

City's Zoning Districts through the use of Development Concept Overlays and Special Overlay Districts.

6.14.2 Residential Use Allowances.

A. The development of the optional housing types listed under Section (B) below shall be a permitted use within the following development concepts, when developed and constructed in accordance with the standards outlined under this section and the standards listed under the ordinance for each Development Concept Overlay or Special Overlay listed:

- 1.** Mixed Use (MU) Overlay District.
- 2.** Uptown-Downtown Mixed Use (MUS) Special Overlay District.
- 3.** Target Area Redevelopment (TARS) Special Overlay District.
- 4.** Adaptive Reuse Development Project located within the Uptown-Downtown Mixed Use Special Overlay
- 5.** Adaptive Reuse Development Project located within a Target Area Redevelopment Special Overlay District.
- 6.** Clustered Development Overlay District.
- 7.** Traditional Neighborhood Development (TND) Overlay District
- 8.** Transportation-Oriented Development (TOD) Overlay District.

B. The following residential housing types shall be a permitted use when developed as part of one of the development concepts listed under (A) above, and within the districts listed under Tables 6.14.3.1 through 6.14.3.5 below:

- 1.** Single-family attached or detached Brownstone units.



2. Single-family attached or detached Townhomes.



3. Single-family Rowhomes.



4. Two-family vertical Duplexes.



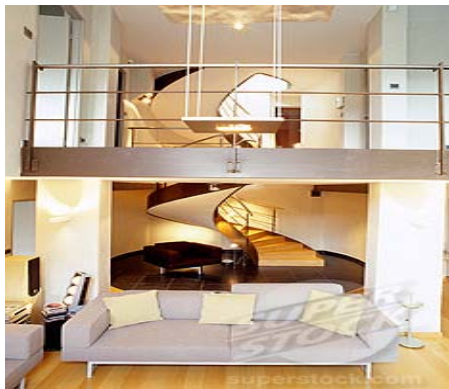
5. Two-family horizontal Duplexes.



6. Single-family attached or detached Live-Work dwelling units.



7. Multiple-family Lofts / Mezzanine Units.



6.14.3. Alternative Housing Permitted Districts.

The residential housing types listed above shall be a permitted use in the Zoning Districts listed in Tables 6.14.3.1 through 6.14.3.5 below for each Development Concept or Special Overlay listed above, when developed in accordance with the standards listed under this Section (other:

Table 6.14.3.1

MIXED USE DEVELOPMENT								
	Conventional Single-Family Detached	1 or multiple One-Family Brownstone	1 or multiple One-Family Townhome	Multiple One-Family Rowhouses	1 or multiple Horizontal Duplex (same or separate lots)	1 or multiple Vertical Duplex (same lot, 1 duplex per lot)	1 or multiple Live/Work Units	1 or multiple Loft Units
RM-AT	X	X	X	X	X	X	X	X
ON	X	X	X	X	X	X	X	X
CN-1	X	X	X	X	X	X	X	X
CN-2	X	X	X	X	X	X	X	X
CR-1	X	X	X	X		X	X	X
CR-2	X	X	X	X	X	X	X	X
CR-3	X	X	X	X	X	X	X	X
CG-1	X	X	X	X	X	X	X	X
CG-2		X	X	X	X	X	X	X
CI		X		X	X	X	X	X
CBD		X		X	X	X	X	X

6.14.3.2

NEIGHBORHOOD MIXED USE		
	1 Vertical Duplex (same lot, 1 duplex per lot)	Live/Work Unit
RS-6	X	X
RS-4.5	X	X
RS-TF	X	X
RM-1	X	X
RM-2	X	X
RM-3	X	X
ON	X	X
CN-1	X	X
CN-2	X	X
CR-2	X	X
CR-3	X	X

6.14.3.3

Uptown-Downtown MU Special District			
Housing Type	District		
	CR-1	CI	CBD
1 or Multiple One-Family Brownstone Units	X	X	X
1 or Multiple One-Family Townhome Units	X		
Multiple One-Family Rowhome Units	X	X	X
1 or Multiple Vertical Duplex Units (same lot, 1 duplex per lot)	X	X	X
1 or Multiple Live-Work Units	X	X	X
Multiple Apartments or Loft Units	X	X	X
Courtyard Homes	X		X

Table 6.14.3.4

TRADITIONAL NEIGHBORHOOD OVERLAY DISTRICT				
UNIT TYPE	T2	T3	T4	T5
House Lot, Villa, Estate	X			
Zero Lot-Line	X	X	X	
Cottages, Bungalows		X	X	
Brownstone (attached)			X	X
Brownstone (detached)			X	X
Rowhome, Townhome (attached)			X	X
Townhome (detached)			X	
Live-Work (attached)		X	X	X
Live-Work (detached)		X	X	X
Horizontal Duplex		X		
Vertical Duplex		X	X	
Apartment House			X	
Apartment, Loft, Condo Building			X	X
Courtyard Building			X	X
T-Court Homes		X		
Accessory DU		X	X	

Table 6.14.3.5

CLUSTERED DEVELOPMENT OVERLAY DISTRICT						
UNIT TYPE	Brownstone or Townhome	1 or multiple Horizontal Duplex (same or separate lots)	1 or multiple Vertical Duplex (same lot, 1 duplex per lot)	1 or multiple Live/Work Units	Zero Lot Line	T-Court Homes (Detached)
RS-6	X	★	★	★	X	X
RS-4.5	X	★	★	★	X	X
RS-TF	X	X	X	X	X	X
RM-1	X	X	X	X	X	X
RM-2	X	X	X	X	X	X
RM-3	X	X	X	X	X	X
RM-AT	X	X	X	X	X	X
ON		X	X	X		
CN-1	X	X	X	X		X
CR-2	X	X	X	X		X
CR-3	X	X	X	X		X
CG-2	X	X	X	X		

* Must be able to show that the location of the proposed units provide a logical density transition between a Single-Family or lesser density development, and a higher density development or district (such as commercial or multiple-family development).

6.14.4 Minimum Development Standards for Residential Uses.

- A. Dwelling Unit (DU) Floor Area, Lot Size, and Density Requirements.** Alternative housing uses are limited to the minimum and maximum floor, lot, or site coverage per dwelling unit established under Table 6.14.4.A. below, unless a less restrictive standard is provided for under a Development Concept or Special Overlay District.
- B. Floor area calculations shall not include hallways or other common areas, or rooftops, balconies, terraces, fire escapes, or other projections or surfaces exterior to the walls of the building.**

Table 6.14.4.A. Residential Use Standards.

Dwelling Unit (DU) Type	Floor Area (Heated)		Minimum Lot Dimensions		Density
	Min. (Sq. Ft.)	Max. (Sq. Ft.)	Lot Size (Sq. Ft.)	Lot Width (Ft.)	Max. Density per Acre
Permitted Dwelling Units					
Attached and Detached Single-family and Two-Family Dwellings (Townhouses, Brownstones, Rowhouses, Vertical and Horizontal Duplex Dwelling Units)	500 per unit	As Per the Zoning District or Overlay District Standards	None	50' Except on Non-Conforming Lot	12-18 DUs
Live-Work Units (Residential Portion of Unit)	500 per unit	800	None	25' per unit	20-30 DUs
Loft Units	500 per unit	No Limit	None	25' per unit	30-40 DUs
Multiple-Family Units	500 per unit	No Limit	6,000	50' per building	30-40 DUs

6.14.5 Duplex Dwelling Unit Requirements.

Single-family attached and two-family duplex dwelling units may be permitted in a residential zoning district that does not otherwise allow two-family attached dwelling units, under a Development Concept Overlay or Special Overlay, and developed according to the standards of this Article:

- A.** Where vertical or horizontal duplex units (Figs. 6.14.5.A) are proposed on the same lot, the lot and both units within the duplex must be owned by the same owner, and the owner must reside within one of the two units within a duplex unit.

Figures 6.14.5.A. Vertical Duplex Units.

- B.** Duplex dwelling units located on separate lots may be owned separately.
- C.** A maximum density of one vertical or horizontal duplex dwelling unit per lot is permitted.
- D.** The conversion of an existing home to a horizontal duplex is prohibited, unless it is part of a Neighborhood Mixed Use/Live-Work unit project located and developed in accordance with the Neighborhood Mixed Use standards of Article 7.11.
- E.** Duplex and Live-Work units are only permitted in the RS-6 and RS-4.5 districts under one or more of the following conditions:
- 1.** The development of a duplex unit is an infill project on a nonconforming lot.
 - 2.** It can be demonstrated that the proposed location of a duplex unit(s) will provide a “transitional density buffer” between a higher density use and a single-family home use.

3. The duplex or Live-Work unit is part of a larger development concept listed under Section 6.14.2.A above.

F. **Duplex Design Standards.** All two-family attached duplex dwelling units should be constructed to have an outside appearance similar to a single-family home, and must be constructed as follows:

1. The heights of proposed vertical duplex dwelling units located within a flood zone may be increased, to measure no more than 28 feet at the ridge (two stories), as measured from the point designated as 1 foot above the Base Flood Elevation (BFE).
2. The height of the two units within a horizontal duplex unit must measure within 4 feet of each other.
3. The predominant roof pitch of each unit of the duplex unit must be the same, and roof eaves must project the same distance from the building wall.
4. The exterior finish material of each dwelling unit within the duplex must be the same, or visually match in type, size and placement, and trim must be the same in type, size, and location for each unit.
5. Windows for each duplex dwelling unit must match in proportion and orientation.
6. **Required Porches.** For horizontal and vertically-constructed duplexes, at least one covered front porch must be provided along the front façade of a unit to equal a minimum of 50% of the length of the front façade.
 - a. Horizontal duplex units may provide a shared front porch.
 - b. Horizontal duplex units located on a corner must provide a covered front porch for both unit entrances when fronting different streets.

G. **Duplex Corner Lot Design.** On corner lots, each unit of a horizontal duplex must have its address, and front door oriented to a separate street frontage, and side yard facades of duplexes shall maintain the architectural design consistent with the front facade (Fig. 6.14.5.G).

Figure 6.14.5.G



H. Duplex Second-Story Access.

- 1.** Exterior stairs that provide access to an upper level duplex dwelling unit are not permitted on the front facade of the building, but can be provided through a side or rear staircase entrance, provided that the side staircase is located a minimum of 10 feet rearward of the front façade wall of the dwelling structure.
- 2.** Fire escapes or any additional accesses to a second floor unit must be constructed behind the dwelling unit.

6.14.6 Brownstone, Townhome, and Rowhome Requirements.

- A.** Multiple (more than one unit) Brownstones, Townhomes, and Rowhomes proposed as a mixed use project in the Downtown and Uptown Special Mixed Use Overlay District areas (located within the boundary map of Figure 1 under Section 6.11.2) must be developed in accordance with the standards of this Ordinance.
- B.** Brownstone dwelling units may be attached or unattached units.
- C.** Attached Brownstones, Townhomes, and Rowhouses, must be constructed so that each unit within the attached units is placed on its own platted lot, and there shall be no minimum to the number of dwelling units required for development.
- D.** Townhomes and Rowhomes shall not exceed two stories in height, Brownstone units may not exceed three stories in height.

6.14.7 **Live-Work Unit Requirements.** A Live-Work unit combines in one space, a work space and residential living quarters. Kitchen facilities, a bathroom, and a sleeping area must be provided. The following standards shall apply to the development of all Live-Work units within a development:

- A.** Multiple Live-Work units are ideally situated around a central courtyard/green space to provide recreational amenities for the residents inhabiting the units. Not more than 5 Live-Work units may be planned within the same City block without providing open space behind the units (either individually platted yards or a common courtyard) consisting of a minimum of 20% of each lot.
- B.** The Commercial, Professional Office, Institutional, or Civic uses within the Live-Work units may not be divided from the residential area of the unit through sale, rent, or leasing. The Live-Work unit shall be considered one unit.
- C.** Each Live-Work unit shall contain at least one tenant that resides onsite and operates a business within that unit.
- D.** No more than two additional employees (other than the onsite residents) residing outside the Live-Work unit may be employed on the premises per shift for the nonresidential use of the building.
- E.** The residential portion of a Live-Work unit may not exceed 60% of the unit's total floor area, and the nonresidential portion of a Live-Work unit must not comprise more than 50% of the total square footage of the unit.
- F.** The minimum size for each residential space in a Live-Work unit is 500 square feet. The residential space within a single Live-Work may not exceed 800 square feet. The floor area of both the living space and the work space shall be combined to determine the size of joint living and work quarters, and may not exceed 1,600 square feet.
- G.** Residential areas within a Live-Work unit must be constructed above the non-residential use, unless the entire unit is constructed as an accessible unit, in which case the residential area of the unit may be constructed behind, and attached to, the non-residential use area with adequate accessible access and parking provided behind the unit.

- H.** The nonresidential portion of the mixed use building may not be used purely for storage. Storage of supplies may not occupy more than 10% of the non-residential space in the mixed use building.
- I.** The ground floor entrance must be clearly designated as a business entrance, and a visitor traveling through the business entrance shall not be required to pass through any residential floor area in order to enter into the nonresidential area of the unit.
- J.** The Live-Work unit setbacks shall be the same setback standards outlined under Section 6.8.9.
- K.** One parking space per unit plus one additional unassigned visitor or employee parking space shall be provided for every Live-Work unit.
- L.** Applications and building permit plans for the construction or establishment of Live-Work unit(s) shall clearly state that the proposal includes Live-Work units and labeled as such.
- M.** **Non-Residential Live-Work Unit Allowances.** Live-Work units are primarily developed as an alternative housing option for Commercial and Professional Office uses that do not generate high degrees of foot or auto traffic, and are located within an area served by mass transit, decreasing the need for additional parking. For this reason, the non-residential portion of a Live-Work unit is limited to the following uses:

Table 6.14.7.M Permitted Live-Work Non-Residential Uses.

<u>Accountant Office /small firm</u>
<u>Antique Furniture Sales</u>
<u>Architect Office / small firm</u>
<u>Art Studios, Artists and Artisans and Associated Retail Sales (excluding tattoo parlors)</u>
<u>Attorney Office / small firm</u>
<u>Bakeries (when the primary use is Retail Sales and Services)</u>
<u>Beautician or Barber Shop (excluding nail care)</u>
<u>Computer Software and Multimedia Professionals</u>
<u>Consultant Office / small firm</u>
<u>Drycleaners (drop-off, pick-up only, excluding drive-thru)</u>
<u>Engineering Office</u>
<u>Fashion, Graphic, Interior, and other Designer Shop</u>

<u>Florist Shop</u>
<u>Greeting Card Sales</u>
<u>Insurance Agent Office / small firm</u>
<u>Internet Café (minimal snack and beverage sales)</u>
<u>Jewelry Repair & Sales</u>
<u>Mailing & Packaging Center</u>
<u>Military Recruiting Office</u>
<u>Nutritional Sales</u>
<u>Optical Lens and Frames Sales (no physician onsite)</u>
<u>Real Estate Agent Office / small firm</u>
<u>School Tutoring Service (2 or fewer students at a time)</u>
<u>Shoe Repair</u>
<u>Tailor/Seamstress/Dress Maker</u>
<u>Title Agent Office / small firm</u>
<u>Travel Agent Office / small agency</u>

6.14.8 Residential Access, Garages, and Driveway Standards.

A. Driveway Requirements.

- 1. The maximum driveway width on an individual lot with frontage access is 10 feet, or 12 feet if the driveway is shared with a neighboring dwelling unit (Figs. 6.14.8.A.1).**

Figures 6.14.8.A.1. Shared Drives



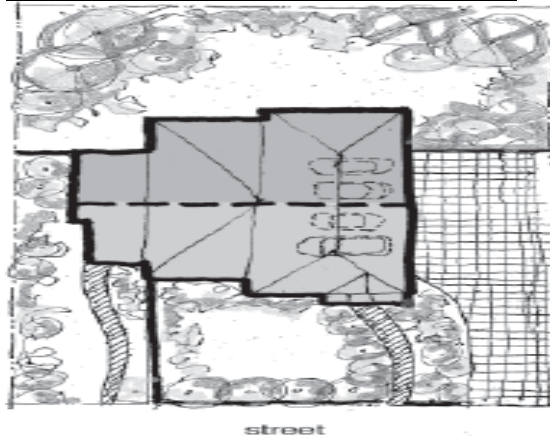
- 2. Impervious driveways must be included within the 70% maximum allowable impervious coverage requirement of the site (80% on non-conforming lots).**

3. Driveways constructed on properties utilizing access from the front of the lot must be a minimum of 20 feet in length as measured from the front property line, except where a Parking Court is implemented, in which case the standards of Section 6.14.9.E shall apply.
4. Driveway apron widths may be increased up to 22 feet in width within 10 feet of the garage door.

B. Private Garages. Private single and two-car garages are permitted on individually platted lots, provided that no more than two single car garages or one two-car garage is provided per each dwelling unit on a lot, and provided that:

1. Garages may not exceed 49% of the dwelling unit square footage on an individual lot.
2. The garage footprint must be included within the 70% maximum allowable impervious coverage requirement of the site when an impervious coverage percentage is not provided under a Development Concept Overlay or Special Overlay ordinance.
3. Garages may not be converted to dwelling units.
4. Detached garages must always be located behind the rear façade of the principal building.
5. Garages may not be located in a street corner yard (i.e. between a public street and the dwelling unit).
6. Garages may not be located within the required side yard setback, and a minimum of three feet from any common alley where provided.
7. Two-car garages must be located behind the rear façade of the dwelling unit, or recessed within the dwelling unit (Fig. 6.14.8.B.7).

Figure 6.14.8.B.7. Recessed Parking



- 8.** Single car garages may be located behind, adjacent to, or recessed within a dwelling unit, provided that the garage does not extend forward of the front façade of the dwelling unit (Figs. 6.14.8.B.8).

Figures 6.14.8.B.8. Recessed Garages.



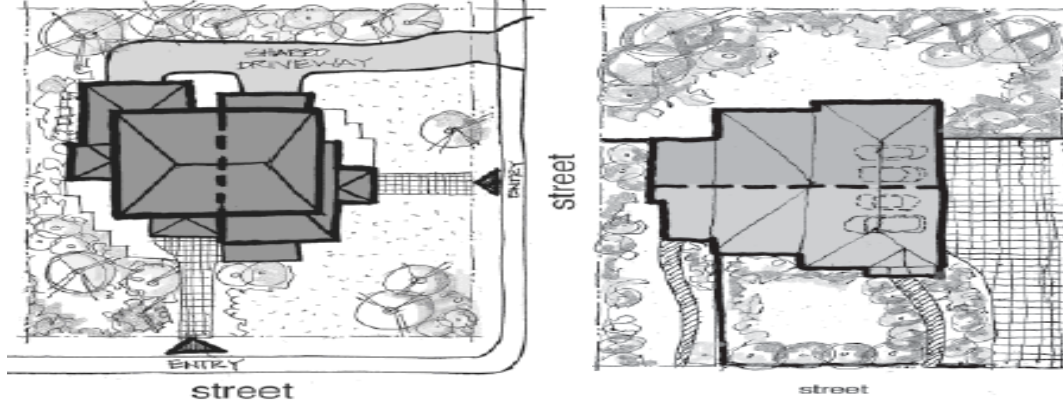
C. Common Garages.

- 1.** Shared common garages, parking areas, and driveways are permitted in all new developments of attached and detached single-family and two-family dwelling units.
- 2.** Common garage structures are prohibited within 20 feet of a public street.

D. Duplex Garages.

- 1.** All parking and garages in the development of a duplex dwelling unit on a single lot must be located behind the duplex dwelling units.
- 2.** No more than two single-car garages or one two-car garage is permitted on a lot per duplex unit.
- 3.** Garages for corner lot duplexes must be located behind or to the side of the dwelling unit, or recessed within the units.
- 4.** Duplexes may incorporate a shared drive, as shown in Figures 6.14.8.D.4.

Figures 6.14.8.D.4. Shared Drives



6.14.9

Additional Parking Standards and Options. With the exception of the number of parking spaces required provided for Live-Work units above, the following shall apply for all residential uses:

- A.** The required number of parking spaces per dwelling unit shall be consistent with the requirements of Article 7.2; However, in all cases, a maximum of 2 parking spaces per dwelling unit shall be permitted.
- B.** Parking is not permitted in any front yard, side yard, or in any front street yard setback, with the exception of when parking is approved through the use of a driveway located within a front yard, or side yard located between two dwellings.
- C.** Parking may be in a structure, under a structure, or outside a structure.

- D.** Tandem parking shall be permitted, provided that a minimum driveway length of 35 feet is provided, or 18 feet is provided if the driveway serves a private garage on the lot where the second car can be placed. Where tandem parking is utilized, no vehicle may obstruct, overhang, or be located in, a private or public alley, right-of-way, pedestrian path, walkway, or sidewalk.
- E.** **Parking Courts.** Parking Courts (or “T-Courts”, Figs. 6.14.9.E) are also an option for use when developed under one of the Development Concept Overlays or Special Overlays. Parking Courts shall be developed as follows:
- 1.** The maximum depth of a Parking Court drive is 100 feet and the maximum number of single family detached or attached dwelling units it can serve is six.
 - 2.** The minimum driveway width for a Parking Court is 10 feet for one-way access; the maximum two-way access width shall be 24 feet, except as required by the City’s Fire Code.
 - 3.** Where pervious concrete, pervious asphalt, and porous pavers, or other pervious paving technologies are utilized to construct a Parking Court, the square footage of pervious surfaces will not count toward the maximum allowable impervious surface on the site, provided they are installed to industry specifications.
 - 4.** **Parking Court Drive Ownership and Maintenance.**
 - a.** Half of the total width of a Parking Court drive must be provided for vehicle access from properties on each side of the proposed drive.
 - b.** The private easement right-of-way dedication of the parking court drive shall be required at the time of partition or subdivision plat approval, and shall be recorded on the plat.

Figures 6.14.9.E. Parking Courts.

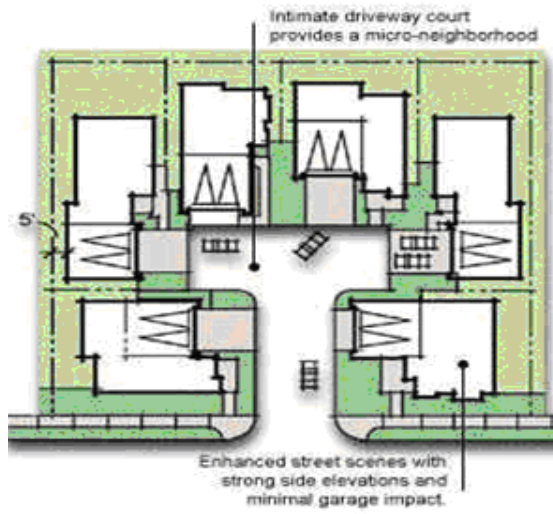
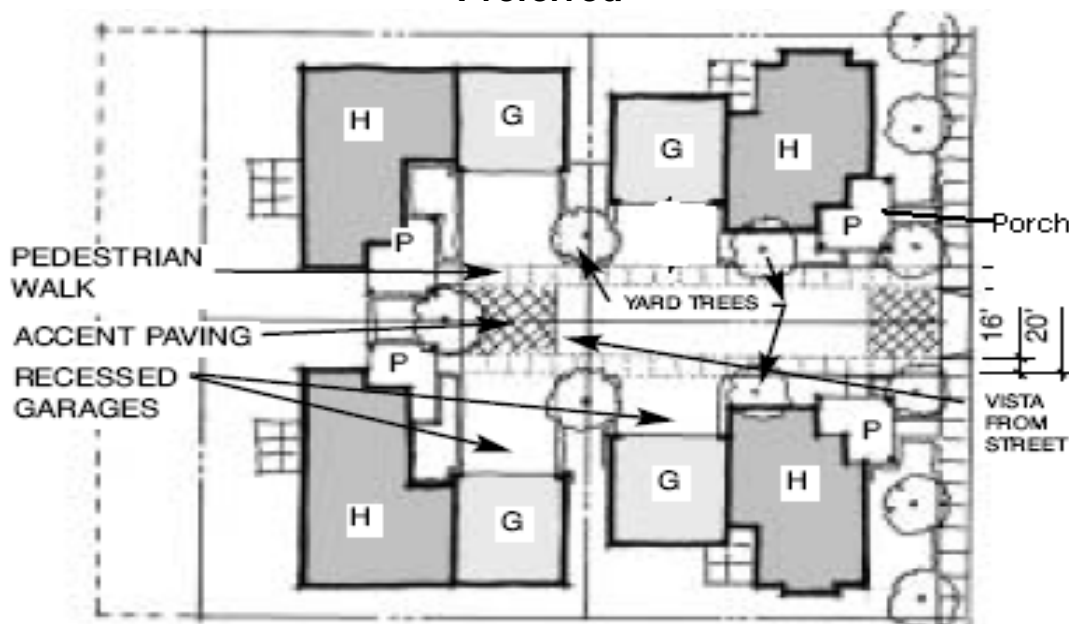


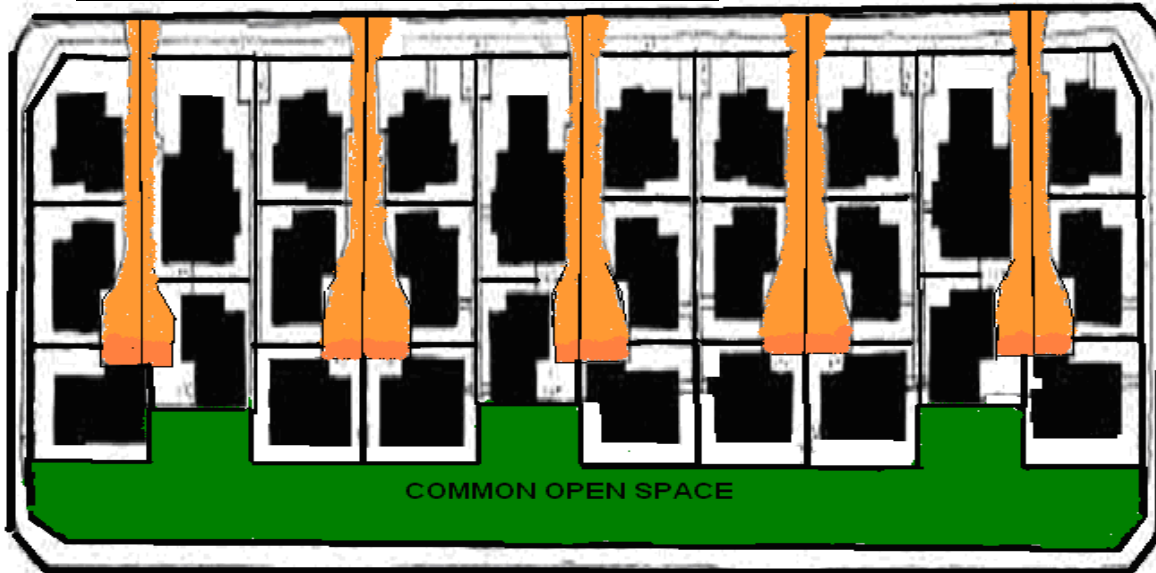
Figure 6.14.9.E. Parking Court Configuration.

Preferred



Desirable: Parking Court Emphasizing Entries

Preferred Parking Courtyard Design Elements and Configuration. Garages are recessed and entries are enlarged and used to accent corners and interior vista.

Figure 6.14.9.E. Parking Court Neighborhood.**6.14.10 Zero Lot Line Development.**

- A.** Zero lot line development is permitted within the Development Concept or Special Overlays, and with the exceptions provided under this Section, shall be developed in accordance with Section 4.3.5:
- 1.** The setbacks required and where provided for under a Development Concept Overlay or a Special Overlays shall take precedence over the requirements of Section 4.3.5. Where setback requirements are not provided for, the setback requirements of Section 4.3.5 shall prevail.
 - 2.** Windows shall be permitted on the zero line side of dwelling units under a Development Concept Overlay or a Special Overlay, provided that the windows are not capable of being opened, and provided that the placement supports the privacy of the neighboring occupants on the abutting lot. The privacy standard must be met by through one or more of the following techniques:

- a.** Through strategic placement and spacing of the windows on the zero lot line side of the structure/building, by placing ground-floor windows along zero setback property lines above sight lines, or placed where the windows face a wall of the neighboring building, without direct views into adjacent dwelling units and windows.
- b.** Window panes must be designed to provide semi- or complete opaqueness (block glass, stained glass, frosted glass), in order to provide some privacy from direct views into neighboring buildings through the spacing of windows (Figs. 6.14.10.A.2.b).
- c.** All windows located along the zero lot line wall must meet the City's Building and Fire Department Codes.

Figures 6.14.10.A.2.b. Block Glass & Stained Glass Windows.



- B.** **Fences.** Fencing for Zero Lot-Line Development shall be accordance with requirements of Section 9.5.9.

SECTION 2. That the UDC and corresponding Zoning Map of the City of Corpus Christi, Texas, effective July 1, 2011, as amended from time to time, except as changed by this ordinance and any other ordinances adopted on this date, remain in full force and effect.

SECTION 3. That to the extent that this amendment to the UDC represents a deviation from the Comprehensive Plan, the Comprehensive Plan is amended to conform to the UDC, as amended by this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with this ordinance are hereby expressly repealed.

SECTION 5. If for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be 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 hereof 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 Section 1.10.1 and/or Article 10 of the UDC.

SECTION 7. That 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.

SECTION 8. This Ordinance shall take effect upon and after publication of this Ordinance.

Signatures page follows.

That the foregoing ordinance was read for the first time and passed to its second reading on this the 11th day of October, 2011, by the following vote:

Joe Adame	<u>Aye</u>	David Loeb	<u>Aye</u>
Chris Adler	<u>Aye</u>	John E. Marez	<u>Aye</u>
Larry Elizondo, Sr.	<u>Aye</u>	Nelda Martinez	<u>Aye</u>
Kevin Kieschnick	<u>Aye</u>	Mark Scott	<u>Aye</u>
Priscilla Leal	<u>Absent</u>		

That the foregoing ordinance was read for the second time and passed finally on this the 13th day of December, 2011, by the following vote:

Joe Adame	<u>Aye</u>	David Loeb	<u>Aye</u>
Chris Adler	<u>Aye</u>	John E. Marez	<u>Aye</u>
Larry Elizondo, Sr.	<u>Aye</u>	Nelda Martinez	<u>Aye</u>
Kevin Kieschnick	<u>Aye</u>	Mark Scott	<u>Aye</u>
Priscilla Leal	<u>Aye</u>		

PASSED AND APPROVED this the 13th day of December, 2011.

ATTEST:

Armando Chapa
Armando Chapa
City Secretary

Joe Adame
Joe Adame
Mayor

APPROVED as to form only: this the 30th day of November, 2011.

For Carlos Valdez, City Attorney

By: Deborah Walther Brown
Deborah Walther Brown
Assistant City Attorney

EFFECTIVE DATE
<u>12/19/11</u>