

KEY EXCERPTS FOR DEVELOPMENT WITHIN MUC DISTRICT

DEVELOPMENT CODE, CHAPTER 2 (ZONING) ARTICLE II: MIXED USE CONSERVATION DISTRICT (MUC)

The Mixed Use Conservation District is intended to preserve the local heritage by protecting the visual character of the built environment within the district which is considered significant to the history and origin of the City and to:

Sustain and enhance the economic viability of the older, existing predominantly residential neighborhoods while permitting a reasonable amount of restricted Nonresidential Use;

Promote development or redevelopment that is substantially consistent and compatible with the character and physical appearance of the existing mixed use neighborhoods; and

Prevent encroachment of incompatible, new development that would disturb the heritage and local historic significance of the District.

MUC ZONING DISTRICT



PERMITTED USES

The following uses are permitted by right in the MUC District. Except where specified below, Definitions and Parking requirements shall be in the Residential Districts Permitted Uses and Parking Schedule (Sec. 2-71) and the Nonresidential Districts Permitted Uses and Parking Schedule (Sec. 2-91):

<u>Land Use</u>
Antique and Book Stores a. Definition: An establishment selling books and antiques (collectible items, such a furniture or works of art, that have high value because of their considerable age); does not include Pawnshops. b. Parking requirement - 1:200 square feet
Counseling and Therapy Services
Dwelling, Accessory
Dwelling, Single-Family Detached
Professional Office, Neighborhood
Salon, Spa, or Barber Shop
Studio, Photography
<u>Supplemental Regulations</u>
The following are prohibited in the MUC district: 1. Drive-thrus; 2. Fleet vehicle storage; 3. Outside storage and/ or display of merchandise; 4. Outside sales
Counseling and Therapy Services
Dwelling, Accessory
Dwelling, Single-Family Detached
Professional Office, Neighborhood
Salon, Spa, or Barber Shop
Studio, Photography
<u>Accessory Dwelling</u>
A Single-Family Detached Dwelling located in the MUC zoning district may provide for an additional Dwelling Unit as accessory quarters located in the Principal Building or as part of a Detached garage, if: 1. The accessory quarters does not contain more than 600 square feet of Living Space, and 2. The occupant or occupants do not pay compensation for the use of the accessory quarters.
<u>Home Occupations</u>
A Home Occupation is only permitted as an Accessory Use in a residential Dwelling Unit if it meets the following conditions: 1. It is conducted wholly within the Principal Building; 2. It is not conducted within a Private Garage, whether attached or Detached; 3. It does not depend on the employment of a person who does not reside in the residence; 4. A separate entrance is not provided for the conduct of the occupation; 5. An alteration is not made in the Dwelling Unit that changes its character as a Dwelling Unit; 6. It does not use outdoor storage; 7. It does not involve more than 300 square feet of the area of the Dwelling Unit; 8. A Sign Advertising the Home Occupation is not located on the Premises;

9. It does not require the delivery or shipment of merchandise, goods, or equipment by other than passenger motor vehicles, $\frac{3}{4}$ ton step-up van or similar sized trucks;
10. It does not create or cause any perceptible noise, odor, smoke, electrical interference or vibrations to emanate from the Premises; and
11. It is conducted so that it does not create parking or traffic congestion or otherwise place an undue burden on the abutting or adjoining neighbors or the immediate neighborhood.

(Reference: Sec.2-112 of the Development Code)

DISTRICT REGULATIONS

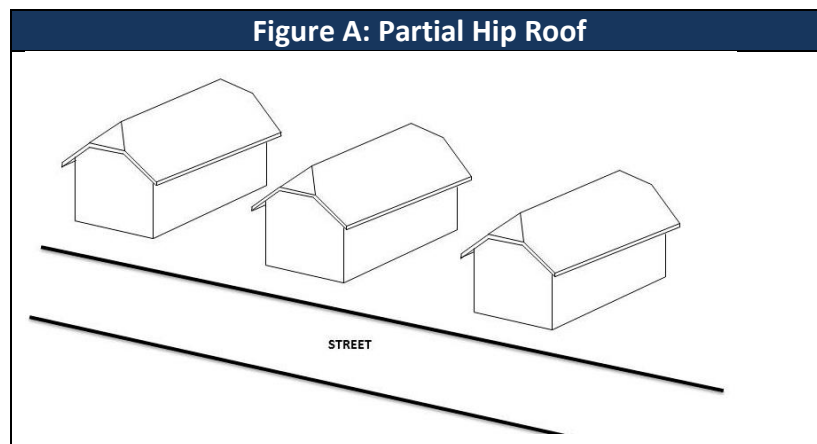
The following regulations apply in the Mixed Use Conservation District:

Table 2-113.1: Mixed Use Conservation District Regulations			
REGULATION		North of Guenther	South of Guenther
Minimum Lot Area		6,600 sq. ft.	
Minimum Lot Width	Corner Lots	75 ft.	
	All Other Lots	60 ft.	
Minimum Lot Depth		125 ft.	
Minimum Front Yard (Setback)		20 ft.	
Minimum Side Yard (Setback)	Residential Use	10% of lot width, but not less than 5 feet	
	Nonresidential Use	10 ft.	
Minimum Street Side Yard (Setback)		15 ft.	
Minimum Rear Yard (Setback)		25 ft.	
Minimum Parking Lot Setbacks and Landscape Area	Front and street side lot lines	15 ft.	
	Rear and side lot lines	6 ft.	
Maximum Lot Coverage		40%	
Minimum Lot Not Covered by Buildings, Pavement, or Gravel (Minimum Landscaped Area)		30%	
Maximum Height of Structures		27 feet from finished grade	1) If within 75 feet of the front lot line, 1 ½ stories, but not more than 20 feet from finished grade to peak of roof 2) If beyond 75 feet of the front lot line, 27 feet from the finished grade
Additional Regulations		<i>See also Article III: Height and Area Regulations and Article IV: Supplemental Regulations for additional regulations.</i> <i>Note: Parking setback requirements are detailed in Chapter 2, Article V. Off-Street Parking and Loading Regulations.</i>	

(Reference: Sec.2-113 of the Development Code)

- **Principal Building Regulations**

- Must be constructed on the front of the lot with required front porch:
 - Minimum of 10% width of front façade of the building;
 - If covered—20-foot front yard;
 - If not covered—May extend up to five feet into required front yard;
- Gable roof required on front and rear of the building:
 - Minimum overhang—1 foot;
 - Maximum overhang—2 feet;
- Partial hip roof required on the front of all buildings located at 322 Brooks St. and south. In this section, a partial hip roof means a roof where one-quarter ($\frac{1}{4}$) to one-half ($\frac{1}{2}$) of the roof, as measured vertically from the top of the roof to the base of the roof, slopes down to the front façade of the building as shown in Figure A below.



- Maximum Floor Area of Principal Building:
 - If South of Guenther--1,500 square feet;
 - If North of Guenther--2,000 square feet.
- No attached garages are permitted. Detached garages must be at least 5 feet from Principal Building
- If a Non-Accessory Building is located on the lot, the principal Building must be used for a lawful nonresidential use.
- **Non-Accessory Building Regulations**
 - Must be built on the rear of the lot.
 - Must be used as a single-family residence and be occupied by the operator of the business in the Principal Building.
 - Minimum front yard—75 feet.
- **Accessory Building Regulations**
 - Minimum front yard—50 feet.
 - May not exceed the height of any other building existing on the site.

(Refer to Sec.2-113 for detailed regulations)

SPECIAL REGULATIONS FOR NONRESIDENTIAL USES

The regulations of this section apply to any property in the district that is changed from a Residential Use to a Nonresidential Use. These regulations govern over any other conflicting regulations contained in the Development Code.

- *Parking and Driveway Regulations*
 - Location (new lots)—rear of the Principal Building.
 - Materials—concrete, asphalt, or gravel.
 - Shared Driveways—must be at least 20 feet in width at the right-of-way line and have submitted agreement to the City with the required site plan.
 - Off-street Parking Schedule Requirements:
 - Each parking space within a garage counts as one (1) parking space,
 - A driveway is counted as one (1) parking space, and
 - Parking spaces designated in Brooks Street right-of-way and located entirely within the property's north and south lot lines shall be counted. *It is important to understand that while the on-street spaces count for city parking compliance, these spaces cannot be reserved for customers as the spaces are within public right-of-way.*
- *Landscape and Screening Regulations*
 - All portions of the ground located in the Front Yard or the Street Side Yard of the premises which are not covered by driveways, Parking Lots, and similar permanent improvements, must be Landscaped.
 - A Parking Lot located within a Street Side Yard must have a 15-foot wide Landscaped Area located between all portions of the Parking Lot and the Street.
 - The Landscaped Area must have a continuous row of hedges or shrubs, planted on triangular centers and not separated by more than thirty-six (36) inches. The row of hedges or shrubs must be a minimum height of three and a half (3 ½) feet at the time of planting to screen the Parking Lot from the Street.
 - A parking lot located in a Side or Rear Yard must have a row of continuous hedges or shrubs, Fence, or berm, at a minimum height of four (4) feet located between the Parking Lot and Lot Line. The hedges or shrubs must be a minimum of three and a half (3 ½) feet in height at the time of planting.
- *Lighting Requirements*
 - Parking Lots in MUC District are not required to be lit. If lighting is installed, it must comply with Article XII: Lighting Standards.
- *Outside Use*
 - All business activities must be conducted within a fully-enclosed building along with any merchandise wanting to be displayed or stored.

(Refer to Sec.2-114 for detailed regulations)

SPECIAL SIGN REGULATIONS

The regulations of this section apply to Lots in the District that contain a Structure originally designed for Residential Use to a Nonresidential Use. The regulations in this section govern over any other conflicting sign regulations contained in the Chapter 4: Sign Regulations.

- Freestanding Signs are not permitted.
- The primary Structure may contain one (1) Wall Sign or one (1) attached sign if the sign(s):
 - Does not exceed 3 square feet or have a dimensions exceeding 3 inches;
 - Does not have internal or exterior lighting; and
 - Is constructed of wood or metal.
 - May not be located on an accessory Building or Structure
 - Signs advertising the nonresidential use of the Structure may not be located in or affixed to any glass of a window or door so as to be visible from any public street.
 - In this Section, an “attached sign” means a sign that extends out perpendicularly from the wall to which it is attached.

(Refer to Sec.2-115 for detailed regulations)

FENCES

Fences in a Front Yard must not exceed four (4) feet in Height nor be placed as to violate any sight distance requirements of the Code of Ordinances. Fences made of wire are not permitted within any Front or Street Side Yard, unless the Fence is a replacement or repair of an existing wire Fence. (Refer to Sec.2-191 for detailed regulations)

BUILDING FINISH STANDARDS (ARTICLE X) EXCERPTS

For non-residential structures in the MUC, 85% of the Exterior Finish must be of a Primary Finish and 15% can be a Secondary Finish.

- **Primary Finish** means an exterior finish consisting of brick for all principle, accessory, and non-accessory buildings;
 - Private Garages—wood or fiber cement siding
 - 318 Brooks Street and south—wood or fiber cement siding may be used for additions to existing brick Principal Buildings
 - 314 Brooks Street and north—wood or fiber cement siding for all principle, accessory, and non-accessory buildings.
- **Secondary Finish** means an Exterior Finish consisting of Concrete Masonry Units, Exterior Insulated Finish Systems (E.F.I.S.), fiber reinforced cement exterior siding, wood materials, aluminum composite material (Alucobond or similar), or a combination thereof. Cementitious Stucco

(Refer to Chapter 2 Article X for detailed regulations)

(This information is designed to summarize key regulations for the Mixed Use Conservation District (MUC). It is not a substitute for becoming familiar with all of the information within the City of Sugar Land Development Code or Code of Ordinances, which can be found online at www.sugarlandtx.gov.)