

# UDC Amendments

25-0001M

# Overview

- City Council Work Sessions in January and March
- Introduce distance requirements for drive-through restaurants
- Expand scope of Design Exceptions for parking areas

# Use-Specific Standards

## Restaurant, Drive-In or Drive-Through

### Existing

- Speaker box over 20 ft from Residential use or zone

### Proposed

- Building & speaker box over 200 ft from SF residential use or zone
- May be reduced to 150 ft across a street
- Reduced by SUP

# Permitted Zoning Districts

Zone	C1	C2	C3	I1	I2
Restaurant, drive-in or drive- through	S	C	C	C	C

P – By Right   C – By right, subject to criteria   S – Specific Use Permit   X – Not permitted




C – Impacted by proposed amendment

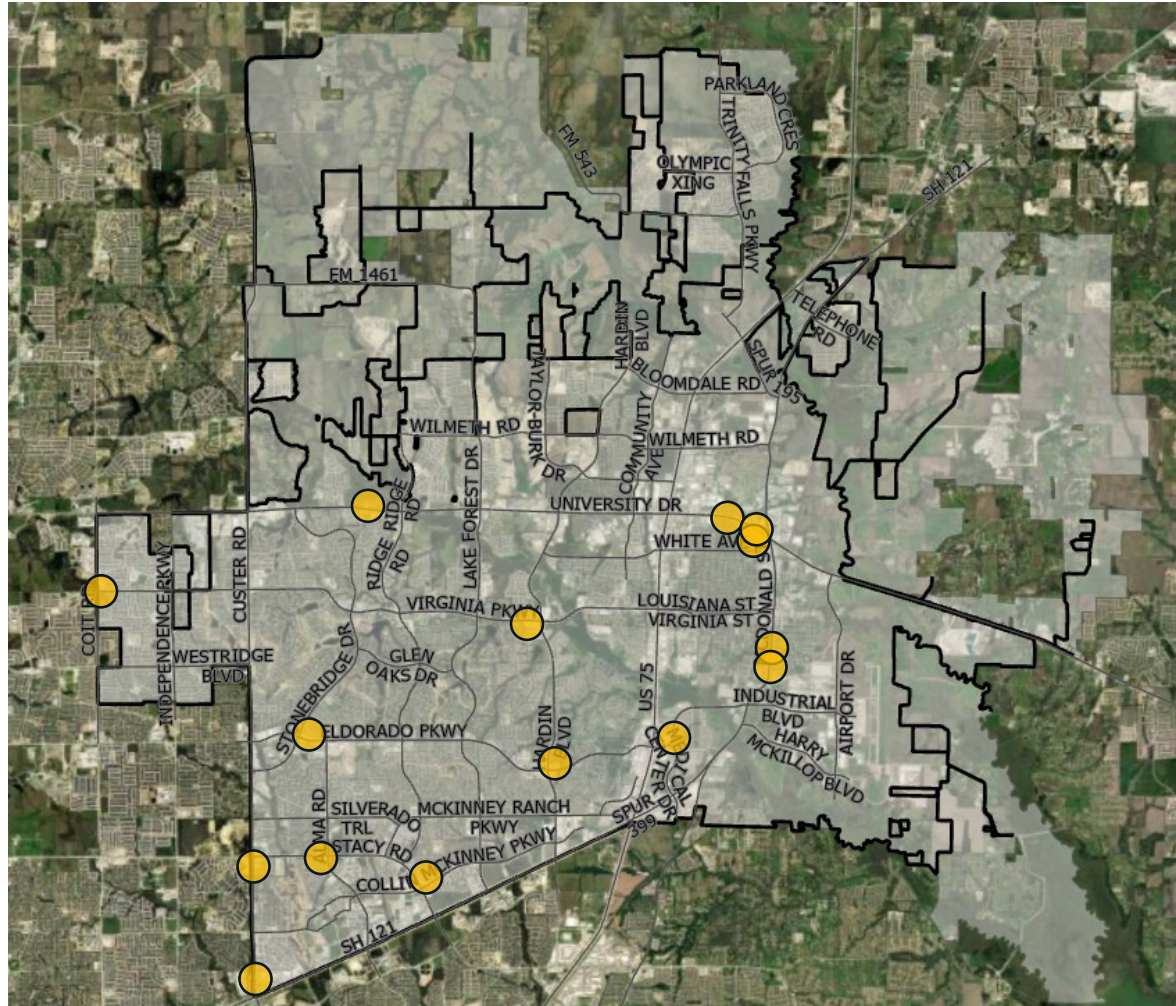
# Legal Nonconforming Uses

- Allowed to continue use
- Entitlement “runs with the land”
- Only expires upon cessation of use for over 12 months
- Cannot expand use without SUP

# Impacted Locations

- Impacts 15 existing restaurants
- Sent mailed notice

City Limits	
ETJ	
Impacted Restaurant	



# Parking Adjacency Buffer

- Parking areas for non-residential uses shall be a minimum of 20 feet from an adjacent single family residential use or zone.



# Proposed Amendment

- A Design Exception may be requested to reduce the distance requirement to a minimum of 10 feet
  - Shall be consistent with adjacent developed properties
  - Creates a unified landscaping design



Questions?