

# UDC Amendments

24-0004M

## Background

- New Code McKinney Initiative
  - November 15, 2022 – Unified Development Code adoption
- Amendments to date
  - September 19, 2023 – Yearly amendments
  - October 17, 2023 – Amendments related to the 88<sup>th</sup> Legislative Session
  - April 16, 2024 – Sign Regulation amendments
  - June 4, 2024 – Board of Adjustment amendments
- Continued Monitoring

## Amendment Types

### Fine Tuning:

- Fix typos and References
- Provide Clarity
- Improve Usability
- Organization Improvements

### Modifications & Improvements:

- Procedural improvements
- Modified Use Regulation
- Development Standard adjustments

## Fine Tuning Amendments

- 108B – Maintenance
- 203A – Standard Procedures
- 203E – Plan and Permit Procedures
- 204 – Zoning Districts
- 205 – Use Regulations
- Appendix 2A – Approved Plant List
- 902 – Definitions

*Typical changes include typos, reference updates, and editorial clarifications.*

## Procedural Amendments

- Changes include:
  - Added a site plan number requirement for the site plan
  - Clarified that façade plans are not required for single-family, duplex, triplex, and quadplex residential construction.

## Use Regulation Amendments

- Changes include:
  - Accessory Structure
    - Added as a permitted accessory use in AG – Agriculture district
  - Drone Delivery
    - Introduced Drone Delivery as an accessory use in C1 – Neighborhood Commercial, C2- Local Commercial, C3 – Regional Commercial, I1 – Light Industrial, and I2 – Heavy Industrial

## Use Definitions and Use-Specific Standards Amendments

- Changes include:
  - Commercial Entertainment, Indoor
    - Added example of sports courts as a permitted use
  - Commercial Entertainment, Outdoor
    - Added example of stadiums and sports courts as permitted uses
  - Hotel or Motel
    - Added indoor and outdoor pools as permitted accessory use
  - Parking Garage or Lot, Paid or Private
    - Removed the requirement to pay to park
  - Accessory Buildings
    - Clarified that all accessory buildings shall be located behind the front face of the primary building
  - Seasonal Sales
    - Corrected that there is a possibility of three extensions, of up to 30 days each, not to exceed 120 days

## Regulation/Standard Amendments

- Changes include:
  - Landscaping
    - Added clarifying language that parking area landscape requirements are based on surface parking spaces
    - Introduced the ability to request a design exception for a modified percentage of non-living materials in a landscape area at the end of a parking row
  - Screening requirements
    - Clarified that exceptions for where screening devices are required is for screening of uses
    - Corrected the section reference number for definition of a floodplain
    - Introduced drone delivery storage screening requirements
    - Clarified screening requirements for bays for auto or equipment servicing adjacent to residential uses or zones
    - Removed conflicting language between living screening when there is an existing screening device



## Regulation/Standard Amendments (cont.)

- Changes include:
  - Commercial Garbage/Recycling Containers and Enclosures
    - Clarified language for enclosure requirements
  - Parking
    - Clarified that parking is calculated including any proposed patio space
    - Revised parking requirement for traditional and cottage multi-family
    - Clarified that no parking shall be allowed on unpaved surface
  - Approved Plant List
    - Labeled which evergreen shrubs are low and tall shrubs

## Next Steps

- ✓ 10/8 – Planning and Zoning Commission Work Session
- ✓ 10/15 – City Council Work Session
- ❑ 11/12 – Planning and Zoning Commission Meeting
- ❑ 11/19 – City Council Meeting

Questions?

