

## **Summary of Additional Development Code Changes**

The changes being made to the Development Code Permitted Uses and Parking Schedule tables (Sec. 2-71 and Sec. 2-91) necessitate changes to other sections of the Development Code. Below is a summary of changes to these additional sections. Only modified sections are included; those with no changes are not shown below. A copy of the Code changes (redlined version) is also available.

### **1) Chapter 1 – GENERAL PROVISIONS**

- a) Article I. – General Provisions
  - i) Sec. 1-6. - Technical Studies.
    - (1) Added new language clarifying that the City may require a queuing study to ensure on-site queuing does not negatively impact public streets.
- b) Article II. – Street System Improvements
  - i) Sec. 1-23. - Traffic Studies.
    - (1) Added new language requiring a queuing study to ensure on-site queuing does not negatively impact public streets.

### **2) Chapter 2 – ZONING REGULATIONS**

- a) Article II. – Zoning Districts and Land Uses; Part 1 – In General
  - i) Sec. 2-54 – 2-58: Revised order of content of Sec. 2-54 through 2-56 and added new Sec. 2-57 & 2-58 for clearer application and understanding.
  - ii) Sec. 2-54 New and Unlisted Uses: Moved to new Sec. 2-57
  - iii) Sec. 2-55 Accessory and Temporary Uses
    - (1) A. Accessory Uses: Moved to new Sec. 2-54.
    - (2) B. Temporary Construction Offices: Revised and moved to Note 3 of Sec. 2-71 Residential Districts Permitted Uses and Parking Schedule
  - iv) Sec. 2-56 Land Use Matrix
    - (1) A. Deleted description of how to use SIC, since SIC is no longer used.
    - (2) B. Revised and moved to new Sec. 2-54A, 2-55, and 2-58
    - (3) Sec. 2-56 B. 1. D. (residential proximity CUP requirement) Revised to simplify wording; moved to new Sec. 2-55
  - v) Other changes in new sections 2-55 through 2-58:
    - (1) Created new designation/ description for P(N) and C(N) in Permitted Uses tables (new Sec. 2-55)
    - (2) Provided list of use categories utilized in Permitted Uses tables – provides clarity and simplifies application of the Code (new Sec. 2-56)
    - (3) Established use of new land use categories for new PD districts; legacy use of SIC for existing PDs to provide clarity in application of the new land use classifications in relation to PD districts (new Sec. 2-58)

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- b) Article II. – Zoning Districts and Land Uses; Part 4. – Mixed Use Conservation District
  - i) Sec. 2-112
    - (1) Revised to remove references to SIC classification and utilize new land use categories
    - (2) A. 1. Antique and Book Stores: Clarification of definition and parking for this use, which is specific to the MUC district
    - (3) B. Supplemental Regulations: New supplemental regulations to protect the MUC from inappropriate and incompatible use of land.
    - (4) C. Accessory Dwelling: Moved from Sec. 2-192 F. 6.
    - (5) D. Home Occupations: Moved from Sec. 2-194 A.
- c) Article IV. Supplemental Regulations: Satellite Dish Antennas, Fences, Accessory Buildings, Dwelling Units, and Home Occupations
  - i) Rename Article to remove “Home Occupations”
  - ii) Sec. 2-192 Accessory Structures
    - (1) F. 6. Special Provisions for Accessory Dwelling Units: Moved unchanged to Note 1 of Sec. 2-71 Residential Districts Permitted Uses and Parking Schedule and Sec. 2-112 MUC Permitted Uses
  - iii) Sec. 2-194 Home Occupations: Moved unchanged to Note 2 of Sec. 2-71 Residential Districts Permitted Uses and Parking Schedule and Sec. 2-112 MUC Permitted Uses
- d) Article IIV. – Hotels
  - i) Renamed article “Reserved”
  - ii) Sec. 370-379: Moved unchanged all content to Note 16 of Sec. 2-91 Nonresidential Districts Permitted Uses and Parking Schedule
- e) Article V. Off-Street Vehicle and Bicycle Parking and Loading Regulations
  - i) Sec. 2-213. Rules for Computing Number of Parking Spaces.
    - (1) F. Shopping Centers with Eating & Drinking Places: Moved unchanged to Note 9 of Sec. 2-91 Nonresidential Districts Permitted Uses and Parking Schedule
    - (2) G. Renumbered to F.
  - ii) Sec. 2-220. – Off-street Parking Schedule.
    - (1) Table 2-220.1: Off-Street Parking Schedule: Removed table and moved parking regulations to Sec. 2-71 Residential Districts Permitted Uses and Parking Schedule and Sec. 2-91 Nonresidential Districts Permitted Uses and Parking Schedule (parking requirements modified as described in Comparison Table)
    - (2) Add reference to Sec. 2-71 and Sec. 2-91
  - iii) Sec. 2-222. - Bicycle Parking Requirements: Revised to remove references to SIC and include new land use categories that are exempt from bicycle parking requirements

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- iv) Sec. 2-210 General Requirements: Added provisions to ensure parking spaces are utilized for vehicular parking and no other activities

### **3) Chapter 9 – SUGAR LAND REGIONAL AIRPORT ZONING REGULATIONS**

- a) Article III. Compatible Land Use Zoning Regulations
  - i) Sec. 9-17 Land Use Matrix: Revised Table 9-17.1: Permitted and Conditional Uses by Zoning District – replaced all SIC categories with new land use categories.

### **4) Chapter 10 – Definitions**

- a) Sec. 10-3. – Definitions
  - i) Adult Day Care: Revised and moved to Sec. 2-91 Nonresidential Districts Permitted Uses and Parking Table
  - ii) Child Care Home: Revised and moved to Sec. 2-71 Residential Districts Permitted Uses and Parking Table
  - iii) Child Care Center: Revised and moved to Sec. 2-91 Nonresidential Districts Permitted Uses and Parking Table
  - iv) Hotel, Full Service: Moved unchanged to Sec. 2-91 Nonresidential Districts Permitted Uses and Parking Table
  - v) Hotel, Limited Service: Moved unchanged to Sec. 2-91 Nonresidential Districts Permitted Uses and Parking Table
  - vi) Hotel, Select Service: Moved unchanged to Sec. 2-91 Nonresidential Districts Permitted Uses and Parking Table
  - vii) Park: Revised for consistency with definition in Sec. 2-71 Residential Districts Permitted Uses and Parking Table and Sec. 2-91 Nonresidential Districts Permitted Uses and Parking Table
  - viii) Recreational Vehicle Park: Revised and moved to definition for use category: Campground and RV Park in Sec. 2-91 Nonresidential Districts Permitted Uses and Parking Schedule
  - ix) Recreational Vehicle Storage: Revised/ combined and moved to definition for use category: Mini-Warehouse and Self-Storage Sec. 2-91 Nonresidential Districts Permitted Uses and Parking Schedule

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