

Appendix A: Permitted Zoning under Proposed Land Use Designations



Rural Residential

Allows for clustered or large lot low density residential development and agricultural uses with a maximum density of 1 unit/acre and a potential density bonus for cluster development

Examples: Design elements would preserve rural character with a high percentage of open space.

Zoning: R-E



Suburban Residential

Allows for large lot, single-family residential and cluster development with a maximum density of 3.5 units/acre and a potential density bonus for cluster development.

Examples: Riverside, Twin Rivers

Zoning: R-1A



Urban Residential

Single family residential, zero lot line, accessory dwelling unit and duplex development with accompanying uses such as churches, playgrounds, schools, civic buildings, and limited office and commercial uses and with a maximum density of 10 units/acre (currently 14.5 units/acre)

Examples: Development would look like many of our low density residential subdivisions.

Zoning: R-1B, R-1C, R-2, O-3 subject to certain criteria described in the notes section*



Medium Density Residential Office Flex

Duplexes, townhouses, condos and apartments with a maximum density of 25 units per acre

Examples: Magnolia Villas, Cameron Heights and Palm Court Apartments

Zoning: O-1, O-3, R-2, R-3A, R-3B, R-3C



Office Industrial Flex

A mixture of compatible office and industrial uses with limited high density residential and commercial ranging from large campus settings to the adaptive reuse of an existing structure and with access to arterial or collector roads as well as transit routes

Examples: Offices, apartments, crafts and trades, the Baylor Research Innovation Collaborative (BRIC), and low impact manufacturing

Zoning: O-1, O-2, O-3, C-1, C-2, M-1



Mixed Use Flex

Limited commercial, office and medium to high density residential developments

Examples: Austin Avenue between 18th and 26th Streets, Elm Avenue and 15th and Colcord

Zoning: R-3C, R-3D, R-3E, O-1, O-2, O-3, C-1, C-2, C-4 on Elm Avenue only



Mixed Use Core

The most densely developed area of the city with a mixture of commercial, office and high density residential uses

Examples: Austin Avenue between 3rd and 18th Streets, Franklin Place, Praetorian Building

Zoning: R-3D, R-3E, O-2, C-2, C-4



Industrial

General industrial or manufacturing uses

Examples: Texas Central Industrial Park, Cargill, Sanderson Farms

Zoning: M-2



Institutional

Large educational and medical campuses

Examples: Baylor, TSTC, MCC, Providence, Baylor – Scott & White

Zoning: O-2



Open Space

Parks, recreational areas, undeveloped flood zone risk areas (1% per year) and areas designated for preservation of existing agriculture, open space or natural areas

Examples: Cameron Park, Lake Waco Wetlands, Cottonwood Creek Golf Course

Zoning: R-E for large parcels; small, odd shaped parcels within the 100 year flood plain assume the zoning of adjacent properties with restrictions applied either through the creation of an overlay zoning district or through the addition of criteria for development within the floodplain to the text of the zoning ordinance.

Notes:

Mixed land use categories offer greater flexibility in the development of property through providing a broader choice of zoning options within each land use category and an expansion of uses within each zoning district. The granting of a zoning district that is permitted within a land use category will be based on criteria that are incorporated into the zoning ordinance. These criteria will include considerations such as compatibility with surrounding land uses and the availability of required infrastructure.

The R-E (Rural Estate) zoning district will be repurposed as the Rural Residential District. It will replace R-1B (Single Family Residence) zoning district as the holding district for most newly annexed areas.

The O-3 zoning district on property designated as Medium Density Residential Office Flex land use will be expanded to include specified neighborhood commercial uses that currently require C-2 zoning subject to meeting established criteria. This is done to offset the expansion of the C-2 district to allow a broader range of commercial uses by special permit.

The O-3 zoning district may be allowed on property designated as Urban Residential land use subject to the following criteria:

1. The O-3 is located on a street classified as a collector or higher or has access to two intersecting streets, one of which is classified as a collector or higher; or
2. The O-3 zoning provides a buffer between a residential neighborhood or residential zoning and zoning districts that would allow more intensive commercial uses; or
3. The O-3 zoning would bring an existing nonconforming commercial or office building(s) on a site into conformance with the zoning ordinance.

The C-1 zoning district will eventually be eliminated. The only difference between C-1 and C-2 is that C-1 does not allow the sale of alcohol for on or off-premise consumption. This C-1 zoning district use has been limited primarily to the Brook Oaks Neighborhood.

The C-3 and C-5 zoning districts will eventually be eliminated. Commercial uses currently allowed in C-3 and C-5, but not C-2 will be allowed in C-2 by Special Permit. Industrial uses currently allowed in C-5 will be allowed in M-2.

The M-3 (General Commercial) zoning district will eventually be eliminated. Uses currently allowed in M-3, but not M-2 will be allowed in M-2 by Special Permit.