

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 88th 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?

