

To: Harris County Board of Commissioners
From: Harris County Community Development Department
Re: Harris County Unified Development Code Update

This memorandum is based on Board direction for final edits to the draft UDC as per discussions during the May 19, 2022 Board retreat. Per Board direction, the following specific UDC topics have been addressed with edits as indicated. The revised final draft UDC is provided under cover of this memo. Only the final edits described below are highlighted as edits in the final draft UDC document.

1. Allowance for chickens (hens) in R-1
 - Article 2, Table 2-2 has been revised to provide a specific accessory use line for "Chicken coop" with indication that the use is allowable in A-1, R-R, R-1, C-1, C-3, and C-4 in accordance with associated restrictions in Article 3, Section 308.
 - Section 308.03 has been added to specify that in the R-1 District the following restrictions apply:
 - a) 2 acre minimum lot size;
 - b) Not allowable in a major subdivision (as recognized by the Harris County Community Development Department);
 - c) Maximum of 4 hens allowable per property (no roosters allowed);
 - d) All hens must be kept in a coop or cage structure; Page 3-2 Article 3. Restrictions on Particular Uses
 - e) Coop/cage structure must be located in a rear yard and must be set back a minimum of 30 feet from all property lines; and
 - f) Keeping of hens in R-1 shall be for household use only
2. Minimum lot sizes in A-1 (major and minor subdivision)
 - Article 4, Table 4-1 has been revised to indicate minimum lot area for A-1 as 10 acres (inclusive of major and minor subdivisions).
 - The footnote associated with Table 4-1 "Lot Area" has been modified to clarify that the stated minimum lot area standards apply to creation of new lots (not to existing lots of record).
3. Allowance for lots fronting existing public roadways in new major subdivision (Table 5-1 in Art 5)
 - Table 5-1 in Article 5 has been modified to allow up to 2 lots fronting an existing public roadway in a new major subdivision.
4. Commercial land set-aside in PRD
 - Section 506.02.c.2 has been edited with alternative proposed wording to meet intent: "A minimum of 10% of the net development area shall be designated for C-1 or C-3 commercial development. This area may be set in reserve, with natural vegetation, until such time that commercial development is feasible yet shall be easily accessible by pedestrian traffic from residential areas and highway traffic from development access points. Any future proposed change in the planned location or quantity of designated commercial development shall be considered a major change and shall require a formal development plan amendment in accordance with Article 11, Section 1111.06."
 - Additionally, a wording change to 1111.06(a) has replaced "Planning Commission" with "Board of Commissioners" with regards to approval of a development plan amendment.
5. UDC revisions to correspond to modified Alcohol Ordinance
 - Uses included in the draft revised Alcohol Ordinance (pending adoption) have been added to Table 2-1 (brewery, brewpub, distillery and micro-brewery.)

As a reminder, the sequential drafts of the UDC document are posted in their entirety at this location on the official Harris County website:

<https://harriscountyga.gov/update-of-the-countys-land-use-and-development-codes-official-project-page/>

The record of edits from one draft to the next can be reviewed via the official project web page.

The overall structure of the Harris County UDC is as follows:

- Article 1:** Adoption, Purpose and Applicability
- Article 2:** Use of Land and Structures
- Article 3:** Restrictions on Particular Uses
- Article 4:** Lot and Building Standards
- Article 5:** Subdivisions and Planned Developments
- Article 6:** Parking and Loading Requirements
- Article 7:** Sign Regulations
- Article 8:** Environmental Resources Protection
- Article 9:** Project Design and Construction Standards
- Article 10:** Erosion Control and Stormwater Management
- Article 11:** Procedures and Permits
- Article 12:** Administration and Enforcement
- Article 13:** Interpretation and Glossary
- Article 14:** Inactive Zoning Districts

Each of the above articles includes a detailed Article-level table of contents at the outset.

The following applies to each draft of the UDC posted on the official project web page:

Use of track-changes:

- Proposed changes or additions to the previously posted draft UDC document:
 - **Yellow Highlighted text** points out substantive revisions (additions or deletions) made to the prior UDC draft.
- In most cases, there has been a significant reorganization of applicable provisions and sections in comparison with the current code of ordinances, even where no change is proposed to the text itself. This presentation of existing content in a new structure is not represented via track changes.