



Notes:

\* Zero lot line, patio, and garden homes shall have a minimum twenty-foot front yard setback for the garage.

1. Maximum Lot Cover Percentages for individual residential lots must also meet requirements in Municipal Code Section 3-4-43 – Parking on Front Yard Areas Prohibited; exception; penalty.

2. Maximum Lot Cover Percentages for individual residential lots shall include in the calculation impervious coverage by all accessory structures.

3. Decks and patios shall be considered impervious surfaces and included in the Maximum Lot Cover Percentages calculation. However, a deck and/or patio may be determined to be pervious or permeable upon review by the Building Official and, if so, shall not be included in the Maximum Lot Cover Percentages calculation.

4. In-ground and above-ground swimming pools shall be considered accessory structures and count toward the Maximum Lot Cover Percentages requirements.

^For all commercial zoning districts (C1—C5), the Maximum Impervious Cover may be increased to eighty-five (85) percent provided that a Green Space is provided along the street front(s) of each lot. The Green Space area shall be calculated as follows:

1. Average depth shall be determined by dividing the square footage of the tract by the length of property frontage [Tract Sq. Ft./Frontage = Avg. Depth].
2. Corner lots shall provide landscaping along both street fronts by calculating the average depth with the frontage on each respective street.
3. The calculated Green Space area shall be determined using five (5) percent of the average depth up to a maximum of fifteen (15) feet [Avg. Depth × 5% = Calculated Green Space].

The Green Space shall meet the following conditions:

1. The election to proceed with the eighty-five (85) percent maximum lot coverage shall be noted on any subdivision plats and/or plans submitted to the City of Universal City.
2. The Green Space shall be irrigated.
3. The landscaping and irrigation plans shall be submitted with the construction plans. All landscaping and irrigation shall be installed prior to a final inspection on construction projects.
4. Driveways and sidewalks are allowed within the Green Space.
5. Plantings must be drought tolerant and disease resistant. Use of gravel, pebbles, rocks, and boulders shall be not more than ten (10) percent of the Green Space areas.

Section 2. That the recitals contain in the preamble hereto are hereby found to be true and such recitals are hereby made a part of this Ordinance for all purposes and are 2 adopted as a part of the judgment and findings of the Council.

Section 3. Conflict with City Ordinances. All Ordinances or parts of Ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 4. Unamended. That the remainder of Chapter 4-5 – Zoning of the Universal City Code of Ordinances not amended hereby remain in full force and effect.

Section 5. The repeal or amendment of any ordinance or part of ordinances effectuated by the enactment of this ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying, or altering any penalty accruing or to accrue or as affecting any rights of the City of Universal City under any section or provisions of any ordinances in effect at the time of passage of this ordinance.

Section 6. Severability. If any provision, clause, sentence or paragraph of this Chapter or the application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the other provisions of this Chapter which can be given effect without the invalid provision or application, and to this end the provisions of this Chapter are declared to be severable.

Section 7. Open Meeting. That it is officially found, determined and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

Section 8. This ordinance shall take effect immediately from and after its second reading, passage and publication as may be required by governing law.

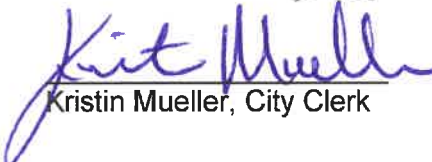
Section 9. Effective Date: This ordinance shall become effective on 02 September 2020 upon its second reading, passage and publication as may be required by governing law.

PASSED on first reading 18 August 2020

PASSED AND ADOPTED on this the 1st day of September 2020.



Attest:

  
Kristin Mueller, City Clerk

  
John Williams, Mayor

Approved for legal sufficiency:

  
Matthew J. Longoria, City Attorney