

Development Code Update Phase 2-A Strategic Project

Zoning Use Classification and Parking Requirements

**Planning and Zoning Commission Review
9/11/2018**

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

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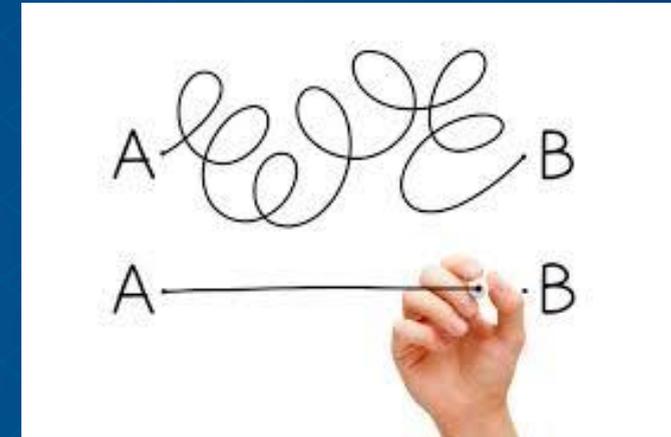
Sec. 2-91 Nonresidential Districts Permitted Uses and Parking Schedule

Land Use	District						Definition	Parking	Notes
	B-0*	B-1*	B-2*	M-1*	M-2	BR			
Institutional							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)	
Botanical and Zoological Gardens	P	C	P					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

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 C = Conditional Use Permit Required An = Ancillary Use Blank Box = Prohibited Use
 P(N) or C(N) = Permitted Use or Conditional Use with Supplemental Regulations – See Notes * = 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

Residential Permitted Uses & Parking

Sec. 2-71 Residential Districts Permitted Uses and Parking Schedule

Land Use	R-1E	R-1	R-1R	R-1Z	R-2	R-3	R-4	HR-1	Definition	Parking	Notes
Residential											
Agricultural, Ranching	P	P	P	P	P	P	P	P	An area that is used for the raising thereon of the poultry and farm animals such as horses, cattle, and sheep and including the necessary accessory uses for raising, and housing animals raised on the premises, but not including the commercial feeding or slaughter of animals. See Code of Ordinances for additional regulation of livestock.	No Additional Parking Required; 2:Dwelling Unit if Single-Family Home on Premises	
Child Care Home (≤6 Children)	P	P	P	P	P	P	P	P	A dwelling where state licensed care, protection, and supervision are provided, for a fee, at least twice a week to no more than six (6) children at one time, including children of the adult provider, for less than twenty-four (24) hours per day, and in accordance with the requirements of Texas Administrative Code, Title 40, Part 19.	2:Dwelling Unit	
Child Care Home (≥7 Children)	C	C	C	C	C	C	C	C	A dwelling where state licensed care, protection, and supervision are provided, for a fee, at least twice a week to no more than twelve (12) children at one time, including children of the adult provider, for less than twenty-four (24) hours per day, and in accordance with the requirements of Texas Administrative Code, Title 40, Part 19.	2:Dwelling Unit	
Clergy House, Monastery, or Convent	C	C	C	C	C	C	C	C	A dwelling where four (4) or more unrelated employees of a Place of Worship, such as religious leaders or those studying worship, live and which is located on a separate platted lot than the associated Place of Worship.	1:Resident (Minimum of 4 Spaces Required)	
Community Home	P	P	P	P	P	P	P	P	A dwelling for not more than six (6) persons with disabilities and two (2) supervisors and is licensed under and complies with Chapter 123 of the Texas Human Resources Code.	2:Dwelling Unit	

P = Permitted Use C = Conditional Use Permit Required An = Ancillary Use Blank Box = Prohibited Use
 P(N) or C(N) = Permitted Use or Conditional Use with Supplemental Regulations – See Notes * = 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
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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/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*	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 Professional Office use	Professional Office, Neighborhood Professional Office, Regional	P*	P	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*/C ¹	P (N)	P*	P (N)					1:200 sq.ft. (Minimum of 5)	1:200 sq.ft.
5421	Meat and Fish Markets				P*	P (N)	P*	P (N)							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)	1:200 sq.ft.
5441	Candy, Nut and Confectionery Stores	Grocery, Market	A		P*	P (N)	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
Changed Name Same Use
Reclassified

SIC GROUP	SIC NO.	EXISTING USE DESCRIPTION	NEW USE DESCRIPTION	Category
Residential Uses				
1	0110-190	AGRICULTURAL PRODUCTION-CROPS		
		Agricultural Production-Crops		
2	219	AGRICULTURAL PRODUCTION-LIVESTOCK		
		General Livestock, Except Dairy & Poultry	Agricultural, Ranching	Industrial
8	0811-851	FORESTRY SERVICES		
		Forestry Services		
49	4911	ELECTRIC, GAS, AND SANITARY SERVICES		
		Electric Services	Utilities	Industrial
70	7021	HOTELS AND OTHER LODGING PLACES		
		Rooming and Boarding Houses	Short Term Rentals	Services
	7041	Membership-Basis Organization Hotels		
79	7922-7929	AMUSEMENT & RECREATION SERVICES		
		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	8211	EDUCATIONAL SERVICES		
		Elementary and Secondary Schools	School, Private, Elementary, Middle, and High Schools	Institutional
	8231	Libraries	School, Public, Elementary, Middle, and High Schools	Institutional
			Library	Institutional
83	8351	SOCIAL SERVICES		
		Child Day Care Services	Child Care Facility, Daycare	Residential
		Child Care Home	Child Care Home (56 Children)	Residential
			Child Care Home (27 Children)	Residential
	8381	Residential Care	Independent Senior Living	Services
			Community Home	Residential
86	8641	MEMBERSHIP ORGANIZATIONS		
		Civic and Social Organizations		
	8651	Political Organizations		
	8661	Religious Organizations	Place of Worship	Services
88	8811	PRIVATE HOUSEHOLDS		
		Private Household Services		
92	9221	JUSTICE, PUBLIC ORDER, AND SAFETY		
		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	110-190	AGRICULTURAL PRODUCTION-CROPS		
		Agricultural Production-Crops	Agricultural, Commercial Crops	Industrial
2	219	AGRICULTURAL PRODUCTION-LIVESTOCK		
		General Livestock, Except Dairy & Poultry	Agricultural, Commercial Livestock	Industrial
7	742	AGRICULTURAL SERVICES		
		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
	782	Lawn & Garden Services	Landscape Services	Services
	783	Ornamental Shrub & Tree Services	Landscape Services	Services
8	811-851	FORESTRY SERVICES		
		Forestry Services		
9	912-971	FISHING, HUNTING, AND TRAPPING		
		Fishing, Hunting, and Trapping		

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Review Draft Changes

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8/23 Follow up

- **Staff will bring back all changes and items for discussion at future meeting (9/27 or 10/9)**
- **BR District (Sec. 2-150. - Statement of Intent.)**
 - **The Brazos River Park and Conservation Zoning District primarily encompasses the Brazos River and its floodway. This land may be used for park, scenic or conservation purposes. This district allows for open, natural, and improved park and recreation areas.**
- **Any additional comments or questions?**

Vehicle-Related Category

- **Boat and RV Dealers**
 - Decreased parking from 1:300 sq. ft. to 1:500 sq. ft. climate controlled area
 - M-1: Boat Dealers changed from P* to C
- **Car Sales, New and Used/ Used**
 - Decreased parking from 1:200 sq. ft. (default) to 1:500 sq. ft. climate controlled area
- **Carwashes (Accessory)**
 - New stand alone category
 - M-1: P* to P/C (N) – C w/in 200' of Residential
 - Eliminated add'l parking requirement

Vehicle-Related Category

- **Car Wash, Drive-Thru or Hand Wash/ Self Service**
 - **M-1: P* to C**
- **Gas Pumps (Accessory)**
 - **All Districts: new standard req. for gas pumps**
- **Other Automotive Sales**
 - **Decreased parking from 1:300 sq. ft. to 1:500 sq. ft. climate controlled area**

Vehicle-Related Category

- **Parking of Passenger Vehicles**
 - **B-O: P*/ C¹ to P** - definition eliminates tow-in lots so C no longer needed
 - **B-2: C to P**
 - **Decreased parking from 1:200 sq. ft. to 1:500 sq. ft. climate controlled area**
- **Passenger Car Rental**
 - **Decreased parking from 1:200 sq. ft. to 1:500 sq. ft. climate controlled area**

Vehicle-Related Category

- **Truck, Trailer and RV Rental**
 - **B-2: Truck Rental & Leasing not permitted to C**
 - **M-1: P* to C**
 - **M-2: P to not permitted**
 - **Decreased parking from 1:200 sq. ft. to 1:500 sq. ft. climate controlled area**

Industrial

- **Agriculture, Commercial Crops/ Commercial Livestock**
 - Defined parking
- **Alcohol Production, Micro with Food Sales**
 - **New use category; New standard requirements for all districts**
 - **Must have tasting room, restaurant, etc. – min. 15% of facility and be in same bldg.**
 - **B-2: not permitted to P/C (N) – C if over 15K sq. ft.**
 - **M-1: C to P/C (N) – C if over 15K sq. ft.**
 - **M-2: P to C (N)**
 - **Defined parking**

Industrial

- **Alcohol Production, Micro without Food Sales**
 - **M-1: C to P/C (N) – C if over 15K sq. ft.**
 - **M-2: P to C**
 - **Defined parking**
- **Commercial Extraction of Soil, Sand, etc.**
 - **Defined parking**
- **Document Shredding**
 - **New use category**
 - **M-1 and M-2: not permitted to P**

Industrial

- **Industrial Printing, Media Dev., Production & Dist.**
 - Not substantive changes to district permissions
 - Definition excludes some Commercial Printing, Blank Books & Loose-Leaf Binders, and Service Industries for Printing Trade
 - Now included under Print Shop, Local
 - Reason for changes in district permissions
- **Industrial/ Agricultural Machinery & Equipment Servicing & Repair Shop**
 - Changes in B-1 and B-2: result of conversion from SIC
 - Revised parking requirement

Industrial

- **Manufacturing, Bio-Tech & Hi-Tech**
 - **M-1 and M-2: Some old uses required C, now P**
- **Manufacturing, Chemical**
 - **M-1: C to not permitted**
- **Manufacturing, Food and Related Products**
 - **M-2: several uses (Dairy, Grain Mill, Sugar) P to C**
- **Manufacturing, Heavy**
 - **M-1: Several uses changed district permissions – all to be more restrictive/ not allowed**

Industrial

- **Manufacturing, Light**
 - **M-1: several uses changed permissions; many from C to P or not permitted to P**
 - **Based on staff evaluation of processes used**
 - **M-2: some uses from not permitted to P**
- **Pharmaceuticals Packing and/or Blending**
 - **New use category – better suits today's needs**
 - **M-2: C to P**
- **Railroad Freight Yard**
 - **M-1: not permitted to C**
 - **Defined parking**

Industrial

- **Telecommunications Towers**
 - **New stand alone use in table – clarifies permissible districts**
 - **Defined parking**
- **Utilities**
 - **B-O, B-1 & B-2: district permissions changed from C, A, P/C to not permitted**
 - **Office component now under Professional Office**
 - **Based on district descriptions – not appropriate**
 - **M-1 some uses from P/C to C – C was for towers**
 - **M-2: some uses from P/C to P – C was for towers**
 - **Defined parking**

Industrial

- **Warehouse & Distribution Facility**
 - **M-1: not permitted to P for Trucking Terminal Facilities – similar to other M-1 permitted uses**
 - **Changed parking from employees to space**
- **Wholesale, Ag. Products & Livestock**
 - **Changed parking from employees to space**
- **Wholesale, Durable & Nondurable Goods**
 - **M-1: several uses changed permissions; many from not permitted to P**
 - **Based on staff evaluation of materials**
 - **Eliminates outdoor tire storage**
 - **Rev. parking – park all warehouse & office separate**

Industrial

- **Wholesale, Automobile and Other**
 - **M-1: not permitted to C**
 - **Rev. parking – park all warehouse & office separate**
- **Wholesale, Bakery**
 - **M-1: C to P**
 - **Rev. parking – park all warehouse & office separate**
- **Wholesale, Beer, Wine & Distilled Beverages**
 - **Rev. parking – park all warehouse & office separate**
- **Wholesale, Heavy, Intensive, or Large-Scale Goods**
 - **M-1: P* to not permitted – uses in diff. category**
 - **M-2: Eliminated chemical & petroleum products**
 - **Rev. parking – park all warehouse & office separate**

Industrial

- **Wholesale, Nurseries & Gardens**
 - **Revised parking – park all sizes same and park indoor office + outdoor storage space**

Residential Districts Permitted Uses & Parking

CITY OF SUGAR *Texas* LAND

Residential

- **Child Care Home \geq 7 children**
 - New category
 - P to C in all districts
- **Clergy House, Monastery or Convent**
 - New category
 - C in all districts
 - Established parking requirement
- **Dwelling, Accessory**
 - New stand alone category
 - P (N) – regulations moved from Sec. 2-192 (6)

Residential

- **Dwelling, Multi-family, Single-Family Attached, Single-Family Detached and Two-Family**
 - **Regulations for Home Occupations moved to Notes from Sec. 2-194**
 - **Clarify these apply to all dwelling unit types**
- **HUD-Code Manufactured Home**
 - **New stand alone category in permitted uses table**
 - **State law requires they be permitted in a district**
 - **From not permitted to C (N) in R-2**

Residential

- **Residential Sales Offices (Temporary)**
 - **New stand alone category**
 - **Regulations moved from 2-55**

Institutional/ Services

- **Parks and Recreational Facilities**
 - Establish parking requirement
 - P to P (N) in all districts – allows flexibility with parking requirement
- **School, Public (Elementary, Middle or High)**
 - C to P in all districts
 - Public schools are exempt from zoning
 - Provides parking ratio if willing to comply
- **Child Care Facility, Daycare**
 - Revised parking for facilities vs. employees & students

Services

- **Golf Course or Country Club**
 - Not permitted to C in HR-1
 - Revised parking for facilities vs. employees
- **HOA Clubhouse/ Meeting Facility/ Pool**
 - New stand alone use – distinguished from other park facilities
 - Established parking requirement
- **Independent Senior Living**
 - C (N) – new standard requirements – same as in nonresidential districts
 - Revised parking to better reflect need

Institutional

- **Short Term Rentals**
 - New stand alone use category
 - Established parking ratio
- **Utilities**
 - Established parking ratio

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 27 (MUC Uses, Airport Zoning Uses)**
- **P&Z Public Hearing – tentative October 9 or October 25**