

ORDINANCE NO. 19-3242

AN ORDINANCE TO AMEND ORDINANCE NUMBER 2275 ZONING ORDINANCE AND 15-3130 OF THE BEDFORD COMMONS DEVELOPMENT CODE, SPECIFIC TO MULTIPLE CHANGES IN CHAPTERS 1-6 OF THE ZONING ORDINANCE AND CHAPTER 7 OF THE BEDFORD COMMONS DEVELOPMENT CODE; DECLARING THAT THIS ORDINANCE BE CUMULATIVE OF ALL OTHER ORDINANCES; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY CLAUSE; AND DECLARING AN EFFECTIVE DATE. (PZ-ZONING AMEND-2019-50002)

WHEREAS, the City is authorized by Section 211.005. "Districts" of the Texas Local Government Code to zone property into districts in accordance with a Comprehensive Plan; and,

WHEREAS, the City Council of Bedford, Texas deems it necessary in order to lessen the congestion on streets, to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent overcrowding of land; and avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewers, schools, parks and other public requirements; to conserve the value of property and encourage the most appropriate use of land throughout the City, that the hereinafter contained provisions of this ordinance should be passed, promulgated and enforced; and,

WHEREAS, the Planning and Zoning Commission and the City Council of Bedford, Texas, have advertised notice of public hearings to receive comments on the proposed Zoning Ordinance amendments, and Bedford Commons Design Code amendments; and,

WHEREAS, the Planning and Zoning Commission and the City Council of Bedford, Texas have after thoughtful deliberation voted to deny this Zoning Ordinance amendment and Bedford Commons Design Code amendment.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BEDFORD, TEXAS:

- SECTION 1.** That the findings above are found to be true and correct, and are incorporated herein.
- SECTION 2.** That the Sections of the Zoning Ordinance and Bedford Commons Design Code, shall be as shown in Exhibit "A" and "B".
- SECTION 3.** That approval of this ordinance is subject to no stipulations.
- SECTION 4.** That this Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance.
- SECTION 5.** That if any section, article, paragraph, sentence, clause, phrase or word in this Ordinance, or application thereof to any person or circumstance, is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of the Ordinance, and the City Council hereby declares it would have passed such remaining portion of the Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.
- SECTION 6.** That this Ordinance shall take effect from and after its date of passage in accordance with law, and it is so ordained.

ORDINANCE NO. 19-3242

SECTION 7. That any person, organization, corporation, partnership or entity that violates, disobeys, omits, neglects or fails to comply with the provisions of this ordinance shall be fined not more than two thousand dollars (\$2,000.00) for each offense or violation. Each day that an offense or violation occurs shall constitute a separate offense.

PRESENTED AND PASSED this 12th day of February 2019, by a vote of 7 ayes, 0 nays, and 0 abstentions, at a regular meeting of the City Council of the City of Bedford, Texas.

Jim Griffin, Mayor

ATTEST:

Michael Wells, City Secretary

APPROVED AS TO FORM:

Stan Lowry, City Attorney

ZONING ORDINANCE

The following ordinances and dates trace the development of the current City of Bedford Zoning Ordinance over the years. The brief key word phrases following the ordinance numbers are for reference purposes only. For more detailed information, the complete ordinances should be reviewed.

Original Comprehensive Zoning Ordinance #29

- Revised May 11, 1976 – Ordinance #322 (add ZBA alternate members)
- Revised March 22, 1983 – Ordinance # 713 (MF unit size of apartments)
- Revised October 25, 1983 – Ordinance #770 (add CBD Overlay District)
- Revised March 13, 1984 – Ordinance #803 (Masonry construction, MD-3 and MD-4 Site Plans, 2 car garages)
- Revised September 25, 1984 – Ordinance #842 (Site Development Plan)
- Revised December 9, 1986 – Ordinance #970 (Temporary Uses)
- Revised February 24, 1987- Ordinance #978 (Outside Sales and Storage)
- Revised April 28, 1987 – Ordinance # 993 (Pedestrian path in Outside Sales)

Revised August 9, 1988 – Ordinance #1087 (numerous major revisions)

- Revised March 14, 1989 – Ordinance #1115 (revised Permitted Uses)
- Revised June 12, 1990 – Ordinance #1183 (Antennas and Towers)
- Revised July 23, 1990 – Ordinance #1186 (Commercial screening and landscaping)
- Revised July 23, 1991 – Ordinance #2016, 2017 (Sexually Oriented Business regulations)
- Revised August 27, 1991 – Ordinance #2019 (Temporary Buildings at churches and schools)
- Revised November 26, 1991 – Ordinance #2031 (Gun Shops and Pawn Shops SUP)
- Revised September 22, 1992 – Ordinance #2067 (Drive through restaurant SUP)
- Revised July 12, 1994 – Ordinance #2167 (Rehabilitation Care Facilities)
- Revised March 28, 1995 – Ordinance #2225 (Exterminating Services SUP in "I")
- Revised April 11, 1995 – Ordinance #2230 (3/4 City Council vote for supermajority)
- November 28, 1995 – Ordinance #2275 (Replaced and restated Ordinance #29 as amended)**
- Revised September 24, 1996 – Ordinance #2331 (location of Antennas and Towers)
- Revised January 14, 1997 – Ordinance #2343 (Cheek Sparger Entrance District)
- December 9, 1997 – Ordinance #2412 (Side and Rear Yards, Special Exceptions, Carport regulations)
- Revised February 24, 1998 – Ordinance #2419 (Highway Corridor Overlay District)
- Revised March 10, 1998 – Ordinance #2421 (Hotels SUP in "H", government fee exemptions)
- Revised October 12, 1999 – Ordinance #2516 (revise masonry definition, Variance criteria)

Reformatted Zoning Ordinance March, 2000 (no text changes)

- Revised Sept. 5, 2000 – Ord. #00-2569 (Home Occupations, Accessory buildings, Com. screening 3 yr. ext.)
- Revised October 23, 2001 – Ordinance #01-2619 (A-001) (Auto sales in HC Overlay District)
- Revised October 8, 2002 – Ordinance #02-2660 (A-002) (revised "S" permitted uses)
- Revised October 22, 2002 – Ordinance #02-2661 (A-003) (Clothing Containers)
- Revised October 14, 2003 – Ordinance #03-2706 (A-005) (Alternate Screening Options)
- Revised December 12, 2004 – Ordinance #04-2770 (A-006) (Administrative approvals, SUP business names)
- Revised May 24, 2005 – Ordinance #05-2784 (A-008) (HC Overlay District revisions)
- Revised October 29, 2006 – Ordinance #06-2824 (A-009) (Storage Containers)
- Revised June 27, 2006 – Ordinance #06-2825 (A-010) Masonry Screening Alternatives
- Revised February 27, 2007 – Ordinance #07-2845 (A-12) (Outside Seating)
- Revised August 28, 2007 - Ordinance #07-2862 (A-14) (Retail Kiosk)
- Revised February 26, 2008 – Ordinance #08-2875 (A-15)(Oil & Gas Drilling)
- Revised May 13, 2008 – Ordinance # 08-2882 (A-009.1) (Storage containers)
- Revised March 26, 2008 – Ordinance # 08-2875 (A-015) (Gas/Oil Well Drilling)
- Revised September 23, 2008 - Ordinance # 08-2895 (A-16)(Tattoo and Body Piercing Shop)
- Revised January 27, 2009 - Ordinance # 09-2918 (A-17)(Parking Schedule Amendment)
- Revised February 10, 2009 - Ordinance # 09-2920(A018)(Covered Parking Amendment)
- Revised July 7, 2009 – Ordinance #09-2934(A-019)(Certificate of Occupancy Amendment)
- Revised July 7, 2009 – Ordinance # 09-2935 (A-020)(Temporary Use and Special Events)
- Revised November 9, 2010 - Ordinance # 10-2984 (A-025)(Micro-Winery/Brew Pub)
- Revised April 12, 2011 – Ordinance # 11-2994 (A-027)(Community Gardens)
- Revised January 10, 2012 - Ordinance # 13-3016 (A-028)(Wireless Antennas)
- Revised April 23, 2013 – Ordinance #13-3056 (Master Highway Corridor Overlay)
- Revised August 13, 2013 – Ordinance #13-3064 (Group Homes)
- Revised November 26, 2013 – Ordinance #13-3078 (Shopping Center Definition)
- Revised January 14, 2014 – Ordinance #14-3079 (Master Highway Corridor Overlay District Amendment)
- Revised April 22, 2014 – Ordinance #14-3089 (Tobacco Products Store Amendment)
- Revised November 8, 2016 – Ordinance #16-3187 (Health & Athletics Clubs Amendment)
- Revised April 24, 2018 – Ordinance #18-3224 (Clothing Donation Containers Amendment)
- Revised February 12, 2019 – Ordinance #19-0000 (Multi-Family District Text Amendment)

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Section 3.1 Schedule of Permitted Uses

Zoning Classifications

USE		Zoning Classifications											
		R-15000	R-9000	R-7500	R-6500	MD 1-4	MF	M	S	L	H	I	
Household	A. RESIDENTIAL												
	One Family Dwelling Detached												
	Two Family Dwelling / Duplexes												
	Townhouse / Rowhouse / Three, Four Family Dwellings, Attached												
	Multi-family Dwelling / Apartments / Condominium												
	Apartment(s) as Secondary Use								S	S	S	S	
	HUD Code Manufactured Home												
	Mobile Home												
	Industrialized Housing												
	Modular Home												
	Other	Hotel									S	S	S
		Motels									S	S	S
Residence Motel / Inn										S	S	S	
Recreational Vehicle Camp Grounds								S					
Group	Rooming Houses & Boarding Houses						S						
	Dormitories, Fraternity & Sorority Houses						S						
	Retirement Homes						S		S	S			
	Religious Convents, Rectories & Monasteries						S		S	S			
	Nursing, Rest & Convalescent Homes						S		S	S			
	Orphanages						S		S	S			
	Community Home												

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- c. TOWNHOUSE/ROWHOUSE/THREE-FOUR-FAMILY DWELLINGS, ATTACHED - A dwelling unit on a separately platted lot which is joined to another dwelling unit on one or more sides by a party wall, served by separate utilities and not occupied by more than one family. Townhouse refers to an individually owned, single family attached dwelling constructed as a part of a series of 3 or more dwellings, all of which are either joined to another by a party wall or are located immediately adjacent thereto. Each dwelling structure is located on its own lot with front and/or rear yards. Row housing refers to a type of housing development which consists of continuous rows of dwellings, arranged in straight lines with all front building walls in a common plane, and typically developed within a grid pattern of straight streets or private drives. A Quadruplex or four family dwelling is a detached building arrangement, intended and designed for occupancy by four families in four separate dwelling units.
- d. MULTI-FAMILY DWELLING/APARTMENTS/CONDOMINIUM - A building or portion thereof which is designed, built, rented, leased or let to be occupied by three or more families living independently of each other and maintaining separate cooking facilities, including apartment houses and condominiums. Density of multi-family dwellings shall be 12 dwelling units per acre or less. Condominium refers to residential dwelling units in multi-dwelling structures which are individually owned. Individual ownership rights will include undivided interest in common land and physical improvements such as recreation and/or maintenance facilities and may or may not include ownership of land under the dwelling structure. If individual land ownership is provided, only that land directly under the dwelling structure and its appurtenances (such as patios, porches, garages, etc.) is included.
- e. APARTMENT (S) AS SECONDARY USE - A residence located on a premise with a main nonresidential use.

Minimum Specific Use Permit Conditions (In addition to a Site Plan and a Public Hearing):

- Apartment must be occupied only by a caretaker or guard employed on the premises.

- f. MOBILE-HOME DWELLING:
 - i. HUD CODE MANUFACTURED HOME - A structure that was constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development, transportable in one or more sections, which, in the traveling mode, is eight (8) body feet or more in width or forty (40) body feet or more in length, or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and including the plumbing, heating, air-conditioning, and electrical system.
 - ii. MOBILE HOME - A structure that was constructed before June 15 1976, transportable in one or more sections, which, in the traveling mode, is eight (8) body feet or more in width or forty (40) body feet or more in length, or when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, including the plumbing, heating, air-conditioning, and electrical system.
 - iii. INDUSTRIALIZED HOUSING - A residential structure that is designed for the use and occupancy of one or more families, that is constructed in one or more modules, or constructed using one or more modular components built at a location other than the permanent residential site, and that is designed to be used as a permanent residential structure when the modules or modular components are transported to the permanent residential site and are erected or installed on a permanent foundation system. The term includes the plumbing, heating, air-conditioning, and electrical system. The term does not include any residential structures that are in excess of three stories or forty-

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- b. POLICE AND FIRE STATIONS AND FACILITIES - Facilities designed to provide public protection from the dangers of fire and crime.
- c. PARKS, PLAYGROUNDS, PLAY LOTS, AND RELATED FACILITIES - Any public, private or semi-public land available for recreational, educational, cultural, or aesthetic uses.
- d. COMMUNITY GARDEN – An area of land managed and maintained by a group of individuals to grow and harvest food crops and/or non-food, ornamental crops, such as flowers, for personal or group use, consumption or donation. Community gardens may be divided into separate plots for cultivation by one or more individuals or may be farmed collectively by members of the group and may include common areas maintained and used by group members.

Community gardens shall be considered a permitted ancillary use to the principal use unless any one of the following thresholds apply. In such case it will be considered as a principal use and a Specific Use Permit will be required for a community garden.

- No existing on-site parking is available.
- No principal use is located on the site, unless authorized by the administrative official.
- A permanent structure with a foundation, dedicated to be used for a community garden purpose, is being constructed on the site.
- Fire and emergency personnel requires access to the property, which is not already provided.
- The tract of land is in excess of three (3) acres of land.

Minimum Specific Use Permit Conditions (In addition to a Site Plan and A Public Hearing): In the event any one of the above listed thresholds apply to the community garden, a Specific Use Permit will be required and the following minimum Specific Use Permit conditions shall apply:

- If fencing is provided, it shall be decorative iron, wrought iron, picket, or other non-opaque material as approved by the administrative official.
- No sales of produce or other items shall occur on site, with the exception of sales occurring at events properly authorized by a special events permit issued by the City of Bedford.
- Permanent structures, pavilions, and sheds shall not comprise more than fifteen (15) percent of the total area dedicated to a community garden.

- e. GOLF COURSES, CLUB HOUSES, AND RELATED FACILITIES - Grounds and facilities used in the playing of the game of golf; at least nine (9) holes are required.

Minimum Specific Use Permit Conditions (In addition to a Site Plan and a Public Hearing):

- Lights for night- time play must be directed away from any residential property.

- f. COMMERCIAL SWIMMING POOLS, TENNIS, HANDBALL AND RACQUET CLUBS- A facility offering to the public, for a fee, swimming, tennis, handball, or racquetball or a combination thereof.
- g. PUBLIC ANIMAL POUNDS AND SHELTERS - Facilities for the incarceration of small domestic animals for short periods of time.

Minimum Specific Use Permit Conditions (In addition to a Site Plan and a Public Hearing):

- No additional conditions.

- h. PUBLIC MAINTENANCE BUILDINGS AND STORAGE YARDS - Facilities such as maintenance yards and shops required by branches of local, county, state, or federal agencies.

Section 4.9 "MF" Multi-Family Residential District

4.9.A PURPOSE AND INTENT

The purpose and intent of the MF-Multiple Family residential District is to provide for compatible land, building, and structure uses primarily oriented to medium to high density multiple family dwellings use on larger tracts of land designed so as to provide total residential amenities of open space, recreation space, landscaping and areas of protected off-street parking. This district is intended to be near high volume thoroughfares due to the traffic-generating probability of the medium to high density development.

4.9.B PERMITTED USES

- (1) Residential Uses- Multiple Family Dwellings- including apartments, condominiums and townhouses.
- (2) Community Facility Uses
 - a. Public, semi-public and private parks.
 - b. Recreation and open space including playgrounds, parkways, greenbelts, ponds, and lakes, botanical gardens, pedestrian paths, bicycle paths.
 - c. City Hall, fire and police stations and other municipal uses.
 - d. Other uses of a similar nature.

4.9.C ACCESSORY USES

Accessory Buildings And Use: In "MF", accessory buildings and uses customarily incident to any of the uses indicated in Section 3.1, Schedule of Permitted Uses are permitted when not involving the conduct of business other than incidental to the residential use of such lot, including private and storage garages provided, however, that such accessory building or use shall not be located less than sixty (60) feet from the front lot line nor less than five (5) feet from either side line and rear property line, provided that said accessory building shall not occupy in excess of fifty (50) percent of the minimum required rear yard in the case of a one-story building or forty (40) percent of the minimum required rear yard in the case of a two-story building. Said accessory building shall not be used for commercial purposes. (The term "commercial purposes" shall include part- time businesses.)

4.9.D SPECIFIC USE PERMITS

Specific Use Permits may be approved by the City Council following a recommendation from the Planning and Zoning Commission as specifically authorized in Section 5.3 of this ordinance, subject to the full and complete compliance with any and all conditions required in section 5.3, together with any other conditions as the City Council may impose. Any use accessory to an approved specific use permit shall be permitted without specific approval if it complies with the conditions for an accessory use as defined in this ordinance.

4.9.E DEVELOPMENT REGULATIONS

In this district, the following development regulations shall be applicable:

- (1) Height: No building or structure which is located within one hundred (100) feet of property zoned as Single Family Residential shall exceed one (1) story, nor shall it exceed thirty-five (35) feet. No building which is located more than one hundred (100) feet from property zoned as single family residential shall exceed three (3) stories, nor shall it exceed forty-five (45) feet
- (2) Front Yard: When the side of an MF-Zoned lot abuts on property zoned as single family residential, there shall be a front yard of not less than forty (40) feet; where MF-zoned property

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does not abut property zoned as Single Family Residential, there shall be a front yard of not less than thirty (30) feet.

(3) Side Yard: There shall be a side yard of not less than fifteen (15) feet except where the lot abuts property zoned as Single Family Residential, there shall be a side yard of not less than twenty-five (25) feet.

(4) Rear Yard: There shall be a rear yard of not less than twenty (20) feet except where the lot abuts property zoned as Single Family Residential, there shall be a rear yard of not less than forty (40) feet.

(5) Maximum Lot Coverage: All buildings or structures shall have a maximum lot coverage not exceeding forty (40) percent of the lot area.

(6) Lot Area: The minimum lot area shall be forty-three-thousand five hundred sixty (43,560) square feet.

(7) Floor Area: Each dwelling unit in this district shall have a minimum floor area of eight hundred fifty (850) square feet.

(8) Maximum Residential Density: The maximum number of dwelling units per acre shall be twelve (12).

(9) Parking Requirements: Parking shall meet the requirements of section 5.2 of this ordinance.

(10) Landscape Requirements: Landscaping shall meet the requirements in Section 5.6 of this ordinance.

(11) A minimum of fifteen (15) percent of all multi-family units within each project shall be specifically designed for the occupancy and use of senior citizens and/or disabled individuals. These units will be provided with appropriate plumbing and electrical fixtures, emergency notification and alarm devices, and shall be designated for the arrangements and placement of cabinets, doors, counters and door hardware to be accessible to senior citizens and/or disabled individuals.

(12) All Property placed in the MF-zoning shall be situated contiguous to a primary arterial, secondary arterial or primary collector thoroughfare as identified on the community's Master Thoroughfare Plan. This requirement is designed to ensure that the supporting street infrastructure can handle higher volumes of traffic during peak hours of traffic loading without a requirement to divert traffic through traditional residential streets. Wherever possible, property considered for MF-zoning classification should be located in close proximity to designated pick-up points for any mass transit systems serving the City of Bedford.

(13) Any and all property considered for rezoning to the MF-zoning classification should be located within two and half (2.5) miles of a public elementary school site. This requirement is designed to ensure reasonable access to necessary, supportive educational facilities to meet the needs generated by multi-family housing intensity. Property considered for MF-zoning classification should lie within five (5) miles of a public middle school or junior high school facility. This requirement is to ensure the availability of appropriate educational support activities to meet the needs created by multi-family housing development.

(14) Maximum Impervious Coverage: The maximum impervious coverage shall not exceed fifty percent (50%) of total lot area.

4.9.F USABLE OPEN SPACE

All residential use shall provide and maintain a minimum of two hundred fifty (250) feet of Usable Open Space for each dwelling unit. For the purpose of this ordinance, Usable Open Space is as follows:

Usable Open Space shall mean outdoor area excluding parking and other service areas, which is utilized for livable and/or related amenity, such as outdoor living, associated recreation and/or landscaping, and which is open and unobstructed from its lowest level to the sky except for roof overhangs and architectural projections. All Usable Open Space unless hereinafter excepted, shall be accessible to, and usable by, all residents residing on the site. Private courtyards or balconies may constitute Usable Open Space for the purpose of calculating up to thirty percent (30%) of the total required Usable Open Space. Usable Open Space may include areas at the ground level and/or roofs, decks or balconies designed for common use; provided, that such areas meet other criteria as hereinafter set forth. The minimum dimensions for Usable Open Space at the ground level shall be ten (10) feet by ten (10) feet and the minimum area shall be one hundred (100) square feet. The minimum dimensions for Usable Open Space located on roofs or decks that are available for common use shall be twenty (20) feet by twenty (20) feet and the minimum area shall be four hundred (400) square feet. At least on-half of the required open space shall be at the ground level.

4.9.G SITE PLAN

(1) An approved site plan shall be a prerequisite for the granting of MF-Multiple Family Residential District zoning classification as specifically authorized in Section 5.4 of this ordinance, subject to the full and complete compliance with any and all conditions required in section 4.9, and to the issuance of a building permit or certificate of occupancy for any property in MF-Multiple Family Residential District.

(2) The purpose of the site plan review is:

- a. To insure compliance with the Zoning Ordinance, while allowing for design flexibility.
- b. To assist in the orderly and harmonious development in the City.
- c. To protect adjacent uses from obstructions to light, air and visibility.
- d. To provide compliance with fire code provisions.
- e. To avoid undue concentrations of populations and overcrowding of land.
- f. To facilitate the adequate provision of transportation, water, sewage, drainage and other public requirements.

4.9.H APPROVAL OF ZONING

Zoning may be approved by the City Council following a recommendation from the Planning and Zoning Commission as specifically authorized in Section 6.3 of this ordinance, subject to the full and complete compliance with any and all conditions required in Section 4.9 and any other applicable ordinance.

The Planning and Zoning Commission shall, after conducting a public hearing, recommend approval of an application for a multiple-family dwelling complex if the proposed development meets all the minimum standards established in this ordinance and other applicable ordinance, and if the Commission finds that the proposed development will not be substantially or permanently injurious to neighboring property. The Commission shall recommend disapproval or conditional approval of any application which fails to meet the above criteria or is in conflict with the Comprehensive Plan or the adopted growth policies of the City of Bedford.

4.9.I SPECIAL EXCEPTION USES

Special exception uses may be approved by the Board of Adjustment as specially authorized in this ordinance, subject to full and complete compliance with any and all conditions required in this ordinance, together with any other conditions as the Board of Adjustment may impose. Any Use accessory to an approved special exception use shall be permitted without specific approval if it complies with the conditions for an accessory use as defined in this ordinance.

Chapter 5. Supplemental District Regulations

Notes

Section 5.1 Height and Area Regulations

5.1.A HEIGHT AND AREA SCHEDULE

The height and area regulations for residentially zoned districts shall be in accordance with the following table:

Residential Height and Area Schedule							
Zoning District	Lot Area Min. Per Unit (sq. ft.)	Floor Area Min. Per Unit (sq. ft.)	Max. Height (ft.)	Lot Width Min.**	Front Yard Min. (ft.)***	Side Yard Min. (ft.) ***	Rear Yard Min. (ft.) ***
R-15,000	15,000	2,000	35 or 2.5 stories	80 / 60 / 50	20	5' with min. between bldgs of 10'	20
R-9,000	9,000	1,500	35 or 2.5 stories	70 / 60 / 50	20	5 with min. between bldgs of 10'.	20
R-7,500	7,500	1,350	35 or 2.5 stories	70 / 60 / 50	20	5' with min. between bldgs of 10'	20
R-6,500	6,500	1,200	35 or 2.5 stories	70 / 60 / 50	20	5' with min. between bldgs of 10'	20
MD-1 Duplex	3,250	900	35 or 2.5 stories	70 / 60 / 50	20	5' with min. between bldgs of 10'	20
MD-2 3-4 plex	3,000	900	35 or 2.5 stories	45	20	5' with min. between bldgs of 10'	20
MD-3 Detached	4,000	1,100, avg. 1,250 throughout	35 or 2.5 stories	45	15	5	10
MD-4 Attached	2,200	900, avg. 1,100 throughout	35 or 2.5 stories	25	15	5	10
MF Apt.	43,560	850	45***	***	30***	15***	20***

**Width at building line / width at property line / width at curved property line

***See Chapter 4 Zoning District Regulations for a complete description

Bedford Commons

Planned Unit Development Code

Adopted

February 12, 2019



GATEWAYPLANNING
A VIALTA GROUP PARTNER

**Bedford Commons
Development Code
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7.11 Residential Use Building – Apartments

Apartment Regulations: The following development regulations shall be applied for apartments built without a commercial ready ground floor:

- (a) **Height:** No building or structure which is located within one hundred (100) feet of property zoned as single family residential shall exceed one (1) story, nor shall it exceed thirty-five (35) feet. No building which is located more than one hundred (100) feet from property zoned as single family residential shall exceed three (3) stories, nor shall it exceed forty-five (45) feet.
- (b) **Front Yard:** Where the side of a MF-zoned lot abuts on property zoned as single family residential, there shall be a front yard of not less than forty (40) feet; where MF-zoned property does not abut property zoned as single family residential, there shall be a front yard of not less than thirty (30) feet.
- (c) **Side Yard:** There shall be a side yard of not less than fifteen (15) feet except where the lot abuts property zoned single family residential, there shall be a side yard of not less than twenty-five (25) feet.
- (d) **Rear Yard:** There shall be a rear yard of not less than twenty (20) feet except where the lot abuts property zoned as single family residential, there shall be a rear yard of not less than forty (40) feet.
- (e) **Maximum Lot Coverage:** All Buildings or structures shall have a maximum lot coverage not to exceed forty (40) percent of the lot area.
- (f) **Lot Area:** The minimum lot area shall be forty-three thousand five hundred sixty (43,560) square feet.
- (g) **Floor Area:** Each dwelling unit shall have a minimum floor area of eight hundred fifty (850) square feet.
- (h) **Maximum Residential Density:** The maximum number of dwelling units per acre shall be twelve (12).
- (i) **Parking Requirements:** Parking shall be primarily internalized parking and provide a minimum of 2.0 parking spaces for each dwelling unit.
- (j) A minimum of fifteen (15) percent of all multi-family units within each project shall be specifically designed for the occupancy and use of senior citizens and or disabled individuals. These units will be provided with appropriate plumbing and electrical fixtures, notification and alarm devices, and shall be designed for the arrangement and placement of cabinets, doors, counters and door hardware to be accessible to senior citizens and/or disabled individuals.

8.0 Street Design Standards

8.1 Purpose and Intent: The Illustrative Vision for Bedford Commons recognizes the importance of providing adequate public infrastructure, which includes an ultimate Street Network of multi-modal streets, and other needed infrastructure to serve the vision for redevelopment within the District.

Street design and connectivity is envisioned to support and balance automobile, bicycle, and walking trips in addition to becoming the “civic” space for development. The “civic” nature of streets will not only serve private redevelopment, but the community at large and the people who live in and use it. This section establishes context sensitive standards for Street Design and Connectivity.

8.2 Street Designation Categories: In order to service both multiple modes of transportation within an appropriate redevelopment context, streets within Bedford Commons are designated under two major categories:

- (a) **Street Classification:** The Street Classification designation establishes standards for the