

23-3C-9090 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.
- (2) In general, the zone is used for properties subject to individualized site-specific requirements for which no comparable zone exists under this Title. This includes certain properties located within:
 - (a) Neighborhood Conservation Combining Districts (NCCD);
 - (b) Planned Development Agreements (PDA);
 - (c) Specifically identified Conditional Overlays; and
 - (d) Other agreements and ordinances applicable to properties designated F25 on the zoning map.
- (3) The director shall publish a guide to the F25 Zone on the City's website, which shall provide useful information regarding regulations applicable to properties within the F25 Zone.

(B) Effect of F25 Zone.

- (1) **Generally Applicable Regulations.** A property within the F25 Zone is subject to:
 - (a) Except as provided in Subsection (B)(2)-(3), the following regulations of the City's predecessor Land Development Code as applicable to a property on _____ {insert date one day before effective date of LDC Revision}:
 - (i) Land use and site development regulations, including applicable design standards, under Chapter 25-2 (Zoning); and
 - (ii) Parking requirements in Chapter 25-6, Article 7 (Off-Street Parking and Loading) and Appendix A (Tables of Off-Street Parking and Loading Requirements).
 - (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 (A)(2) and applicable to a property on {insert date one day before effective date of LDC Revision}, which shall control in the event of a conflict with regulations otherwise applicable under Subsections (B)(1)(a)-(b).
- (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.
- (3) **Modifications to NCCD Development Standards.**
- (a) The regulations in this paragraph apply to portions of the F25 Zone located within the:
 - (i) Hyde Park NCCD, adopted by Ordinance No. 020131-20;
 - (ii) North Hyde Park NCCD, adopted by Ordinance No. 20050818-064 and amended by Ordinance Nos. 20050929-073 and 20051006-Z018;
 - (iii) North University NCCD, adopted by Ordinance No. 040826-58 and amended by Ordinance No. 20081120-026; and
 - (iv) Fairview Park NCCD, adopted by Ordinance No. 19860807-H and amended by Ordinance Nos. 20030717-119 and 20100923-120.
 - (b) Notwithstanding any provision of the ordinances listed in Paragraph (3)(a), development within an NCCD is subject to:
 - (i) Section 23-3D-1030 (Accessory Dwelling Unit - Residential); and
 - (ii) Section 23-3D-2050 (Off-Street Motor Vehicle Parking Reductions).
- (C) **F25 Rezoning Policy.** In order to achieve consistency 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.