

P&Z Commission Training Series

Topic 2: Zoning Ordinance Basics

April 12, 2016



- MONEY MAGAZINE 2014 -

Commission Training Series

Topics and Progress

- Comprehensive Planning and Its Influence on Development
- The McKinney Zoning Ordinance Part 1 (The Basics)**
- The McKinney Zoning Ordinance Part 2 (Special Districts)
- The McKinney Subdivision Ordinance and Platting Process
- Site Planning and Architectural Standards in McKinney
- The McKinney Development Process from A to Z

The McKinney Zoning Ordinance

Governing Legislation

Governed by and applied through Chapter 211 of the Texas Local Government Code.

Chapter 211 of the Texas Local Government Code states:

“The powers granted under this subchapter are for the purpose of promoting the public health, safety, morals, or general welfare...”

Chapter 146 of the McKinney Code of Ordinances (Zoning Ordinance) states:

“It is the purpose of this chapter [to act] ... in accordance with the comprehensive urban plan for the city.”

The McKinney Zoning Ordinance (con't.)

What?

- A set of regulations that sets allowable land uses, desirable building standards and other requirements for different areas of the City.

Why?

- Lessen congestion in the streets
- Secure safety from fire, panic, and other dangers
- Promote health and the general welfare
- Provide adequate light and air
- Prevent overcrowding of land
- Avoid undue concentration of population
- Facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements

Allows the City to promote orderly growth and development so that quality of life can be maintained as the City grows.

The McKinney Zoning Ordinance (con't.)

Who?

- Applies to all properties within McKinney City Limits
- Administered by Development Services Division of the City (Planning Department)
- Enforced by City Council with recommendations from Planning & Zoning Commission
- Generally, Planning & Zoning Commission has approval authority for site plans

The McKinney Zoning Ordinance: Structure

- Article I: In General
 - Purpose, Authority, Jurisdiction
 - Zoning Districts established
 - Zoning District Map
 - Schedules, Illustrations, etc.
- Article II: Special Provisions
 - Zoning newly annexed properties
 - Zoning required before approving plats
 - Building sites
 - Nonconforming uses and structures
 - Specific Use Permits, Temporary Uses, New and Unlisted Uses
 - Site Plans
 - Special Districts (MUDs, water districts, etc.)

The McKinney Zoning Ordinance: Structure

- **Article III: District Regulations**
 - Regulations for each zoning district
- **Article IV: Special Regulations**
 - Exceptions
 - Parking
 - Loading zones
 - Accessory buildings and uses
 - Performance standards
 - Landscaping and tree preservation
 - Communications antennas
 - Open storage and display
 - Architectural and site standards

The McKinney Zoning Ordinance: Structure

- Article V: Administration
 - Administrative Official (Chief Building Official)
 - Planning & Zoning Commission
 - Changes to Zoning Ordinance
 - Board of Adjustment
 - Historic Preservation Advisory Board and Officer
 - Historic landmarks and districts
- Article VI: Enforcement
 - Building permits
 - Certificates of Occupancy
 - Filing fees, charges and penalties
- Appendices
 - Appropriate Landscaping
 - REC standards
 - Special district maps
 - Illustrations
 - Schedules (Schedule of Uses, Space Limits, etc.)

The McKinney Zoning Ordinance: Zoning Districts

○ 41 Base Zoning Districts

- Residential (eg. SF5, TH, MF-1, etc.)
- Commercial (eg. C1, RO, BN, etc.)
- Industrial (eg. HI, ML, etc.)

○ 2 Special Districts

- Planned Development District (PD)
- McKinney Town Center District (Form-Based Code District - MTC)

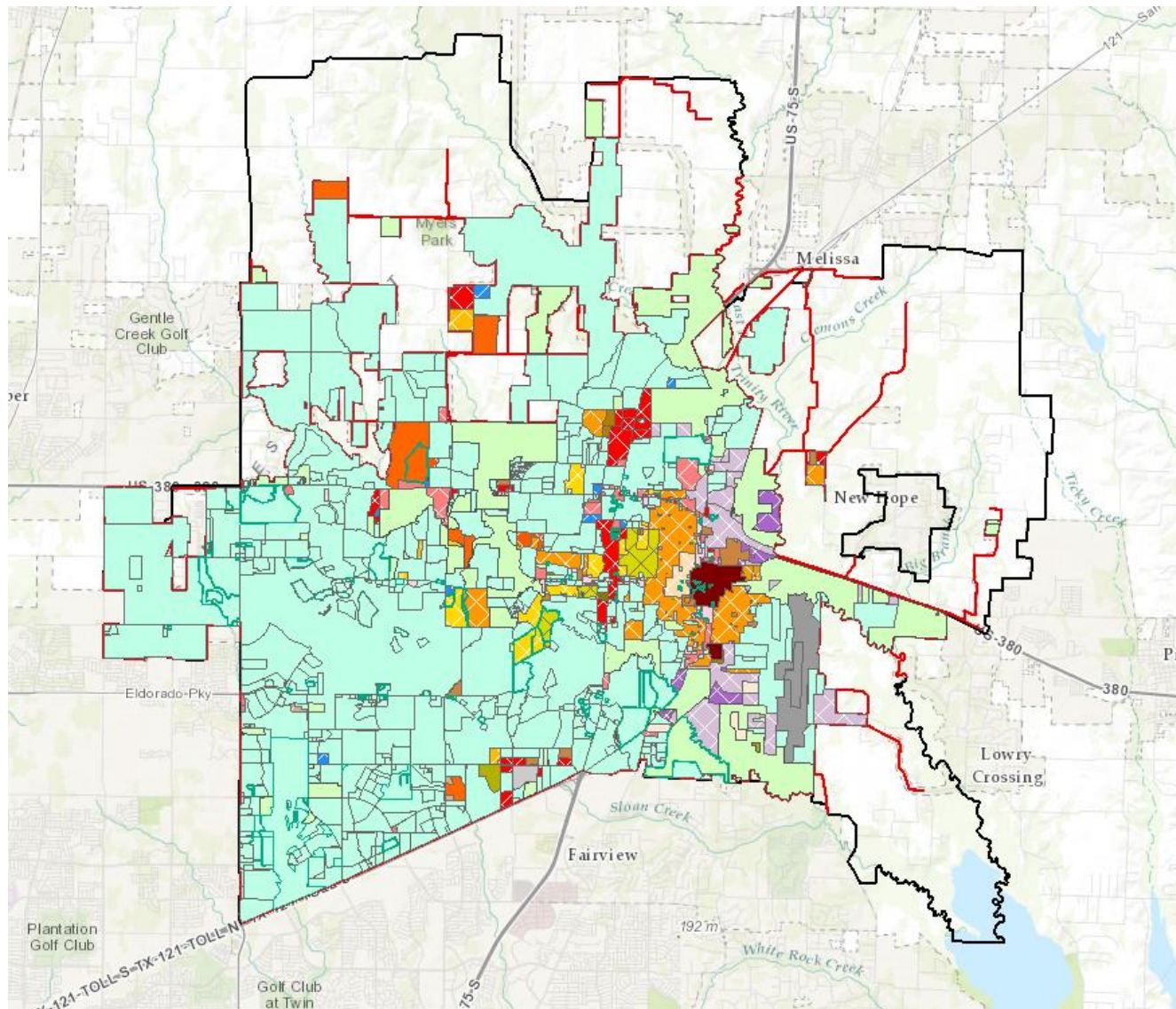
○ 9 Overlay Districts

- Regional Employment Center Overlay Districts
- Historic Preservation Overlay Districts
- Commercial Corridor Overlay Districts

○ 2014 District Changes

- In 2014, 14 new zoning districts were created to replace 18 older districts. While some properties in the city are still governed by these older districts, no property can be zoned to them.

The McKinney Zoning Ordinance: Zoning Map



The McKinney Zoning Ordinance and Comprehensive Plan

How is the Comprehensive Plan Used?

- Used to coordinate and guide the establishment of development regulations.
- Used to provide a basis for future zoning decisions.
- Guides public investments in transportation and other infrastructure improvements.



Questions?



- MONEY MAGAZINE 2014 -