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**23-4D-8080 Former Title 25 (F25) Zone****(A) Purpose and Applicability**

- (1) The purpose of the former title 25 (F25) zone is to incorporate within the Land Development Code certain specially negotiated regulatory ordinances and agreements applicable prior to the effective date of this Title, but which continue to serve important purposes.
- (2) The former title 25 zone is limited to certain properties located within the zoning districts and other regulatory classifications specifically designated under Subsection (B). It is the City's intent that properties within the former title 25 zone shall be rezoned over time to zones established under this Title.

**(B) Scope**

- (1) This zone includes properties subject to the following ordinances and agreements adopted prior to the effective date of this Title:
  - (a) Planned Unit Developments;
  - (b) Neighborhood Conservation Combining Districts;
  - (c) Planned Development Agreements (PDA);
  - (d) Regulating Plans;
  - (e) specifically identified Conditional Overlays; and
  - (f) other agreements and ordinances, which are designated F25.
- (2) The director shall publish a guide to the F25 Zone on the City's website, which shall list all of the designations in Subsection (C)(1) and provide useful information regarding regulations applicable to properties within the F25 Zone.

**(C) Effect of F25 Zone**

- (1) Generally Applicable Regulations.** A property within the F25 Zone is subject to:
  - (a) The zoning regulations of the City's predecessor Land Development Code, Chapter 25-2 (Zoning), in effect on or before \_\_\_\_\_, 2018 [i.e., day before effective date of CodeNEXT], except as provided in Subsection (C)(2);
  - (b) All other applicable regulations of this Title, except for Chapter 23-4 (Zoning Code); and
  - (c) Regulations imposed by an ordinance or agreement designated under Subsection (B), which shall control in the event of a conflict with regulations otherwise applicable under Subsections (C)(1)(a)-(b).

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- (2) **F25 Compatibility Standards.**
  - (a) Properties within the F25 Zone are subject to the compatibility regulations established under former Chapter 25-2, Subchapter C, Article 10 (Compatibility), which limit the scale and intensity of development based on the existing use and zoning of adjacent properties.
  - (b) Residential House-Scale Zones shall also trigger the compatibility regulations established under former Chapter 25-2, Subchapter C, Article 10 (Compatibility) for properties within the F25 Zone.
  - (c) Properties within the F25 Zone that would have triggered the compatibility regulations established under former Chapter 25-2, Subchapter C, Article 10 (Compatibility) shall be treated as Residential House-Scale Zones and trigger the compatibility regulations established in this Title for properties within Zones established in this Title.
- (D) **F25 Rezoning Policy.** In order to achieve compliance with the current regulations of this Title and minimize reliance on prior regulations, the City's preferred policy is to:
  - (1) Rezone properties within the F25 Zone to current zones established in this Title and gradually eliminate Planned Development Agreements (PDAs), Neighborhood Conservation Combining District (NCCDs), and conditional overlays (COs); and
  - (2) Rezone properties within an F25 Planned Unit Development (PUD) zoning district or an F25 small-area regulating plan by adopting updated PUD zoning ordinances and small-area plans consistent with requirements of this Title.