

## Proposed Unified Development Code Amendments

Article II, “Definitions”, is hereby amended to add definitions for “Access Aisle”, “Truck Court”, and Truck Dock” to read as follows:

**Access Aisle** – A paved surface to allow vehicular movement through a property, between properties, or to parking spaces.

**Truck Court** – the area next to or near a truck dock which includes loading spaces, truck maneuvering zones, and truck and/or trailer parking areas.

**Truck Dock** – an area that may or may not be raised, containing an opening to a building and that is used for loading and unloading of trucks.

Article VII, “Uses, Parking Requirements, Supplemental Use Regulations and Certain Distance Regulations,” Chapter 3 “Supplemental Use Regulations,” is hereby amended by adding a new Section VII.3.24, “Manufacturing, Light Intensity; Manufacturing, Medium Intensity; Manufacturing, High Intensity; and Warehouse Distribution Facility” to read as follows:

### **Section 24. Manufacturing, Light Intensity; Manufacturing, Medium Intensity; Manufacturing, Heavy Intensity; and Warehouse Distribution Facility**

Manufacturing, Light Intensity; Manufacturing, Medium Intensity; Manufacturing, Heavy Intensity; and Warehouse Distribution Facility uses are subject to the following standards. These standards may be modified or waived by an alternative standard.

- A. In lieu of the landscape requirements in Sections VIII.3.4.A and VIII.3.4.B and the screening requirements in Section VIII.5.3, a 50-foot landscape buffer is required along: all public or private street frontages; any property line adjoining an open space, including a public park and playground; any property line adjoining a school, private or school,

public or parochial; and any property line adjoining a use listed as a residential use in Section VII.2.4 or a residential zoning district listed in Exhibit VII.2.3-2, Residential Zoning Districts. The landscape buffer shall contain the following elements:

1. A minimum 5-foot-tall berm;
  2. A row of evergreen understory trees a minimum of 6 feet tall at planting spaced 20 feet on center; and
  3. A double row of shade trees staggered and spaced 40 feet on center.
- B. Truck docks shall not face any: public or private street; open space, including a public park and playground; any property line adjoining a school, private or school, public or parochial; or property occupied by a use listed as a residential use in Section VII.2.4 or designated as a residential zoning district listed in Exhibit VII.2.3-2, Residential Zoning Districts.
- C. The open sides of truck courts shall be screened from any street and adjoining properties with a minimum 12-foot-tall masonry or concrete tilt wall screening wall, which may have openings to accommodate required fire lanes and access aisles. The open sides of truck courts adjoining the following uses are exempt from this screening standard:
1. Manufacturing and Industrial Uses as set forth in Section VII.2.4
  2. Temporary Uses as set forth in Section VII.2.4
  3. Transportation, Utility and Communications Uses as set forth in Section VII.2.4
  4. Warehouse and Storage Uses as set forth in Section VII.2.4
  5. Landfill Operation and Accessory Use
  6. Automobile Salvage
  7. Junk Yard
  8. Motor Freight Terminal
  9. Truck Parking Lot

Article VII, “Uses, Parking Requirements, Supplemental Use Regulations and Certain Distance Regulations,” Chapter 2 “Allowed Uses by District,” Subsection 4.C. is hereby amended by amending Exhibit VII.2-3-3, “Non-Residential Zoning Districts” by deleting the rows for “Manufacturing, Light Intensity”, “Manufacturing, Medium Intensity”, “Manufacturing, Heavy Intensity”, and “Warehouse Distribution Facility” entries and replacing them with the following:

<b>EXHIBIT VII.2-3-4 NON-RESIDENTIAL ZONING DISTRICTS</b>											
<b>USES</b>	<b>OD</b>	<b>MD</b>	<b>LC</b>	<b>GB</b>	<b>GB-2</b>	<b>LI</b>	<b>WH</b>	<b>HI</b>	<b>PU</b>	<b>SU</b>	<b>USE SPECIFIC STANDARDS</b>
<b>MANUFACTURING AND INDUSTRIAL USES</b>											
<b>Manufacturing, Light Intensity</b>						<b>A</b>	<b>A</b>	<b>A</b>			<b>Article VII.3.24</b>
<b>Manufacturing, Medium Intensity</b>						<b>S</b>	<b>A</b>	<b>A</b>			<b>Article VII.3.24</b>
<b>Manufacturing, Heavy Intensity</b>							<b>S</b>	<b>S</b>			<b>Article VII.3.24</b>
<b>WAREHOUSE AND STORAGE USES</b>											
<b>Warehouse Distribution Facility</b>						<b>A</b>	<b>S</b>	<b>A</b>			<b>Article VII.3.24</b>

**SECTION 4.** Article VII, “Off-Street Parking and Loading Standards,” Chapter 3 “Landscaping Standards,” Subsection 3.J. is hereby amended by deleting Exhibit VIII.3-3-3, “Approved Understory Trees” in its entirety and replacing it with the following:

UNDERSTORY TREES	
COMMON NAME	SCIENTIFIC NAME
Carolina Buckthorn <sup>1</sup>	<i>Rhamnus carolina</i>
Chittamwood <sup>1 2</sup>	<i>Sideroxylon lanuginosum</i> (aka <i>Burmelia lanuginose</i> )
Crepe Myrtle (tree form)	<i>Lagerstroemia indica</i>
Desert Willow <sup>1</sup>	<i>Chilopsis linearis</i>
Eastern Redbud <sup>1</sup>	<i>Cercis canadensis</i>
Eastern Red Cedar <sup>1 2</sup>	<i>Juniperus virginiana</i>
Eve's Necklace <sup>1</sup>	<i>Sophora affinis</i>
Hawthorne <sup>1</sup>	<i>Crataegus spp.</i>
Hollywood Juniper	<i>Juniperus chinensis 'Torulosa'</i>
Little Gem Magnolia	<i>Magnolia grandiflora 'Little Gem'</i>
Mexican Buckeye <sup>1</sup>	<i>Ungnadia speciosa</i>
Mexican Plum <sup>1</sup>	<i>Prunus mexicana</i>
Mexican Redbud <sup>1</sup>	<i>Cercis canadensis var. mexicana</i>
Possumhaw Holly (aka Deciduous Yaupon Holly) <sup>1 2</sup>	<i>Ilex decidua</i>
Prairie Flameleaf Sumac <sup>1</sup>	<i>Rhus lanceolata</i>
Red Buckeye <sup>1</sup>	<i>Aesculus pavia</i>
Roughleaf Dogwood <sup>1</sup>	<i>Cornus drummondii</i>
Rusty Blackhaw Viburnum <sup>1</sup>	<i>Viburnum rufidulum</i>
Texas Buckeye <sup>1</sup>	<i>Aesculus arguta/glabra</i>
Texas Mountain Laurel <sup>1</sup>	<i>Sophora secundiflora</i>
Texas Persimmon <sup>1</sup>	<i>Diospyrus texana</i>
Texas Redbud <sup>1</sup>	<i>Cercis canadensis var. texensis</i>
Thornless Common Honeylocust <sup>1</sup>	<i>Gleditsia triacanthos var. inermis</i>
Wax Myrtle <sup>1 2</sup>	<i>Myrica cerifera</i>
Western Soapberry <sup>1</sup>	<i>Sapindus drummondii</i>

**<sup>1</sup> Native species, which is preferred but not required**

**<sup>2</sup> Considered Evergreen**