

Ordinance amending the Unified Development Code to provide for a new “RS-22” Single-Family 22 District by revising table 1.11.2 – abbreviations, table 4.1.1 – zoning districts, table 4.3.2 – permitted uses (single-family districts), table 4.3.3 – residential development (single-family districts), subsections 5.6.4.A.2.a and 5.6.4.B.3.a – both entitled single-family, two-family, and townhouse residential use districts, and subsection 7.5.13 – signs allowed in the FR, RE, RS-15, RS-10, RS-6, RS-4.5, RS-TH, RS-TF, and RMH districts; and providing for severance, penalties, and publication.

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding this amendment of the City’s Unified Development Code (“UDC”);

WHEREAS, with proper notice to the public, public hearings were held on Wednesday, July 17, 2013, during a meeting of the Planning Commission, and on Tuesday, August 20, 2013, during a meeting of the City Council, during which all interested persons were allowed to appear and be heard; and

WHEREAS, the City Council has determined that this amendment to the UDC would best serve the public’s health, necessity, and convenience and the general welfare of the City and its citizens.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:

SECTION 1. Article 1, Section 1.11, subsection 1.11.2 of the UDC, entitled “Abbreviations,” is amended by revising the subsection to include the terms for the Single-Family 22 District, denoted as “RS-22,” to read as follows:

“Article 1. General Provisions

“1.11 Definitions

“1.11.1 * * *

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“1.11.2 Abbreviations

Abbreviation	Term
R-MH	Manufactured Home District
<u>RS-22</u>	<u>Single-Family 22 District</u>
RS-15	Single-Family 15 District
RS-10	Single-Family 10 District
RS-6	Single-Family 6 District
RS-4.5	Single-Family 4.5 District

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SECTION 2. Article 4, Section 4.1, subsection 4.1.1 entitled “Establishment of Zoning Districts,” Table 4.1.1, entitled “Zoning Districts,” Section 4.3, subsection 4.3.2 entitled “Permitted Uses,” Table 4.3.2, entitled “Permitted Uses (Single-family districts),” and subsection 4.3.3 entitled “Residential Development Standards,” Table 4.3.3 entitled “Residential Development (single-family districts)” of the UDC are amended by revising the text of the tables to read as follows:

“Article 4. Base Zoning Districts”

“4.1 General”

“4.1 Establishment of Zoning Districts”

* * * * *

“Table 4.1.1 Zoning Districts”

Base Zoning Districts		
Residential Districts		<i>Existing Designation</i>
FR	Farm-Rural	<i>FR</i>
RE	Residential Estate	<i>RE</i>
<u>RS-22</u>	<u>Single-Family 22</u>	
RS-15	Single-Family 15	<i>RA</i>
RS-10	Single-Family 10	<i>R-1A</i>
RS-6	Single-Family 6	<i>R-1B</i>
RS-4.5	Single-Family 4.5	<i>R-1C</i>
RS-TH	Townhouse	<i>R-TH</i>
RS-TF	Two-Family	<i>R-2</i>
RM-1	Multifamily 1	<i>A-1</i>
RM-2	Multifamily 2	<i>A-1A</i>
RM-3	Multifamily 3	<i>A-2</i>
RM-AT	Multifamily AT	<i>AT</i>
R-M-H	Manufactured Home	<i>T1-B and T1-C</i>
Nonresidential Districts		
CN-1	Neighborhood Commercial	<i>B-1</i>
CN-2	Neighborhood Commercial (Limited)	<i>B-1A</i>
ON	Office	<i>AB</i>
CR-1	Resort Commercial (Bayfront)	<i>B-2</i>
CR-2	Resort Commercial (Barrier Island)	<i>B-2A</i>
CR-3	Resort Commercial (Corpus)	<i>BD</i>

	ChristiNorth Beach)	
CG-1	General Commercial (Limited)	B-3
CG-2	General Commercial	B-4
CI	Intensive Commercial	B-5
CBD	Downtown Commercial	B-6
BP	Business Park	I-1
<u>CC</u>	<u>Commercial Compatible</u>	
<u>IC</u>	<u>Industrial Compatible</u>	
IL	Light Industrial	I-2
IH	Heavy Industrial	I-3
RV	Recreational Vehicle Park	T-1A
Special Districts		
-PUD	Planned Unit Dev. Overlay	PUD-1 and PUD-2
-H	Historic Overlay	HC, HC-I, HC-II, HC-III, HC-IV, HC-F, and HC-A
-SP	Special Permit	-SP
-IO	Island Overlay	-IO
-CH	Cottage Housing	-CH

“4.1.6 * * *

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“4.2 * * *

“4.3 **Single-Family Residential Districts**

“4.3.1 * * *

“4.3.2 **Permitted Uses**

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(TABLE INSERTED ON NEXT PAGE)

“Table 4.3.2 Permitted Uses (Single-family districts)

SINGLE-FAMILY DISTRICTS								
P = Permitted Use L = Subject to Limitations SUE = Special Use Exception SP = Special Permit [blank cell] = Not Permitted								
	FR	RE	<u>RS-22</u>	RS-15	RS-10	RS-6	RS-4.5	Standards
Residential Uses								
Single-family detached house	P	P	<u>P</u>	P	P	P	P	
Zero lot line house [RE provides for 1 acre lots whereby zero lot line configurations are not necessary.]		L	<u>L</u>	L	L	L	L	4.3.5
Traditional house			<u>L</u>	L	L	L	L	4.3.5
Semi-attached house					L	L		4.3.5
Group home [6 or fewer residences]	P	P	<u>P</u>	P	P	P	P	
Public and Civic Uses								
Community Service Uses [5.1.3.A]	L	L	<u>L</u>	L	L	L	L	5.2.3
Day care center	L							5.2.4.B
Day care home [6 or fewer children]	L	L	<u>L</u>	L	L	L	L	5.2.4.C
Educational Facility Uses [5.1.3.C]	P	P	<u>P</u>	P	P	P	P	
Parks and Open Area Uses [5.1.3.F] except for:	P	P	<u>P</u>	P	P	P	P	
Cemetery, crematorium (human), columbaria, mausoleum, memorial park		SP for existing facilities expanding on adjacent property only						
Golf course	P	P	<u>L</u>	L	L	L	L	5.2.5
Place of Worship Uses [5.1.3.H]	P	P	<u>P</u>	P	P	P	P	
Utilities, major [5.1.3.J] except for:	L	L	<u>L</u>	L	L	L	L	5.2.6
Wind energy units	L	L	<u>L</u>	L	L	L	L	5.6.4
Utilities, minor [5.1.3.J]	P	P	<u>P</u>	P	P	P	P	
Wireless telecommunication facility		See Section 5.5						
Commercial Uses								
Bed and breakfast home	SP	SP	<u>SP</u>	SP	SP	SP		5.2.8
Farmers market	L							5.2.9
Veterinarian or animal hospital with outdoor runs and kennels.	P							
Industrial Uses								
Storage of explosives or other hazardous materials.	SUE	SUE						
Above ground fuel tanks	SUE							
Other Uses								
Agriculture Uses [5.1.6.A] except for:	P							
Kennel or animal shelter, indoor and outdoor	L							5.2.18
Stable, public or private	L	L						5.2.19
Resource Extraction Uses [5.1.6.B]	P							

“4.3.3 Residential Development Standards

“Table 4.3.3 Residential Development (single-family districts)

SINGLE-FAMILY DISTRICTS	FR	RE	<u>RS-22</u>	RS-15	RS-10	RS-6	RS-4.5
Min Lot Area	5 ac.	1 ac.	<u>22,000</u>	15,000	10,000	6,000	4,500
Min. Lot Width (Ft.)	150	150	<u>100</u>	50	85	50	45
Min. Yards (ft.)							
Street	50	50	<u>25</u>	25	25	25	20
Street (corner)	25	25	See 4.2.10				
Side (single)	25	25	<u>10</u>	5	5	5	5
Rear	25	15	<u>10</u>	5	5	5	5
Min. Open Space			<u>30%</u>	30%	30%	30%	30%
Max. Height (ft.)	45	35	<u>35</u>	35	35	35	35

* * * * *

SECTION 3. Article 5, Section 5.6.4, subsections 5.6.4.A.2.a and 5.6.4.B.3.a of the UDC, both subsections being entitled “Single-Family, Two-Family, and Townhouse Residential Use Districts,” are amended by revising the text to read as follows:

“Article 5. Use Regulations

“5.1 * * *

* * * * *

“5.6 Wind Energy Conversion Units

“5.6.1 * * *

* * * * *

“5.6.4 Uses, Lot Size Allowances, Heights, Setbacks, and Required Permits

“5.6.4.A. Permitted Use/By Right

“1. * * *

“2. Wind energy units are allowed as an accessory use to a building or structure requiring energy and as a permitted-by-right use on platted lots as follows:

“a. **Single-Family, Two-Family, and Townhouse Residential Use Districts**

The following standards apply to the single-family, two-family, and townhouse residential uses in zoning districts RE, RS-22, RS-15, RS-10, RS-6, RS-4.5, RS-TH, RS-TF, RM-1, RM-2, RM-3, ON, CN-1, CN-2, CR-1, DCR-2, CR-3, or CG-2:

“b. * * *

* * * * *

“e. * * *

“5.6.4.B **Special Use Exception**

“1. * * *

* * * * *

“3. Wind energy units, which are in addition to any wind energy units allowed by right under 5.6.4.A., are allowed as an accessory use to a building requiring energy on platted lots under a Special Use Exception as follows:

“a. **Single-Family, Two-Family, and Townhouse Residential Use Districts**

One small free-standing unit is permitted on any lot platted as less than one acre (43,560 sq. ft.) in size, provided that the total unit height may not exceed 55 feet above the natural grade and the unit will fall within the property lines, in the following zoning districts RE, RS-22, RS-15, RS-10, RS-6, RS-4.5, RS-TH, RS-TF, RM-1, RM-2, RM-3, ON, CN-1, CN-2, CR-1, CR-2, CR-3, or CG-2 when the property is being used for single-family, two-family, or townhouse residential uses.

“b. * * * * *

SECTION 4. Article 7, Section 7.5 entitled “Signs,” subsection 7.5.13 of the UDC is amended by revising the title of the subsection to read as follows:

“Article 7. General Development Standards

“7.1 * * *
* * * * *

“7.5 Signs

“7.5.1 * * *
* * * * *

“7.5.13. Signs Allowed in the FR, RE, RS-22, RS-15, RS-10, RS-6, RS-4.5, RS-TH, RS-TF, and R-MH Districts

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SECTION 5. If, for any reason, any section, paragraph, subdivision, clause, phrase, word, or provision of this ordinance is held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it may not affect any other section, paragraph, subdivision, clause, phrase, word, or provision of this ordinance, for it is the definite intent of this City Council that every section, paragraph, subdivision, clause, phrase, word, or provision of this ordinance be given full force and effect for its purpose.

SECTION 6. A violation of this ordinance, or requirements implemented under this ordinance, constitutes an offense punishable as provided in Article 1, Section 1.10.1, and Article 10 of the UDC.

SECTION 7. Publication shall be made in the official publication of the City of Corpus Christi as required by the City Charter of the City of Corpus Christi.

The foregoing ordinance was read for the first time and passed to its second reading on this the _____ day of _____, 20____, by the following vote:

Nelda Martinez	_____	Chad Magill	_____
Kelley Allen	_____	Colleen McIntyre	_____
Rudy Garza	_____	Lillian Riojas	_____
Priscilla Leal	_____	Mark Scott	_____
David Loeb	_____		

The foregoing ordinance was read for the second time and passed finally on this the _____ day of _____, 20____, by the following vote:

Nelda Martinez	_____	Chad Magill	_____
Kelley Allen	_____	Colleen McIntyre	_____
Rudy Garza	_____	Lillian Riojas	_____
Priscilla Leal	_____	Mark Scott	_____
David Loeb	_____		

PASSED AND APPROVED this the _____ day of _____, 20____.

ATTEST:

Armando Chapa
City Secretary

Nelda Martinez
Mayor