

UDC ZONING DESCRIPTIONS

According to the Unified Development Code (UDC), the **“R-1A”, Single-Family Residential District** is primarily intended to accommodate development of detached, single-family housing on large individual lots. In addition, the district allows churches, schools, and accessory buildings and uses. The maximum building height is 42 feet. Setback requirements are 25 feet in the front and rear, seven and one-half feet on the interior side and 12 feet on the corner side. Minimum lot size is 9,000 square feet.

According to the Unified Development Code (UDC), the **“R-1B”, Single-Family Residential District** is primarily intended to accommodate development of detached, single-family housing on smaller individual lots. In addition, the district allows churches, schools, and accessory buildings and uses. The maximum building height is 42 feet. Setback requirements are 25 feet in the front and rear, six feet on the interior side and 12 feet on the corner side. Minimum lot size is 6,000 square feet.

According to the Unified Development Code (UDC), the **“R-1C”, Single-Family Residential District** is primarily intended to accommodate existing and future development of detached, single-family housing, garage apartments, and to accommodate existing two-family housing. In addition, the district allows churches, schools, and accessory buildings and uses. The maximum building height is 42 feet. Setback requirements are 25 feet in the front and rear, six feet on the interior side and 12 feet on the corner side. Minimum lot size is 6,000 square feet.

According to the Unified Development Code (UDC), the **“R-1D”, Single-Family Detached and Attached Residential District** is primarily intended to accommodate single-family detached and attached housing, such as duplexes, townhouses and rowhouses on small individual lots. In addition, the district allows churches, schools, and accessory buildings and uses. The maximum building height is 42 feet. Setback requirements are 25 feet in the front, 15 feet in the rear, zero feet on the interior side and 12 feet on the corner side. Minimum lot size is 3,000 square feet.

According to the Unified Development Code (UDC), the **“R-MF”, Multi-Family Residential District** is primarily intended to accommodate multi-family development at a maximum density of 24 dwelling units per acre. In addition, the district allows churches, group living facilities, schools, and accessory buildings and uses. The maximum building height is 50 feet, however, the building height is allowed to exceed stated maximum height if front, rear and side setback are increased at least one foot for each foot of additional building height. Setback requirements are 25 feet in the front, rear, and interior side and 12 on the corner side. Minimum lot size is 12,500 square feet.

According to the Unified Development Code (UDC), the **“R-MH”, Manufactured Home Residential District** is primarily intended to accommodate manufactured housing parks as a special use and manufactured housing units on individually platted lots. In addition, the district allows churches, schools, and accessory buildings and uses. The maximum building height is 18 feet. Setback requirements are 25 feet in the front, 10 feet in the rear and interior side, and 15 feet on the corner side. Minimum lot size is 6,000 square feet.

According to the Unified Development Code (UDC), the **“PUR”, Planned Unit Residential District** is primarily for the medium to high density development of unique and innovative forms of detached single-family housing on individually platted lots. A PUR development uses the total space within a development by creating common open spaces, scenic and recreational areas and other spaces that will compensate for the reduction of land area dedicated for residential structures. It is the intent of the PUR to provide for residential developments that utilize private streets, owned and maintained by a Homeowner’s Association. The PUR district is not intended as a convenience to circumvent regulations set forth in other residential districts, or as a tool for mass variance, without provisions of common areas. All developments created in a PUR district must be designed and developed in accordance with an approved site development plan and submitted for approval to the Planning Commission and City Council.

According to the Unified Development Code (UDC), the **“PXR”, Planned Mixed Residential District** is primarily intended to provide for medium-density development of innovative forms of detached and attached single-family housing. The PXR district is also intended to permit, where appropriate pursuant to the Tyler 1st Comprehensive plan and Future Land Use Guide, a mixture of single-family attached and detached housing types in areas using individually platted lots. All developments created in a PXR district must be designed and developed in accordance with an approved site development plan and submitted for approval to the Planning Commission and City Council.

According to the Unified Development Code (UDC), the **“PMF”, Planned Multi-Family District** is primarily intended to implement the Tyler 1st Comprehensive Plan by providing for the medium to high density development of condominiums, apartments, and nursing homes. A PMF development may include common open spaces, scenic and recreational areas. All developments created in a PMF district must be designed and developed in accordance with an approved site development plan and submitted for approval to the Planning Commission and City Council.

According to the Unified Development Code (UDC), the **“C-1”, Light Commercial District** allows restaurants, private clubs, antique shops, banks, service stations, offices and retail stores without any outdoor display or storage of merchandise or goods. The maximum building height allowed within this district is two and one-half stories or 42 feet in height. The setback requirements are 10 feet in the front, 10 feet in the rear, zero feet on the interior side (10 feet if abuts a residential district) and 15 feet on the corner side. The minimum lot area is 7,000 square feet. Off-street parking is determined by the specific use proposed. Properties with a commercial designation are subject to UDC Development Standards such as landscaping and tree preservation, bufferyards, and sign regulations.

According to the Unified Development Code (UDC), the **“C-2”, General Commercial District** allows automobile garages and sales lots, hotels, restaurants, warehouses, offices, and retail establishments with outdoor display or storage of merchandise. The maximum building height allowed within the “C-2” District is three stories or 45 feet in height. The setback requirements are 10 feet in the front, 10 feet in the rear, zero feet on the interior side (10 feet if abuts a residential district) and 15 feet on the corner side. The minimum lot area is 14,000 square feet. Off-street parking for commercial-type uses is determined by the specific use proposed. Properties with a commercial designation are subject to UDC Development Standards such as landscaping and tree preservation, bufferyards, and sign regulations.

According to the Unified Development Code (UDC), the **“DBAC”, Downtown Business, Arts and Culture District**, is primarily intended to accommodate development and redevelopment in downtown that will create a walkable, mixed-use city center with residential, commercial, entertainment, arts, institutional, park and governmental land uses. The minimum lot area is 2,500 square feet. The minimum height is 25 feet. The maximum building height is 20 stories. The setback requirements are zero feet in the front, zero feet in the rear, zero feet on the interior side and zero feet on the corner side.

According to the Unified Development Code (UDC), the **“PMXD-1”, Planned Mixed Use District** is primarily intended to implement the Tyler 1st Comprehensive Plan by promoting a mix of residential, retail, and services, office, institutional, park and government uses. The PMXD-1 district is intended for areas near key intersections of major arterial roadways, and other areas with access to a full range of public facilities and infrastructure. All developments created in a PMXD-1 district must be designed and developed in accordance with an approved site development plan or a written narrative detailing the development parameters with sufficient detail that it can be evaluated and submitted for approval to the Planning Commission and City Council. Where narrative is submitted and approved by the City Council, future site plans may be approved by staff when they are consistent with the standards included in the narrative.

According to the Unified Development Code (UDC), the **“PMXD-2”, Planned Mixed Use District** is primarily intended to implement the Tyler 1st Comprehensive Plan by accommodating a combination of high-density office, institutional, retail and service, and residential uses that function as a center of economic activity for residents of Tyler, Smith County, and the East Texas region. All developments created in a PMXD-2 district must be designed and developed in accordance with an approved site development plan or a written narrative detailing the development parameters with sufficient detail that it can be evaluated and submitted for approval to the Planning Commission and City Council. Where narrative is submitted and approved by the City Council, future site plans may be approved by staff when they are consistent with the standards included in the narrative.

According to the Unified Development Code (UDC), the **“PCD”, Planned Commercial Development District** will be designated where retail, commercial, office and limited industrial facilities are needed throughout the city. All development created in a PCD district must be designed and developed in accordance with an approved site

development plan and submitted for approval to the Planning Commission and City Council.

According to the Unified Development Code (UDC), the **“M-1”, Light Industrial District** is primarily intended to provide for the location and development of low impact industries and supporting commercial and public uses that generate relatively low levels of noise, smoke, odor, dust or intense light. These industrial and manufacturing uses may require accessibility to air, rail or street transportation routes. The minimum lot area is 15,000 square feet. The maximum building height allowed is 45 feet plus one additional foot for every one extra foot setback. Setback requirements are 25 feet in the front and rear. The side yard setback is zero except that the setback shall be 25 feet when the property abuts a residential district. Properties with an industrial designation are subject to UDC Development Standards such as landscaping and tree preservation, bufferyards, and sign regulations.

According to the Unified Development Code (UDC), the **“M-2”, General Industrial District** is primarily intended to provide for the location and development of medium and heavy impact industries and supporting commercial and public uses that may generate noise, smoke, odor, dust or intense light. These industrial and manufacturing uses may require accessibility to air, rail or street transportation routes. The minimum lot area is 15,000 square feet. The maximum building height allowed is 45 feet plus an additional foot in height for every extra foot of setback. Setback requirements are 25 feet in the front and rear. The side yard setback is zero except that the setback shall be 25 feet when the property abuts a residential district. Properties with an industrial designation are subject to UDC Development Standards such as landscaping and tree preservation, bufferyards, and sign regulations.

According to the Unified Development Code (UDC), the **“NC-O”, Neighborhood Conservation Overlay District** is primarily intended to implement the Tyler 1st Comprehensive Plan by preserving and protecting the unique character of Tyler’s established and historic neighborhoods. All standards adopted for the NC-O will be applied as supplemental regulations to the base zoning district for the area. Each NC-O district is further intended to implement a neighborhood conservation plan that is required prior to the district designation and overlay ordinance adoption.

According to the Unified Development Code (UDC), the **“AG”, Agricultural District** is primarily intended to provide standards for land situated on the fringe of an urban area and used for agricultural purposes. The types and intensity of uses permitted in this district should encourage and protect agricultural uses until urbanization is warranted and the appropriated change in district classification is determined. The minimum lot area is one acre. The maximum height is 42 feet or two and one half stories. Setback requirements are 25 feet in the front and rear for residential uses and 100 feet for livestock and 50 feet for poultry. The interior side yard setback is seven and one-half feet and the corner side yard is 12 feet.

According to the Unified Development Code (UDC), the **“AR”, Adaptive Reuse District** is primarily intended to provide for the rehabilitation and reuse of residential buildings for low-intensity commercial or office activities without detracting from the essential residential character of the area, nor allowing the proliferation of intense

commercial uses. The minimum lot area is 7,000 square feet. The maximum height is 42 feet or two and one half stories. Setback requirements are 25 feet in the front and rear and the interior side yard setback is six feet and the corner side yard is 12 feet.

According to the Unified Development Code (UDC), the **“RPO”, Restricted Professional Office District** is primarily intended to accommodate office uses that serve as a buffer between commercial and residential areas. It is also intended to facilitate the conversion of residential properties that are located in an area transitioning from residential to other uses. The minimum lot area is 7,000 square feet. The maximum height when adjacent to residential districts is 42 feet or two and one half stories; however, when located adjacent to other districts it is 60 feet plus an additional foot in height for every extra foot of front or rear setback. Setback requirements are 10 feet in the front and rear. The interior side yard setback is six feet and the corner side yard is 12 feet.

According to the Unified Development Code (UDC), the **"POD" Planned Office Development District** is established to provide for professional and office facilities in appropriate locations. The "POD" District will be used where office type facilities are needed to serve developing residential communities located throughout the city and shall be designed and developed as a unit according to an approved site plan. Development criteria are required that will ensure a compatible relationship between the "POD" development and the close-by residential areas. The owner shall submit a plan for the use and development of all or part of such tract of land to the Planning and Zoning Commission and the City Council. Any significant change in the site development plan requires approval of the Planning and Zoning Commission and the City Council through a public hearing process. The plan for the proposed development must present a unified and organized arrangement of buildings and service facilities, such that a functional relationship within the property is achieved. The arrangement of buildings and service facilities shall not adversely affect the use of properties immediately adjacent to the development. Reasonable additional requirements as to landscaping, lighting, signs or other advertising devices, screening, access ways, building setbacks, and height and area limitations may be imposed by the Planning and Zoning Commission for the protection of the adjoining property.

According to the Unified Development Code (UDC), the **“MU-O”, Municipal Use Overlay District** is primarily intended to accommodate all land owned by the City of Tyler that is used for municipal purposes. Uses included within the overlay are parks, all passenger terminals, limited commercial activities, limited indoor and outdoor activities, and all municipal uses. All standards adopted for the MU-O will be applied as supplemental regulations to the base zoning district for the area.

According to the Unified Development Code (UDC), the **“INT”, Institutional District** is to provide for the development and regulation of medical facilities and hospitals, public buildings, as well as educational facilities and all related and accessory facilities, including classrooms, offices, assembly halls, cafeterias, dormitories, indoor and outdoor recreational facilities, and physical plants. A minimum lot area of five acres for the entire campus is required of properties with this designation. The maximum height at the minimum setback adjacent to residential districts is 42 feet in height plus an additional

foot in height for every extra foot of setback. Maximum height at the minimum setback adjacent to any other district is 120 feet with extra height allowed for greater setback.

According to the Unified Development Code (UDC), the **“OSP”, Open Space and Parkland District** is primarily intended to preserve and enhance both private and public open, natural and improved park and recreational areas as identified in the Tyler 1st Comprehensive Plan. A minimum lot area of one acre shall be required of properties with this designation. The front yard setback is 15 feet. The maximum height is 35 feet.

According to the Unified Development Code (UDC), the **“CC-O”, Commercial Corridor Overlay District** is primarily intended to improve the aesthetic environment of the city’s major commercial corridors through a process of redevelopment and reuse of private property by private interests and public infrastructure improvements in the public right-of-way. Maximum height at the minimum setback adjacent to residential districts is 42 feet in height plus one foot additional for every one extra foot setback. Maximum height at the minimum setback adjacent to any district other than residential is 120 feet in height plus one foot additional for every one extra foot setback. All standards adopted for the CC-O will be applied as supplemental regulations to the base zoning district for the area.

According to the Unified Development Code (UDC), **“Special Use Permits”** set standards, conditions, and procedures whereby special uses may be approved by City Council. A use is considered special by this development code when there is potential for it to have an adverse impact on nearby property and because the actions needed to minimize or eliminate the adverse impacts vary from site to site. No special use permit may be issued unless the governing body determines the proposed building or use will not (a) substantially increase traffic hazards or congestion; (b) substantially increase fire hazards; (c) adversely affect the character of the neighborhood; (d) adversely affect the general welfare of the community; or (e) overtax public utilities.