

**ORDINANCE NO. 2011-3494**

**ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE BY THE ADDITION OF ARTICLE 18, FORM BASED CODE, PROVIDING FOR PURPOSE, GOALS, AND INTENT STATEMENTS, DEFINITIONS, GENERAL DISTRICT, BUILDING, PARKING AND ACCESSIBILITY, LIGHTING AND MECHANICAL, LANDSCAPE, AND SIGN STANDARDS AND PROCEDURES, CONTAINING A REPEALER CLAUSE; PROVIDING FOR A WAIVER OF THREE SEPARATE READINGS; PROVIDING FOR CODIFICATION IN THE UNIFIED DEVELOPMENT CODE; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE; AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER THEREOF.**

**SECTION I. PURPOSE, GOALS, AND INTENT**

**A. PURPOSE**

The purpose of the Downtown District is to implement the adopted recommendations of the Downtown Master Plan by establishing a pedestrian-oriented Downtown which will serve as the civic and cultural heart of the City for generations.

**B. GOALS**

The goals of this District are

1. To create an active pedestrian-oriented Downtown, with a built form and materials that are reminiscent of its historic past and looking towards the future.
  2. Make the Downtown sustainable through
    - a. Providing for Integrated mixed use,
    - b. Embodying LEED-ND (Leadership in Energy and Environmental Design – Neighborhood Development) and LEED Building principles, and
    - c. Assuring pedestrian and bicycle friendliness.
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3. To provide development and land use flexibility within the framework of a form-based development District.
4. To provide a mix of residential, retail, entertainment, office and civic uses.
5. To encourage high quality development through providing a balance of development standards and administrative approvals for projects which meet the intent of this District.

### C. INTENT

The intent of this District is

1. To provide a comfortable and attractive environment for pedestrians, which include such things as buildings that frame public space, interesting street walls, street trees, lighting, street furniture and shading sidewalks, parking areas and drive lanes.
2. To construct buildings close to the sidewalk and street.
3. To construct continuous building frontage along block faces except where it is desirable to provide outdoor public plazas, courtyards and pocket parks.
4. To provide shared parking that will benefit the entire District.
5. To encourage the use of public parks and plazas as a focus for mixed use developments and entertainment.
6. To design and build flexible buildings that can accommodate a range of uses over time.
7. To create a multi-modal mixed-use environment.

## **SECTION II. DEFINITIONS**

The following definitions shall apply only within the Downtown District. Other definitions within the Edinburg Unified Development Code shall (UDC) govern when not in direct conflict with these.

***Administrator.*** The Director of Planning and Zoning for the City of Edinburg or other person designated by the City Manager.

***Amenity Zone.*** The area along a sidewalk that is located behind the curb line and includes the zone in which street trees and pedestrian lighting is located.

***Architectural Design Review Board (Board).*** The City's appointed Board to review Design Guidelines.

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***Awning (or Canopy).*** A roof-like cover supported from the exterior wall of a building, often of woven fabric or architectural metal, which is designed and intended to provide protection from the elements.

***Building Façade, Primary.*** Any façade that faces a public street or open space.

***Build-To Line.*** The Build-To line establishes the minimum setback for a building façade from the curb line on private property.

***Concept Plan.*** An approved plan that is required of all multi-phased developments. See *Section IX Procedures*.

***District.*** For the purposes of this form based code, the term "District" or "Downtown District" shall mean the entire area covered by the Downtown Zoning District.

***Site Plan.*** A Site Plan, text and drawings that sets out such things as streets, laneways, general land use, building elevations, parking and any Waivers being requested. An approved Site Plan is required prior to the issuance of Building Permits. (See *IX. Procedures, Subsection D Site Plan*)

***Downtown Engineering and Landscape Standards (District Standards).***  
Any approved City streetscape elements such as

- Street layout and design,
- Street trees and planting material
- Drainage
- Signage
- Lighting
- Benches
- Bike racks
- Traffic signal poles
- Wayfinding signage
- Pedestrian trash receptacles
- Other street furnishings in the Downtown District.

***Entry, Primary.*** The main entry to a building or lease space on a block face. Such entries may also be located on a plaza or courtyard with direct access to the street.

***Form Based Code.*** A Form-based code, while addressing land uses, also focuses on the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. The regulations and standards in a form-based code are presented in both words and clearly drawn diagrams and other visuals. They are keyed to a *regulating or framework plan* that designates the

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