

FACT, FINDINGS AND RECOMMENDATION

CONSIDERATION AND ACTION

**Proposed Amendments to Chapter 2, Zoning Regulations, of the
Development Code**

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Overview

- **Relationship of Development Code and HR-1 Zoning District**
 - **Overview of Background and Process**
 - **Summary of Proposed Development Code Changes**
 - Front Yard Setbacks, Garages, Other applicable changes
 - **Additional Changes – Commission Feedback**
 - **Recommendation and Next Steps**
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Relationship between Development Code and HR-1 Zoning district

- **Development Code – collection of City ordinances that address all aspects of land development such as:**
 - Zoning
 - Subdivision Platting
 - Site Plan Review
 - **Ensures safe, orderly, and efficient development**
 - **Zoning – tool to regulate land uses and physical development of land such as:**
 - Size of buildings and relationship to surroundings
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Recommendations for Phase II

- **Front Yard Setbacks**
 - **Explore front yard setbacks to allow original homes to add or extend porches**



Recommendations for Phase II

- **Garages - Explore current garage regulations to address setbacks and height.**
 - Detached one-story garages can continue to be 1.5 feet from property line.
 - Detached two-story garages should be further than 1.5 feet from the property line.
 - Attached garages (part of the home) should be further than 1.5 feet from the property line.
 - Garages should not exceed the height of the home.
 - Garages should be setback behind the front façade of the home.
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Recommendations for Phase II

- **Heard clear direction on these items during Phase I**
 - **Already regulate these items in the Development Code**
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Drafting Process

- **Lot analysis and peer city research to begin drafting regulations – Lot size, width and depth**
 - **Consulted with City staff development planners**
 - **Reviewed by City's legal department**
 - **Reviewed by Hill Steering Committee – positive feedback**
 - Agreed changes met intent of Ph. I recommendations and public input
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Commission Public Hearing May 28th, 2020

- **Public Hearing**
 - 2 Hill property owners provided comments to City Secretary's Office in support of the Development Code changes
 - **Commission asked several clarifying questions that staff addressed during the meeting**
 - **Commission provided feedback to make additional changes to draft text**
 - Revised document with incorporated feedback is provided in packet
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Summary of Proposed Changes

- **Front Yard Setback for Porches**

- Create front yard setback for unenclosed porches, allowing them to be closer to the front property line

- **Garage Regulations for Type of Garage**

- Distinguish garage regulations depending on the height and type of garage (attached or detached)

- **Accessory Structures**

- Amend regulations for Accessory Structures, other than garages, to be consistent with proposed 1-story Detached Garage regs
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Summary of Proposed Changes

- **Development Code Structure**
 - Relocate HR-1 existing and proposed regulations to new Part 7 within Ch. 2, Article II of Development Code
 - **Amend Other Applicable Code Sections**
 - Amend other sections to reflect the new location of HR-1 regulations in Part 7
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P&Z Review

- **Provide input on clarity of proposed regulations and changes**
 - **Consider public input, including The Hill Steering Committee recommendation**
 - **Provide recommendation to City Council on proposed regulations consistent with feedback from Phase I and public input**
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Review of Draft Dev. Code Changes

- **Walk through each new or modified regulation based on new location in Dev. Code**
 - **“Draft Part 7. The Hill Area Residential District” hand out provided in packet provides draft text as it would appear in Dev. Code**
 - **Will cover additional changes as a result of Commission feedback later in the presentation**
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Development Code Structure

- **Proposing HR-1 Regulations have its own section – added “Part 7”**
 - Similar to Part 4 Mixed Use Conservation District (MUC)
 - All HR-1 regulations located in this section – beneficial for Staff and Public
 - **Amending other sections of the Dev Code as applicable to reflect code references to new section**
 - Sec. 2-72 Residential District Regulations
 - Sec. 2-176 Allowed Yard Obstructions
 - Sec. 2-192 Accessory Structures
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Part 7 The Hill Area Residential District (HR-1)

- **Sec. 2-154 – Purpose and Intent**
 - **Sec. 2-155 – Definitions**
 - **Sec. 2-156 – Reserved**
 - **Sec. 2-157 – Permitted Uses and Parking Schedule**
 - **Sec. 2-158 – District Regulations**
 - **Sec. 2-159 – Supplemental Regulations for Accessory Structures**
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Sec. 2-154, 2-155, 2-157

- **Sec. 2-154 – Purpose and Intent**
 - Expanded intent statement
 - **Sec. 2-155 - Definitions**
 - Added definitions for attached and detached garages
 - Defined porch
 - **Sec. 2-157 – Permitted Uses and Parking Schedule**
 - Removed uses that were previously allowed but are not applicable in The Hill
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Sec. 2-158 – District Regulations

- Lot Standards – No change
- Front Yard Setbacks
- Side Yard Setbacks – No change
- Rear Yard Setbacks – No change
- Building Restrictions – No change
- Private Garage Restrictions



Modified



New/
Modified

Sec. 2-158 – District Regulations **Front Yard Setbacks**

- **Min. Porch Front Yard Setback: 15 ft.**
 - Only applies to unenclosed porches up to 16 ft. in height
 - Glass enclosed, screened porches, or porches greater than 16 ft. in height must meet Principal Structure front yard setbacks
 - If widening porch, then it must meet home rear and side yard setbacks
 - **Added diagrams to illustrate regulation**
 - **Depending on how close an existing home is to the front lot line, a homeowner may or may not be able to add a porch.**
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Sec. 2-158 – District Regulations

Private Garage Restrictions

- *NEW** ■ **Min. Garage Setback from front façade of Principal Building, not including porch: 15 ft.**
 - Applies to Attached and Detached Garages
 - **Added diagrams to illustrate Garage Setback from front façade of Principal Building**
 - **Clarified one Private Garage permitted per lot**
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Sec. 2-158 – District Regulations

Private Garage Restrictions - Attached

- **Attached Garages will follow Principal Building (home) regulations**
 - Front Yard Setback – 25 ft. plus 15 ft. façade setback
 - Side Yard Setback (res use) – 10 ft.
 - Rear Yard Setback – 15 ft.
 - **Currently, attached garages follow 1.5 ft. side and rear setbacks**
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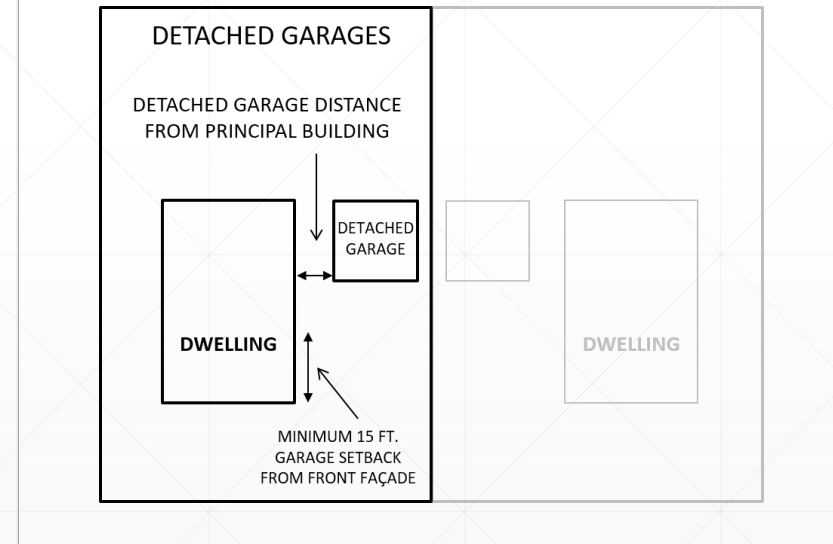
Sec. 2-158 – District Regulations

Private Garage Restrictions - Detached

- Apply to both 1-story and 2-story Detached Garages
- Min Distance from Principal Building – 5 ft.
- Breezeway is allowed and will not be considered attached provided garage meets 5 ft. distance requirement.

*NEW

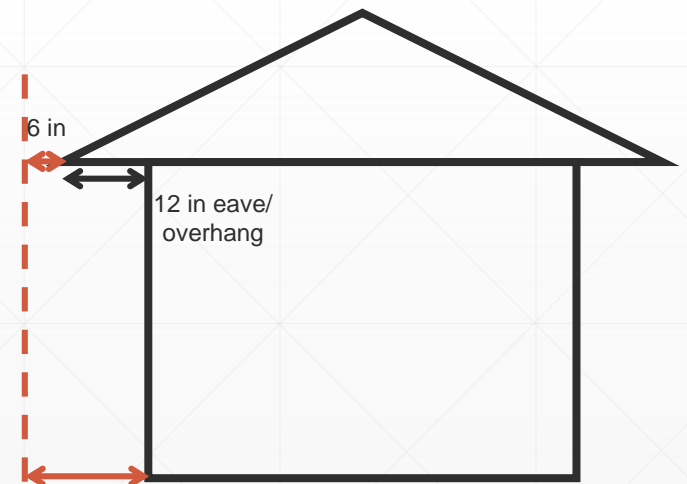
Figure 2-158.D: Detached Garage Setback from front façade of Principal Building



Sec. 2-158 – District Regulations

Private Garage Restrictions – Detached 1-Story

- Differentiate between 1 and 2 story garages
- Detached 1-Story Garage
 - Side and Rear Setback – no change (1.5 ft.)
 - *NEW ▪ Max Height – 16 ft.
 - *NEW ▪ Eaves must be 6 in from side or rear lot line – intended to help address rainfall spilling onto neighboring property



Sec. 2-158 – District Regulations

Private Garage Restrictions – Detached 2- Story

- **Detached 2-Story Garage**
 - Max. Height – no change (27 ft.)
 - Side Yard Setback – 10 ft. (same as home) *NEW
 - Rear Yard Setback – 15 ft. (same as home) *NEW
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Bulk Regulations Comparison		HR-1 (current)	HR-1 (proposed)
Minimum Lot Area		6,600 sq. ft.	No change
Minimum Lot Width		60 ft.	No change
Minimum Lot Depth		110 ft.	No change
Minimum Front Yard (Setback)		25 ft.	No change (b)
Minimum Side Yard Setback	Residential Use	10 ft.	No change
	Nonresidential Use	25 ft. (a)	No change (a)(c)
Minimum Street Side Yard (Setback)		15 ft.	No change
Minimum Rear Yard (Setback)		15 ft. (a)	No change (a)(c)
Maximum Lot Coverage		40%	No change
Maximum Height of Principal Structures		27ft.	No change (c)
Maximum F.A.R.		0.71	No change
Maximum Lot Width		120 ft.	No change

a. Private garages in HR-1 may have max height of 27 ft.; must be located at least 1.5 ft. from any rear or side lot line

b. Proposed front yard setback for porches of 15 ft.

c. Except proposed regulations for garages.

Sec. 2-159 Supplemental Regulations for Accessory Structures

- **Accessory Structures, other than Private Detached Garages, will follow 1-story Detached Garage regulations**
 - Accessory Structures such as workshops, sheds, etc.
 - Max Height, Distance from Principal Building, Distance from Front Façade: same as 1-story garages
 - Side and Rear Setbacks – no change
- **B-E, G – No change**

*NEW

Additional Changes – Commission Feedback

1. Table 2-57.1 Permitted Uses and Parking Schedule

- Remove supplemental regulation #3 – not applicable in The Hill

2. Sec. 2-158 – District Regulations

- Added language to clarify that setbacks are subject to field verification of utility easements

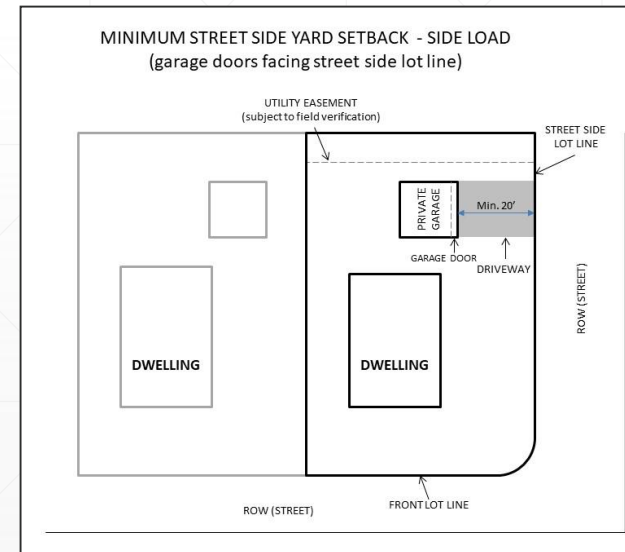
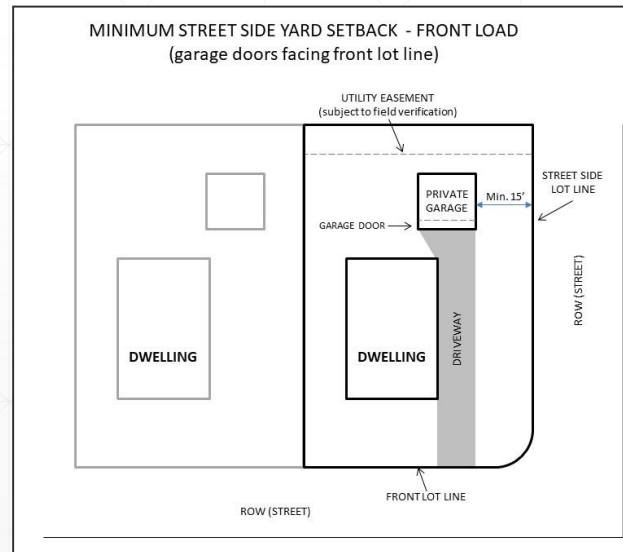
3. Figure 2-158.F: Detached Garage Setback From Front Façade

- Remove label for 5-foot min. distance requirement
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Additional Changes – Commission Feedback

4. Table. 2-158.1 – Private Garage Restrictions,

- Relocated Min. Street Side Yard Setback regs. under Private Garage Restrictions header in table to clarify setback applies to both attached and detached garages



Public Input – Online Town Hall

- **Gathered input via city's Online Town Hall platform**
 - 18 total responses over 9 weeks; shared results at public hearing
 - **Positive input (>70% agree) on majority of proposed regulations**
 - **Respondents who disagreed (<30% disagree) with attached and 2-story detached garage proposed setbacks**
 - Thought garages should be allowed closer to side and rear property lines
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Points for Consideration

- **Proposed Development Code changes are consistent with feedback received and recommendations of Phase I**
 - **The Hill Steering Committee reviewed and recommend the proposed changes**
 - **Amending other sections of the Development Code to reflect proposed new Part 7**
 - **Proposed Development Code changes to the HR-1 zoning district would apply to properties proposed to be rezoned into HR-1**
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Next Steps and Recommendation

- **Commission Consideration & Action**
 - **Staff Recommendation**
 - A recommendation of approval to the Mayor and City Council for the changes to The Hill Area Residential (HR-1) zoning district regulations found in Chapter 2 of the Development Code of the City of Sugar Land.
 - **City Council Public Hearing anticipated for July 2020**
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