Chapter 42

Subdivisions, Developments and Platting

- Building Lines
- Streets (Public/Private)
- Land Use
Chapter 42
Performance Standards

Section Summary

- Reduced BL Major Thoroughfare 80’ or less
- Transit Corridor Development
History of Land Regulation

- **1942**: MTFP (Major Thoroughfare Freeway Plan)
- **1976**: Land Platting Policy
- **1982**: Chapter 42

**Urban** (610 LOOP) vs **Suburban** (Outside 610 LOOP)
25' BL on Major Thoroughfare
Chapter 42: 80' Major Thoroughfare Performance Standards

Urban (610 LOOP)

15' BL

5' BL

0' BL
80’ Major Thoroughfare or less
Urban Area- est 1999
80’ or less Major Thoroughfare

City Limits - est 2013

80’ Major Thoroughfare or less

City Limits - est 2013
Chapter 42-153
Reduced BL 80’ Major Thoroughfare or less

15’ BL

- 15’ restricted area (Height ≤ 75’)
- Area within 15’ BL cannot be used for parking/driveways/auto-related uses
- Min 6 foot sidewalk
- Max 3 foot fence-commercial
- Landscaping per Chp 33
- Non-Single Family Use
- Pedestrian Access
15’ BL Performance Standard
Non Single Family (42-153)

Height ≤ 75’
15’ BL Performance Standard
Richmond @ Yoakum
15’ BL Performance Standard
Richmond @ Yoakum
15’ BL Performance Standard
Richmond @ Yoakum
Chapter 42-154
Reduced BL 80’ Major Thoroughfare or less

5’ BL

- Retail Commercial Center (≤ 100,000 SF)
- Min 6’ sidewalk
- Landscaping per Chp 33
- 90% of GFA along 5’ BL
- Not for Type A or TCS (Transit Corridor Streets)
- 3 Options:
  - 2-Way Driveway (Side/Rear Parking)
  - 2-Way Driveway (Rear Parking)
  - 1 Way Driveway (Rear Parking)
5’ BL Performance Standard
2-Way Driveway (Side and Rear Parking)
5’ BL Performance Standard
2-Way Driveway (Rear Parking)
5’ BL Performance Standard
1-Way Driveway (Rear Parking)
5’ BL Performance Standard
Westheimer @ Woodhead
5’ BL Performance Standard
Westheimer @ Woodhead
5’ BL Performance Standard
Westheimer @ Woodhead
5’ BL Performance Standard
Westheimer @ Woodhead
Chapter 42-154
Reduced BL 80’ Major Thoroughfare or less

0’ BL

- 6’ Arcade or Colonnade
- Retail Commercial Center (≤ 100,000 SF)
- Min 6’ sidewalk
- Landscaping per Chp 33
- 90% of GFA along 5’ BL
- Not for Type A or TCS (Transit Corridor Streets)
- 3 Options:
  - 2-Way Driveway (Side/Rear Parking)
  - 2-Way Driveway (Rear Parking)
  - 1 Way Driveway (Rear Parking)
0’ BL Performance Standard
2-Way Driveway (Side and Rear Parking)
0’ BL Performance Standard
2-Way Driveway (Rear Parking)
0’ BL Performance Standard
1-Way Driveway (Rear Parking)
0’ BL Performance Standard
W 20th @ Rutland
0’ BL Performance Standard
W 20th @ Rutland
0’ BL Performance Standard
W 20th @ Rutland
Chapter 42
Performance Standards

Section Summary

- Reduced BL Major Thoroughfare 80’ or less
- Transit Corridor Development
2009

Chapter 42-402

Section Summary

1. Type A vs Transit Corridor Street
2. Transit Corridor Requirements

Transit Corridor Development
(TCD)
Transit Corridor/ Type A Streets
Transit Corridor Development (TCD)

0’ BL: Type A & TCS

1. Min 15’ Pedestrian Realm
2. Min 6’ Clear Zone
3. Min 50% Frontage
4. Min 30% Transparency
5. Must Provide at Least One Public Entrances
6. Inward Swinging Doors
7. Transparency 20’ intervals
8. 20% Max Softscape
9. Softscape 2’ from back of curb
10. No fences within pedestrian realm
11. No parallel driveways within 25’
12. Walkable Plazas

Transit Corridor Requirements
Chp 42-402
TCD
Min 15’ Pedestrian Realm
TCD:
Min 15’ Pedestrian Realm
TCD:
Min 6’ Sidewalk & Clear Zone
TCD:
Min 6’ Sidewalk & Clear Zone
TCD:
Min 50 % Building Frontage
TCD:

Transparency

20’ Max for opaque façade

Transparency is 30% of façade surface
Area consisting of doors and windows
Between 0’ and 8’
Transit Corridor Development
Main Street @ Hadley
Transit Corridor Development
Main Street @ Hadley
Transit Corridor Development
Main Street @ Hadley
Chapter 42 Performance Standards

Reduced BL Major Thoroughfare 80’ or less
Transit Corridor Development

Chapter 26 Incentives: Options & Opportunities

Transit Corridor Development
Off-Site Parking
Shared Parking
Historic Buildings
Chapter 26 Incentives: Options & Opportunities

Transit Corridor Development
Off-Site Parking
Shared Parking
Historic Buildings
Central Business District
1. **20% Reduction** in Number of Parking Spaces
   - 5% reduction for bicycle spaces
2. Structure **must opt into Chp 42 TCD Requirements**
3. **Not for Residential Use**
Off-Site Parking
Chp 26-499
Off-Site Parking
Chp 26-499
1. Minimum **1-year time period** for Lease Agreements

2. **Automatic Revocation of CO** upon non-compliance

3. Meet **guidelines for lease agreement, up-front notice** of automatic revocation clause, and processing & monitoring fee
<table>
<thead>
<tr>
<th>Class</th>
<th>Type of Use</th>
<th>Typical Weekday</th>
<th></th>
<th></th>
<th></th>
<th>Typical Weekend</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Class 1. Office</td>
<td>Office</td>
<td>5%</td>
<td>100%</td>
<td>30%</td>
<td>5%</td>
<td>0%</td>
<td>10%</td>
<td>0%</td>
<td>0%</td>
</tr>
<tr>
<td></td>
<td>Financial facility</td>
<td>0%</td>
<td>100%</td>
<td>10%</td>
<td>0%</td>
<td>0%</td>
<td>25%</td>
<td>0%</td>
<td>0%</td>
</tr>
<tr>
<td>Class 2. Residential</td>
<td>Apartment House</td>
<td>100%</td>
<td>25%</td>
<td>50%</td>
<td>95%</td>
<td>100%</td>
<td>65%</td>
<td>50%</td>
<td>85%</td>
</tr>
<tr>
<td></td>
<td>Hotel or motel</td>
<td>100%</td>
<td>10%</td>
<td>50%</td>
<td>85%</td>
<td>100%</td>
<td>10%</td>
<td>50%</td>
<td>75%</td>
</tr>
<tr>
<td>Class 3. Health Care Facilities</td>
<td>Clinic (medical complex)</td>
<td>5%</td>
<td>100%</td>
<td>50%</td>
<td>5%</td>
<td>0%</td>
<td>10%</td>
<td>0%</td>
<td>0%</td>
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<tr>
<td></td>
<td>Clinic (medical or dental)</td>
<td>0%</td>
<td>100%</td>
<td>25%</td>
<td>0%</td>
<td>0%</td>
<td>25%</td>
<td>0%</td>
<td>0%</td>
</tr>
<tr>
<td></td>
<td>Veterinary clinics</td>
<td>0%</td>
<td>100%</td>
<td>5%</td>
<td>0%</td>
<td>0%</td>
<td>25%</td>
<td>0%</td>
<td>0%</td>
</tr>
<tr>
<td>Class 4. Industrial, Commercial Manufacturing</td>
<td>All</td>
<td>10%</td>
<td>100%</td>
<td>50%</td>
<td>10%</td>
<td>10%</td>
<td>25%</td>
<td>10%</td>
<td>0%</td>
</tr>
<tr>
<td>Class 5. Religious and Educational</td>
<td>Religious institution</td>
<td>0%</td>
<td>5%</td>
<td>25%</td>
<td>0%</td>
<td>10%</td>
<td>100%</td>
<td>40%</td>
<td>0%</td>
</tr>
<tr>
<td></td>
<td>Nursery/day care</td>
<td>0%</td>
<td>100%</td>
<td>5%</td>
<td>0%</td>
<td>0%</td>
<td>5%</td>
<td>0%</td>
<td>0%</td>
</tr>
<tr>
<td></td>
<td>School</td>
<td>0%</td>
<td>100%</td>
<td>5%</td>
<td>0%</td>
<td>0%</td>
<td>10%</td>
<td>0%</td>
<td>0%</td>
</tr>
<tr>
<td></td>
<td>Library</td>
<td>0%</td>
<td>100%</td>
<td>10%</td>
<td>0%</td>
<td>0%</td>
<td>25%</td>
<td>0%</td>
<td>0%</td>
</tr>
<tr>
<td></td>
<td>Art Gallery/ Museum</td>
<td>0%</td>
<td>75%</td>
<td>50%</td>
<td>0%</td>
<td>0%</td>
<td>100%</td>
<td>60%</td>
<td>0%</td>
</tr>
<tr>
<td>Class 6. Recreation and Entertainment</td>
<td>Movie theater</td>
<td>0%</td>
<td>10%</td>
<td>50%</td>
<td>75%</td>
<td>0%</td>
<td>50%</td>
<td>80%</td>
<td>100%</td>
</tr>
<tr>
<td></td>
<td>Bowling alley</td>
<td>0%</td>
<td>10%</td>
<td>50%</td>
<td>85%</td>
<td>0%</td>
<td>40%</td>
<td>75%</td>
<td>100%</td>
</tr>
<tr>
<td></td>
<td>Theater, auditorium or arena</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td></td>
<td>Sports club/ health spa</td>
<td>50%</td>
<td>25%</td>
<td>100%</td>
<td>10%</td>
<td>10%</td>
<td>50%</td>
<td>10%</td>
<td>5%</td>
</tr>
<tr>
<td>Class 7. Bar or Restaurant</td>
<td>Small Restaurant</td>
<td>10%</td>
<td>50%</td>
<td>75%</td>
<td>40%</td>
<td>15%</td>
<td>75%</td>
<td>100%</td>
<td>50%</td>
</tr>
<tr>
<td></td>
<td>Neighborhood Restaurant</td>
<td>10%</td>
<td>50%</td>
<td>75%</td>
<td>40%</td>
<td>15%</td>
<td>75%</td>
<td>100%</td>
<td>50%</td>
</tr>
<tr>
<td></td>
<td>Restaurant</td>
<td>10%</td>
<td>50%</td>
<td>75%</td>
<td>40%</td>
<td>15%</td>
<td>75%</td>
<td>100%</td>
<td>50%</td>
</tr>
<tr>
<td></td>
<td>Tavern or Pub</td>
<td>0%</td>
<td>0%</td>
<td>25%</td>
<td>75%</td>
<td>0%</td>
<td>10%</td>
<td>80%</td>
<td>100%</td>
</tr>
<tr>
<td></td>
<td>Small Bar</td>
<td>0%</td>
<td>0%</td>
<td>25%</td>
<td>75%</td>
<td>0%</td>
<td>10%</td>
<td>80%</td>
<td>100%</td>
</tr>
<tr>
<td></td>
<td>Dessert Shop</td>
<td>0%</td>
<td>25%</td>
<td>100%</td>
<td>75%</td>
<td>0%</td>
<td>25%</td>
<td>100%</td>
<td>85%</td>
</tr>
<tr>
<td></td>
<td>Bar, club or lounge</td>
<td>0%</td>
<td>0%</td>
<td>25%</td>
<td>60%</td>
<td>0%</td>
<td>10%</td>
<td>50%</td>
<td>100%</td>
</tr>
<tr>
<td>Class 8. Retail Services</td>
<td>All (excluding Shopping Center)</td>
<td>5%</td>
<td>50%</td>
<td>75%</td>
<td>10%</td>
<td>5%</td>
<td>100%</td>
<td>75%</td>
<td>10%</td>
</tr>
<tr>
<td>Class 9. Automobiles</td>
<td>Auto parts and supply store</td>
<td>0%</td>
<td>50%</td>
<td>75%</td>
<td>0%</td>
<td>0%</td>
<td>100%</td>
<td>50%</td>
<td>0%</td>
</tr>
<tr>
<td>All others</td>
<td></td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
</tr>
</tbody>
</table>

Shared Parking
Chp 26-500
1. All uses- except Theatre, Auditorium and Arena
   • Allowed under director’s determination
2. Shared parking spaces must:
   • Not reserved for specific use
   • Clearly identified by signage
   • Available at all times
   • Could be off-site
   • Include shared parking agreement
Shared Parking
Chp 26-500

Bar, Club or Lounge
5,000 SF
70 spaces

Financial Institution
5,000 SF
20 spaces

Without Shared Parking:
90 spaces

Shared Parking:
70 spaces

PARKING SAVINGS:
20 Spaces
**Shared Parking**

**Chp 26-500**

- **Restaurant**
  - 10,000 SF
  - 100 spaces
  - Total Required Parking: 158 spaces
  - Shared Parking: 117 spaces

- **Office**
  - 10,000 SF
  - 25 spaces
  - Shared Parking Reduction 41 spaces

- **Multi-Family**
  - 20 Units
  - 33 spaces

**PARKING SAVINGS:** 41 Spaces
1. **40% Reduction** of Parking Spaces

2. Structure **must be a Designated** Landmark, Protected Landmark or Contributing Structure in a Historic District

3. Any Alterations must Receive an Approved **Certificate of Appropriateness**

**Historic Buildings**

Chp 26-498
Additional Information

• City of Houston GIS Portal
  • http://mycity.houstontx.gov/home/

• CoH Code of Ordinances: Chapter 42 and Chapter 26
  • https://www.municode.com/library/tx/houston/codes/code_of_ordinances

• Planning and Development-Development Services
  Planner of the Day
  • 832-393-6600