

Kerrville Ordinance Updates

Joint Meeting City Council and Planning & Zoning Commission

March 19, 2019





Briefing Overview

- **Recap of CRC Work to Date**
- **New Draft Code (Highlights)**
- **Discussion/Direction**
- **Next Steps**

Recap of CRC Work to Date

Meeting #1 – November 1, 2018

Meeting #2 – January 28, 2019

Meeting #3 – February 13, 2019

Meeting #4 – February 25, 2019



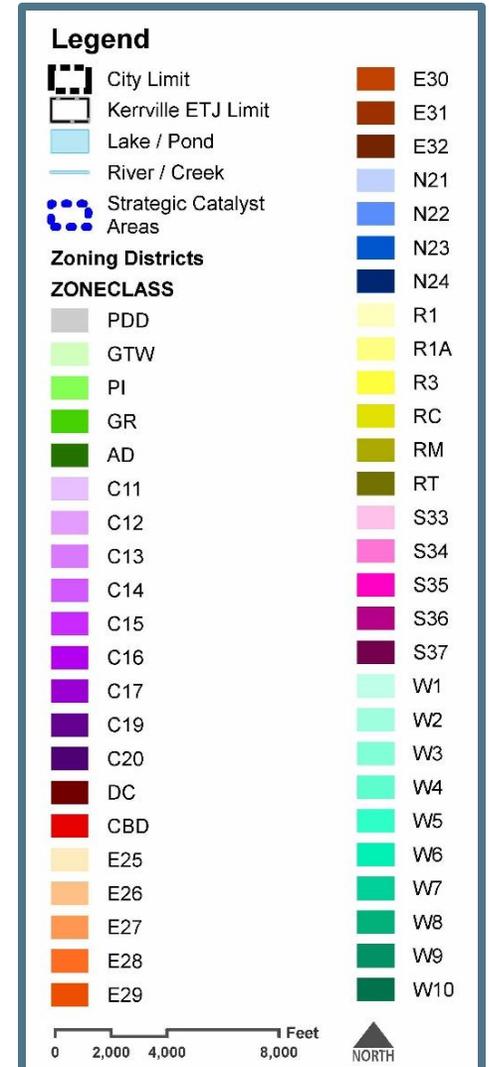
Overview of Survey/Stakeholder Interviews

- Highlights:
 - The code is cumbersome, difficult to navigate, unclear, requires too much interpretation
 - Interpretations lead to inconsistencies and a lack of confidence in the process
 - Economic development requires a predictable regulatory environment; developers are willing to comply with reasonable standards if they know the rules
 - In the new code, be reasonable, logical, don't add too many new requirements
 - Focus on health, safety, welfare, and the benefits of the proposed changes to the community



Overview of Survey/Stakeholder Interviews

- Highlights:
 - There are too many zoning districts in the Kerrville code and the districts are too similar
 - Districts should not be based on geography, but on land use character
 - Too many uses require a CUP, and the process is difficult





Overview of Survey/Stakeholder Interviews

- Highlights:
 - Reasonable overlay standards or guidelines (or a mix) for Downtown and the River Corridor would be acceptable
 - Landscaping is a desirable feature and most developers expect to provide it, but guidelines with incentives were preferred to regulations
 - The idea of a reasonable tree preservation ordinance was acceptable to the majority
 - Reasonable requirements for building design in major corridors (especially building materials) could improve the look and image of the city



Project Goals

- Create a user-friendly ordinance
 - Simplify/Streamline/Clarify the code
 - Revise out-of-date standards and uses
 - Address inconsistencies
 - Minimize the need for interpretation by staff
- Minimize nonconformities resulting from a new code and zoning map (consultants have performed an analysis)
- Support the Kerrville 2050 vision (comprehensive plan anticipates uses not accommodated by existing regulations)



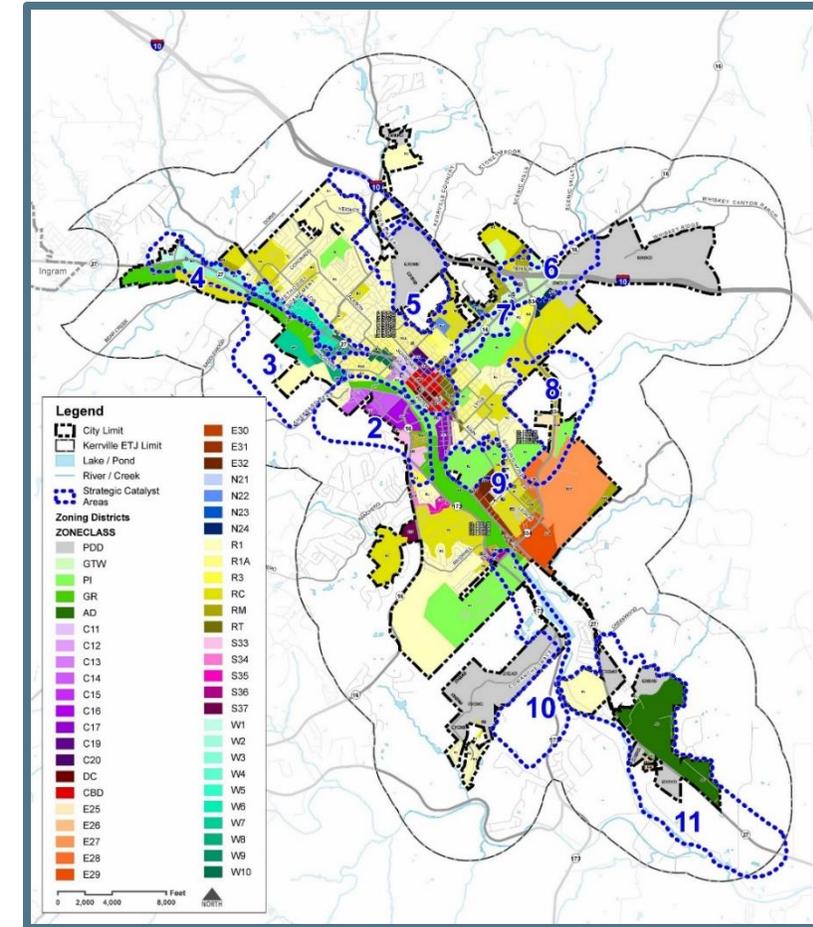
Comprehensive Plan Implementation

Issue and Implications

- Zoning should support the Kerrville 2050 Comprehensive Plan

Recommendation

- Develop new districts/revise regulations as necessary to accommodate the Kerrville 2050 vision





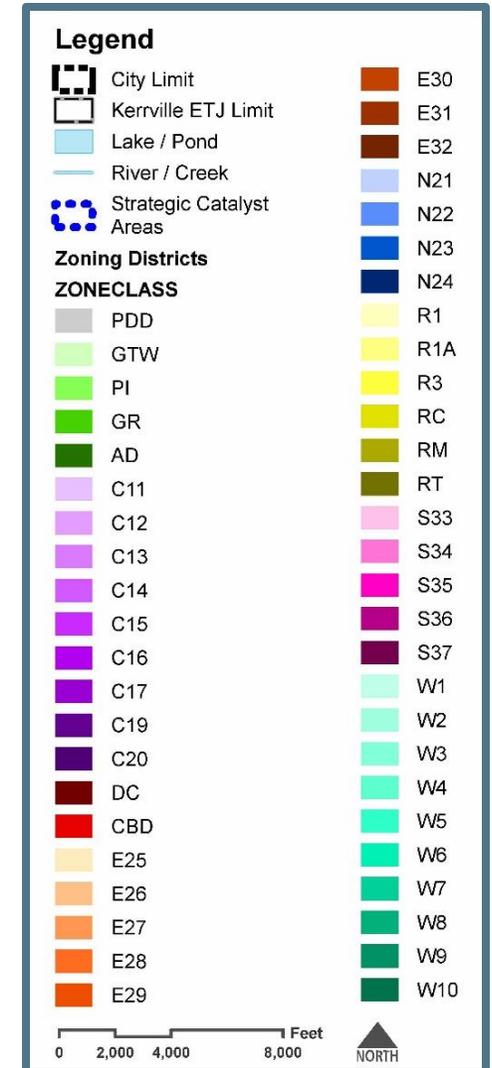
Zoning Districts

Issue and Implications

- There are too many zoning districts
- Most district names, including those with geographic references, do not indicate types of uses allowed

Recommendation

- Consolidate similar districts and eliminate any not currently being used
- Rename districts to reflect the character of uses allowed
 - Retail/Commercial
 - Industrial/Manufacturing





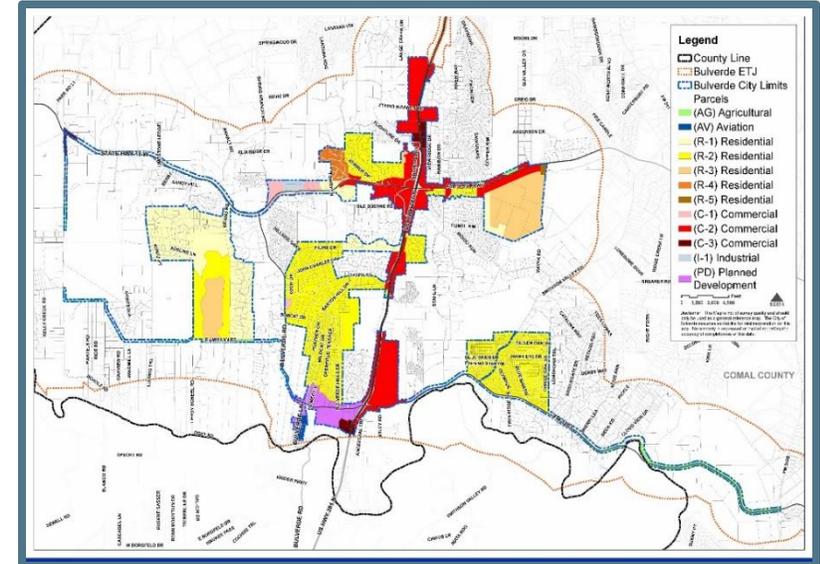
Zoning Map

Issue and Implications

- Color coding is not consistent with planning standards

Recommendation

- Utilize a color coding system based on use and consistent with planning standards





Land Use Chart

Issue and Implications

- Incomplete list of uses
- Some uses function like categories
- Too many uses require a CUP

Recommendation

- Expand and update the list of uses to minimize the need to refer to definitions or request interpretations; define all uses
- Reduce the number of CUPs; allow uses by right, where possible

Business Services I

Bail bonding agencies
Bicycle repair shops
Cablevision, radio, and television stations
Camera repair shops
Commercial art, photography, art, graphics
Employment agencies
Gunsmith and locksmith shops
Jobs and vocational training centers
Musical instrument, radio, television repair
Postal services
Taxidermy businesses (with limitations)

...

P	P			P	P	P	P	C	P	P	P	P	P	P	P	P	P	P	P
C			P																P
P		P	C																
P	P	P	P	P		C	P	P	P	P		P	C	P	P	P			
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		C	C	C					C								C	C	
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			C																
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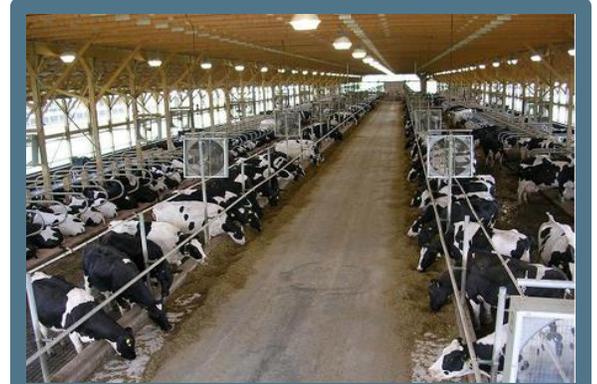
Specific Use Districts

Issue and Implications

- Specific Use District activities are not consistent with Kerrville needs desires

Recommendation

- Eliminate this section of the code and review these activities as “unlisted uses” by CUP, if requested (in any district or in specific districts; to be determined)



New Draft Code

Highlights



Kerrville Zoning Code Update

- Overall Approach
 - Preserve the existing code where possible
 - Add standard zoning code verbiage (administrative sections)
 - Reorganize to improve the flow
 - Expand the list of permitted uses to minimize the need for staff interpretation and add definitions for the new uses
 - Develop a more comprehensive and consistent district regulations format to minimize the need to consult multiple sections of the code to find information
 - Within the district regulations, base setbacks and height on zoning rather than on use
 - Look for options to help with the housing affordability challenge
 - Create new districts to implement the Kerrville 2050 plan



Administrative Provisions and Definitions

- Administrative provisions (Articles 11-I-1 through 11-I-4)
 - Title, Authority, Intent and Purpose
 - Conformance with the comprehensive plan and other relevant plans and ordinances (thoroughfare plan, utility plans; current code) and how to handle applications in conflict with the plan (new)
- Definitions (Article 11-I-5)
 - Basic terms and concepts
 - Each item in the Land Use Table (many new terms)



P&Z, ZBA

- P&Z and ZBA (Articles 11-I-6 and 11-I-7)
 - Standardize the content of the two sections (both current and new content)
 - Membership, appointment, terms
 - Proposing that P&Z alternates become regular members (7 regular members; quorum is 4 members)
 - ZBA will continue as 5 members and 2 alternates, but ALL members will participate in discussion on issues; alternates will vote only in place of an absent member; 75% of members must be present to hear a case (state law; 4 of 5 members)
 - Duties and powers of each board
 - Organization (officers), meetings and records, Open Meetings Act, rules concerning ex parte contacts (edited)



Appeals of Administrative Decisions, Variances

- Appeal of Administrative Decision and Variances (Article 11-1-8)
 - Process for requesting a variance to the requirements of the zoning ordinance (current code)
 - Method for appealing a city official's interpretation of the zoning ordinance (current code)



Zoning Districts

- Zoning Districts and Supplementary Requirements for Certain Uses (Articles 11-I-9 and 11-I-10)
- Zoning of newly annexed areas
 - P&Z hearing to consider zoning proposed with the request for annexation or to zone to AG Agriculture (new district)
- Determination of zoning district boundaries
 - Along lot lines, street or railroad right-of-way, etc.
 - If unclear, interpretations to be made by the Director with provisions for appeal of the interpretation (mostly current code)



Zoning Districts

- 65% reduction in the number of zoning districts

Current Code		Proposed Code	
49 Zoning Districts		17 Zoning Districts	
27	Geographical Districts—North, South, East, West	7	Residential Districts
11	Central/CBD/Downtown Core	4	Nonresidential Districts
6	Residential	6	Special Districts (including PD)
4	Special—Airport, Guadalupe River, Gateway, Public/Institutional		
1	PD		

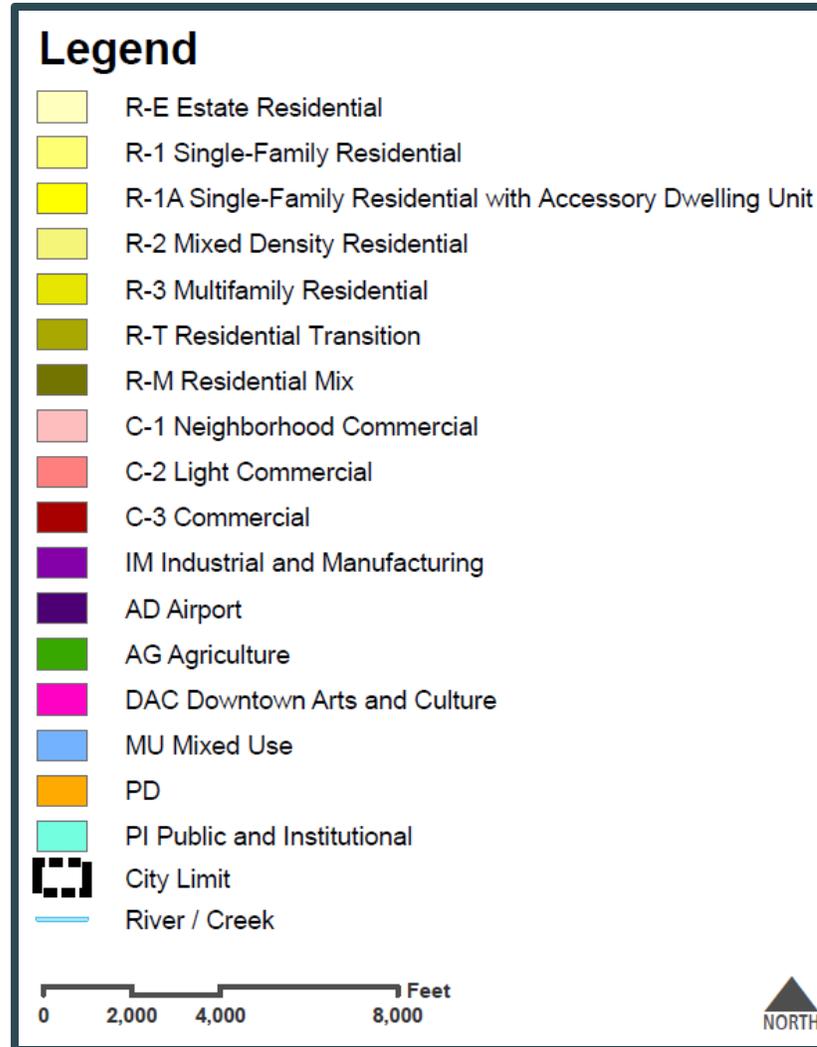


District Regulations Strategy

- Residential districts:
 - Maintained existing area regulations and height as much as possible or relaxed the standards slightly (in an effort to avoid creating nonconformities)
- Nonresidential districts:
 - Maintained existing area regulations and height as much as possible or relaxed the standards slightly (in an effort to avoid creating nonconformities); eliminated side and rear setback requirement unless adjacent to single-family residential; height limitation adjacent to single-family
 - Area regulations and height determined by zoning district, not by use as under the existing code
- Special districts:
 - Strategy varies by district



Zoning Districts



Fewer districts
Standard color-coding
system





Residential Districts

- **R-E Estate Residential:** One-acre, single-family lots (new; called for in Kerrville 2050); other area and height regulations match R-1
- **R-1 Single-Family Residential:** Minimum 5,000 sq. ft. lot (current code requires 6,000 sq. ft.)
- **R-1A Single-Family Residential with Accessory Dwelling Unit:** R-1 lot with apartment (accessory dwelling unit); revised to allow the accessory unit to be in the main building (current code) or in a free-standing structure with limits on the amount of rear yard the building can occupy (new option)
- **R-2 Medium Density Residential:** Replaces R-C Residential Cluster, but maintains the concept of allowing a variety of housing types under one zoning category—5,000 sq. ft. lot for single-family residential, new regulations for patio homes, townhomes, duplexes (revised; part of motivation to address affordable housing issue)
- **R-3 Multifamily:** Exclusively a multifamily district; doesn't allow single-family uses (revised)
- **R-M Residential Mix:** Allows all housing types in R-2 in addition to manufactured housing (as does the current code)
- **RT Residential Transition:** Allows residential and nonresidential uses in small buildings in the same neighborhood (current code); limits building size (maximum 3,000 sq. ft.) and includes minimal design requirements for buildings containing nonresidential uses (as does the current code); churches and schools exempt (revision)



Nonresidential Districts (All new)

- **C-1 Neighborhood Commercial:** Type and intensity of uses and regulations based on most restrictive districts under current code; increased the allowable size of individual buildings—to 5,000 sq. ft. from 3,000 sq. ft. in former Retail, Limited and Personal Services, Limited categories—and proposing limit on total building area per lot—10,000 sq. ft.; adding drive-thru windows as CUP use (restaurant, bank, pharmacy)
- **C-2 Light Commercial:** Allows C-1 uses (cumulative) plus light auto-related uses, such as parts sales, leasing, minor repair, car wash, as well as drive-thru service by right; allows total building area of up to 100,000 square feet on a single lot
- **C-3 General Commercial:** Allows C-1 and C-2 uses (cumulative) and adds heavier auto-related uses, such as dealerships and major repair, building contractor uses, car title loan/check cashing/payday lending businesses, hotel/motel, movie theater, parking lots/structures, uses involving outdoor storage—farm supply store, home improvement store, lumber yard; allows greater than 100,000 square feet of building area on a single lot
- **IM Industrial and Manufacturing:** Traditional industrial uses—manufacturing, assembly, fabrication, processing, warehousing/distribution—agricultural services, some of the heavier commercial uses—auto dealerships, major repair—additional uses involving outside storage—equipment rental, contractor’s storage yard, commercial landscape nursery; specific set of business and employee support services permitted
- In general, setbacks and maximum building size requirements relaxed to allow flexibility and minimize nonconformities; added protections for single-family districts adjacent to nonresidential zoning districts (setback and height limitations)



Special Districts

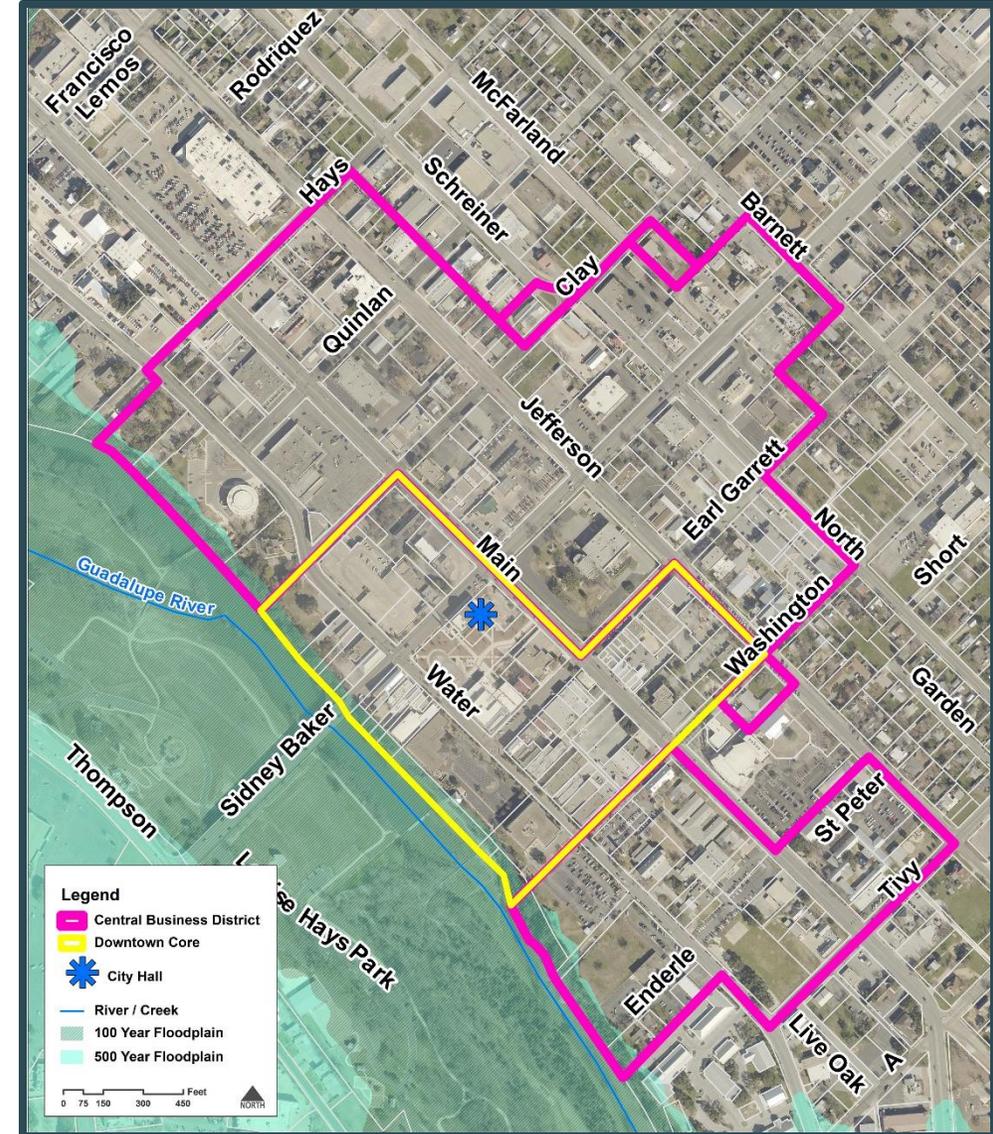
- Six districts
 - Downtown Arts and Culture
 - Mixed Use
 - Planned Development
 - Public and Institutional
 - Airport
 - Agriculture
- Each special district has a unique purpose and set of standards

Special Districts – DAC

- DAC Downtown Arts and Culture
 - Replaces references to Downtown Core, CBD (revised)

Legend

-  Central Business District
-  Downtown Core
-  City Hall





Special Districts – DAC

- **DAC Downtown Arts and Culture**

- Emphasis on:
 - Walkable, pedestrian-oriented district (planning for people-friendly activities and amenities) and supportive environment for arts and culture (mix of uses) as envisioned in the Kerrville 2050 plan
 - Mix of compatible residential and nonresidential uses, both within the district and in individual buildings
 - Flexible parking requirements (new multifamily parking ratios based on number of bedrooms apply; no on-site parking required for uses in the Downtown Core as in current code; easier to reoccupy buildings as uses change over time)
 - Relationship between building and street (setback maximum 10' with additional 10' setback for architectural features as opposed to minimum setback requirement; no specific setback in current code; can provide 0' under both current and new code)



Special Districts – MU

- **MU Mixed Use**

- New district created to support some of the Strategic Catalyst Area concepts in the Kerrville 2050 plan
- Allows the mixing of residential and nonresidential uses on a single lot (horizontal mixed use) or in a single building (vertical mixed use)
- Setbacks of 10' to 15' based on street type (25' at highway)
- Reduced parking requirement because:
 - Residents can walk to services
 - Mix of uses allows multiple needs to be satisfied with one stop
- Open space equal to 8% of the “footprint” of any building containing residential uses
 - Property owner to maintain open space and improvements
 - Location to be selected and improved (lighting, fencing) to allow natural surveillance for safety purposes



Special Districts – PD

- **PD Planned Development**

- Goal is to create a better, more unique development, not to avoid standard code requirements (stated in new code)
- Minimum 5 acres for application
- In exchange for flexible requirements proposed by the applicant, more information is required with the application, including a concept plan
- Once the PD regulations are adopted, minor amendments to the concept plan can be approved at the staff level if:
 - Maximum 30% increase in total building square footage, or maximum 30% increase in total residential units proposed
 - No decrease in setbacks or parking ratios
 - No substantial change in access or circulation on/adjacent to the PD site
 - No change in permitted uses
- Major amendments go to P&Z and Council (same process as zoning change)



Special Districts – PI

- **PI Public and Institutional**
 - District accommodates unique public facilities and gathering places
 - Residential no longer a permitted use (exceptions: rectory/parsonage at a worship facility; dormitory at a university)
 - Note: Worship facilities and public schools permitted in all zoning districts, not only in PI; size limitations apply in some districts
 - Requirements generally flexible (minimal setbacks required except adjacent to single-family; height 35' with increase allowed at 1' height: 1' setback once further than 25' from single-family)
 - Screening required if adjacent to residential property (current code requires screening of parking for these uses if in residential districts)
 - Worship facilities and public schools exempt from screening requirement
 - Outdoor storage prohibited



Special Districts – AD

- **AD Airport**

- On airport property, setbacks reduced, no specific parking requirement
- For property zoned AD not on airport land
 - Uses compatible with airport
 - Some industrial uses, mostly by CUP
 - Some service uses for people who work or visit at the airport (bank, convenience store, drug store, food and beverage shop)
 - Setbacks same as in IM
 - 45' height limit + FAA requirements
 - Additional height and setback restrictions and screening requirements adjacent to residential



Special Districts – AG

- **AG Agriculture**

- New district accommodating agricultural uses; can also serve as a holding category for newly annexed property
- Minimum lot size 5 acres
- Area and height requirements match R-1
 - Agricultural structures allowed 45' height compared to 35' for other structures



District Regulations Format

- Each district:
 - Purpose statement
 - Uses described generally with reference to the Land Use Table
 - Area and Height Regulations table (except PD)

(NOTE: Not all districts include each of the following; included as appropriate)

- Building Regulations (generally, one main building; applies in residential districts only)
- Access limitations to certain types of streets (residential districts)
- Encroachments into setbacks for architectural features (residential, PI) or right-of-way for pedestrian amenities (DAC)
- Accessory buildings (size, height limits in both residential and nonresidential districts; same as current code)
- Outdoor storage/display (allowed in C-2, C-3, IM, AD)
- Screening adjacent to residential (all nonresidential and most special districts)



Area, Height Regulations Table

- Area and Height Regulations table
 - Lot size and dimensions
 - Front, side, rear setbacks
 - Building height (not all districts have limits)
 - Parking: In the table for residential districts; in the Parking section of the code for nonresidential uses
 - Special requirements for certain housing types
 - Accessory dwelling unit in R-1A
 - Maintenance/overhang/ drainage easement on the adjacent lot for the zero setback side of a patio home)

CHARACTERISTIC	REQUIREMENT
R-1	SINGLE-FAMILY DWELLING
Minimum Lot Size	5,000 square feet
Minimum Lot Width	50 feet
Minimum Front Setback	25 feet
Minimum Side Setback	<ul style="list-style-type: none"> • Interior lot: 6 feet • Corner lot, street side: 15 feet • 19 feet to a garage door or carport eave
Minimum Rear Setback	<ul style="list-style-type: none"> • 25 feet • For a garage or carport adjacent to an alley: <ul style="list-style-type: none"> • 19 feet to a garage door or carport eave; or • 6 feet if the garage or carport is built for two or more motor vehicles • Setback may be measured from the centerline of an adjacent alley
Maximum Building Height	35 feet
Minimum Parking	2 spaces per dwelling unit



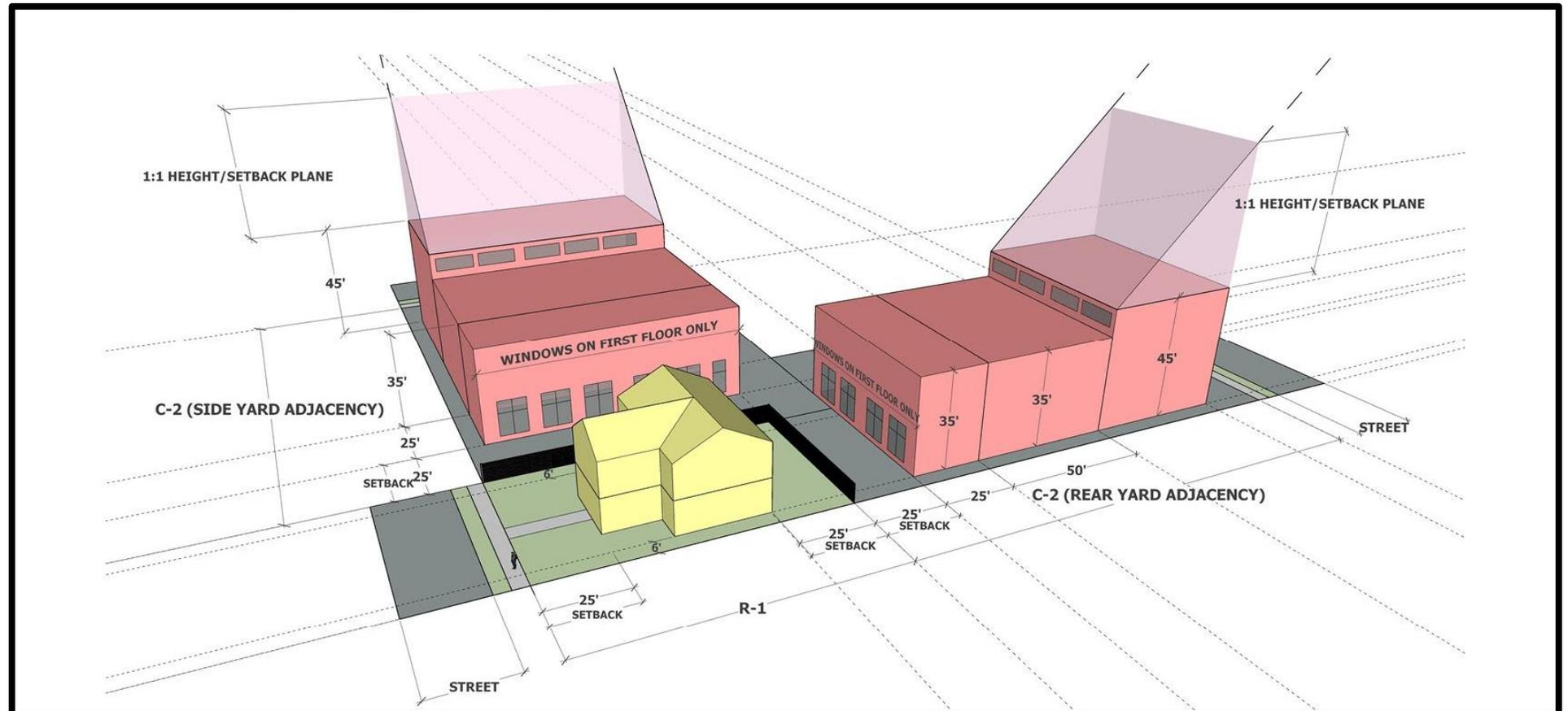
Setback/Height Adjacent to Residential

- In general, applies to Nonresidential and Special District properties adjacent to single-family residential zoning districts (new)
- “Residential”: Vacant or developed property zoned:
 - R-E, R-1, R-1A, R-2 (including medium density options—patio home, townhome, duplex)
 - R-M except manufactured housing
 - MU or PD for single-family, patio home, townhome, duplex



Setback/Height Adjacent to Residential

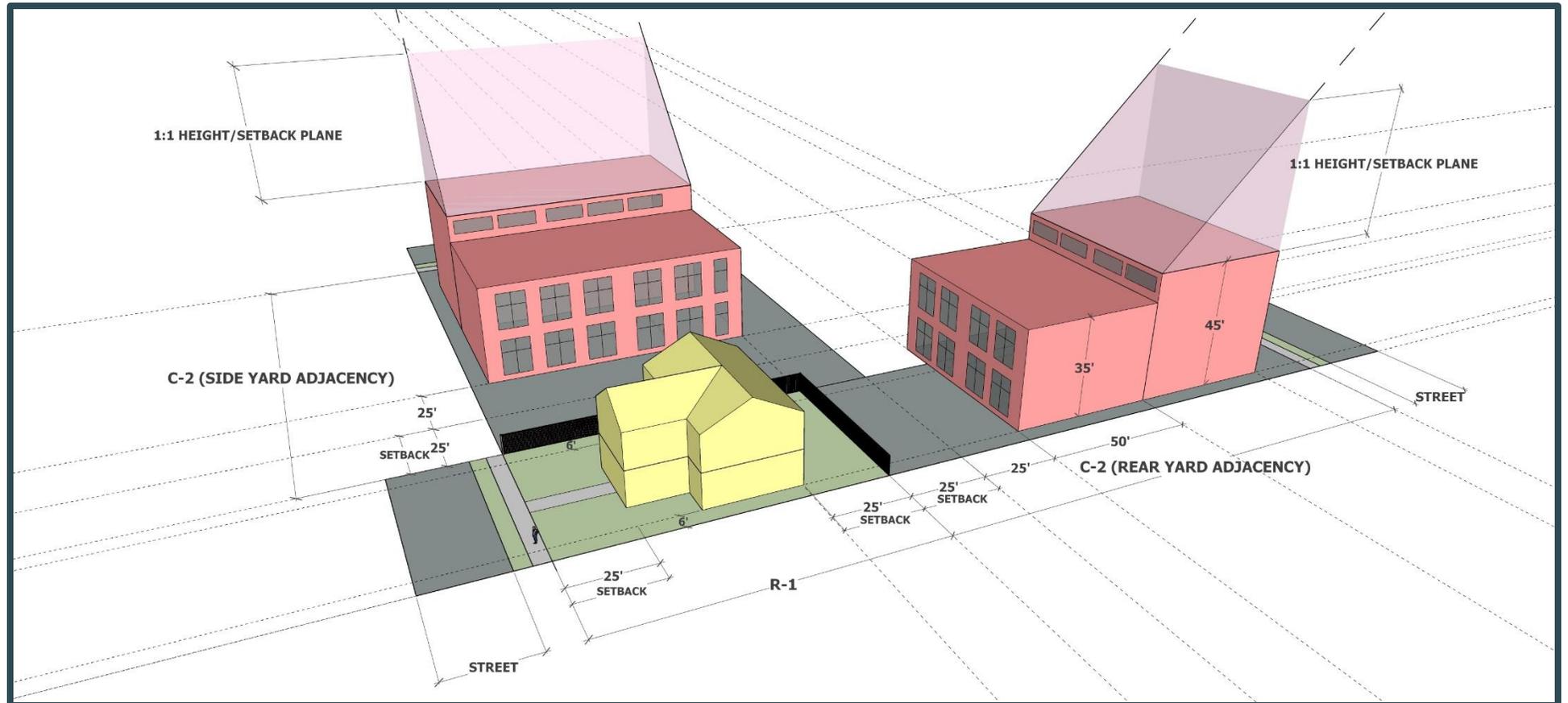
- 25' setback required between building in a nonresidential zoning district and single-family residential zoning line
- At 25' setback line: 35' building height, windows at first floor level





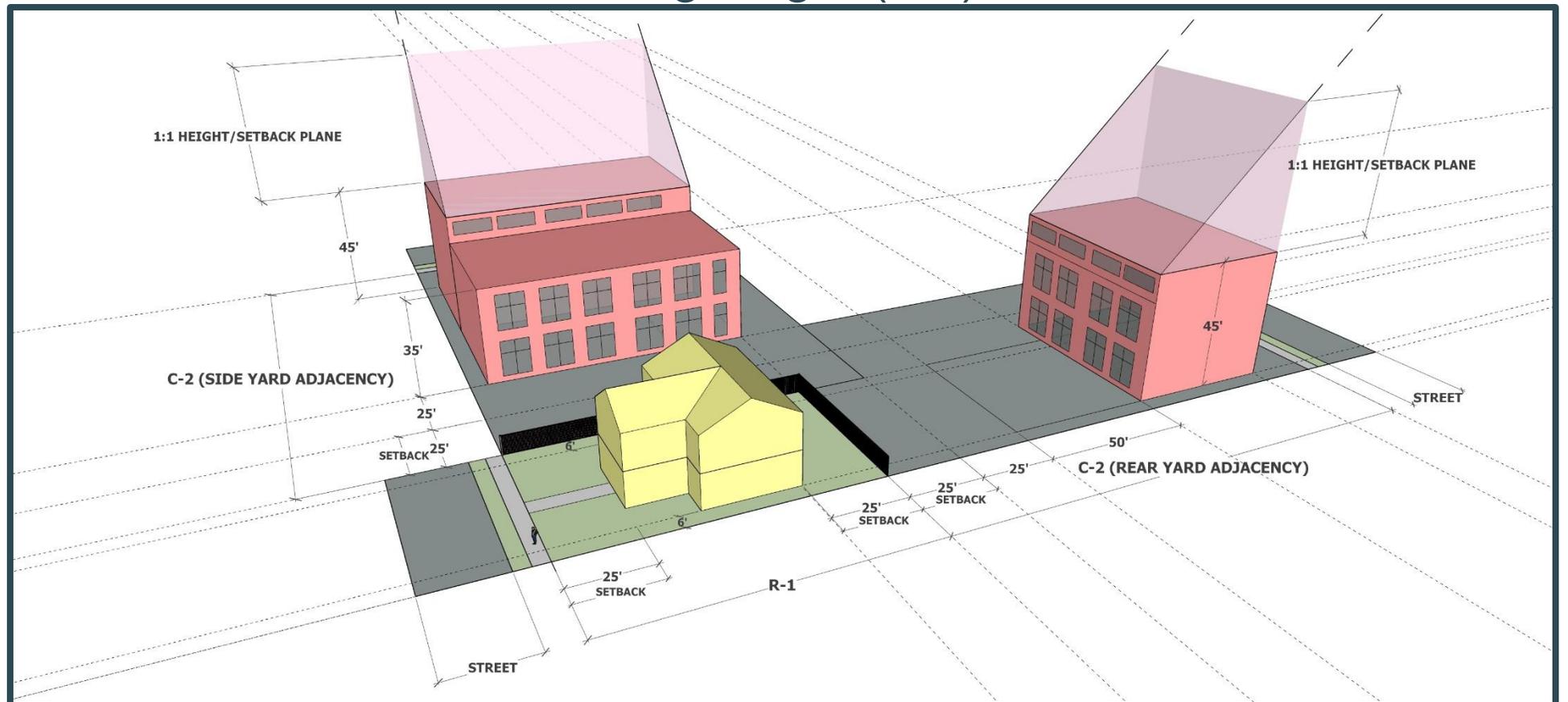
Setback/Height Adjacent to Residential

- At 50' setback line: 35' building height, no restriction on windows



Setback/Height Adjacent to Residential

- At 100' setback line: 45' building height, windows permitted
- Beyond 100' from residential, 1' of additional building setback allows 1' increase in building height (1:1)





Screening Adjacent to Residential

- In general, applies to Nonresidential and Special District properties adjacent to single-family residential zoning districts
- “Residential”: Vacant or developed property zoned R-E, R-1, R-1A, R-2 (including medium density options), R-M except manufactured housing, MU or PD for single-family, patio home, townhome, duplex
- Screening options:
 - 6’ to 8’ in height
 - Solid masonry or solid weather-resistant wood; can combine solid sections of masonry or wood fencing with sections of landscaping
 - Chain link or ornamental fencing (including decorative metal or vinyl fencing panels) with landscaping (new); no chain link with slats except in PI zoning
 - Alternate screening incorporating existing or new natural terrain or vegetation may be approved by P&Z



Outdoor Storage

- Applies to outdoor storage of materials, supplies, inventory, equipment
- Allowed in C-2, C-3, IM, AD
- Screening required adjacent to single-family zoning



Land Use Table

- Alphabetical listing of uses
- Districts divided into Residential, Nonresidential, Special categories
- P= Permitted, C = CUP, **Blank** = Not Permitted, Notes (C₃) = Explanation or Reference

2	3	LAND USES	Residential Districts						Nonresidential Districts				Special Districts					Notes	
			R-E	R-1	R-1A	R-2	R-3	R-M	R-T	C-1	C-2	C-3	IM	DAC	MU	PI	AD		AG
4		Accessory Building or Structure	P	P	P	P ₁	P	P ₁	P	P	P	P				P	P	P	1 Not permitted for patio homes or townhomes
5		Accessory Dwelling (see Dwelling Unit, Single-Family with Accessory Dwelling Unit)																	
6		Adult Group Home (PENDING)																	NEED TO ASSIGN IF WE KEEP THIS USE
7		Agricultural Services										P					P	P	
8		Agriculture, General	P															P	
9		Airport															P		
10		Alcoholic Beverage Sales for Off-Premise Consumption							P	P	P		P	P					
11		Amateur Radio Antenna	See Ordinance 2005-11																
12		Ambulance Service, Private									P	P							
13		Amenity Center	P	P	P	P	P	P						P ₂					2 For single-family residential uses
14		Amusement Center, Indoor								P	P		P						
15		Amusement Center, Outdoor								C	P		C						
16		Antenna	See Ordinance 2003-35																
17		Antique Store							P	P	P		P	P					
18		Apartment (See Dwelling, Multifamily)																	
19		Appliance Store							P	P	P								
20		Appliance Repair/Sale, Used Appliances							P	P	P	P							
21		Art Studio/Gallery							P	P	P		P	P					
22		Artisan's/Craftsman's Workshop						P	P	P	P	P	P				P		
23		Assembly										P						C	
24		Assisted Living Facility				P		C	C	C			P						
25		Automobile Dealership, New Auto Sales									P	P							
26		Automobile Dealership, Used Auto Sales								C	P								
27		Automobile Parts Store								P	P								
28		Automobile Rental or Leasing								P	P	P							
29		Automobile Service and Repair, Major									P ₃	P ₃							3 Subject to the requirements of Article 11-I-11



Supplementary Requirements (Certain Uses)

- Supplementary Requirements for Certain Uses (Article 11-I-11):
 - Fuel/Gasoline Sales, Automobile Service and Repair, Car Washes (distance from floodplain and Nimitz Impoundment Area to protect water supply; special setbacks for gas pumps, pump islands, air compressors, etc.)
 - Mini-Storage Facilities (minimal building design requirements)
 - Facilities with Drive-Thru or Drive-In Service (moved from elsewhere in the code and revised)
 - Current code:
 - Day Care Services
 - Group Homes
 - Community Gardens
 - Home Occupations (to protect surrounding residences)
 - Manufactured Homes, Manufactured/Modular Home Sales, Mobile Homes, RVs, and similar uses/structures (varies based on temporary vs. permanent use and residential or not)
 - Other, such as Wind Energy Systems, Sexually Oriented Businesses, various antennas, (refer to regulations elsewhere in the Kerrville code)



Zoning Changes, Conditional Use Permits

- Zoning Changes (Article 11-I-12) and Conditional Use Permits (Article 11-I-13)
- For both types of request:
 - Rather than include a detailed listing of application requirements, more general description (list below in paragraph form) plus reference to City's checklist
 - Completed application form
 - Metes and bounds description of the property
 - Description of the proposed change
 - Fee
 - Other information at varying level of detail (Example: PD, MU–concept plan; CUP–site plan)



Kerrville Zoning Code Update

- Public hearings:
 - For both zoning change and CUP request, allow a public hearing to be recessed to a specific date at the original hearing to avoid having to notify again
 - Where the P&Z recommends denial, an application proceeds to Council only if the applicant requests in writing to move forward within 10 days of the P&Z decision (new)
 - 3/4 vote of the Council required to approve in spite of a protest of 20% or more (state law; in current code for zoning change, adding to CUP)



Conditional Use Permits (CUPs)

- Zoning Change (Article 11-I-12)
 - Biggest change is in submittal requirements (less information necessary for an application)
 - Review procedures dictated largely by state law
- Conditional Use Permits (Article 11-I-13)
 - Reducing the number of uses requiring a CUP
 - Relaxing submittal requirements
 - Omitting list of uses allowed without a CUP; addressed in the Land Use Table
 - Maintaining sections re:termination of a CUP (current code)
 - Review procedures same as for a zoning change (state law)



Land Use Table for CUPs – Proposed (Excerpt)

2	3	LAND USES	Residential Districts					Nonresidential Districts				Special Districts					Notes		
			R-E	R-1	R-1A	R-2	R-3	R-M	R-T	C-1	C-2	C-3	IM	DAC	MU	PI		AD	AG
6		Agricultural Services															P	P	
7		Agriculture, General	P																P
8		Airport																	P
9		Alcoholic Beverage Sales for Off-Premise Consumption							P	P	P		P	P					
10		Amateur Radio Antenna	See Ordinance 2005-11																
11		Ambulance Service, Private									P	P							
12		Amenity Center	P	P	P	P	P	P							P ₂				2 For single-family residential uses
13		Amusement Center, Indoor								P	P		P						
14		Amusement Center, Outdoor								C	P		C						
15		Antenna	See Ordinance 2003-35																
16		Antique Store							P	P	P		P	P					
17		Apartment (See Dwelling, Multifamily)																	
18		Appliance Store							P	P	P								
19		Appliance Repair/Sale, Used Appliances							P	P	P	P							
20		Art Studio/Gallery							P	P	P		P	P					
21		Artisan's/Craftsman's Workshop						P	P	P	P	P	P					P	
22		Assembly											P					C	
23		Assisted Living Facility				P		C	C	C			P						
24		Automobile Dealership, New Auto Sales									P	P							
25		Automobile Dealership, Used Auto Sales								C	P								
26		Automobile Parts Store								P	P								
27		Automobile Rental or Leasing								P	P	P							
28		Automobile Service and Repair, Major									P ₃	P ₃							3 Subject to the requirements of Article 11-I-11
29		Automobile Service and Repair, Minor								P ₃	P ₃	P ₃							3 Subject to the requirements of Article 11-I-11



Special Use District

- Special Use District
 - Eliminated this section based on discussion with CRC (those uses, often noxious in nature, will be considered as Conditional Uses, if requested)



Nonconforming Uses, Structures

- Nonconforming Lots, Structures, Uses, Site Elements (Article 11-I-15)
 - **Nonconforming:** Legal prior to the effective date of the ordinance, but no longer comply after adoption of the new code
 - A nonconforming use can continue to exist/operate after adoption of the new code as long as it is not expanded or enlarged (“grandfathered in”)
 - Nonconforming structure/use cannot be enlarged or expanded
 - Cannot increase the size of the building containing a nonconforming use
 - Cannot increase the area within a building occupied by a nonconforming use
 - Cannot increase the seating capacity or parking/loading/storage area associated with the nonconforming use
 - Cannot build new structure(s) to accommodate the nonconforming use
 - Nonconforming building can be repaired to keep it safe, parking lot can be maintained, landscape materials can be replaced



Nonconforming Uses, Structures

- Nonconforming Uses and Structures
 - Once a building or use becomes conforming, may not revert to nonconforming status
 - Once a use is abandoned for six months or more, no longer considered legally nonconforming (criteria: actual discontinuance of the use; no usage of water, sewer service, electricity)
 - A nonconforming use/structure can be reinstated/rebuilt if:
 - Discontinued due to fire, flood, explosion, windstorm, earthquake, war, riot, or other calamity
 - Amount of damage or destruction to the building does not exceed 50% of its fair market value (new; tested in court)
 - Reconstruction due to damage is initiated within 6 months of the event (exemptions for factors beyond the owner's control)
 - Reconstruction does not create a greater nonconformity than existed prior to the damage



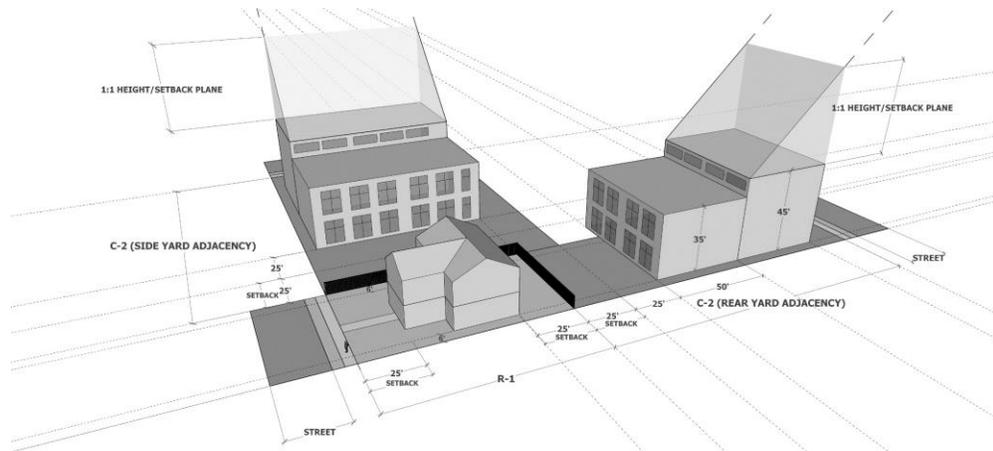
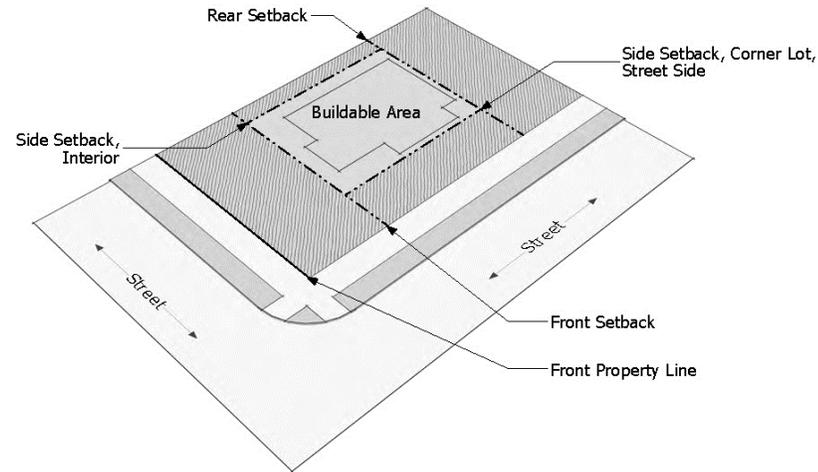
Administrative Provisions

- Administrative Provisions (Articles 11-I-16 through 11-I-20)
 - Permits, certificates of occupancy
 - Responsibility for enforcement, penalty for violations
 - Rights in pending litigation/Violations under existing code
 - Validity/Severability/Effective date

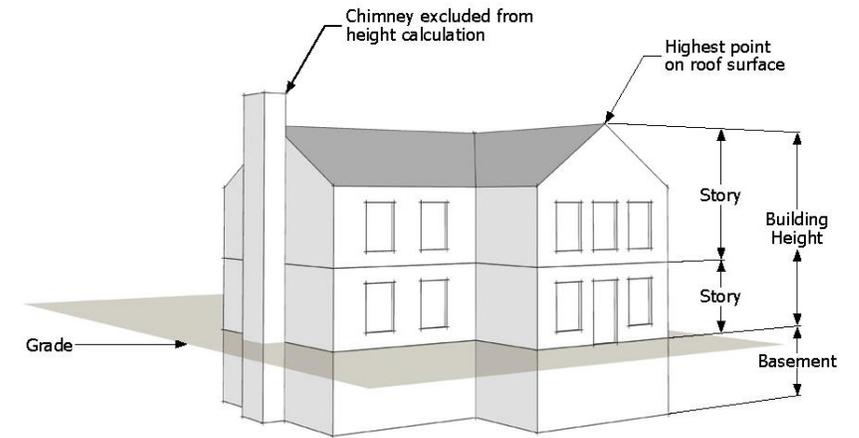


Appendix – Figures

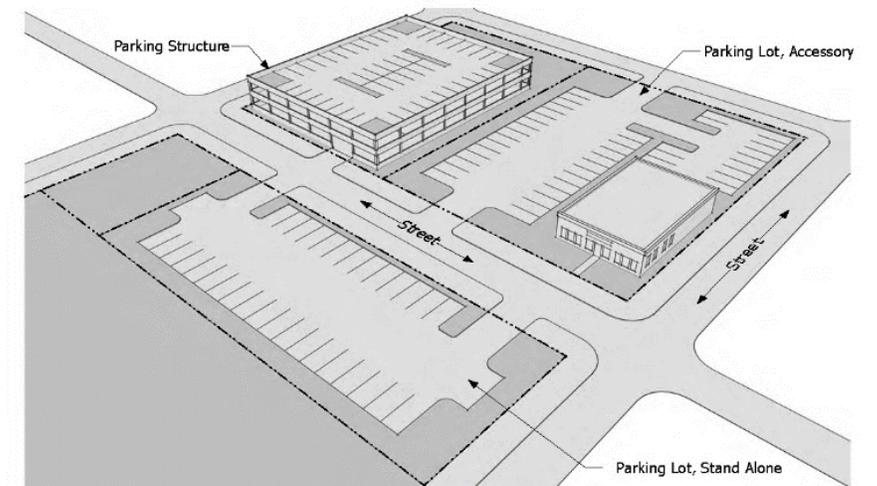
Building Setbacks



Residential Building Height



Parking





Traffic Impact Analysis Discussion

- **Traffic Impact Analysis (TIA):** An evaluation of the effect that the projected traffic from a proposed development will have on the transportation system in the area surrounding that development
 - Prepared by a licensed professional engineer
 - Including methodology, conclusions, and recommendations
- **Net New Trips:** The number of trips per day* that will be added to the roadway system by the new development, minus the number of trips per day* that will be eliminated from the roadway system because of the removal of the existing development

* Or in the AM or PM peak hour



Traffic Impact Analysis

- Proposed criteria for a zoning application requiring a TIA:
 - Proposed development would generate 1,000 or more net new vehicle trips per day
 - Proposed development would generate 150 or more net new vehicle trips during the AM or PM peak hour
- City and applicant will use accepted industry standards to calculate net new trips



Parking

- Parking (Article 11-I-14)
 - Approach
 - Update requirements as needed to reflect current practices
 - Fill in gaps based on new list of uses and clarify where necessary for existing uses
 - Provide specific ratios for activities with unique parking characteristics
 - Address bicycle parking in the Downtown and River Corridor overlay guidelines in response to Kerrville 2050 desires

Parking Standards: Examples/Approach

TABLE 2. SCHEDULE OF REQUIRED OFF-STREET PARKING

PARKING STANDARD	GENERAL USE DESCRIPTION	PROPOSED REQUIREMENT	CURRENT CODE REQUIREMENT
NONRESIDENTIAL USES			
4	Automobile Service and Repair Facility (See also Car Washes)	Three (3) spaces <u>per service/repair bay</u> , plus required parking for the office use (see Office, General in this table); spaces in the service/repair bays shall not count towards meeting the required parking	No change
5	Bank or Financial Institution	One (1) space <u>per 300 square feet of gross floor area</u>	No ratio in the current code for this specific use; proposed ratio same as for Office, General
7	Car Wash, <u>Full-Service</u>	Five (5) parking spaces, plus two (2) stacking spaces for each car wash bay (in addition to the spaces in the wash bays)	No ratio in the current code for this specific use
8	Car Wash, <u>Self-Service</u>	Two (2) parking spaces, plus one (1) stacking space for each car wash bay (in addition to the spaces in the wash bays)	No ratio in the current code for this specific use
9	Church/Temple/Mosque/Place of Worship	One (1) space <u>per four (4) seats</u> in the sanctuary, plus parking for office, meeting rooms, classrooms, and common areas (see applicable parking standards in this table)	No change

Parking Standards:

TABLE 2. SCHEDULE OF REQUIRED OFF-STREET PARKING

PARKING STANDARD	GENERAL USE DESCRIPTION	PROPOSED REQUIREMENT	CURRENT CODE REQUIREMENT
5	Bank or Financial Institution	One (1) space per 300 square feet of gross floor area	No ratio in the current code for this specific use; proposed ratio same as for Office, General
24	Office, General (Business or Professional)	One (1) space per 300 square feet of gross floor area	No change
37	Veterinary Services	One (1) space per 300 square feet of gross floor area	One (1) space per 150 square feet of gross floor area (current code requires same parking ratio for veterinary services as for medical office)
25	Office, Medical	One (1) space per 200 square feet of gross floor area	One (1) space per 150 square feet of gross floor area
28	Retail, Small and Medium Stores and Centers of up to 100,000 square feet	One (1) space per 300 square feet of gross floor area excluding non-public areas such as restrooms, offices, storage	One (1) space per 250 square feet One (1) space per 750 square feet for non-public areas such as restrooms, offices, storage
29	Retail, Large Items (Furniture Store, Appliance Sales or similar)	One (1) space per 400 square feet	No change
41	Multifamily (Apartment, Condominium)	1.5 spaces for 1-bedroom unit, 2.0 for 2-bedroom, 2.5 for 3+ bedrooms Eliminated parking for office Added requirement for separate parking for boats, trailers, etc. not applicable to meeting minimum requirement)	Two (2) spaces per dwelling unit plus space required for the office use

Discussion/Direction

Next Steps



Next Steps

- Refinements to Draft Zoning Ordinance incorporating P&Z / City Council Direction
- Prepare Draft Zoning Map
- Code Review Committee Meeting #5
 - Thursday, May 9, 2019 (4:00 pm)
- Community Open House – Draft Zoning Ordinance
 - Thursday, May 16, 2019 (5:00 – 7:00 pm, Dietert Center)

Kerrville Ordinance Updates

Joint Meeting City Council and Planning & Zoning Commission

March 19, 2019

