

Code Analysis

At the Commission's September meeting a discussion was had with between the Commission and the Land Use Attorney regarding the district boundary amendment process and how an amended process would relate with all of the applicable codes that govern the Historic District. At the end of that discussion it was decided that a matrix would be developed showing applicable codes and how they govern the District.

That matrix has been completed and attached for your review. As you will see the matrix itself is a very confusion document and in an effort to clear up possible confusion between regulatory documents, we have color coded each document. Therefore items in **green rows** identify regulations from the Comprehensive Plan; items in the **blue rows** identify regulations from Chapter 125 (Zoning Ordinance); items in the **purple rows** identify regulations from Chapter 56 (Historical Preservation); and items in **red rows** identify regulations from the Preservation Plan.

For additional information, you may contact Wes Morrison, City Planner at 281-554-1084 or via e-mail at wes.morrison@leaguecity.com.

HISTORIC DISTRICT: Regulatory Matrix, rev. 11-6-2012

Regulatory document	Area or sub-area	Major approvals required	Parking, traffic	Occupancies			Setbacks or yards	Sidewalk, curb, gutter	Fences, etc.	Architectural control	Building materials	Signs	Trees, landscaping	Existing buildings, etc.	Other
				Always allowed	Sometimes allowed	Always prohibited									
Comprehensive Plan 2035	Creekside	General analysis with goals and polices for planning and regulation; indicates "Suburban Village" as future land-use scenario for Creekside ("reflects character of original town" and "promotes a mix of uses, but remains a residential area").													
Chapter 125, COO (Zoning Ordinance)	RSF-7 District (single family)	Permits, plans, etc. Refers to COA	Parking and driveway regs in RSF-7 Extensive parking regulations based on occupancy (125-170 et seq.) Special garage and driveway regs. in RNC	SFR, some family homes, parks, marinas	Secondary DU, govt., institutions, rec., mining, oil/gas	All others* (125-70.B)	Front: 25' Side: 5'/10' Rear: 10' (125-70.C)	Refers to Chapter 102, COO	Vision triangles, restrictions on barbs, etc., and some required fences (125-140.D)			Refers to Chapter 90, COO	N/A	Exempts buildings started before adoption (125-12.B) Exempts some plans (125-12.C, D)	Effect on other ordinances: •"higher standard" controls (125-9); •RNC governs base districts (125.81.C); •Preservation Plan, Chapter 56 apply if "more restrictive," except for Preservation Plan "design requirements" (125-81.C) Also see: lot dimensions, height, lot coverage, building criteria, density, green space, etc.
	CN District (neighborhood commercial)			Res. care, cultural, parks, B&Bs, many businesses and offices, marinas, etc. (125-72.B)	SFR, multi-family, clubs, alcohol, religious, auto, banks, drive-thus, hotel, parking, etc. (125-72.B)	All others* (125-72.B)	Front: 0' (opt. build-to line) Side: 5' Rear: 15'/20' (125-72.C) Buffer yards								
	GN District (general commercial)			Most businesses, offices, institutions (125-72.B)	Alcohol, mining, R&D, pawnshops, mining, etc. (125-72.B)	All others* (125-72.B)	Front: 20'/0' (opt. build-to) Side: 15'/30' Rear: 20'/40' Buffer yards								
	Public and semi-public district			Many institutions, parking, offices, etc. (125-74.B)	Food/drink, retail, R&D, telecom, oil /gas, agric., etc. (125-74.B)	All others* (125-74.B)	Front: 20' Side: 15'/30' Rear: 20'/40' Buffer yards								
	RNC Overlay generally			SFR, B&Bs, some commercial (depends on base district)	Multi-family, food/drink, oil/gas, etc.	All others*	Front: Build-to ranges (vary by sub-district) Side: 5' Rear: 10' Buffer yards. Poss. excepts.: block-face, Clear Creek								
	RNC Overlay, Township														
	RNC Overlay, HD Residential														
	RNC Overlay, HD Commercial, Main/Off-Main														
Chapter 56, COO (Historical Preservation) (Ord. 02-01)	Any historic district or landmark (existing or new)	COA required to construct, alter, demo bldg./arch. feature (56-6)		"does not apply to" churches, synagogues, etc.		New or converted multi-family (54-4)				Adopts USDO! Standards For Rehabilitation of Historic Bldgs. (repair, don't destroy etc.) (56-6)					
Preservation Plan (refers to Ord. No. 99-40)	The "Historic District"	COA required for all "projects" and "businesses" (I.F.)	HC may require TIA and changes to projects (I.B.1)	Single-family dwellings, home occs. (I.J)	B&B, child care, studios, temp. offices, "other uses" (I.J)	New manuf. housing, new multi-family, new storage (I.I)	Front: 20' Side: 5' Rear: 5' (II.C)	Not required with open ditches (II.D) Elsewhere?	Residential: "Suitable;" 4' max. in front (guidelines) Commercial: Project plan, 6' min. side/rear, no barbed wire All: Dumpster fences (II.D)	New work "should fit"; replacement and remodels "should be consistent" with prev. structure (guidelines) (II.B) Lighting controls (II.D)	HC to maintain a "recommended list" (guideline) (II.B) See Design & Material Guidelines.	"Pedestal" signs only, wood or simulated wood, external incandescent light only, not portable, not neon, "must fit character" (II.A)		No changes required to "existing structures" (I.D.1)	Effect on other ordinances: "super-ceded" if in conflict" (I.A.) "Guidelines" are not mandatory; they only apply to incentives (III)
	The "Historic District"			SFR, home occs., B&Bs, restaurants, museum, churches, offices, retail, etc. (I.K)	Amusement, financial, schools, theaters, healthcare, acc. business, commun/rec, "other uses"		Front: 20'/10' Side: 5' Rear: 5'								
	The "Commercial Area"			FM 518: subject to TxDOT appr. (II.C)	Curb and gutter?										

COA = Certificate of Appropriateness; COO = Code of Ordinances. HD = Historic District. SFR = single-family residential.

* Subject to possible re-assignment by City Planner.

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