

# City of Amarillo Zoning Ordinance Revision

## Overview of Revisions in Module 1

### Introduction

The City of Amarillo Zoning Ordinance Revision will be completed in three modules:

**Module 1:** Introduction, Zoning Districts, & Use Regulations

**Module 2:** Development Standards (parking, landscaping, etc.)

**Module 3:** Procedures, Administration, & Definitions

Because the proposed changes to the Zoning Ordinance are comprehensive, it is difficult for staff, elected and appointed officials, and the public to digest the revisions in a single draft. Drafting in modules provides manageable portions of the ordinance for review, as well as an opportunity to “check in” with the community to receive feedback at key points in the revision process.

Following review of Module 1, the consultant team will revise the drafts based on feedback and input received. **Module 1 drafts will also be revised during drafting of Modules 2 and 3 for consistency with these subsequent modules and to address feedback received as the revision process continues.**

### Overview of Module 1

#### *Executive Summary*

This addition to the Zoning Ordinance orients readers and describes how to use the ordinance.

#### *Article I - Introduction*

This article carries forward the purpose, authority, and applicability of the Zoning Ordinance.

#### *Article II - Zoning Districts*

Each Zoning District now has its own section in Article II of the Zoning Ordinance that describes the district’s purpose and establishes dimensional standards. Graphics will depict the districts’ dimensional standards. An example graphic is provided for the R-2 District. Pending feedback on this graphic, additional graphics will be created for each district.

Article II includes the revised schedule of use (“use table”). **The use table is a working draft, and will continue to be updated throughout the Zoning Ordinance Revision process.**

### *Article III - Use Regulations:*

Regulations specific to particular land uses that have unique impacts are consolidated in Article III, Use Regulations. These regulations apply whether a use is permitted or requires a Specific Use Permit. Site Plan review and other procedures (Module 3) will ensure compliance with applicable use regulations. Many use regulations are carried forward (e.g., carports, private stables, home occupations), while some are new (e.g., corner stores, event venues, and urban agriculture).

### **Key Revisions/Topics**

#### *Overlay Districts*

The Downtown Urban Design Standards Overlay District is carried forward. The Downtown Area Urban Design Standards continue to be maintained outside the Zoning Ordinance (but incorporated by reference).

The City's Airport Zoning regulations have been consolidated into the Zoning Ordinance as an overlay zoning district. New regulations limit the location of land uses considered wildlife attractants within 5 miles of the Amarillo Airport, unless the use is unlikely to create hazards to air navigation.

A new Urban Neighborhood Overlay District provides for higher density/intensity uses at appropriate locations in the City. The boundaries of this overlay district are under evaluation and discussion.

A new Historic Preservation Overlay District is under development, and will be presented with Module 2.

#### *Housing Types*

Module 1 introduces several new "Missing Middle" housing types to the Zoning Ordinance, including Triplexes, Fourplexes, Tiny Homes, and Live/Work Dwellings. These housing types are allowed in medium and high density residential districts (Moderate Density and Multi-Family), as well as the Neighborhood Services (NS) District. Missing Middle housing provides affordable housing options, is compatible in scale with detached single-family residential, and helps meet demand for more urban living options.

In the MD and NS Districts, the scale and bulk of these housing types is controlled through maximum building height and width to maintain compatibility with detached single-family uses. Eliminating minimum Lot Area encourages development of medium density housing types on existing Lots.

There is a significant change proposed to the definition of Two-Family Dwelling (Duplex): both Dwelling Units must be located on a single Lot. Two Dwelling Units side-by-side on separate Lots would now be considered One-Family Attached (Townhouse) Dwellings. Existing Two-Family

Dwellings with each Dwelling Unit located on its own Lot should meet or exceed the dimensional standards for One-Family Attached, which they would now be considered.

The Zoning Ordinance modernizes provisions for Accessory Dwelling Units (ADUs), and no longer limits them to occupancy by domestic employees or caretakers. A new provision for increased lot coverage on lots with ADUs is intended to incentivize ADUs as an alternative and affordable housing option.

Manufactured Homes (Types A & B) are proposed to be permitted only in the Manufactured Home District. Currently, these are allowed in residential districts with a Specific Use Permit.

Manufactured Homes (Type C) continue to be allowed in all Zoning Districts that allow detached single-family residential uses.

### *Home Occupations*

Home Occupation regulations are carried forward, with a new allowance for 1 non-family employee.

### *Definitions*

Definitions will be included in Article IX (Module 3). This section of the Zoning Ordinance undergoes ongoing development and refinement throughout the drafting process. A current working draft of the definitions is provided with the Module 1 drafts. **This draft will be modified during Modules 2 and 3.**