



Corpus Christi

Unified Development Code Update

UDC Update Goals

Community Engagement

- **2021** Invitation to over 40 stakeholder groups to participate in interviews
- **2022** Meetings with Island and Downtown Management District stakeholders
- **Summer/Fall 2022** Development Services Technical Advisory Committee reviewed drafts over 7 meetings
- **December 13-14, 2022** 3 Open House Sessions, Coffee with the Consultants, Facebook/YouTube Live Streamed Broadcast at Planning Commission



UDC Update Goals

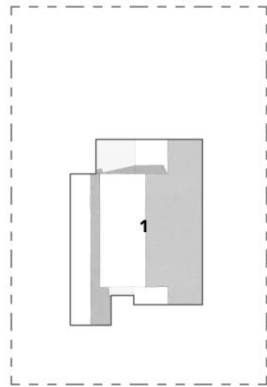
Why update the zoning standards?

- **Align with the goals of Corpus Christi**
 - ✓ **Plan CC, adopted plans and policies**
- **Modernize the zoning controls**
- **Address reoccurring issues with current zoning standards**
- **Increase user-friendliness**

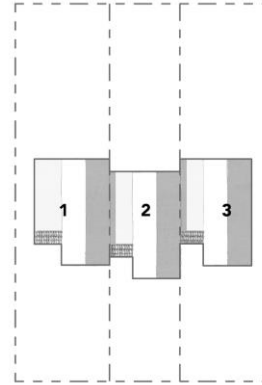
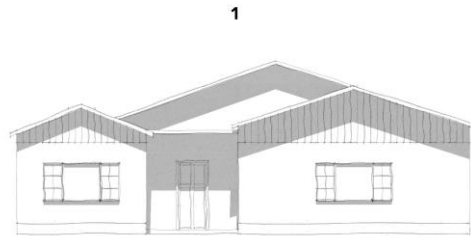


Districts Residential

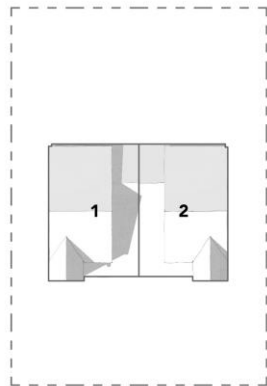
Simplify the residential dwelling types permitted



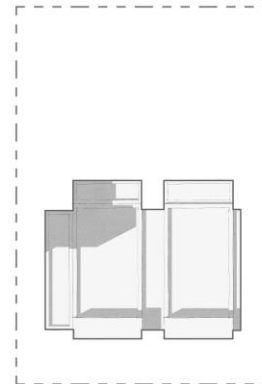
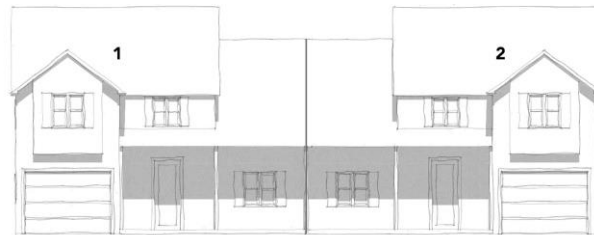
Dwelling, Single-Family Detached



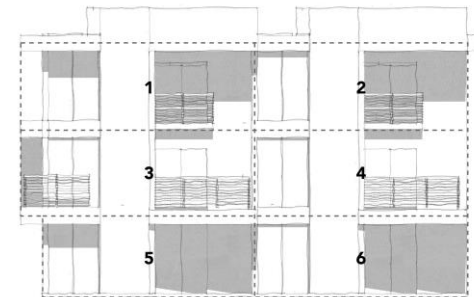
Dwelling, Townhouse



Dwelling, Two-Family



Dwelling, Multi-Family



Districts Residential

The residential district structure has been refined to better reflect the character of Corpus Christi

Proposed District	Purpose	Minimum Lot Area + Lot Width	Maximum Height
FR Farm Rural	Land that is relatively undeveloped and agricultural in nature; permit continued use of land for agricultural	5 acres 150'	45'
SF-E Single-Family Estate District	Single-family dwellings on large lots with more generous setbacks	22,000sf 75'	35'
SF-10 Single-Family District	Single-family dwellings on larger lots in a predominantly suburban development pattern	10,000sf 50'	35'
SF-6 Single-Family District	Single-family dwellings on moderately sized lots	6,000sf 45'	35'
SF-4.5 Single-Family District	Single-family dwellings within a denser development pattern of smaller lots	4,500sf 40	35'



Districts Residential

The residential district structure has been refined to better reflect the character of Corpus Christi

Proposed District	Purpose	Minimum Lot Area	Maximum Height
2F Two-Family District	Single-family and two-family residential development	SF: 4,500sf 2F: 6,000sf	35'
TH Townhouse District	A mix of single-family, two-family, and townhouse dwellings	SF, 2F: 4,500sf Townhouse: 2,200sf per unit	SF, 2F: 35' Townhouse: 45'
MF-1 Multi-Family District	A mix of single-family, two-family, townhouse, and medium density multi-family dwellings	SF, 2F: 4,500sf Townhouse: 2,200sf per unit MF: 1,500sf per unit	SF, 2F: 35' Townhouse: 45' MF: 70' * <i>* Transition when abutting SF Districts or 2F District (45')</i>
MF-2 Multi-Family District	A higher density mix of townhouse and multi-family dwellings	Townhouse: 1,500sf per unit MF: 1,000sf per unit	Townhouse: 45' MF: Unlimited * <i>* Transition when abutting SF Districts or 2F District (45'/65')</i>



Districts Commercial

The commercial district structure has been refined to better reflect scales of intensity

Proposed District	Purpose	Maximum Height	Dwelling Types Allowed
RP Residential Professional	Low intensity office uses and residential; encourages conversion of existing dwellings to such commercial uses, creating a unique, low intensity mixed-use character	45'	Single-family Two-family Townhouse
NO Neighborhood Office	Office and service uses and a variety of residential uses, including mixed-use; small-scale office buildings that can in close proximity to residential neighborhoods without adverse impacts	45'	Single-family Two-family Townhouse Multi-family Mixed-use
NC Neighborhood Commercial	Convenience commercial and personal services that serve nearby residential neighborhoods	45'	Mixed-use



Districts Commercial

The commercial district structure has been refined to better reflect scales of intensity

Proposed District	Purpose	Maximum Height	Dwelling Types Allowed
CMU Corridor Mixed Use	Commercial along corridors with a mix of residential, commercial, service, and institutional uses, that serve the adjacent neighborhoods and the community at large	65' * <i>* Transition when abutting SF Districts or 2F District (45')</i>	Multi-family Mixed-use
RMU Resort Mixed-Use	Hotels, mixed-use development, townhouse and multi-family dwellings within resort areas with limited commercial activity that provides tourist-related services	100' * <i>* Transition when abutting SF Districts or 2F District (45'/65')</i>	Townhouse Multi-family Mixed-use
RC Resort Commercial	Variety of commercial activity such as tourist, water-oriented, retail, and entertainment uses which reflect the character of a resort area	80' * <i>* Transition when abutting SF Districts or 2F District (45')</i>	Multi-family Mixed-use
CBD Central Business	Commercial core of the CBD intended to ensure harmonious development, redevelopment, and rehabilitation of uses in and around the historic core by integrating an appropriate mix of all types of uses	Unlimited	Multi-family Mixed-use



Districts Commercial

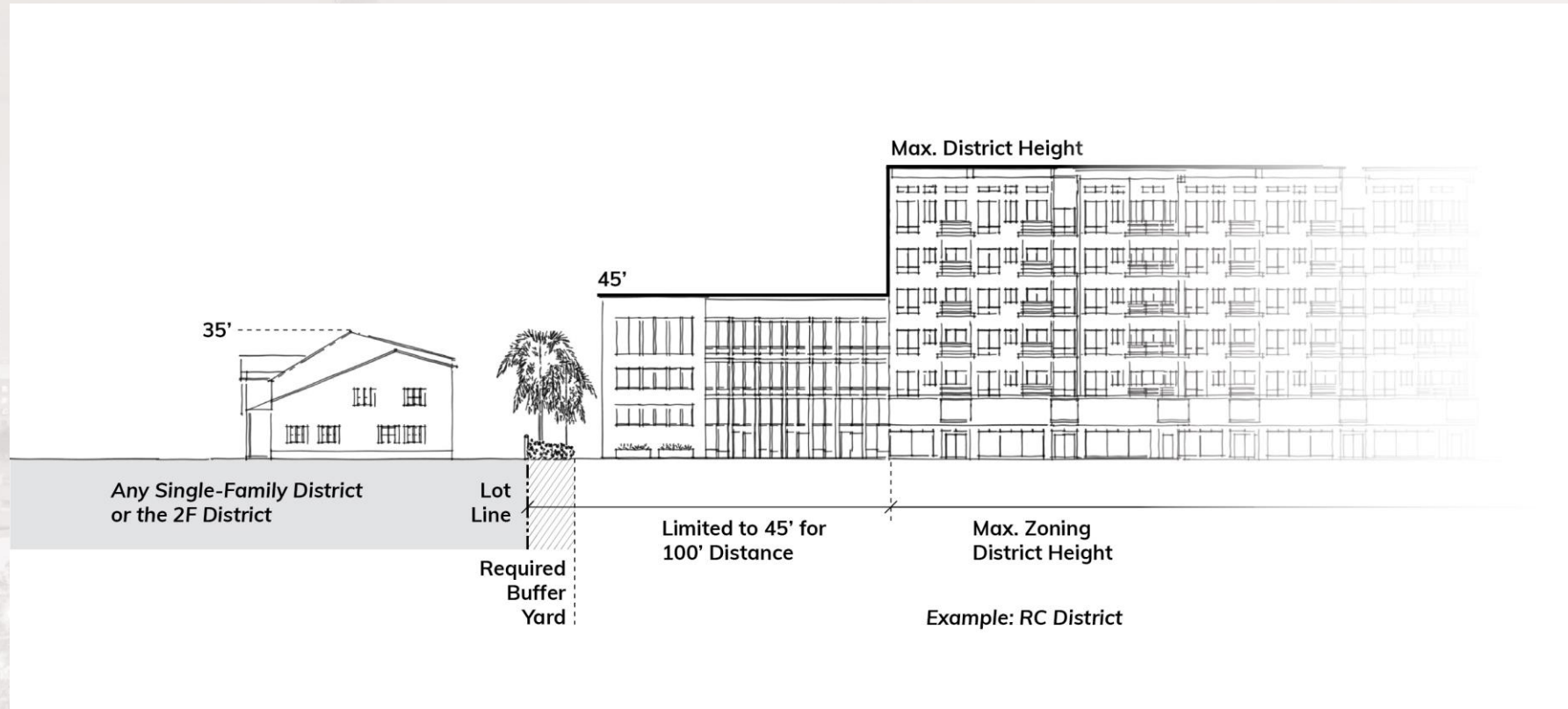
The commercial district structure has been refined to better reflect scales of intensity

Proposed District	Purpose	Maximum Height	Dwelling Types Allowed
GC General Commercial	More auto-oriented commercial activities, which attract a more regional consumer base and generally located along major commercial arterials	65' * <i>* Transition when abutting SF Districts or 2F District (45')</i>	None
CC Commercial Compatible	A wide range of commercial uses in appropriate locations, which can provide a buffer between residential uses and intensive public facilities, businesses, and industrial uses	25'	None



Districts Height Transition

Height transitions have been added to certain districts when adjacent to SF District or the 2F District



Districts Commercial

Additional updates to commercial district standards

- **Streetscape Zone required in CMU and CBD Districts**
 - ✓ Sidewalk requirements
 - ✓ Design of street furniture and landscape
 - ✓ Design of awnings, window design
 - ✓ Permissions for sidewalk cafes
 - ✓ Sign controls
 - ✓ Lighting controls
 - ✓ Screening types allowed
- **Incorporated Uptown/Downtown Overlay**
 - ✓ Address those areas not covered by the CBD or CMU Districts
 - ✓ *CBD, CMU: No parking required; Streetscape Zone required*



Districts Industrial

The industrial district structure has been clarified

LI Light Industrial District

- Range of warehouse/distribution and light industrial uses, including of light manufacturing, fabricating, assembly, and processing
- Conducted within enclosed buildings, and do not create appreciable nuisances, hazards, or other outside impacts

HI Heavy Industrial District

- Uses that may be hazardous or noxious
- May have significant external impacts and may include large areas of outdoor storage or operation
- Standards ensure adequate separation and mitigation of potential impacts on surrounding areas

IC Industrial Compatible District

- Industrial uses that can provide a buffer between residential uses and intensive public facilities, businesses, and manufacturing uses



Districts Special Purpose

Special purpose district structure has been clarified

MH Manufactured Home Zoning District

- Development of manufactured home parks and manufactured home subdivisions
- Standards ensure manufactured home parks and subdivisions provide open space and recreational areas appropriate for the acreages and number of units provided
- Minimum district size: 5 acres

RV Recreational Vehicle Park Zoning District

- Development of tourist accommodations which utilize recreational vehicle parks
- Minimum district size: 3 acres



Districts Overlays

Current Overlay	Status in Update
Development Concept and Special Overlay Zoning	Eliminated – Flexibilities incorporated into districts
Target Area Redevelopment Special Overlay	Eliminated – Flexibilities incorporated into districts
Alternative Housing Options	Eliminated – Flexibilities incorporated into districts/uses
Mixed-Use Overlay	Eliminated – Mixed-use incorporated into districts
Clustered Development Overlay	Revised as a use with standards
Cottage Housing District	Revised as a use with standards
Uptown-Downtown Mixed-Use (MUS) Special Overlay	Incorporated into commercial and mixed-use districts
Streetscape Zone Standards	Incorporated into commercial and mixed-use districts
AICUZ Air Installation Compatible Use Zones	MCAOD Military Compatible Area Overlay Districts <i>Update Completed by the City (August 16, 2022)</i>



Districts Overlays

PUD Planned Unit Development Overlay District

- Encourages the unified design of a mix of residential, commercial, office, retail, institutional
- Architecturally and environmentally innovative
- Achieve better utilization of land than possible through zoning standards
- Must demonstrate enhanced design
 - ✓ *Sustainable design*
 - ✓ *Low-impact development (defined by the EPA)*
 - ✓ *Preservation of historic features*
 - ✓ *Adaptive reuse of existing buildings*
 - ✓ *Affordable/workforce and/or senior housing set-asides*
 - ✓ *Preservation of wetlands and floodplains above that required*
 - ✓ *Additional landscape installed above that required*
 - ✓ *Community amenities, including public plazas, formal gardens, and public art*
 - ✓ *Enhanced connectivity (bicycle, transit, or pedestrian); access to adjoining public trails.*

H Historic Overlay

- Preserves areas of historical or cultural significance, including areas and landmarks
- Each individual overlay shall have the specific standards



Districts Overlays

IO Island Overlay

- Promotes quality development on Padre Island as viewed from public rights-of-way
- Create distinctive quality of life of the area by promoting building design characteristic of a resort area

IO District Design Standards

- Create theme and style of architecture on the island that celebrates the heritage of South Texas
- Promotes quality building design for multi-family, nonresidential, and mixed-use developments on the main thoroughfares of Padre Island
- Objective design standards have been drafted
 - ✓ *Eliminated building material requirements (not allowed in TX)*
 - ✓ *Eliminated references to outside sources (Field Guide to American Houses)*



Update Uses

Modernize Use Approach

Eliminate tables of use categories

Full list of uses and each defined

Modern generic use approach

Only call out select specific uses

Each use defined

Certain uses require standards

Address impacts and design

Applies whether permitted or special permit

Create global use matrix: principal, temporary, accessory

Uses tailored to purpose of district



Table 5.2: Use Matrix

USES	DISTRICTS																						USE STANDARD	
	FR	SF-E	SF-10	SF-6	SF-4.5	2F	TH	MF-1	MF-2	RP	NO	NC	CMU	RMU	RC	GC	CBD	CC	LI	HI	IC	MH		RV
Principal Uses																								
Residential																								
Dwelling - Single-Family Detached	P	P	P	P	P	P	P	P		P	P												5.3.17	
Dwelling - Two-Family						P	P	P		P	P												5.3.17	
Dwelling - Townhouse							P	P	P	P	P			P									5.3.18	
Dwelling - Multi-Family								P	P		P		P	P	P		P						5.3.19	
Dwelling - Above the Ground Floor										P	P	P	P	P	P		P							
Community Home for Persons with Disabilities	P	P	P	P	P	P	P	P	P	P													5.3.12	
Cluster Development	P	P	P	P	P	P	P	P															5.3.11	
Cottage Court			P	P	P	P	P	P															5.3.15	
Child Care Home	P	P	P	P	P	P	P	P		P													5.3.16	
Family Home	P	P	P	P	P	P	P	P		P														
Group Home	SP	SP	SP	SP	SP	SP	SP	SP		SP														
Home I	P	P	P	P	P	P	P	P		P														
Home II	SP	SP	SP	SP	SP	SP	SP	SP		SP														
Manufactured Home Park																						P		
Manufactured Home																						P		
Subdivision																								
Commercial and Service	FR	SF-E	SF-10	SF-6	SF-4.5	2F	TH	MF-1	MF-2	RP	NO	NC	CMU	RMU	RC	GC	CBD	CC	LI	HI	IC	MH	RV	USE STANDARD
Adult Gaming Establishment																SP			SP					5.3.1
Amusement Facility - Indoor													P		P	P	P							
Amusement Facility - Outdoor															P	P			SP					
Animal Care Facility	P											P	P			P	P							5.3.3
Animal Shelter	P															P			P		P			5.3.4
Art Gallery										P	P	P	P	P	P	P	P							
Arts Studio										P	P	P	P		P	P	P							
Bar													P	SP	P	P	P							5.3.5
Boat or Recreational Vehicle Sales															SP	P								5.3.6
Boat or Recreational Vehicle Storage															SP	P			P					5.3.6
Broadcast Facility - With Antenna																P			P	P				
Broadcast Facility – Without Antenna																P	P		P	P				
Car Wash												SP				P		P	P					5.3.9

Permitted = P

Special Permit = SP

Blank = Prohibited



Table 5.2: Use Matrix
DISTRICTS

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USES	DISTRICTS																						USE STANDARD	
	FR	SF-E	SF-10	SF-6	SF-4.5	2F	TH	MF-1	MF-2	RP	NO	NC	CMU	RMU	RC	GC	CBD	CC	LI	HI	IC	MH		RV
Principal Uses																								
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Dwelling - Single-Family Detached	P	P	P		P	P	P	P		P	P													5.3.17
Dwelling - Two-Family						P	P	P		P	P													5.3.17
Dwelling - Townhouse							P	P	P	P	P			P										5.3.18
Dwelling - Multi-Family								P	P		P		P	P	P		P							5.3.19
Dwelling - Above the Ground Floor										P	P	P	P	P	P		P							
Community Home for Persons with Disabilities	P	P	P	P	P	P	P	P	P	P														5.3.12
Cluster Development	P	P	P	P	P	P	P	P																5.3.11
Cottage Court Development			P	P	P	P	P	P																5.3.15
Family Child Care Home	P	P	P	P	P	P	P	P		P														5.3.16
Family Home	P	P	P	P	P	P	P	P		P														
Group Home	SP	SP	SP	SP	SP	SP	SP	SP		SP														
Home I	P	P	P	P	P	P	P	P		P														
Home II	SP	SP	SP	SP	SP	SP	SP	SP		SP														
Manufactured Home Park																						P		
Manufactured Home Division																						P		
Commercial and Service	FR	SF-E	SF-10	SF-6	SF-4.5	2F	TH	MF-1	MF-2	RP	NO	NC	CMU	RMU	RC	GC	CBD	CC	LI	HI	IC	MH	RV	USE STANDARD
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Amusement Facility - Indoor													P		P	P	P							
Amusement Facility - Outdoor															P	P			SP					
Animal Care Facility	P											P	P			P	P							5.3.3
Animal Shelter	P															P			P		P			5.3.4
Art Gallery										P	P	P	P	P	P	P	P		P					
Arts Studio										P	P	P	P		P	P	P							
Bar													P	SP	P	P	P							5.3.5
Boat or Recreational Vehicle Sales															SP	P								5.3.6
Boat or Recreational Vehicle Storage															SP	P			P					5.3.6
Broadcast Facility - With Antenna																P			P	P				
Broadcast Facility – Without Antenna																P	P		P	P				
Car Wash												SP				P		P	P					5.3.9

Locate Use

1) District permissions

2) Use type



Update Uses

Accessory Uses

- Above Ground Fuel Storage Tanks
- Accessory Dwelling Unit
- Animal Pen
- Drive-Thru Facility
- Hazardous/Flammable Materials Storage
- Helipad, Heliport, Landing Field
- Home Occupation
- Outdoor Entertainment
- Outdoor Sales and Display
- Outdoor Seating/Activity Area
- Outdoor Storage
- Private Stable

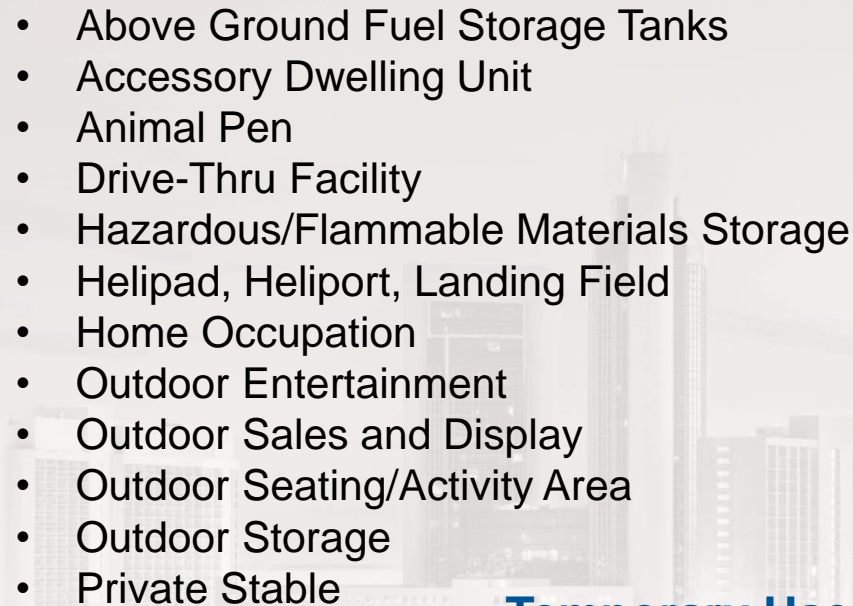
Temporary Uses

- Donation Station
- Food Truck
- Mobile Retail Vendor
- Real Estate Project Sales Office
- Temporary Agricultural Sales Stands
- Temporary Contractor's Office/Yard
- Temporary Outdoor Event
- Temporary Outdoor Storage Container



Corpus Christi
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Accessory Uses

- 
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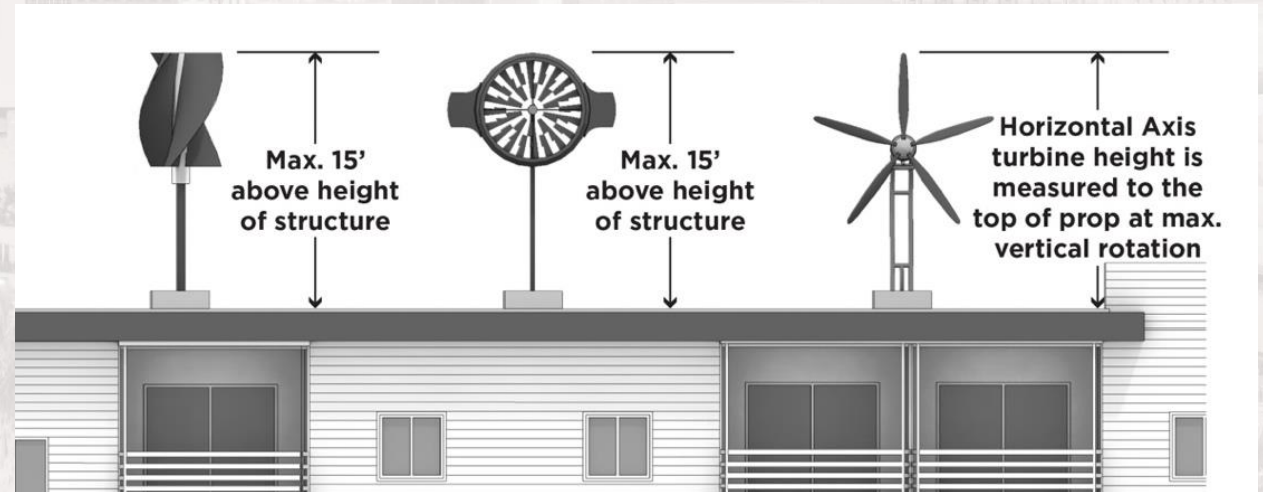
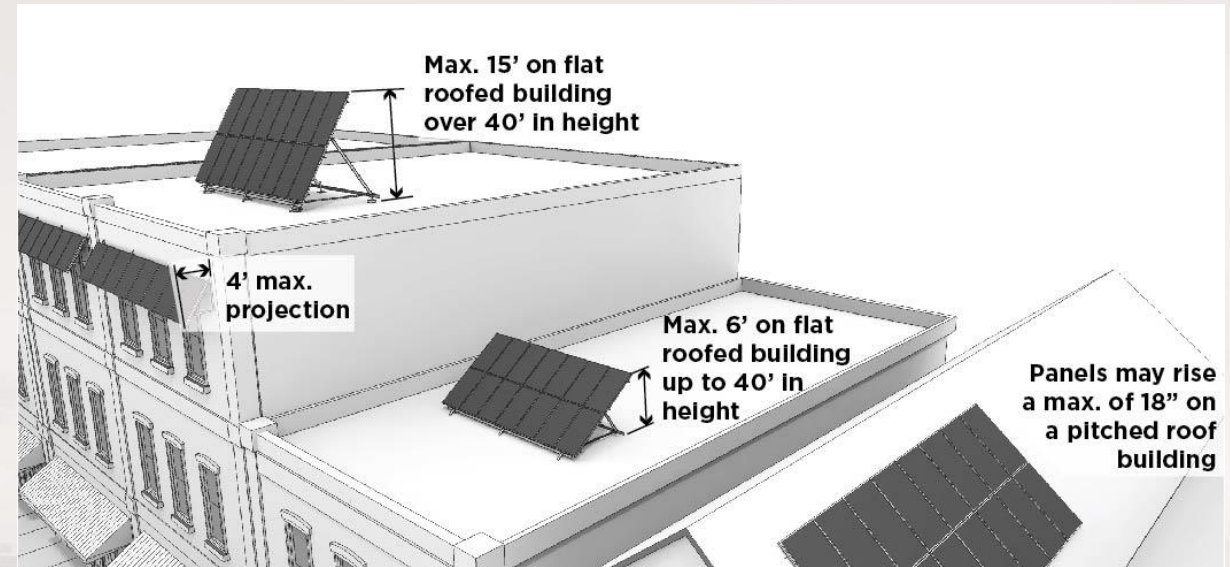


Development Standards Accessory Structures

Updated permissions have been proposed for accessory structures

Specific structures regulated include:

- Amateur (ham) Radio Equipment
- Garages (Detached) and Carports
- Mechanical Equipment (Ground-Mounted & Roof-Mounted)
- Refuse and Recycling Containers
- Satellite Dish Antennas
- Solar Panels
- Wind Turbines



Development Standards Parking Standards

Required minimum parking ratios have been updated

- Required minimum parking is now related to the new use structure, where each use in the table now has an associated standard
- Amount of required minimum parking has been reduced
- Requirements reflect objective standards that can be easily measured, such as gross floor area

The following districts are exempt from minimum parking

CBD Central Business District

CMU Corridor Mixed-Use District



Development Standards Parking Standards

Parking Flexibilities

- Reduce by 50% within the RC District (except for hotel/motel)
- Where 80% of the parking area is permeable pavement, reduce by 20%
- In the commercial and mixed-use districts, on-street parking spaces may be counted
- Multi-tenant developments (two or more uses on one site) have a reduced rate based on a formula
- Adjacent nonresidential with cross-access is provided, reduce by 10% for each
- Director of Development Services may reduce up to a maximum of 20% of required off-street parking bicyclist facilities (secure bicycle lockers, employee shower facilities)
- In the IO Island Overlay District only, up to a maximum of 10% of required spaces may be designed to accommodate golf carts

Off-Site Parking Spaces

- Located within 2,000 feet from the property served for nonresidential uses
- 750 feet from the property served for residential uses,

The following exceptions apply (cannot be off-site):

- *Required parking spaces reserved for persons with disabilities*
- *Residential uses (including units within mixed-use): NC, NO, RP, and RC Districts*



Development Standards **Parking Standards**

Bicycle parking required

- New construction
- When a parking lot is fully reconstructed or resurfaced
- When a parking lot is expanded by an additional 50% or more spaces (viz., the total number of spaces after expansion is 150% or more of the spaces prior to expansion)

Bicycle parking spaces provided as follows:

Use	Required Bicycle Spaces
Multi-Family Dwelling – less than 8 dwelling units	0.5 per unit Designed as short-term or long-term spaces
Multi-Family Dwelling – 8 or more dwelling units	0.5 per unit All spaces must be long-term spaces
Nonresidential - Over 10,000sf of GFA	1 per 10 vehicle spaces A minimum of 75% of spaces must be short-term (long-term spaces are not required, i.e., all spaces may be short-term)



Development Standards Landscape + Buffer Yards

Applicability

New Development

- New construction (except MH or RV Districts)

Existing Development

- New construction of a principal building, including construction of additional principal buildings
- Increase in ground level area by 1,000sf or more of existing structures up to 10,000sf, or increase in the floor area by 10% or more of existing structures greater than 10,000sf
- Destruction of more than 50% of an existing nonconforming structure, whose reconstruction does not qualify for an exception

Additional Revisions

- For single-family and two-family dwellings, required landscaping and supporting information may be indicated on a site plan in lieu of a full landscape plan
- Director of Development Services to inspect required landscape 12 months after issuance of a certificate of occupancy - ***No longer an annual inspection***



Development Standards Landscape + Buffer Yards

Landscape Requirements for Street Yards

- Recently adopted requirements for trees within street yards has been included, with only minor clarifications of the current provisions
- *Additional Standard Added: In the SF-4.5, one tree may be planted in the street yard and one in the rear yard*

Parking Lot Street Edge Landscape

- Required along all edges of any parking lot abutting the street (excludes alleys)
- Must run the full length of the street edge, except for points of ingress or egress
- *Use of a low pedestrian wall reduces width to 3 feet*

Interior Parking Lot Landscape

- Parking lot of 15 or more spaces required to install interior parking lot landscape
- One parking lot island must be provided between every 15 parking spaces



Development Standards Landscape + Buffer Yards

Buffer Yards

- Certain uses or zoning districts, because of their character and/or intensity, may create adverse impacts when abutting other less intensive uses or districts
- Provides a transition that minimizes adverse impacts
 - ✓ [Table - Required Buffer Yard Class](#) indicates in what situations and which class is required
 - ✓ [Table - Buffer Yard Class](#) describes the width and design of each class
 - ✓ Buffer yards are located within rear and interior side setbacks along the lot lines
 - ✓ Where a rear setback is along an alley, may be reduced to 5'
 - ✓ Buffer yards reserved for planting material and screening
 - ✓ No parking loading spaces, or accessory structures and facilities, such as refuse containers or storage, are permitted within buffer



Development Standards Landscape + Buffer Yards

Table 7.9.2.B: Buffer Yard Class

Requirements	Buffer Yard Class			
	A	B	C	D
Width of Buffer Yard	40'	25'	10'	5'
Shrubs	1 shrub per 5 linear feet	1 shrub per 5 linear feet	1 shrub per 3 linear feet	1 shrub per 3 linear feet
Trees	1 tree per 30 linear feet	1 tree per 30 linear feet	1 tree per 50 linear feet	1 tree per 50 linear feet
Fence/Wall Required	Solid fence or wall	Solid fence or wall	Solid fence or wall	Solid fence or wall
Fence/Wall Height	6' min./7' max.	6' min./7' max.	6' min./7' max.	6' min./7' max.



Development Standards Landscape + Buffer Yards

Table 7.9.2.A: Required Buffer Yard Class			
Zoning District of Property Under Development	Development Type Required to Install Buffer Yard	Buffer Yard Required for Development When:	Buffer Yard Class Required
FR, SF-E, SF-12.5, SF-6, SF-4.5	Nonresidential development	Abutting residential use	C
2F	Nonresidential development	Abutting residential use	
TH	Nonresidential development Townhouse development	Abutting residential use Abutting single-family or tw	
MF-1, MF-2	Nonresidential development Townhouse or multi-family development	Abutting residential use Abutting single-family or tw	
RP	Nonresidential development Townhouse development	Abutting residential use Abutting single-family or tw	
NO, NC	Development in the zoning district Development in the zoning district	Abutting single-family (Sect (Section 4.4) district Abutting single-family or tw	
CMU, RMU	Development in the zoning district Development in the zoning district	Abutting single-family (Sect (Section 4.4) district Abutting single-family or tw	
RC, RCB	Development in the zoning district Development in the zoning district	Abutting single-family (Sect (Section 4.4) district Abutting single-family or tw	
GC, CC	Development in the zoning district Development in the zoning district	Abutting single-family (Sect (Section 4.4) district Abutting single-family or tw	
CBD	Development in the zoning district Development in the zoning district	Abutting single-family (Sect (Section 4.4) district Abutting single-family or two-family use	C
LI, CI	Development in the zoning district	Abutting any other zoning district except LI, HI, CI Zoning District	B
HI	Development in the zoning district Development in the zoning district - required for area along a street frontage	Abutting any other zoning district except LI, HI, CI Zoning District When located across the street from a single-family (Section 4.3) or multi-family (Section 4.4) district	A C

GC, CC	Development in the zoning district	Abutting single-family (Section 4.3) or multi-family (Section 4.4) district	C
	Development in the zoning district	Abutting single-family or two-family use	C
CBD	Development in the zoning district	Abutting single-family (Section 4.3) or multi-family (Section 4.4) district	C
	Development in the zoning district	Abutting single-family or two-family use	C
LI, CI	Development in the zoning district	Abutting any other zoning district except LI, HI, CI Zoning District	B
	Development in the zoning district	Abutting any other zoning district except LI, HI, CI Zoning District	A
HI	Development in the zoning district	Abutting any other zoning district except LI, HI, CI Zoning District	A
	Development in the zoning district - required for area along a street frontage	When located across the street from a single-family (Section 4.3) or multi-family (Section 4.4) district	C



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