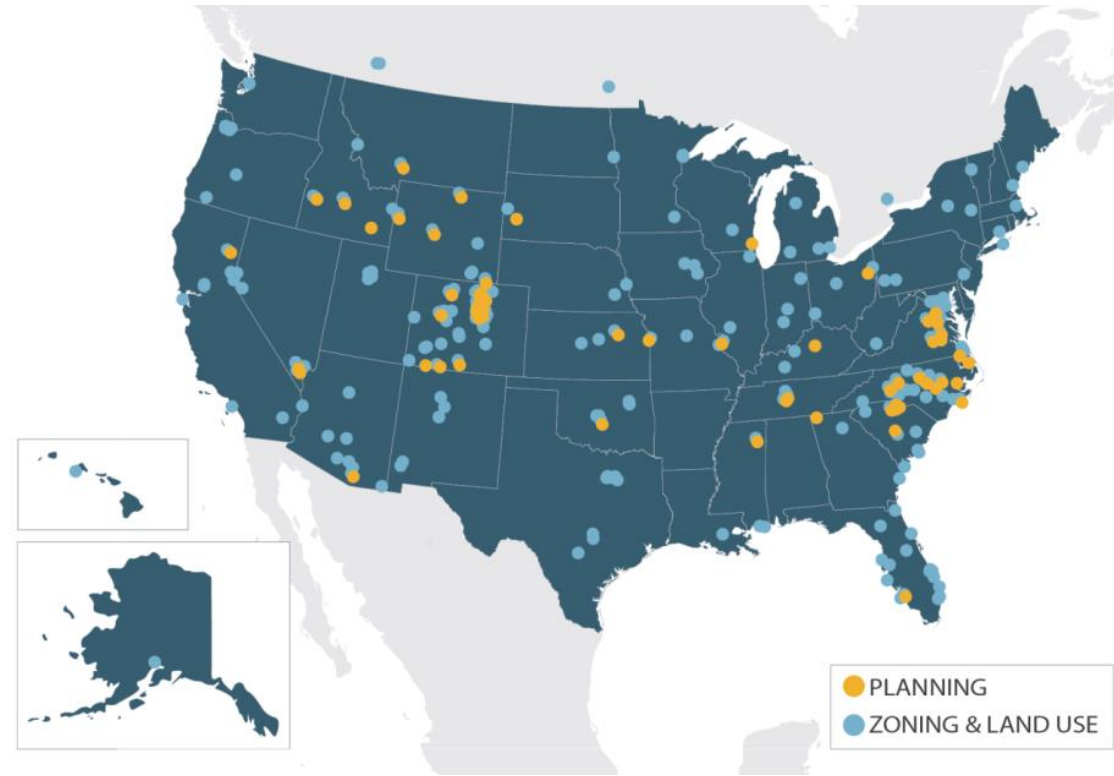
## Jim Dougherty, Esq.

Texas Land-use Law Expert  
Texas Planning Knowledge and Best Practices  
Extensive Texas Experience



# CLARION ASSOCIATES

- National presence with 25+ years experience
- Planners, attorneys, designers
- Focus on plan implementation
- Leaders in innovative approaches
- Texas experience: Arlington, Austin, Cedar Hill, Denton, Irving, Rowlett, San Antonio



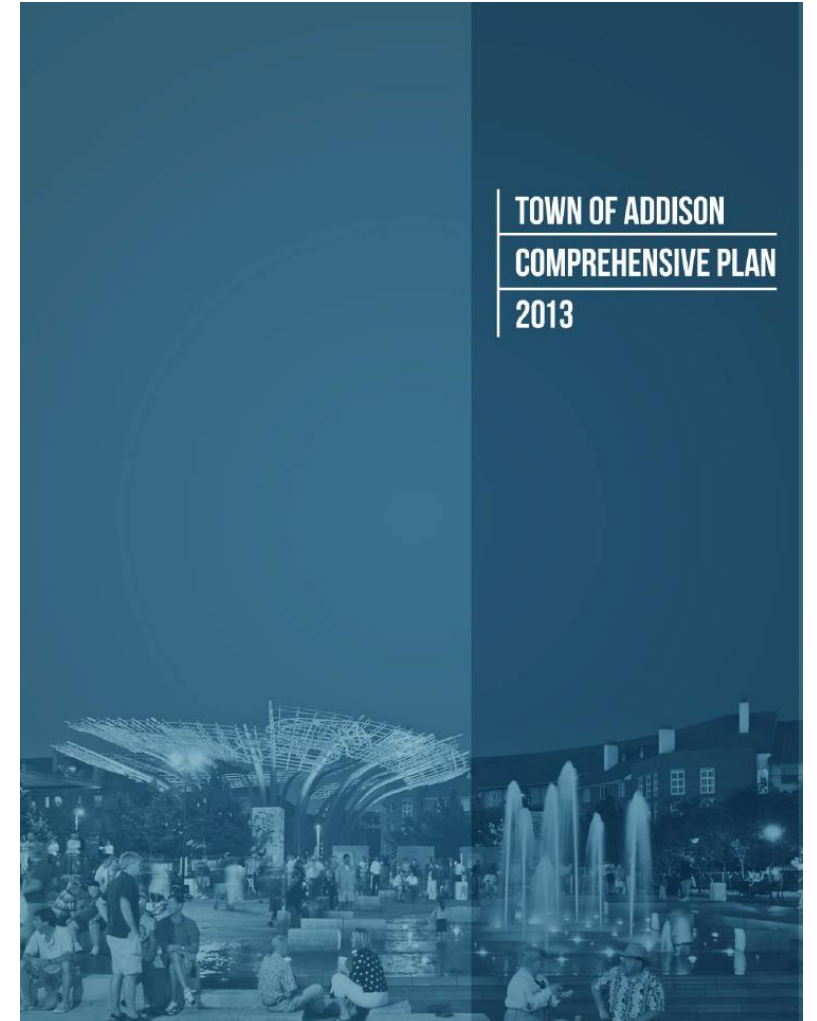
# WHAT ARE THE DEVELOPMENT REGULATIONS?

- **Addison's ordinances covering:**
  - Zoning
  - Subdivision
  - Signs
  - Landscaping
- **Collectively, they are the rulebook for development:**
  - Location and size of buildings
  - Allowable land uses
  - Quality and layout of development
  - Development review procedures

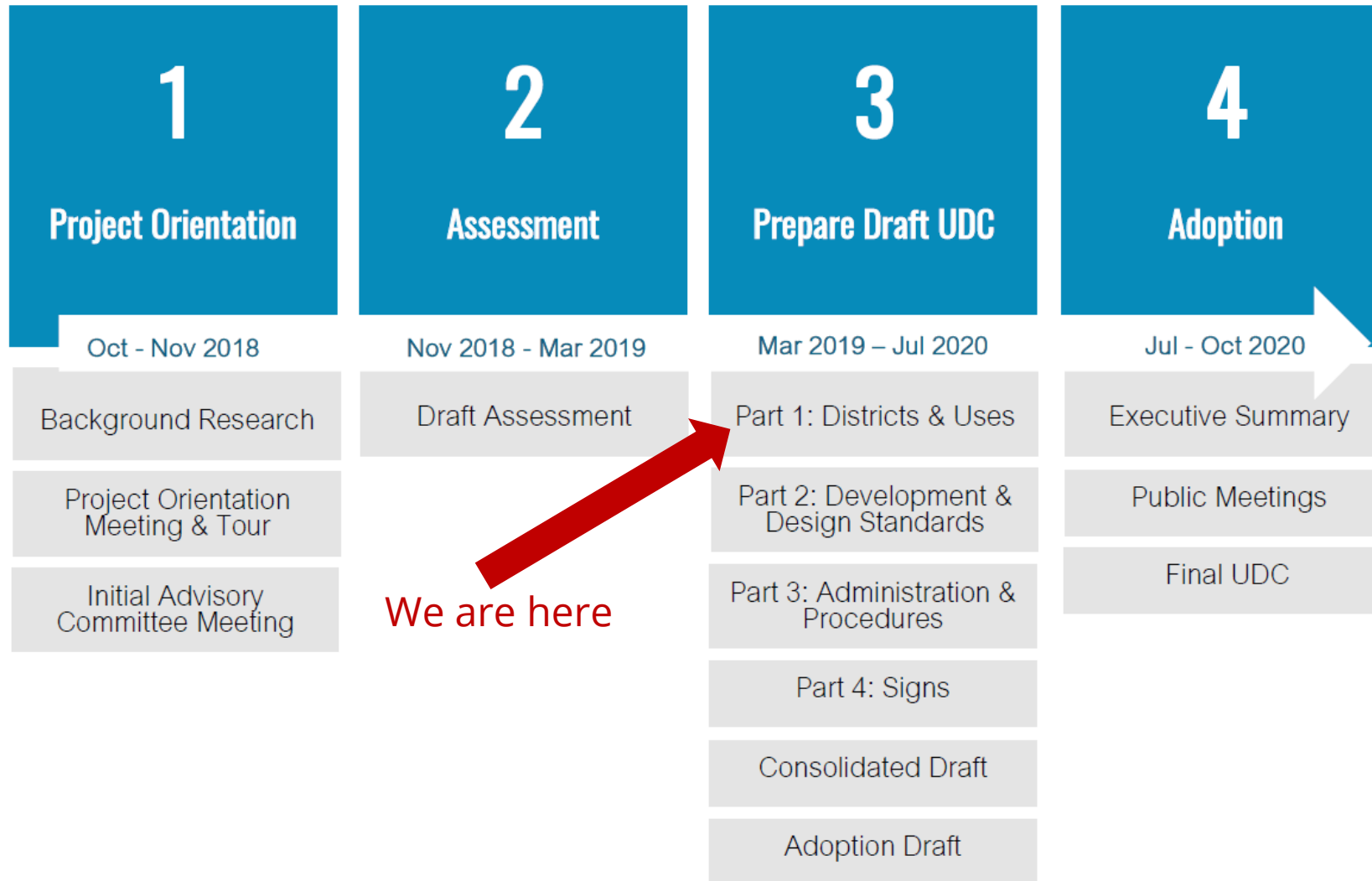


# PROJECT GOALS

- **Implement the Comprehensive Plan**
- **Improve user-friendliness**
- **Streamline development review process**
- **Enhance design and form standards**
- **Protect existing neighborhoods**
- **Promote alternative forms of transportation**
- **Encourage sustainable development**



# PROJECT SCOPE & TIMELINE



# PROJECT WEBSITE

- [www.AddisonUDC.org](http://www.AddisonUDC.org)
- Access project materials
- Sign-up to receive project alerts
- View upcoming events
- Ask questions
- Submit feedback and comments



[Home](#) [Project](#) [Events](#) [Contact](#)

## Addison Unified Development Code

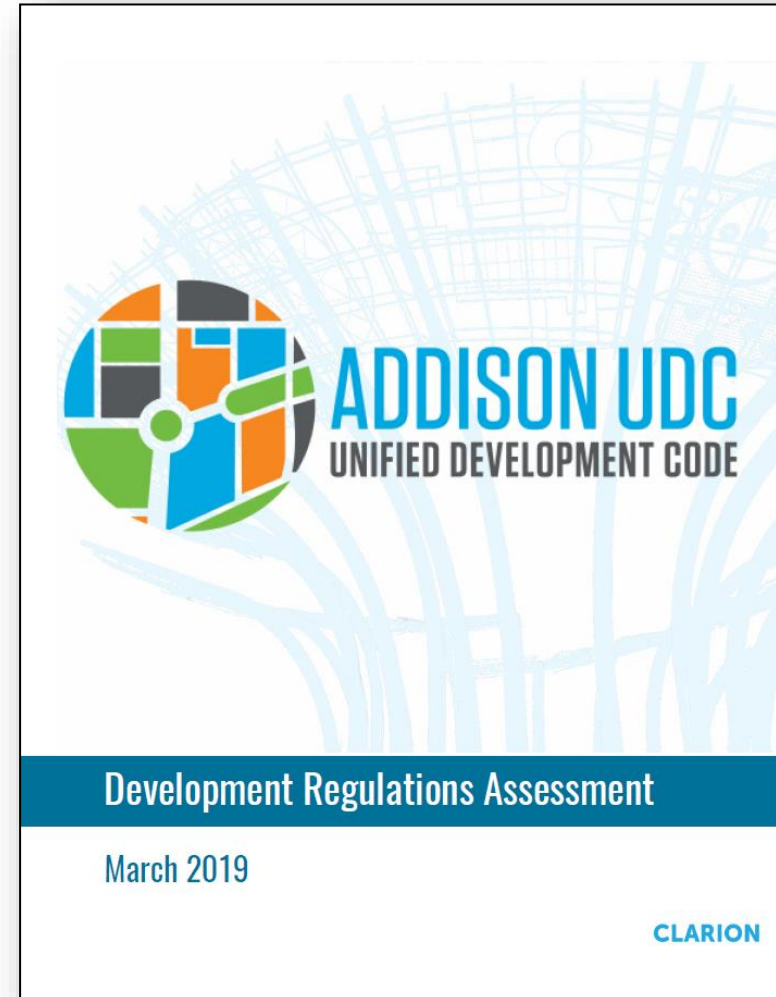
The Town of Addison is reviewing and updating its development regulations to make them clearer, and to better accomplish the Town's long-term goals and vision.

[LEARN MORE](#)

[READ PART 1: ZONING DISTRICTS AND USES HERE](#)

# ASSESSMENT MAIN THEMES

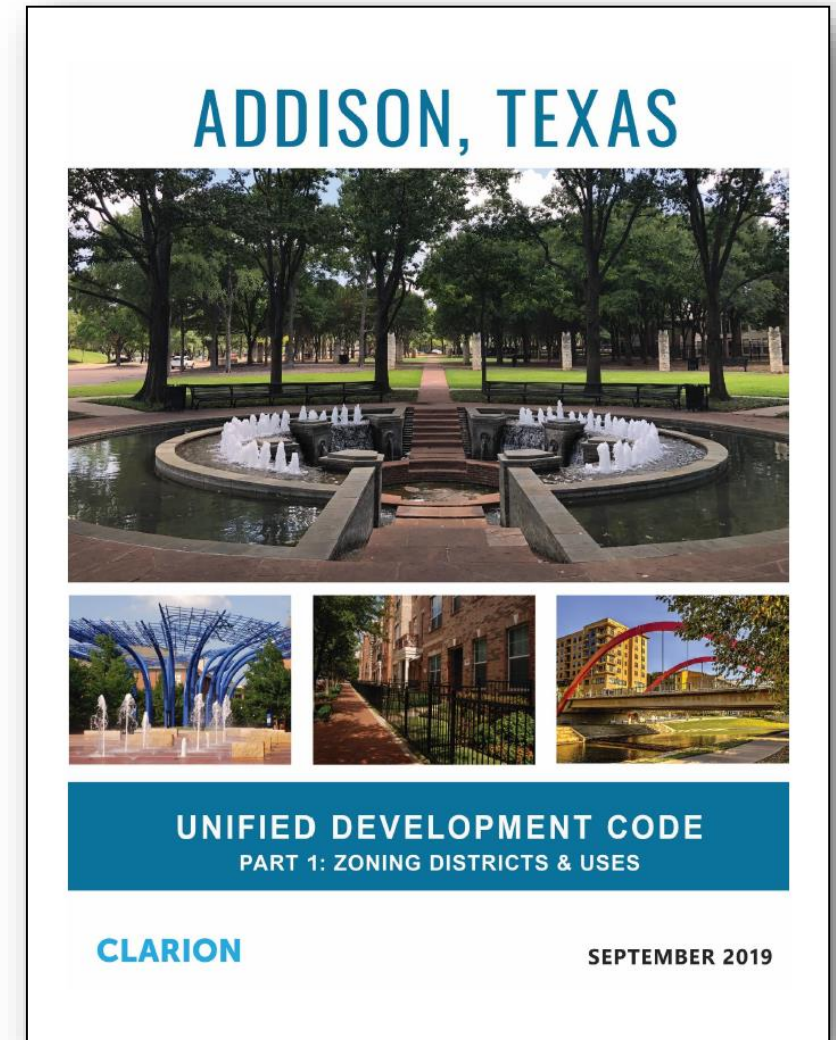
- **Improve user-friendliness**
- **Fine-tune the zoning districts**
- **Enhance use regulations**
- **Improve and tailor development standards**
- **Streamline development review procedures**
- **Rewrite sign regulations**





# NEW UDC ORGANIZATION

- **Article 1: General Provisions**
- **Article 2: Zoning Districts**
- **Article 3: Use Regulations**
- **Article 4: Development Standards**
- **Article 5: Subdivision Standards**
- **Article 6: Administration & Procedures**
- **Article 7: Rules of Construction & Definitions**



# COMMENTARY AND FOOTNOTES

- **Commentary boxes**
  - Provide narrative for more complex concepts and key changes
- **Footnotes**
  - Identify proposed changes from current standards
  - Identify source/location of content from current regulations
- **Commentary and footnotes are for reference only and will be removed prior to adoption**

## 2.5 Mixed-Use Zoning Districts

### 2.5.1 M-1 – Mixed-Use Neighborhood

#### Commentary:

The M-1 district is derived from the "Residential Subdistrict" in current Appendix A, Article XIX: *UC Urban Center*, and Ord. 095-019. This draft generally carries forward the substance of the Residential Subdistrict but includes revisions to be more consistent with other mixed-use districts and to align with a uniform Town-wide approach to methods of measurement. This draft also removes references that restrict the Residential Subdistrict's application to a specific area in Addison Circle, thus, allowing the Town to apply these standards in other areas in the future if desired.

#### A. Purpose<sup>40</sup>

The M-1 district is intended to accommodate small- to medium-scale mixed-use development that supports a pedestrian- and transit-oriented development pattern and that accommodates infill and redevelopment. This district allows for a variety of compatible residential, commercial, retail, office, service-oriented, and accessory uses, and is commonly located adjacent to areas where higher pedestrian activity is desired. Higher-intensity uses are located adjacent to key corridors and transit facilities while lesser intense uses are located adjacent to residential districts.<sup>41</sup> Additional standards are included to ensure that the site design, uses, and scale are consistent with adjacent residential neighborhoods.

#### B. Dimensional Standards<sup>42</sup>

Lot Dimensions (minimum) <sup>43</sup>		Single-Family (attached)	Multifamily	Mixed-Use/ Nonresidential
A	Lot Width (ft)		None	
B	Lot Depth (ft)		None	
Building Setbacks <sup>45</sup>				
C	Build-to-Range (min-max, ft) <sup>46</sup> [1]	Arterial Street		10-15
		Collector Street		10-15
		Local Street		5-10
		Alley/Mew Street		0-5
	Public Park/Open Space		5-10	
D	Building façade at build-to-range (minimum, percent)		75	
E	Side (minimum, ft) [2]		None	
F	Rear (minimum, ft) [2]	10	None	None

<sup>40</sup> New. This purpose statement borrows and updates language from current Appendix A, Article XIX, Section 2 so the district can be applied in other areas of the Town. Did not carry forward references to review procedures or the Comprehensive Plan. The placement/design of higher intensity uses along adjacent key corridors and transit facilities requires further discussion and may be addressed in Part 2.

<sup>41</sup> Additional discussion necessary as to whether specific location restrictions are appropriate to ensure that higher-intensity uses are located near corridors, or if it would be sufficient to rely just on this purpose statement.

<sup>42</sup> From current Appendix A, Article XIX, Section 3, and Ord. 095-029. Minimum dwelling sizes have been relocated to use-specific standards in Article 3: *Use Regulations*.

<sup>43</sup> Did not carry forward 200-foot minimum lot width or depth standards for multifamily, hotel, retail, office, and mixed-use development. Replaced current residential dimensional standards with the proposed R-5 standards. Residential uses: current lot width (≥5 feet) and lot depth (60 feet).

<sup>44</sup> Residential use types: currently maximum of 75% of the block front to be constructed at the build-to-line, with the remainder of the block face constructed no closer than 8 feet nor more than 15 feet. Side and rear setbacks currently not listed. Did not carry forward "perimeter setbacks."

<sup>45</sup> Replaced references to street categories with corresponding street classifications identified in the *Addison Master Transportation Plan*. Current build-to-equivalents: arterial (20 ft), collector (20 ft), local (5 ft), alley/mew (0 ft), park/open space (5 ft).

# ARTICLE 2: ZONING DISTRICTS

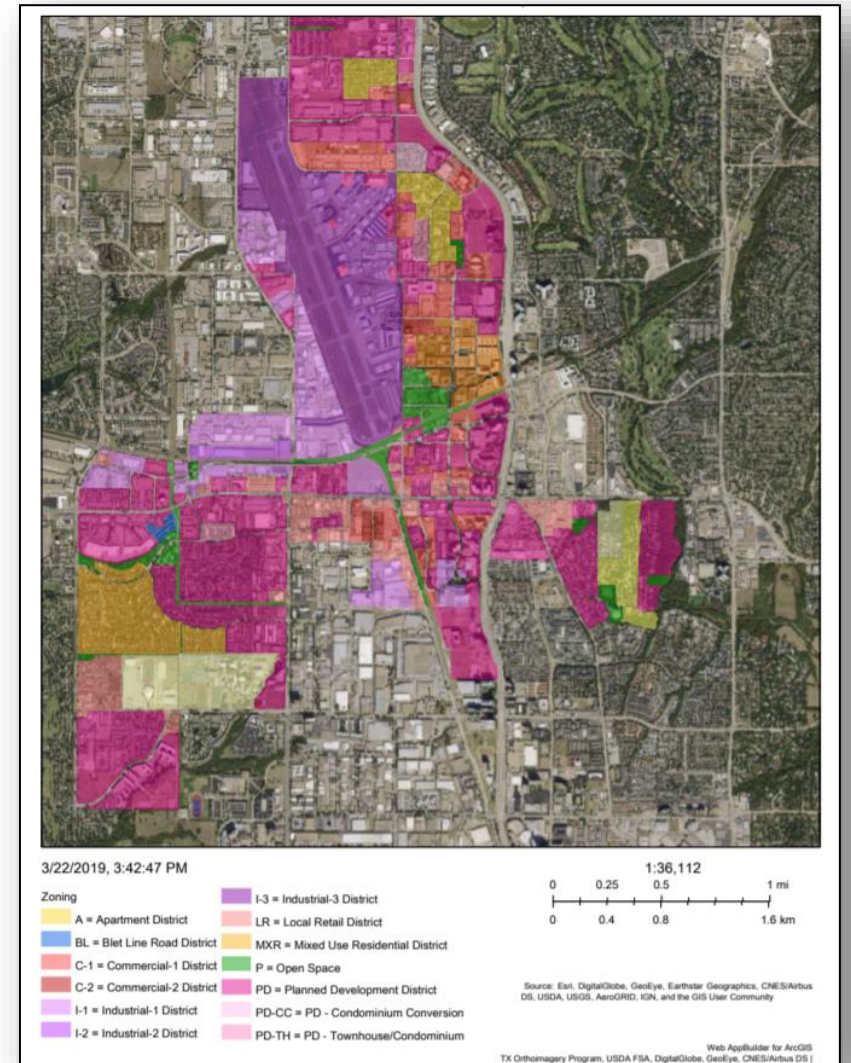
District Abbreviation	District Name	Number of Parcels	Percent of Total Parcels
R-1	Single-Family Dwelling District	21	0.8%
R-2	Single-Family Dwelling District	-	0.0%
R-3	Single-Family Dwelling District	-	0.0%
R-16	Single-Family Dwelling District	56	2.2%
MXR	Mixed-Use Residential	574	22.5%
A	Apartment Dwelling District	6	0.2%
LR	Local Retail District	76	3.0%
C-1	Commercial-1 District	72	2.8%
C-2	Commercial-2 District	11	0.4%
BL	Belt Line District	78	3.1%
I-1	Industrial-1 District	115	4.5%
I-2	Industrial-2 District	4	0.2%
I-3	Industrial-3 District	122	4.8%
UC	Urban Center District	78	3.1%
P	Open Space	47	1.8%
PD	Planned Development District	1,288	50.5%
PD-TH	Planned Development – Townhouse/Condominium	4	0.2%
PD-CC	Planned Development – Condominium Conversions	1	0.0%
<b>Total</b>		<b>2,553</b>	<b>100.0%</b>

# GENERAL APPROACH TO REVISING ZONING DISTRICTS

- **Substantial changes to existing zoning are not contemplated as part of this project.**
- **Rather, need to “clean up” the district lineup:**
  - Move from a district-based approach to a citywide approach
    - (Example: Allow Addison Circle and Belt Line zoning tools to be used in other places)
  - Reorganize, rename, and clean-up existing districts
  - Establish a more rational menu of tiered districts to encourage future by-right development (versus always having to negotiate PUDs)

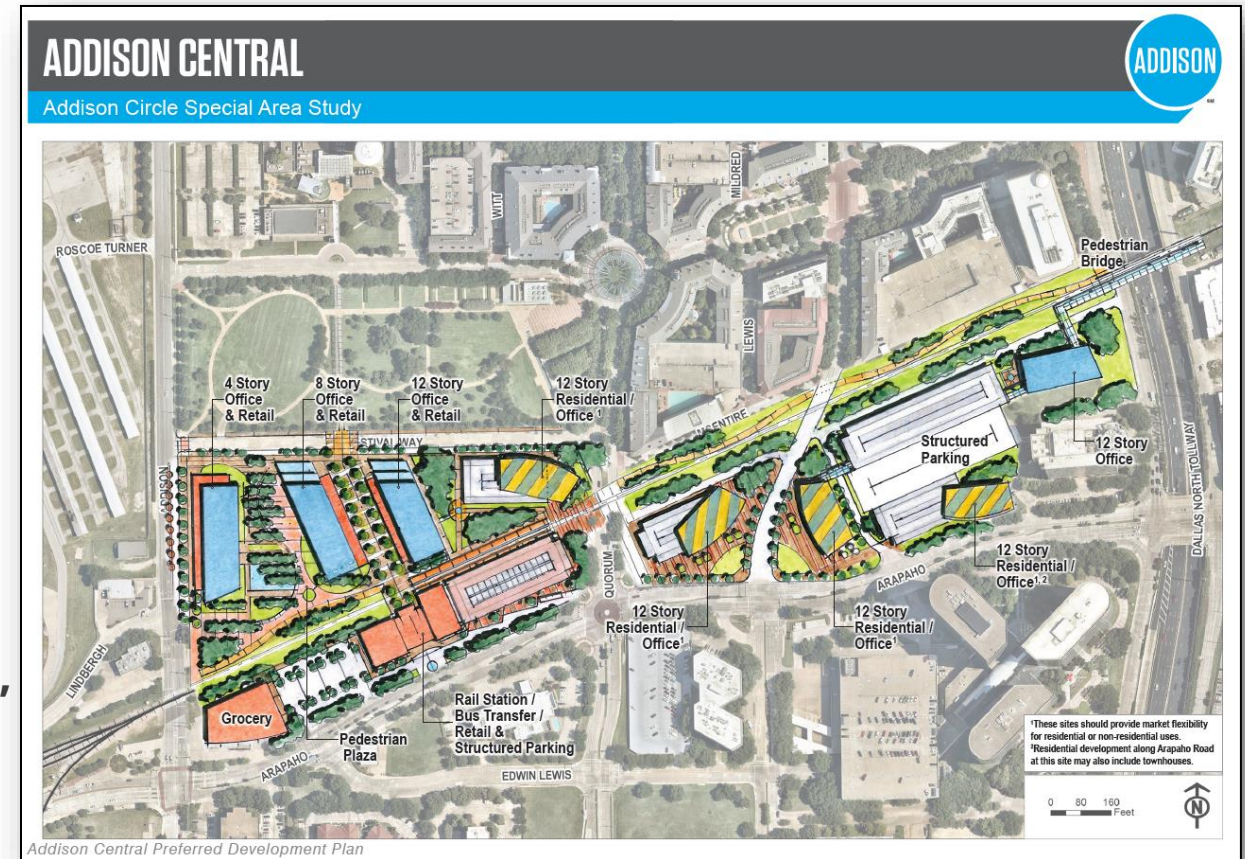
# FINE-TUNE THE ZONING DISTRICTS

- **Factors for consolidation**
  - Similar purpose
  - Similar lot and building standards
  - Similar uses permitted
- **Factors for elimination**
  - District rarely or never applied
  - Intent can be met by another district
- **Factors for establishing new**
  - Current districts don't achieve desired result



# FINE-TUNE THE ZONING DISTRICTS

- **Consolidate similar districts**
  - C-2, I-1, I-2
- **Eliminate “obsolete” districts**
  - R-2, R-3, PD-CC
- **Establish new districts**
  - M-3, M-5, CF
- **Convert subdistricts to base districts**
  - MXR
  - UC
- **Retain outdated districts as “legacy districts”**
  - A, PD-TH
- **Update district naming conventions**



# RESIDENTIAL ZONING DISTRICTS

## Current Districts

R-1 - Single-Family Dwelling	
R-2 - Single-Family Dwelling	
R-3 - Single-Family Dwelling	
R-16 - Single Family Dwelling	
MXR - Mixed-Use Residential	Low-Density
	Medium-Density
	High-Density
A - Apartment Dwelling	

## Proposed Districts

R-1- Residential
-- (OBSOLETE)
-- (OBSOLETE)
R-2 - Residential
R-3 - Residential
R-4 - Residential
R-5 - Residential
A - Apartment Dwelling (LEGACY)



# IMPROVED PAGE LAYOUT

Section 1. - Districts.

The Town of Addison is hereby divided into 17 types of districts. The use, hereinafter referred to as:

R-1	Single-family dwelling district
R-2	Single-family dwelling district
R-3	Single-family dwelling district
R-16	Single-family dwelling district
"A"	Apartment dwelling district
LR	Local retail district
PD	Planned development district
PDTC	Planned development townhouse/condominium
PDCC	Planned development condominium/conversions
MXR	Mixed use residential
C-1	Commercial-1 district
C-2	Commercial-2 district
I-1	Industrial-1 district
I-2	Industrial-2 district
I-3	Industrial-3 district
SUP	Special use permit
UC	Urban center

Section 2. - Boundaries.

The boundaries of these districts are indicated upon the Zoning Map of the part of this appendix, the same as if copied in full herein.

ARTICLE IV. - R-1 SINGLE-FAMILY DWELLING DISTRICT REGULATIONS

Section 1. - Use regulations.

In an R-1 single-family dwelling district, no land shall be used and buildings shall be constructed for the following purposes:

1. A single-family dwelling.
2. A church or school, public or denominational, having a curriculum, but not including a portable school building (which shall be subject to the provisions of the Unified Development Code).
3. Public park, playgrounds or neighborhood recreation centers.

4. Telephone exchange, provided no public business and no repair or storage facilities are maintained, fire stations, public museums, public libraries, water supply reservoir, water pumping plant, tower or artesian well.
5. Railway right-of-way and tracks, passenger station but not including railroad yards, team tracks or storage yards.
6. Golf course, but not including miniature golf course, driving range or any forms of commercial amusement.
7. Farm, truck, garden, orchard or nursery and greenhouse for the growing of plants, shrubs and trees, provided no retail, or wholesale business is maintained on the premises.
8. Accessory buildings, including a private garage, bona fide servants quarters, not for rent but for the use of servants employed on the premises, when located not less than 60 feet from the front lot line, nor less than five feet from either side line, provided said accessory building shall not occupy more than 50 percent of the minimum required rear yard in the case of a one-story building. When the accessory building is directly attached to the main building, it shall be considered an integral part of the main building. When the accessory building is attached to the main building by a breezeway, the breezeway is considered a part of the accessory building. Temporary metal buildings of less than 600 square feet which are used for tool and supply storage shall be allowed.
9. Temporary buildings to be used for construction purposes only and which shall be removed upon completion or abandonment of construction work. Field offices for the sale of real estate which shall be removed upon request of the building inspector.
10. The uses customarily incidental to any of the above uses when situated in the same dwelling and not involving the conduct of a business, including home occupations engaged in by occupants of the dwelling, but said incidental use shall never be permitted as a principal use, rather only as a secondary use engaged in by persons of the immediate family.
11. Day nursery where not more than four children, not related by blood, are kept at one time.

(Ord. No. 010-007, § 2.A., 3-9-10)

Section 2. - Height regulations.

No building shall exceed 2½ stories in height (29 feet).

Section 3. - Area regulations.

1. **Front yard:**
  - (A) There shall be a front yard having a minimum depth of not less than 30 feet, except hereinafter provided in the article on exceptions and variances.
  - (B) Where lots have double frontage, running through from one street to another, the required front yard shall be provided on both streets.
2. **Side yard:** There shall be two side yards, one on each side of the building having a combined width of not less than 20 percent of the lot width, provided that in no case shall one side yard be less than five feet. The side yard of corner lots adjacent to a side street shall be not less than ten feet. The side yard of corner lots having adjoining structures fronting on two adjacent property lines shall have a 30-foot side yard.
3. **Rear yard:** There shall be a rear yard having a depth of not less than 20 percent of the depth of the lot.
4. **Area of lot:** The minimum area of the lot shall be 12,000 square feet; however, a lot having an area of less than 12,000 square feet that was of record prior to passage of this appendix may be used for any use permitted in this article.
5. **Width of lot:** The minimum width of the lot shall be 80 feet. The above area regulations apply to the R-1 single-family dwelling district and do not apply to lots which may be of 12,000 square feet or larger in other districts.
6. **Minimum depth of lot:** The minimum depth of the lot shall be 120 feet.
7. **Area of dwelling:** Four thousand square feet shall be the minimum living area of the dwelling.

Section 4. - Parking regulations.

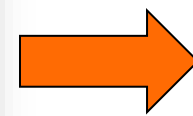
Off-street parking space shall be provided on the lot to accommodate two motor cars for each dwelling unit; however, no supporting member of any garage, carport, or other automobile storage structure shall be located within the required front yard.

For schools, churches, public parks, playgrounds, or neighborhood recreation centers, parking in assembly areas such as theaters, auditoriums, gymnasiums, stadiums, and field houses shall be based on the following ratios:

- (1) Soccer fields, baseball fields and stadiums, one parking space for every four seats.
- (2) Theaters auditoriums, gymnasiums and field houses, public or private, one space for every three seats.

Section 5. - Type of construction.

At least 80 percent of the exterior walls of all structures shall be of masonry construction.



Article 2: Zoning Districts  
2.6 Nonresidential Zoning Districts  
2.6.1 CL - Commercial Limited

## 2.6 Nonresidential Zoning Districts

### 2.6.1 CL - Commercial Limited<sup>75</sup>

**A. Purpose**  
The CL district is intended to accommodate small-scale commercial, retail, office, service-oriented, and accessory uses. This district is typically located along collector and arterial corridors and is designed to allow for safe access by pedestrians, bicyclists, transit users, and motorists. The CL district is intended to promote sustainable infill and redevelopment of older commercial sites, while ensuring that the site design, uses, and scale are consistent with adjacent residential neighborhoods.

**B. Dimensional Standards**

Lot Dimensions (minimum)		Other Standards (maximum)	
<b>A</b> Lot Area (sq ft)	None	<b>F</b> Building Height (ft)	29
<b>B</b> Lot Width (ft)	None	Impervious Coverage (percent of lot area)	Building Coverage 60 Total Coverage 80
Building Setbacks (minimum)		Notes:	
<b>C</b> Front (ft)	25	[1] Minimum of 10 feet when adjoining the R-1, R-2, or A zoning districts. <sup>76</sup>	
<b>D</b> Side (ft)	None [1]		
<b>E</b> Rear (ft)	None [1]		

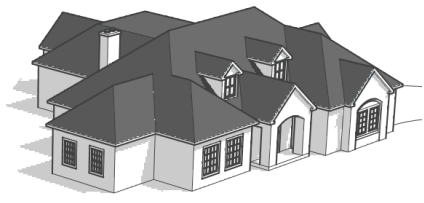
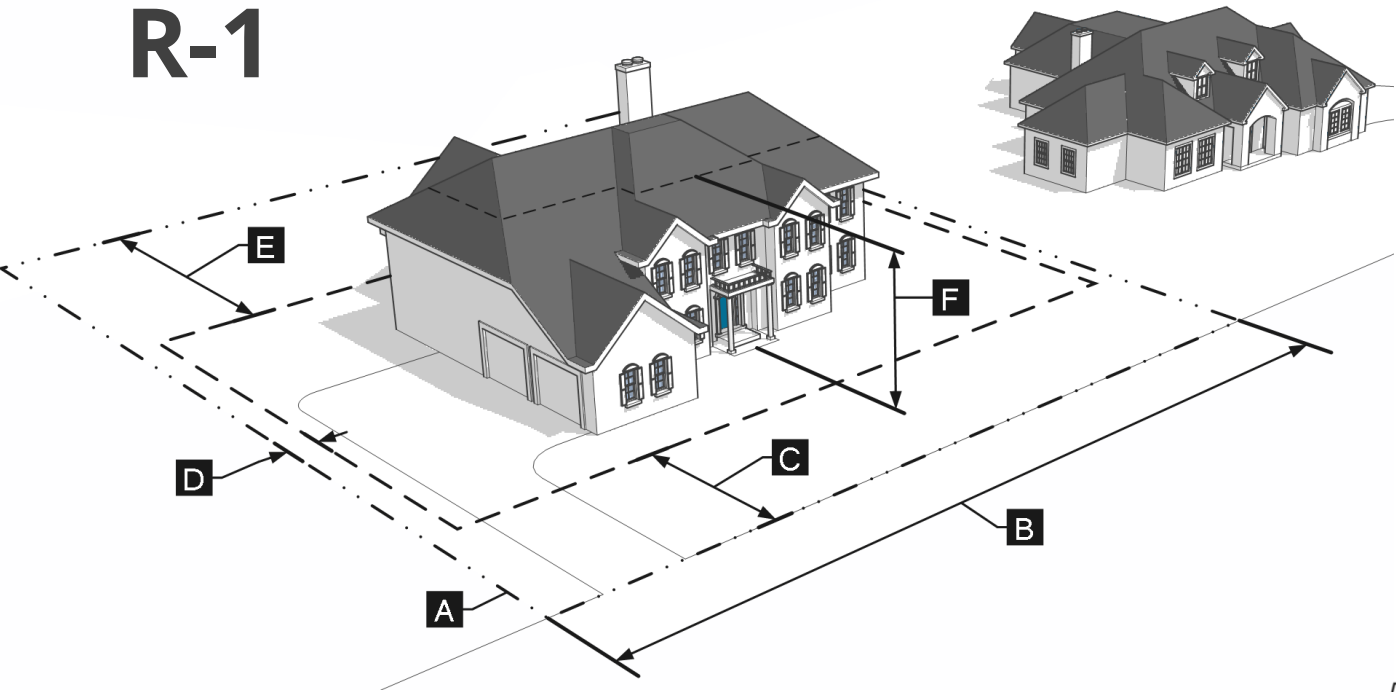
**Figure 2.11: CL Dimensional Standards**

<sup>75</sup> From current Appendix A, Article IX. Renamed from "LR Local Retail District."  
<sup>76</sup> Added R-1 and R-2.

Addison, TX – Unified Development Code  
Zoning Districts and Uses – September 2019

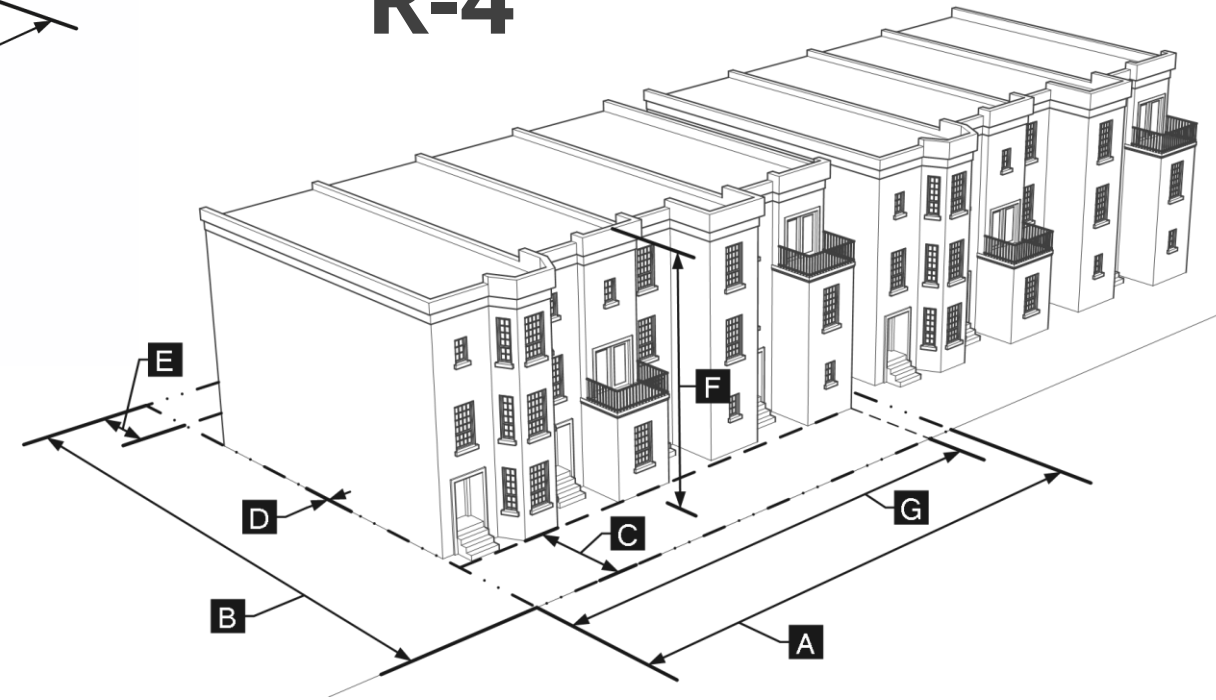
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# R-1



*Removed minimum dwelling size  
(except for multifamily uses)*

# R-4



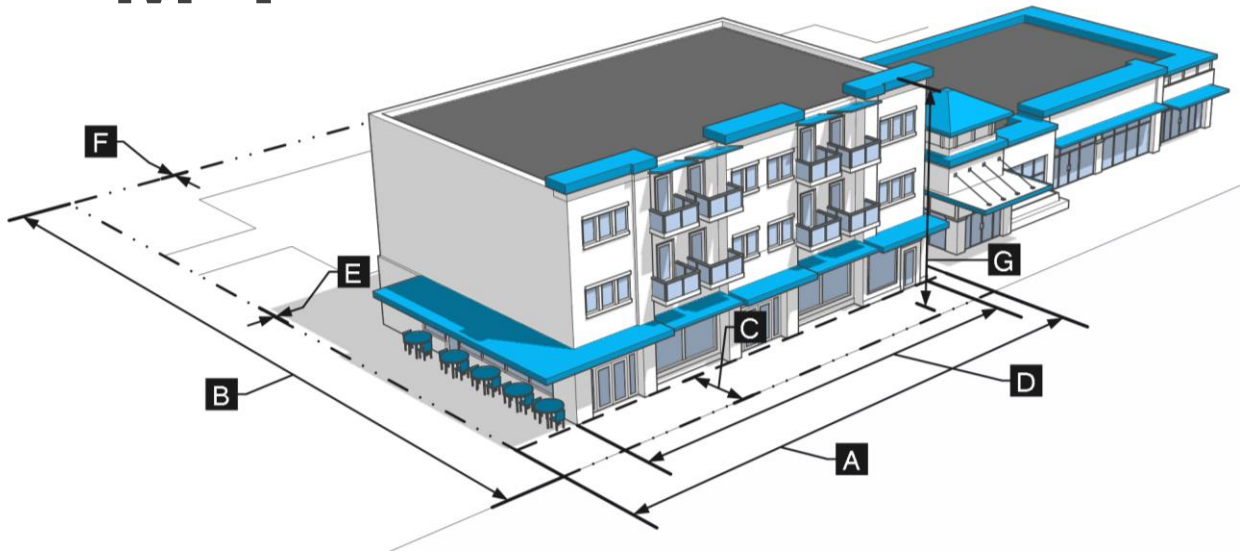
# MIXED-USE ZONING DISTRICTS

## Current Districts

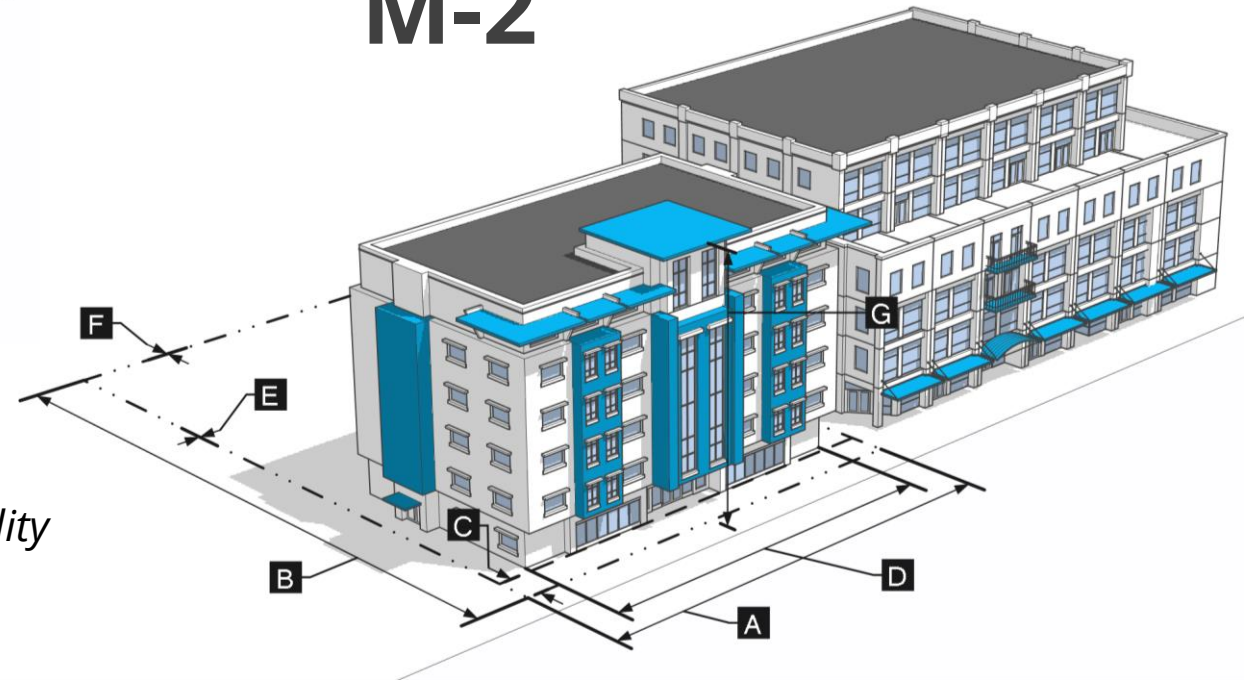
## Proposed Districts

UC – Urban Center	Residential	M-1- Mixed-Use Neighborhood
	Commercial	M-4 - Mixed-Use Center
BL - Belt Line	Les Lacs Village	M-2 - Mixed-Use Suburban Corridor
	Dining District	
	Epicurean District	
	Addison Village	
--		M-3 - Mixed-Use Urban Corridor (NEW)
--		M-5 - Mixed-Use Regional (NEW)

# M-1



# M-2



- Replaced “build-to-line” with “build-to-range” for added flexibility
- New minimum residential density standards to support pedestrian/transit environment

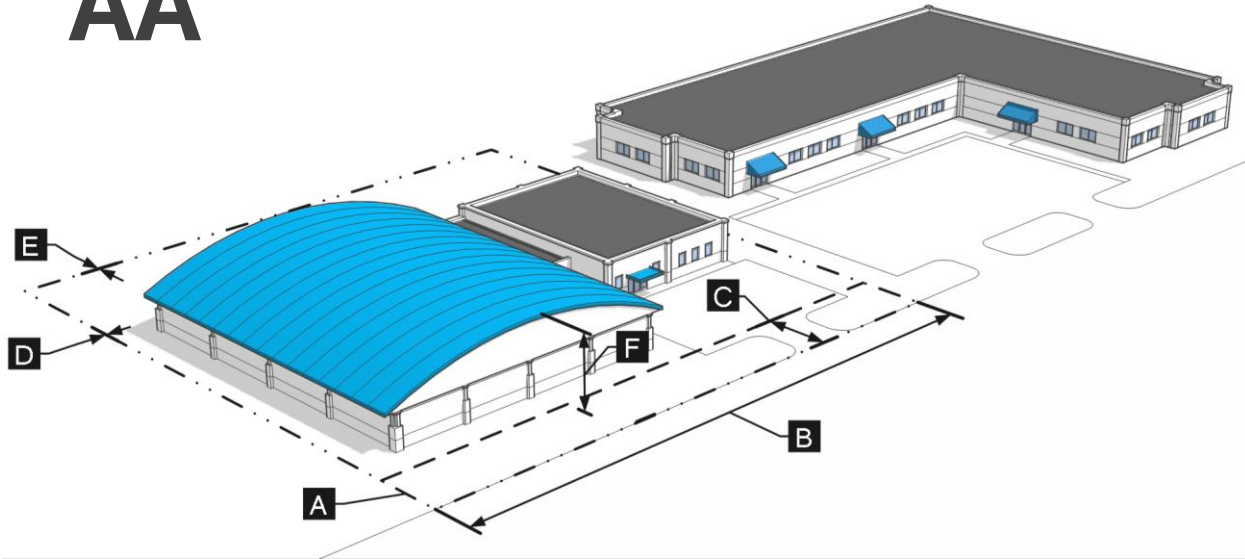
# NONRESIDENTIAL ZONING DISTRICTS

## Current Districts

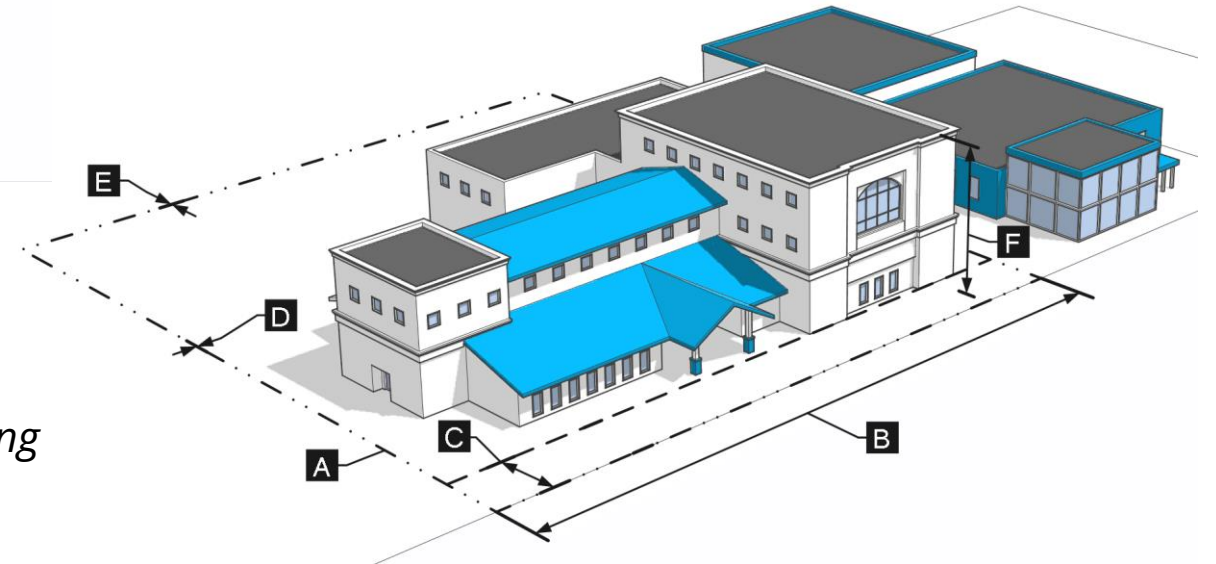
## Proposed Districts

LR - Local Retail		CL - Commercial Limited
C-1 - Commercial-1 District		CG - Commercial General
C-2 - Commercial-2 District		
I-1 - Industrial-1 District		LI - Light Industrial
I-2 - Industrial-1 District		
I-3 - Industrial-1 District		AA - Addison Airport
--		CF - Community Facilities (NEW)
P - Open Space		PO - Parks and Open Space
PD - Planned Development	PD - Standard	PD - Planned Development
	PD-TH - Townhouse/Condo	PD-TH -Townhouse/Condo (LEGACY)
	PD-CC - Condo Conversions	-- (OBSOLETE)

# AA



# CF



*Included impervious surface coverage standards for all zoning districts*

# PLANNED DEVELOPMENT

- **Revised purpose statement:**
  - Clarifies that this is a unique tool for special cases
  - Requires public benefits in exchange for flexibility
- **Established qualifying criteria for projects seeking PD zoning:**
  - Minimum of 5 acres (disincentivize PDs on small sites)
  - Not located in the M-4 (mixed-use center) or M-5 (mixed-use regional) districts
  - Couldn't otherwise be developed using standards in a base district

## **DISCUSSION:**

- Is five acres the right threshold for PUDs?
- Should there be other thresholds?

# ARTICLE 3: USE REGULATIONS



# CURRENT USE LISTS

APPENDIX A - ZONING<sup>[1]</sup>  
ARTICLE X. - C-1 COMMERCIAL-1 DISTRICT REGULATIONS<sup>[3]</sup>  
Section 1. - Use regulations.

**ARTICLE X. - C-1 COMMERCIAL-1 DISTRICT REGULATIONS<sup>2B</sup>**  
Footnotes: --- [3] --- Cross reference--- Businesses, [ch. 22](#).

**Section 1. - Use regulations.**  
In the C-1 commercial district, no land shall be used and no building shall be erected for or converted to any use other than:

- Antique shop
- Aquarium
- Art gallery
- Bakery
- Bank, office, wholesale sales office or sample room
- Barber and beauty shop
- Bird and pet shops
- Book or stationery store
- Camera shop
- Candy, cigars and tobaccos
- Caterer and wedding service
- Cleaning and pressing shops having an area of not more than 8,000 square feet
- Drug store
- Electrical lighting fixtures and supplies for consumer use
- Exterminating company
- Film developing and printing
- Fix-it shops, bicycle repairs, saw filing, lawn mower sharpening
- Florist
- Furniture repairs and upholstery
- Frozen food lockers
- Gallery, for the display and sale of artworks
- General services shops for maids, tax preparers, bookkeeping
- Grocery store
- Hardware, sporting goods, toys, paints, wallpaper, clothing
- Health club, public or private
- Household and office furniture, furnishings and appliances
- Jewelry, optical goods, photographic supplies
- Laundromat, equipped with automatic washing machines of the type customarily found in a home and where the customers may personally supervise the washing and handling of their laundry
- Meat market
- Medical and dental offices
- Mortuary
- Novelty or variety store
- Office building
- Office/service/showroom, the office/showroom component is limited to a facility for the regular transaction of business and for the display of ~~up to 10,000 sq. ft.~~ merchandise in a finished building setting, and the service component of this use is limited to not more than 75 percent of the floor area of the use
- Photographers or artists studio
- Piano and musical instrument
- Plumbing shop, without warehouse facilities (to include storage for ordinary repairs, but not storage for materials for contracting work)
- Public garage, parking no repairs
- Retail shop for custom work or the making of articles to be sold for retail on the premises
- Seamstress, dressmaker or tailor
- Shoe repair shop
- Studio for the display and sale of glass, china, sculpture, art objects, cloth and draperies
- Studios, dance, music, drama, health, and reducing
- Video equipment and cassettes, sales and rental

Current Regulations – Addison, TX  
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APPENDIX A - ZONING<sup>[1]</sup>  
ARTICLE XIX.A - BELT LINE DISTRICT REGULATIONS  
Sec. VII. - Procedures.

Types of Use	Les Lacs Village	Dining District	Epicurean District	Addison Village
HOUSEHOLD UNITS				
Apartment; Apartment House or Complex	•	• <sup>1</sup>		•
Four-plex	•	• <sup>1</sup>		•
Live-Work Unit	•	• <sup>1</sup>		•
Loft Unit	•	• <sup>1</sup>		•
Single-Family Unit, Attached	•	• <sup>1</sup>		•
Townhouse	•	• <sup>1</sup>		•
<sup>1</sup> Allowed only outside of FAA Noise Contours				
GROUP QUARTERS				
Rectory or Parsonage (Accessory to Church on Same Lot)	A			A
HOTELS AND TRANSIENT LODGINGS				
Bed and Breakfast Inn	S	S		S
Hotel, Full Service	S	S	S	S
Hotel, Extended Stay or Suites	S	S	S	S
Hotel, Limited Service	S	S	S	S
ACCESSORY USES				
Accessory Use Located on a Separate Lot or Parcel from the Main Use	S	S	S	S
Caretaker or Night Watchman's Quarters, Dwelling			A	
Garage, Community (Residential)	•	•		•
Garage, Private (Residential)	•	•		•
Home Occupation	•	•		•
Kiosk, Food Sales and Service			S	
Kiosk, Informational	S	S	S	S
Outside Display			S	
Satellite Television Reception Dish (39" or less in diameter)	A	A	A	A
Storage Building, Swimming Pool, Hot Tub or Sauna (Private)	A	A	A	A
Tennis Court, Lighted (Private)	A	A		A
Tennis Court, Unlighted (Private)	A	A		A
INSTITUTIONAL				
GOVERNMENTAL SERVICES				
Administrative Offices	•	•	•	•
Civil Defense, Fire or Police Station	S	S	S	S

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# NEW CONSOLIDATED USE TABLE

## 3.2.8 Table of Allowed Uses

**P** = permitted use   **S** = special use permit required   **A** = accessory use   **T** = temporary use   **Blank Cell** = prohibited use   **\*** = use-specific standards apply

**X** = more permissive than current   **X** = less permissive than current (strikethrough indicates current permission)

	Residential					Mixed-Use					Nonresidential						Use-Specific Standards
	R-1	R-2	R-3	R-4	R-5	M-1	M-2	M-3	M-4	M-5	CL	CG	LI	AA	CF	PO	
<b>Residential</b>																	
<b>Household Living<sup>143</sup></b>																	
Cottage development (NEW)				S*													3.3.2A
Dwelling, duplex				P	P												
Dwelling, fourplex				P	P		P										
Dwelling, live/work						P	P	P	P	P							
Dwelling, multifamily				P	P	P*	P	P	P*	P							3.3.2B
Dwelling, single-family (attached)				P	P	P	P*										
Dwelling, single-family (detached)	P	P	P	P	P												3.3.2C
Dwelling, triplex				P	P												
Manufactured home development (HUD-Code)	S*	S*	S*	S*	S*	S*	S*		S*		S*	S	S	S			3.3.2D
<b>Group Living<sup>144</sup></b>																	
Assisted living facility	S	S	S	S	S	P	P	P	P	P	S	S	S	S			
Continuing care retirement facility (NEW)				S	S	P	P	P	P	P							
Group care home, FHAA small <sup>145</sup>	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	S	S	S	S			3.3.2E
Group care home, FHAA large				P*	P*	P*	P*	P*	P*	P*	S	S	S	S			3.3.2E
Supportive housing, small (NEW)							S	S	S	S							
Supportive housing, large (NEW)										S							

# NEW USE TYPE EXAMPLES

- Cottage development
- Continuing care retirement facility
- Supportive housing
- Cemetery or internment facility
- Treatment facility
- Rehabilitation facility
- Mobile food vending
- Credit access business
- Building supply store
- Equipment sales or rental
- Vehicle repair (major)
- Noncommercial urban agriculture
- Artisan manufacturing
- Contractor's office
- Warehouse or wholesale facility
- Self-service drop box
- Accessory dwelling unit (ADU)

# PROPOSED CHANGES: RESTAURANTS

**P** = permitted use   **S** = special use permit required   **A** = accessory use   **T** = temporary use   **Blank Cell** = prohibited use   \* = use-specific standards apply

**X** = more permissive than current   **X** = less permissive than current (strikethrough indicates current permission)

	Residential					Mixed-Use					Nonresidential						Use-Specific Standards
	R-1	R-2	R-3	R-4	R-5	M-1	M-2	M-3	M-4	M-5	CL	CG	LI	AA	CF	PO	
Restaurant <sup>157</sup>	<del>S*</del>	<del>S*</del>	<del>S*</del>	<del>S*</del>	<del>S*</del>	S*P	S*P	P	SP*	P	S*P	S*P	S*P	S*P			3.3.4I

## Accessory Uses

Alcohol sales, on-premise consumption						SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	
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- **Currently: Restaurants require SUP approval in all districts**
  - Uncommon; requires more resources and time to process, but has been Addison’s traditional approach
- **Proposed: Allow restaurants by right, but maintain SUP requirement for alcohol sales**
  - Concerns can usually be addressed through use-specific standards or other general standards
  - Drive-throughs not allowed in mixed-use districts
  - In future, could potentially scale back SUP requirement in some districts

# PROPOSED CHANGES: AUTO-RELATED USES

**P** = permitted use   **S** = special use permit required   **A** = accessory use   **T** = temporary use   **Blank Cell** = prohibited use   \* = use-specific standards apply

**X** = more permissive than current   **X** = less permissive than current (strikethrough indicates current permission)

	Residential					Mixed-Use					Nonresidential						Use-Specific Standards
	R-1	R-2	R-3	R-4	R-5	M-1	M-2	M-3	M-4	M-5	CL	CG	LI	AA	CF	PO	
<b>Transportation, Vehicles, and Equipment<sup>164</sup></b>																	
Airport, public-owned <sup>165</sup>														P			
Equipment sales or rental (NEW)												S*	P*	P*			3.3.4N
Fleet services <sup>166</sup>							P						P	P			3.3.4O
Parking facility, private						P	PS*	S*	PS*	S*	PS*	PS*	PS*	P*			
Parking facility, public						P	P	P	P	P	P	P	P	P	P		
Transit terminal or station <sup>167</sup>	S	S	S	S	S	S*	S*	S*	S*	S	S*	S	PS	PS	S		3.3.4P
Vehicle fuel station <sup>168</sup>	S	S	S	S	S	S	S*	S*	S	S*	S*	P*	SP*	SP*			3.3.4Q
Vehicle repair, major (NEW) <sup>169</sup>													P*	P*			3.3.4R
Vehicle repair, minor <sup>170</sup>													P*	P*			3.3.4R
Vehicle sales or leasing <sup>171</sup>							PS*	S*	S*	S*			P*				3.3.4S
Vehicle wash <sup>172</sup>							P*	P*				P*	P*	P*			3.3.4T

# PROPOSED CHANGES: AUTO-RELATED USES

## Proposed new standards:

- **Vehicle fueling stations**
  - Min. 100 feet of frontage on arterial road
  - Site access from arterial road required
  - M-2 and CL districts limited to four fuel pumps
- **Vehicle repair (major & minor)**
  - Both allowed in LI and AA
  - All activities inside building
  - No outdoor storage allowed
- **Vehicle sales or leasing**
  - Indoor operations and display only – no repair
  - M-2 district limited to lots less than one acre



## DISCUSSION:

- Should minor vehicle repair be allowed in more districts?
- Allow limited outdoor display of some autos? (perhaps with higher screening)

# PROPOSED CHANGES: LODGING USES

- **Currently: Multiple definitions for “hotels” that vary by district**
  - Belt Line district distinguishes lodging uses (full service, limited service, extended stay) but terms not defined; few parcels are zoned in this district
  - Outside of Belt Line and Addison Circle, all hotels must be “full-service hotel”
  - Other districts currently allow full-service hotels with SUP approval
- **Proposed:**
  - Unified approach, town-wide definitions of hotel types and updated use table

	Residential					Mixed-Use					Nonresidential						Use-Specific Standards
	R-1	R-2	R-3	R-4	R-5	M-1	M-2	M-3	M-4	M-5	CL	CG	LI	AA	CF	PO	
<b>Lodging<sup>158</sup></b>																	
Bed and breakfast				S	S	S	S										3.3.4J
Hotel, Full Service	S	S	S	S	S	S*	S*	S*	S*	S*	S*	S*	S*	S*			3.3.4K
Hotel, Limited Service							S	S			S	S	S	S			
Residence Hotel							S	S									

# FULL-SERVICE HOTEL REQUIREMENTS

- **Entrance from a completely enclosed area required (access from courtyard or swimming pool area allowed for first-floor units)**
- **Must have lobby, fitness center, full commercial kitchen, and 5,000 square feet of meeting facilities**
- **Not more than 30 percent of rooms may be suites, defined as:**
  - Rooms with a kitchenette; or
  - Rooms with a parlor and sleeping area separated by a floor to ceiling partition





# PROPOSED CHANGES: LODGING USES

P = permitted use S = special use permit required A = accessory use T = temporary use Blank Cell = prohibited use \* = use-specific standards apply

X = more permissive than current

X = less permissive than current (strikethrough indicates current permission)

	Residential					Mixed-Use					Nonresidential						Use-Specific Standards
	R-1	R-2	R-3	R-4	R-5	M-1	M-2	M-3	M-4	M-5	CL	CG	LI	AA	CF	PO	
<b>Lodging<sup>158</sup></b>																	
Bed and breakfast				S	S	S	S										3.3.4J
Hotel, Full Service	S	S	S	S	S	S*	S*	S*	S*	S*	S*	S*	S*	S*			3.3.4K
Hotel, Limited Service							S	S			S	S	S	S			
Residence Hotel							S	S									

## DISCUSSION:

- Full-service hotels are desired – should they be allowed by right in some districts?
- Is it worth distinguishing full-service from limited-service hotels?
- Should the standards for full-service hotels be made more flexible?

# TEMPORARY & ACCESSORY USES

- Both topics are not clearly addressed in current regulations
- Consolidated and updated accessory use/structure standards
- Created new town-wide temporary use/structure standards



# ACCESSORY DWELLING UNITS

- Only allowed on lots with single-family dwelling
- Limited to one bedroom
- Limited to 50 percent of principal dwelling size
- Require separate exterior entrance
- Owner is required to live in the principal dwelling or ADU
- Mailed notice required to property owner within 200 feet
- **\*\*see UDC draft for all standards\*\***



## DISCUSSION:

- Should there be a minimum lot size for properties to have detached ADUs?
- Are certain locations more appropriate for ADUs?
- (Disregard guest quarters)



**NEXT STEPS**

# COMMENTS?

- [www.AddisonUDC.org](http://www.AddisonUDC.org)
- Please submit comments by **Dec. 15<sup>th</sup>**
- Submit comments to: [udc@addisontx.gov](mailto:udc@addisontx.gov)



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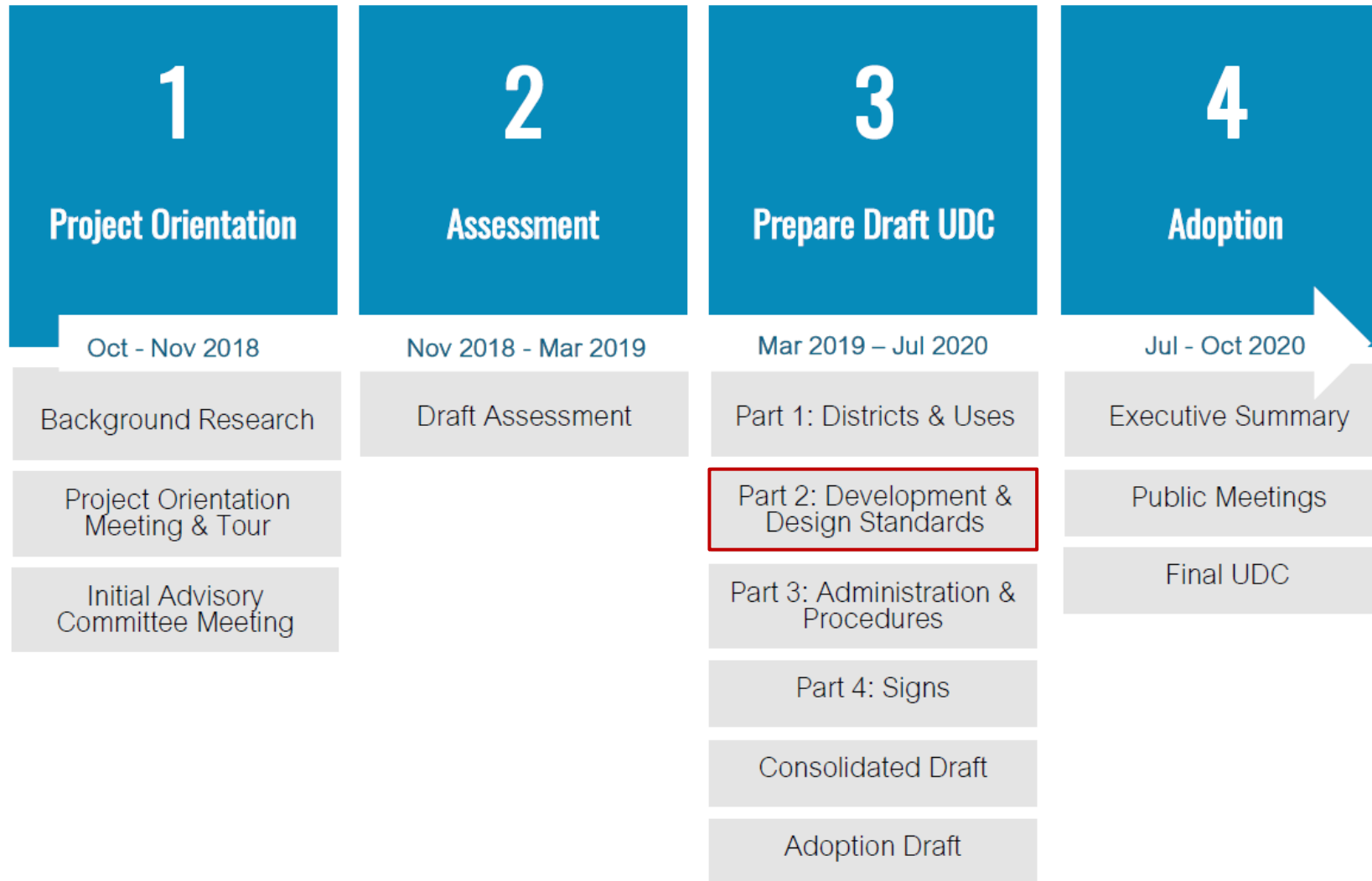
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### CONTACT US

Got a question or comment regarding the Addison UDC? Send us a note using the contact form!

# NEXT STEP: PREPARE PART 2



# THANK YOU

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# CLARION

