

Development Code Update Phase 2-A Strategic Project

Zoning Use Classification and Parking Requirements

Planning and Zoning Commission Review
8/23/2018

C I T Y O F S U G A R L A N D

Texas

Development Code Update Phase 2

- Phase 2 includes large number of items
 - Further broken down into multiple phases
- Phase 2-A :
 - Revisions to zoning use classifications

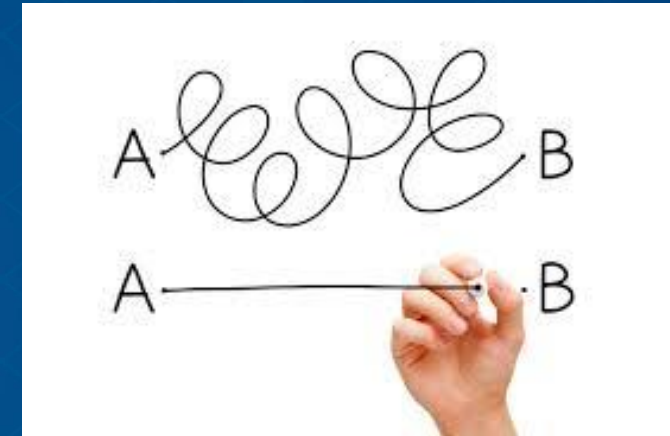
Sec. 2-91 Nonresidential Districts Permitted Uses and Parking Schedule

Land Use	B-0*	B-1*	B-2*	M-1*	M-2	BR	Definition	Parking	Notes
Institutional									
Botanical and Zoological Gardens	P	C	P				An establishment where plants or animals are collected and design in a way to be viewed, cared for, and/or studied, with or without an admission charge, and that may include the sale of goods and novelties as an accessory use.	1:300 sq.ft. (Minimum of 10 spaces required)	
Library	P	P	P				A public facility that allows the view and check out of books, videos and other literature.	1:300 sq.ft. (Minimum of 10 Spaces Required)	
Museums and Art Galleries	P	P/C (N)	P	P			A building serving as a repository for a collection of natural, scientific, artistic, or literary objects of interest, and designed to be used for viewing, with or without an admission charge, and that may include the sale of goods and novelties as an accessory use.	1:300 sq.ft. (Minimum of 10 Spaces Required)	1
Parks and Recreational Facilities	P (N)	P (N)	P (N)	P (N)	P (N)	P (N)	An area developed for active play and recreation that may include, but is not limited to, open space, sports courts, play equipment, trails, restrooms, and maintenance structures. The area may be owned by a public entity and used to provide recreational activities to the general public; or the area may be owned by a private, nonprofit, or homeowner's association and used to provide recreational activities to the members of the association.	1:100 sq.ft. of Indoor Facilities Plus 1:4 Persons Design Capacity of Outdoor Facilities (Including Both Participants and Spectators as Applicable)	2
School, College and University	P	P/C (N)	P				An institution established for educational purposes offering courses for study beyond the secondary education level. Dormitories for students and employees only are permitted in conjunction with these uses.	The applicant shall provide parking analysis for the proposed development and parking estimate shall be approved by the Director of Planning.	1
School, Private, Elementary, Middle, and High	C	C	C				A school under the sponsorship of a private or religious organization, which provides elementary, middle, and/or secondary school curricula.	Elementary and Middle Schools: 1:20 Students High Schools: 1:4 Students	

P = Permitted Use
P(N) or C(N) = Permitted Use or Conditional Use with Supplemental Regulations - See Notes
C = Conditional Use Permit Required
An = Ancillary Use
* = Conditional Use May Be Required, See Sec. 2-56 B.1.d
Blank Box = Prohibited Use

Goals of Updating the Use Classifications

- Modernize & Simplify application
- Evaluate districts where uses are allowed
- Clarify parking for all uses
- Incorporate Supplemental Standards
- NOT:
 - Change character of zoning districts
 - Expand permitted uses
 - Remove safeguards currently in place
 - Change restrictions on multi-family



Review Handouts

- **Binder sections**
 - **Non-residential Permitted Uses and Parking Schedules**
 - **Residential Permitted Uses and Parking Schedules & MUC Uses**
 - **Comparison Table**
 - **Equivalency Table**
 - **Airport Zoning Permitted Uses Table**

Non-Residential Permitted Uses & Parking

Sec. 2-91 Nonresidential Districts Permitted Uses and Parking Schedule

1

Land Use	B-0*	B-1*	B-2*	M-1*	M-2	BR	Definition	Parking	Notes
Institutional									
Botanical and Zoological Gardens	P	C	P				An establishment where plants or animals are collected and design in a way to be viewed, cared for, and/or studied, with or without an admission charge, and that may include the sale of goods and novelties as an accessory use.	1:300 sq.ft. (Minimum of 10 spaces required)	
Library	P	P	P				A public facility that allows the view and check out of books, videos and other literature.	1:300 sq.ft. (Minimum of 10 Spaces Required)	
Museums and Art Galleries	P	P/C (N)	P	P			A building serving as a repository for a collection of natural, scientific, artistic, or literary objects of interest, and designed to be used for viewing, with or without an admission charge, and that may include the sale of goods and novelties as an accessory use.	1:300 sq.ft. (Minimum of 10 Spaces Required)	1
Parks and Recreational Facilities	P (N)	P (N)	P (N)	P (N)	P (N)	P (N)	An area developed for active play and recreation that may include, but is not limited to, open space, sports courts, play equipment, trails, restrooms, and maintenance structures. The area may be owned by a public entity and used to provide recreational activities to the general public; or the area may be owned by a private, nonprofit, or homeowner's association and used to provide recreational activities to the members of the association.	1:100 sq.ft. of Indoor Facilities Plus 1:4 Persons Design Capacity of Outdoor Facilities (Including Both Participants and Spectators as Applicable)	2
School, College and University	P	P/C (N)	P				An institution established for educational purposes offering courses for study beyond the secondary education level. Dormitories for students and employees only are permitted in conjunction with these uses.	The applicant shall provide parking analysis for the proposed development and parking estimate shall be approved by the Director of Planning.	1
School, Private, Elementary, Middle, and High	C	C	C				A school under the sponsorship of a private or religious organization, which provides elementary, middle, and/ or secondary school curricula.	Elementary and Middle Schools: 1:20 Students High Schools: 1:4 Students	

P = Permitted Use
P(N) or C(N) = Permitted Use or Conditional Use with Supplemental Regulations – See Notes

C = Conditional Use Permit Required

An = Ancillary Use

Blank Box = Prohibited Use

* = Conditional Use May Be Required, See Sec. 2-56 B.1.d

- Conversion from SIC (economic-based) to land use classification
- Definitions & parking in table
- (N) = “Notes” – see Supplemental Regulations at end of table
 - Replaces superscript #s

Comparison Table

Non-Residential Districts Comparison Table																
SIC	Land Use		B-0		B-1		B-2		M-1		M-2		BR		Parking	
	OLD	NEW	OLD	NEW	OLD	NEW	OLD	NEW	OLD	NEW	OLD	NEW	OLD	NEW	OLD	NEW
Institutional																
8422	Botanical and Zoological Gardens	Botanical and Zoological Gardens	P*	P	C	C	P*	P							No Specific Parking Requirement For this Use - Default to no <5 spaces	1:300 sq.ft. (Minimum of 10 Spaces Required)
8231	Libraries	Library	P*	P	P*	P	P*	P							1:200 sq.ft. (Minimum of 10 Spaces Required)	1:300 sq.ft. (Minimum of 10 Spaces Required)
8412	Museums and Art Galleries	Museums and Art Galleries	P*	P	C	P/C (N)	P*	P		P					1:200 sq.ft. (Minimum of 10 Spaces Required)	1:300 sq.ft. (Minimum of 10 Spaces Required)
99	Parks/Recreational Facilities, Public or Private	Parks and Recreational Facilities	P*	P (N)	P*	P (N)	P*	P (N)	P*	P (N)	P	P (N)	P	P (N)	No Specific Parking Requirement For this Use - Default to no <5 spaces	1:100 sq.ft. of Indoor Facilities Plus 1.4 Persons Design Capacity of Outdoor Facilities (Including Both Participants and Spectators as Applicable)
8221-8222	Colleges and Universities	School, College and University	P*	P		P/C (N)	P*	P							1:2 Students	The applicant shall provide parking analysis for the proposed development and parking estimate shall be approved by the Director of Planning.
8211	Elementary and Secondary Schools	School, Private, Elementary, Middle, School, Public, Elementary, Middle,	C	C	C	C	C	C							Elementary and Middle Schools: 1:20 Students, High Schools: 1.4 Students	Elementary and Middle Schools: 1:20 Students, High Schools: 1.4 Students
8241-8249	Vocational Schools	School, Vocational	P*			P/C (N)	P*	P	P*	P					1:1 Students plus 1:1 Employees	1:100 sq.ft. of Classroom Space Plus 1:300 sq.ft. for Workshop or Instructional Space
8331	Job Training and Related Services		C	P/C (N)		P/C (N)	P*	P	P*						1:1 Students plus 1:1 Employees	
Office																
99	Corporate Professional Office	Call/Message Center	P*	P	P*	C	P*	P	P*	P	P	P			1:250 sq.ft.	1:150 sq.ft.
N/A	See attached Professional Office table for uses that have been converted to a Professional Office use	Professional Office, Neighborhood	P*	P	P*	P	P*	P	P*	P					1:250 sq.ft.	1:250 sq.ft.
		Professional Office, Regional	P*	P			P*	P	P*	P	P	P			1:250 sq.ft.	1:250 sq.ft.
Retail																
5813	Drinking Places	Bar	Bars may be permitted in Planned Development Districts. See appropriate ordinance											1:100 sq.ft. plus 1:2 Employees		1:50 sq.ft. of Public Seating and Waiting Area (Including Outdoor Areas for Seating and Waiting), Plus 1:200 sq.ft. for Remainder of Building, (Minimum of 10 Spaces Required)
5712-5719	Furniture and Home Furnishings Stores	Furniture and Home Furnishings Store			P*/C ¹ P/C (N)		P*	P							1:300 sq.ft.	1:300 sq.ft.
5411	Grocery/Convenience Stores	Grocery, Convenience Store		An	P*/C ¹ P (N)		P*	P (N)		P (N)					1:200 sq.ft. (Minimum of 5)	
5421	Meat and Fish Markets				P*		P*								1:200 sq.ft. (Minimum of 5)	1:200 sq.ft.
5431	Fruit and Vegetable Markets				P*	P (N)	P*	P (N)							1:200 sq.ft. (Minimum of 5)	
5441	Candy, Nut and Confectionery Stores			A		P*		P*	P (N)						1:200 sq.ft. (Minimum of 5)	1:200 sq.ft.

- Compares New Uses and Parking to Old Uses and Parking
- See Permitted Uses table for (N)
- Uses that were removed are not shown

Equivalency Table

- Converts Old Uses to New Uses
 - New Uses
 - Removed Uses
 - Change Name
 - Reclassified
 - Same Use

Equivalency Table

		New Use	Removed Use	Category
		Changed Name	Same Use	
		Reclassified		
SIC GROUP	SIC NO.	EXISTING USE DESCRIPTION	NEW USE DESCRIPTION	Category
Residential Uses				
1		AGRICULTURAL PRODUCTION-CROPS		
	0110-190	Agricultural Production-Crops		
2		AGRICULTURAL PRODUCTION-LIVESTOCK		
	219	General Livestock, Except Dairy & Poultry	Agricultural, Ranching	Industrial
8		FORESTRY SERVICES		
	0811-851	Forestry Services		
49		ELECTRIC, GAS, AND SANITARY SERVICES		
	4911	Electric Services	Utilities	Industrial
70		HOTELS AND OTHER LODGING PLACES		
	7021	Rooming and Boarding Houses	Short Term Rentals	Services
	7041	Membership-Basis Organization Hotels		
79		AMUSEMENT & RECREATION SERVICES		
	7922-7929	Producers, Orchestras, Entertainers		
	7992	Public Golf Courses	Golf Course or Country Club	Services
	99	Parks/ Recreational Facilities, Public or private	HOA Clubhouse/ Meeting Facility	Services
82		EDUCATIONAL SERVICES		
	8211	Elementary and Secondary Schools	School, Private, Elementary, Middle, and High Schools	Institutional
			School, Public, Elementary, Middle, and High Schools	Institutional
	8231	Libraries	Library	Institutional
83		SOCIAL SERVICES		
	8351	Child Day Care Services	Child Care Facility, Daycare	Residential
		Child Care Home	Child Care Home (56 Children)	Residential
			Child Care Home (27 Children)	Residential
	8361	Residential Care	Independent Senior Living	Services
			Community Home	Residential
86		MEMBERSHIP ORGANIZATIONS		
	8641	Civic and Social Organizations		
	8651	Political Organizations		
	8661	Religious Organizations	Place of Worship	Services
88		PRIVATE HOUSEHOLDS		
	8811	Private Household Services		
92		JUSTICE, PUBLIC ORDER, AND SAFETY		
	9221	Police Protection		
	9224	Fire Protection		
99		NONCLASSIFIABLE ESTABLISHMENTS		
		Dwellings - Single-Family	Dwelling, Single-Family Detached	Residential
		Dwellings - Two-Family	Dwelling, Two-Family (Duplex)	Residential
		Dwellings - Single Family Attached (Town Homes)	Dwelling, Single-Family Attached (Townhome)	Residential
		Dwellings - Multiple-Family	Dwelling, Multi-Family	Residential
		Helped/Helped	Helped (Accessory)	Services
		Parks/Recreational Facilities, Public or Private	Parks and Recreational Facilities	Institutional
		Residential Sales Offices (Temporary)	Residential Sales Offices (Temporary)	Residential
			HUD-Code Manufactured Home	Residential
			Dwelling, Accessory	Residential
			Clergy House, Monastery, or Convent	Residential
Nonresidential Uses				
1		AGRICULTURAL PRODUCTION-CROPS		
	110-190	Agricultural Production-Crops	Agricultural, Commercial Crops	Industrial
2		AGRICULTURAL PRODUCTION-LIVESTOCK		
	219	General Livestock, Except Dairy & Poultry	Agricultural, Commercial Livestock	Industrial
7		AGRICULTURAL SERVICES		
	742	Veterinary Services, Small animals only	Animal Services, Small Animals	Services
			Animal Services, Outdoor Runs (Accessory)	Services
			Animal Services, Large Animals	Services
			Animal Services, Boarding/ Day Care	Services
	762	Lawn & Garden Services	Landscape Services	Services
	763	Ornamental Shrub & Tree Services	Landscape Services	Services
8		FORESTRY SERVICES		
	811-851	Forestry Services		
9		FISHING, HUNTING, AND TRAPPING		
	912-971	Fishing, Hunting, and Trapping		

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Review Draft Changes

CITY OF SUGAR *Texas* LAND

Institutional Category

- **Museums & Art Galleries**
 - **Change in B-1: from C to P/C: CUP only required if > 10k sq. ft.**
 - **Change in parking: from default 1:200 sq. ft. to 1:300 sq. ft.**
- **All other uses – parking changes**
 - **Move away from default 1:200 sq. ft. OR**
 - **Move away from counting employees**

Office Category

- **Call/ Message Center**
 - Requires CUP in B-1
 - Increased parking requirement – 1:150 sq. ft.
- **Professional Office, Neighborhood or Regional**
 - Use Office Comparison Table
 - Exhaustive list of SIC uses classified as Professional Office, Neighborhood or Regional
 - Any listed use could be “Neighborhood” or “Regional”
 - size of establishment dictates which (20k sq. ft.)
 - Many SIC uses not allowed or required CUP in B-1; now permitted as Neighborhood Professional Office

Retail Category

- **Furniture & Home Furnishings Store**
 - P*/C¹ to P/C (N): only formatting changed
- **Grocery, Convenience Store, Market, & Supermarket**
 - P*/C¹ to P/C (N): formatting & other changes
 - Gas Pumps - stand alone Accessory Use (under Vehicle-Related Category)
 - Additional requirements for drive-thru facilities
 - Supermarket (>30k sq. ft.) - requires CUP in B-1
- **Home Improvement Store, Large & Small**
 - P*/C¹ to P and C in B-1: only formatting changed - Large (25k sq. ft.) requires CUP

Retail Category

- **Nurseries and Gardening Retail & Lumber and Other Building Materials**
 - Parking changed from 1:200 sq. ft. to 1:300 sq. ft.
- **Pharmacy**
 - P*/C¹ to P/C (N) in B-1: new size limitation
 - Add'l req. for drive-thru facilities in all districts

Retail Category

- **Restaurants, with Drive-in/ Drive-thru**
 - Add'l req. for drive-thru facilities
 - Revised parking – space vs. employees
 - B-O: changed from A or CUP required to CUP required if over 5k sq. ft. or includes drive-thru
- **Restaurants, without Drive- in/ Drive-thru**
 - All districts: CUP required if outdoor speakers
 - Revised parking – space vs. employees

Retail Category

- **Retail, Neighborhood & Regional**
 - P*/C¹ to P for Variety Stores & Misc. General Merchandise Stores : only formatting changes
 - P*/C¹ to P for Radio, TV & Computer: from C required for >15k sq. ft. to C required for > 20k sq. ft.
 - With new use definition, C not needed for B-1
 - P*/C¹ to C for some Department stores: only formatting changes
- **Thrift Store or Donation Center**
 - P*/C¹ to P/C (N): only formatting changes
- **Tobacco, Hookah and Vapor Stores – not allowed in B-O**

Services Category

- **Adult Oriented Business**
 - P* to P(N): only formatting changes – refers to Art. IX
- **Animal Services, Boarding/ Day Care and Animal Services, Large Animals**
 - C in M-1: new use – could not even request before
- **Animal Services, Outdoor Runs (Accessory)**
 - New limitations on size, location, screening
- **Animal Services, Small Animals**
 - P*¹ to P: only formatting changes – limitation on overnight boarding now included in definition
 - Parking changed from 1:200 sq. ft. to 1:300 sq. ft.

Services Category

- **Assembly Facility, Banquet/ Event Center**
 - Drive-thru restrictions for Eating Places no longer apply for B-1, B-2, and M-1
 - A^1 / C^2 to C in B-O (*needs correction on handout*)
 - C now required in B-1
 - Parking changed to reflect needed capacity
- **Assisted Living**
 - Not permitted to C(N) in B-2: can request CUP
 - Additional requirements for Assisted Living facilities
 - Parking changed from employees to beds

Services Category

- **Building and Property Maintenance Svcs and Security**
 - Zoning districts permissions changed – in most cases to be more restrictive (i.e. C or P* to not allowed)
 - Parking changed from 1:200 sq. ft. to 1:300 sq. ft.
- **Campground and RV Park**
 - Added C to BR district
 - New parking requirement – 2: camp site
- **Child Care Facility, Daycare**
 - No size limit to C for > 15k sq. ft. in B-1
 - A¹ /C² to P/C in B-O: allows larger facilities by right (up to 15K sq. ft.)

Services Category

- **Cleaning, Dry Cleaners Pick-up and Drop-off**
 - C to P/C (N) in B-O: C required if > 5k sq. ft.
 - New requirements for Drive-thru facilities and screening rear doors in all districts
- **Cleaning, Dry Cleaning Plant**
 - New requirements for Drive-thru facilities and screening rear doors in all districts
 - Parking changed from 1:200 sq. ft. to 1:300 sq. ft.
 - C or P* to C (N) – changes vary for SIC uses
- **Cleaning, Laundromat**
 - P* to C in B-2

Services Category

- **Clinic, Drug & Alcohol Treatment**
 - P* to not permitted in B-O
- **Commercial Amusement Indoor**
 - C to not permitted in B-O
 - P*¹/C² to not permitted in B-1:
 - Formatting change - Specific allowed now classified under Fitness Center, Indoor Fitness Instruction
 - Change in parking – depends on actual use
- **Commercial Amusement Outdoor**
 - C or P* to C – changes vary for SIC uses

Services Category

- **Concierge Medical Care**
 - Decreased parking from 1:200 sq. ft. to 1:500 sq. ft.
- **Counseling and Therapy Services**
 - Individual and Family Services – from not permitted to P* in B-1 (only includes some uses in this SIC use)
 - Decreased parking from 1:200 sq. ft. to 1:250 sq. ft.
- **Emergency Rooms/ Urgent Care Facilities**
 - Not permitted to C in B-1
 - Decreased parking from 1:200 sq. ft. to 1:250 sq. ft.

Services Category

- **Financial Institution, with and without Drive-thru**
 - Only formatting changes – all drive-thrus w/in 150 ft of residential still require CUP
 - Decreased parking from 1:200 sq. ft. to 1:250 sq. ft.
- **Fitness Center, Indoor Fitness Instruction**
 - P^{*1}/C² to P in B-1: formatting change only/ new use category only includes types and size permitted in B-1
- **Fitness Center, Outdoor Facilities & Activities (Accessory)**
 - New limitations on outdoor uses – protecting adjacent single-family

Services Category

- **Funeral Home**
 - Changed parking – from employees to facilities
- **Funeral Home, Crematory (Accessory)**
 - P* to C in B-2
- **Golf Course or Country Club**
 - Changed parking – from employees to facilities
 - P* to C in B-O
 - P* to not permitted in M-1 & M-2
- **Heavy Commercial Equip. Rental and Leasing**
 - P* to C in B-2 and C to P in M-1

Services Category

- **Heliport**
 - **New parking requirement – 1:300 sq. ft. of office + 1: hangar**
- **Hospital**
 - **Changed parking from employees to facilities (for outpatient areas)**
- **Hotel, Full Service, Limited Service and Select Service**
 - **No changes to zoning districts – only formatting**
 - **Parking changed to add requirement for meeting rooms/ restaurants**
 - **Moved requirements from Art. XIV to Notes**

Services Category

- **Independent Senior Living (55+)**
 - Not permitted to C(N) in B-2
 - New requirements for use in B-O and B-2
 - Changed parking from employees to units
- **Landscape Services**
 - Not permitted to P in M-2
 - Reduced parking from 1:200 sq. ft. (default) to 1:300 sq. ft.
- **Long-Term Acute Care Facility/ Rehabilitation Hospital**
 - Increased parking & changed from employees to beds

Services Category

- **Medical and Dental Laboratory**
 - Reduced parking from 1:250 sq. ft. to 1:300 sq. ft.
- **Mini-warehouse and Self-Storage**
 - RV storage: not permitted to C in B-2 and P to C in M-1
 - Reduced parking from 1:200 sq. ft. (default) to 1:50 storage units + 5 outside security fence
- **Nursing & Personal Care Facilities**
 - Changed parking from employees to beds
- **Other Health Services**
 - Not permitted to P in B-1
 - Decreased parking from 1:200 sq. ft. to 1:300 sq. ft.

Services Category

- **Permanent Makeup**
 - A to not permitted in B-0
- **Place of Worship**
 - No changes – need to reconsider parking?
- **Print Shop, Local**
 - District permissions – changes vary for SIC uses
 - C required if over 10k sq. ft. in B-0 or B-1 (from 5k in B-1)
- **Radio and Television Broadcasting**
 - P*/C¹ to C in B-2 and M-1
 - P*/C¹ to not permitted in M-2

Services Category

- **Repair Shop, Small Personal and Household Goods**
 - District permissions – changes vary for SIC uses
 - Decreased parking from 1:200 sq. ft. (default) to 1:300 sq. ft.
- **Repair Shop, Small Engine**
 - Specific repair shops: P* to C in B-1
 - P* to C in B-2
 - Decreased parking from 1:200 sq. ft. (default) to 1:300 sq. ft.

Services Category

- **Research & Testing Services**
 - District permissions – changes vary for SIC uses
 - Decreased parking from 1:20 sq. ft. to 1:300 sq. ft.
- **Salon, Spa, or Barber Shop**
 - District permissions – changes vary for SIC uses
 - In B-O more restrictive, in B-1 less restrictive
- **Studio, Art Instruction**
 - District permissions – changes vary for SIC uses
 - Decreased parking from 1:200 sq. ft. (default) to 1:300 sq. ft.

Services Category

- **Studio, Dance**
 - P*/C¹ to P/C (N) in B-1: formatting changes only
- **Studio, Glass or Ceramics**
 - Not permitted to C in B-2; C to P in M-1
 - Decreased parking from 1:200 sq. ft. (default) to 1:500 sq. ft.
- **Studio, Metalwork, Woodwork, & Furniture (Including Repair)**
 - P* to C (Reupholstery and Furniture Repair) in B-2
 - Decreased parking from 1:200 sq. ft. (default) to 1:500 sq. ft.

Services Category

- **Studio, Photography**
 - District permissions – changes vary for SIC uses
 - New size limitation in B-1
- **Supply Rental**
 - C to P in M-1

Next Steps

CITY OF SUGAR *Texas* LAND

Public Outreach

- Goal of transparency during review & adoption process
- Variety of communications tools being utilized
- Social media
- Press release
- Email to business & development community
- Project webpage www.sugarlandtx.gov/devcodeupdate
 - Draft changes - materials provided to P&Z
 - Schedule of upcoming meetings
 - FAQs
 - Link to online town hall
 - Informational video

Next Steps

- **Online Town Hall posted – August 15 throughout P&Z workshops**
- **P&Z Workshops to review Permitted Uses and Parking Schedule tables in detail – Bring your binders!**
 - **September 11 (Remainder of Non-Residential, Residential Permitted Uses & Parking)**
 - **September 27 (MUC Uses, Airport Zoning Uses)**