

Planning & Zoning –“Designing the Future of Taylor”

• What is Zoning?

- The City of Taylor zoning code opts to refer to their zones as **Place Types**. What are Place Types you ask? Well during various public engagement sessions, the conversations with community stakeholders led to the decision to *build types of places rather than regulate the uses in the spaces*. There is a heightened focus on the relationship between public and private spaces which becomes more significant as the place type becomes more intense. The City's standards are not like conventional zoning criteria found in other communities. Rather the tools within the Land Development Code (LDC) related to zoning are written with clear intent to create specific and unique Places that are in keeping with Taylor, Texas and not just any city in the state.

- **So, what's the difference?**



Place Types identify the overall character of a place within the community and provide policy guidance for decision making. Place Types will provide less specific, visionary guidance, like a range of heights or a goal to meet, without mandatory requirements.



Zoning is a regulatory tool used to implement the guidance provided by Place Types. Zoning is law and provides specific development requirements such as maximum height, minimum setback, and parking minimums or maximums.

Below is a chart showing how the two types compare and then how the City of Taylor relates to them:

	Place Type (Guidance, Less Specific)	Zoning (Law, More Specific)	City of Taylor Place Types
	Mixed-Use Neighborhood	New Zoning District	P4 – Mix (4.3.1.7 – page 131)
Density	Accommodates a range of housing types and densities.	Defines a specific minimum or maximum density	Lot Coverage (Maximum) – 90%
	Build-to Line/Setback	Defines a specific setback or build-to line	Build-to Line – 5 feet to 15 feet
	Building Length + Articulation	Defines specific masonry and scale requirements	Façade Buildout – 60% (of the lot width at the public street)
	Building Height	Defines specific height minimums or maximums	Stories (maximum) – 3 stories
	Primary Use + Façade	Defines the range of uses allowed and design standards	Single Family Homes, Duplexes, Triplex, Small Apartment, Small Commercial etc.
	Streets + Sidewalks	Defines block spacing and streetscape standards	Block Length (max.) – 330 feet Block Perimeter (max.) – 1,320 feet
	Parking + Driveways	Defines specific parking minimums or maximums and design standards.	No Parking Minimums. Location – Second, Third Layers of the lot, and on-street



- **How do Place Types (zoning) keep me safe?**



Place Types are categorized by **Building Types** and play a crucial role in community safety by separating incompatible building types and establishing building codes. Elements used within Place Types such as setbacks are defined to reduce the risk of fire spread and other potential hazards.



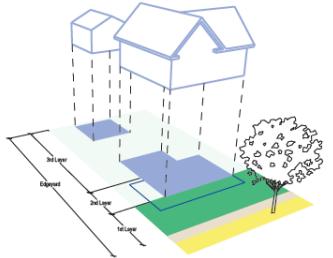
Focusing on appropriate Building Types within Place Types, instead of focusing on the uses within the buildings, ensures the city develops properties that reflect the walkable character within Taylor's core and protects the surrounding open space and agricultural lands. A mix of residential and commercial building types provides options for development that support a variety of people with different lifestyles, income levels, and age groups.

For Example:

Place Type P3 – Neighborhood (4.3.1.5 LDC, page 129)

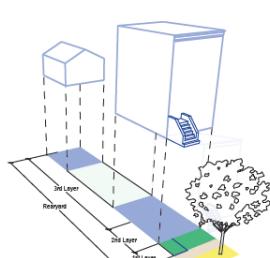
- Includes low-density residential areas and often adjacent to higher density Place Types that have some mixed-use buildings. Setbacks vary from relatively deep to shallow. The roads and blocks may be irregular to accommodate natural conditions. Permitted Building Types are: Detached Dwelling, Attached Dwellings, Cottage Courts, Duplex, Accessory Dwelling Unit, Residential Accessory, and Civic Buildings.

5.2.3: RESIDENTIAL BUILDING TYPES



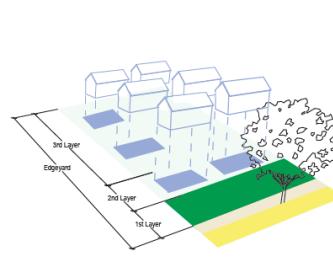
DETACHED DWELLING

An individual dwelling unit on its own lot. The detached dwelling is the most prevalent dwelling type in Taylor. This building type is typically disposed on the lot with edge yards. On small to medium sized lots, this building type should be set close to the front property line to encourage interaction with pedestrians. This building type has a front door facing the street or path from which it takes primary access. A HUD code manufactured house is a detached dwelling that is only permitted in certain Place Types.



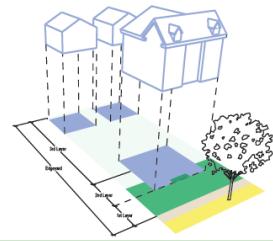
ATTACHED DWELLINGS

An individual dwelling unit on its own lot that shares a common wall with a unit on one or more adjacent lots. This building type is often referred to as a townhouse. This building type is typically disposed on the lot with a side yard or rear yard. This building type should be set close to or at the front property line to encourage interaction with pedestrians. This building type has a front door facing the street or path from which it takes primary access.



COTTAGE COURT

A group of individual, small dwelling units on a single lot or on individual lots that share a central courtyard. The cottages adjacent to the street have front doors facing the street and the cottages whose primary access is from the courtyard have front doors facing the courtyard. For the purposes of platting, cottage lots may have legal frontage onto a courtyard with a public access easement from the street.



DUPLEX

Two dwelling units on a single lot. The dwelling units are typically in a single building arranged side by side or stacked, or they may be in separate buildings by warrant. This building type is typically disposed on the lot with edge yards. On small to medium sized lots, this building type should be set close to the front property line to encourage interaction with pedestrians. This building type has at least one front door facing the street or path from which it takes primary access.

