Neighborhood Development Overlay

Ordinance 3719 (Adopted December 8, 2008)

City of Richardson, Texas



NDO Ordinance



Ordinance 3719

- Sec. 1 Findings and Purpose
- Sec. 2 Definitions
- Sec. 3 Application and Petition Process
- Sec. 4 NDO More Restrictive
- Sec. 5 NDO Less Restrictive
- Sec. 6 Nonconforming Structures



Purpose of the NDO

Encourage compatible development/ redevelopment in established residential neighborhoods without preventing new construction, renovation, remodeling, repair, or expansion

Preserve the character, stability, and livability of the neighborhood



Zoning Overlay Defined

- Additional regulations that apply to the existing base zoning
 - Existing zoning remains
 - Overlay allows certain regulations to be tailored to a specific geographic area



NDO Application, Review and Approval Process



NDO Process

- Form Neighborhood Committee (Neighborhood)
- Determine district boundaries and complete application (Neighborhood)
- Schedule pre-submittal conference (Neighborhood, Staff)
- Hold initial neighborhood meeting (Neighborhood Committee)
- Calculate medians and finalize proposal (Neighborhood Committee)



NDO Process (cont'd.)

- Verify medians (City's consultant)
- Revise proposal, if necessary (Neighborhood Committee)
- Hold additional neighborhood meeting (Neighborhood Committee and City)
- Gather signatures on petitions (Neighborhood)
- Verify percentage of support/opposition (Staff)
- Review zoning application (City Plan Commission, City Council with staff as facilitator)



Neighborhood Committee

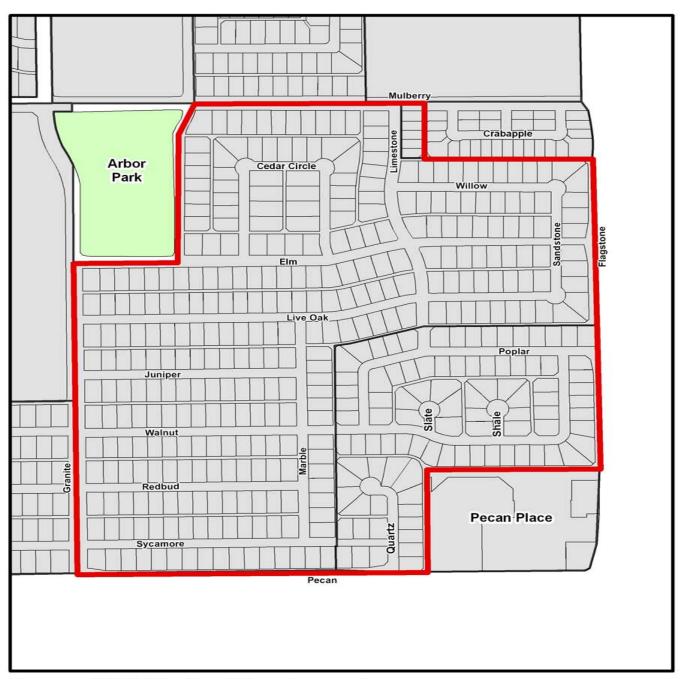
- Owners of 10 separate single-family lots within the proposed district
- Committee submits/signs NDO application
- Committee designates a chair



Overlay Boundaries

Boundary drawn to include blockfaces on both sides of a street, and to the logical separations of the area or subdivision (street, creek, subdivision line, utility easement, zoning boundary line, etc.)











More Restrictive than Existing Zoning

Proposed NDO may regulate one or more of the following:

- Front, side, rear setback
- Lot coverage
- Height (in feet) and/or whether one or two stories
- Garage connection, location, access
- Architecture/Design characteristics



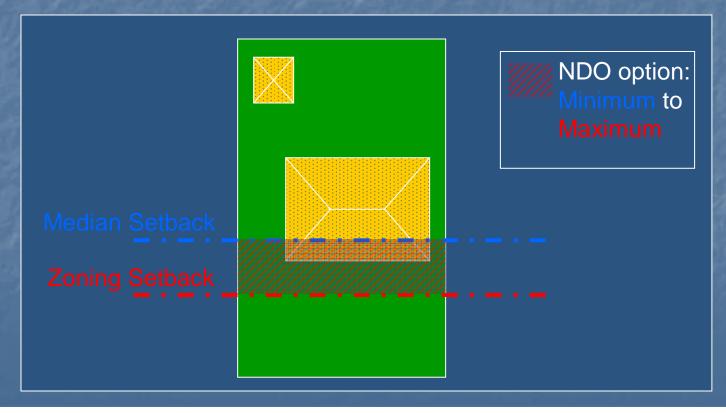
Less Restrictive than Existing Zoning

Proposed NDO may regulate one or more of the following:

- Front, side, rear setback
- Lot coverage percentage
- Height (in feet) and/or whether one or two stories

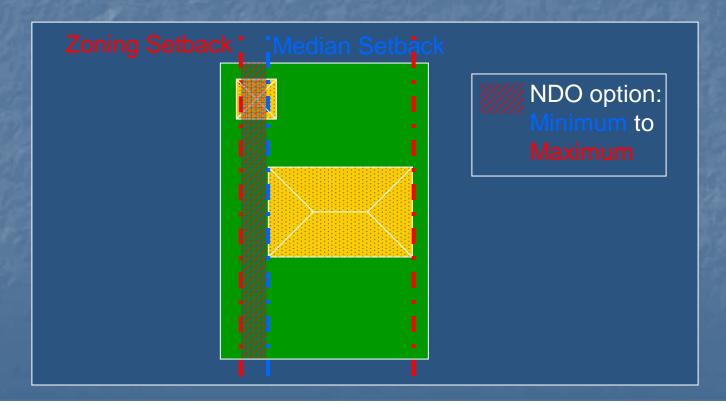


Front Setback



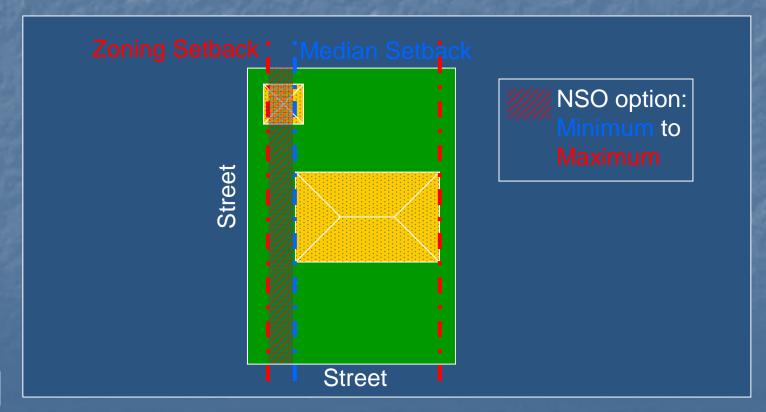


Side Setback, Interior Lot



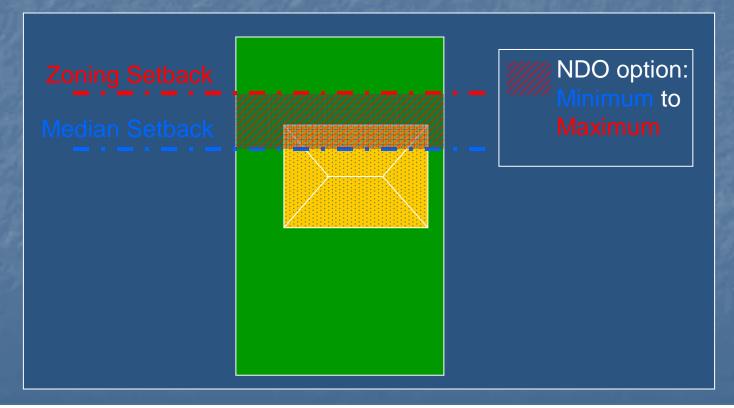


Side Setback, Corner Lot



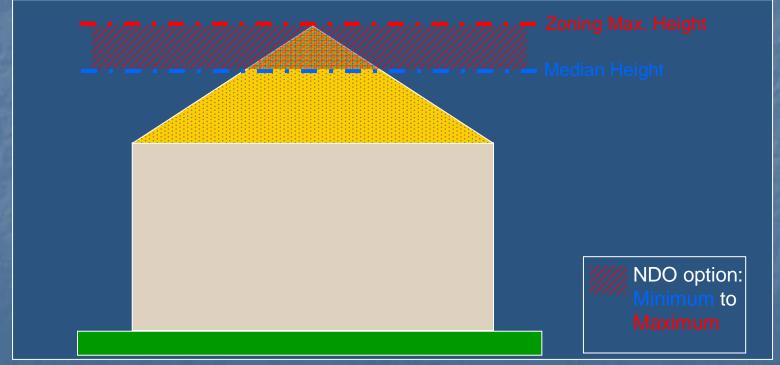


Rear Setback



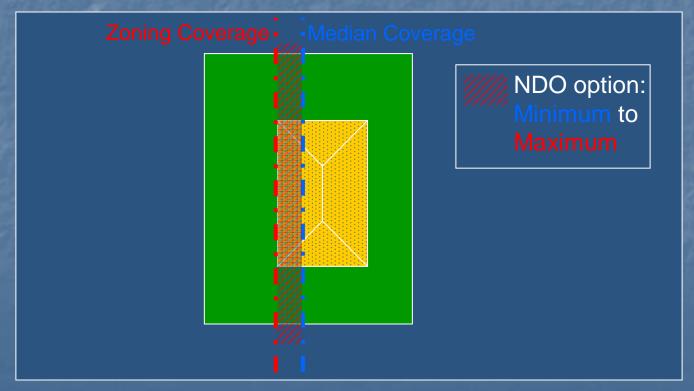


Building Height





Lot Coverage





Garage Orientation and Location

- NDO may regulate one or more garage attributes
- Minimum 70% of the homes must reflect same garage orientation and location to include in proposed NDO



Front Entry, Attached, Front of Structure



Side Entry, Attached, Front of Structure



Rear Entry, Attached, Rear of Structure



Front Entry, Detached, Rear of Structure



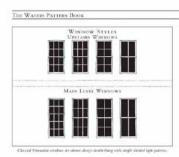
Architectural/Design Characteristics

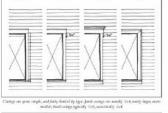
Regulation of architectural/design characteristics requires the neighborhood to hire a licensed architecture professional to create a pattern book, including architectural features and elements to be preserved in the proposed area



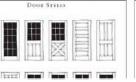
Architectural Pattern Book

Identifies the various style(s) found in a particular neighborhood and illustrates key components (shape of windows and doors, roof pitches, eave details, type of porches) appropriate for the style(s)





DOORS & WINDOWS







CLASSICAL VERNACULAR







PlaceMakers, L.L.C.



Petition

- All signatures on petitions must be notarized
- Both/All signatures required where ownership of property is jointly owned
- Petitions considered final (cannot be withdrawn) once the first public hearing before the City Plan Commission is opened





Official Petition

City of Richardson Neighborhood Development Overlay Petition for *Name of Neighborhood*

Petition No	of
Date of Neighborhood Meeting	

Attention Property Owners:

- 1. A group of property owners in your neighborhood (a Neighborhood Committee) is interested in adopting special zoning regulations to preserve or create a certain residential character in your area. An information packet developed by the City of Richardson has been included with this petition explaining the process for establishing a Neighborhood Development Overlay (NDO).
- 2. The proposed regulations for your neighborhood are summarized on the reverse side of this petition. Please review them carefully before signing the petition. If you have any questions, contact the Development Services Department at 972-744-4240.
- 3. BY SIGNING THIS PETITION YOU ARE REQUESTING THAT THE CITY OF RICHARDSON REZONE YOUR PROPERTY. YOUR LEGAL RIGHTS TO USE YOUR PROPERTY MAY BE AFFECTED. YOU MAY WANT TO CONSULT A REAL ESTATE PROFESSIONAL OR YOUR LEGAL ADVISOR IF YOU HAVE QUESTIONS.

Property Information for this petition:

Property owner's name(s):

Property street address:

Property zip code:

By signing this petition, I am/we are indicating SUPPORT FOR OPPOSITION TO
the implementation of a Neighborhood Development Overlay District for the neighborhood, including my/our property, and the proposed regulations outlined on the back of this petition.

Owner printed Name:
Signature:

Date:
Signature:
Date:

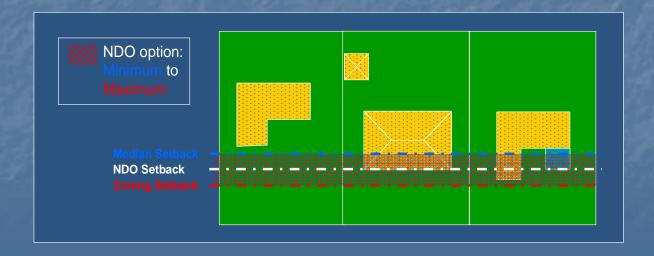


After Ordinance Adoption



Changes to Existing Structures

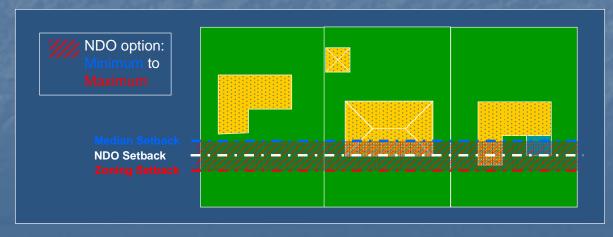
- Non-conforming structure may be renovated, repaired, remodeled provided the degree of non-conformity does not increase
- Non-conforming structure may be expanded, enlarged only in conformance with the requirements of the NDO





Changes to Existing Structures

- Non-conforming structure destroyed by fire, the elements, etc., may be rebuilt in its previous configuration; any new areas must be rebuilt in conformance with the requirements of the NDO
- Non-conforming structure demolished by the owner must be rebuilt in conformance with the requirements of the NDO





Deviation from NDO Regulations

- Applies to an individual lot
- Initiated by property owner based on a development plan
- No waiting period
- May request deviation to any/all requirements of the NDO
- Plan Commission and Council conduct public hearings
 - Notice mailed to property owners within 200 ft. of lot under consideration
 - Notice mailed to all property owners within the NDO
- If denied, one year wait for new application



Repeal/Amend NDO

- Applies to all properties within the NDO
- Initiated by Neighborhood Committee
- One year waiting period following NDO adoption
- Same petitioning process as for original application
- If denied, one year wait for new application
- City can initiate repeal/amendment at any time



For Further Information

Development Services Department 972-744-4240

www.cor.net

