

TAYLOR PLANNING AND DEVELOPMENT CODE ADOPTED 2019 ADDENDUM

Including Modifications Adopted:

February 1, 2022

March 1, 2022

November 1, 2022

[New language in *italics*, deleted language ~~crossed out~~]

Adopted by Taylor Mayor and Aldermen on **February 1, 2022**
Modifications to Chapter 11

Section 11.3. FINAL PLAT APPROVAL

* * *

11.3.10. Final approval *of a subdivision plat* shall not be granted by the Planning Commission or Board of Aldermen until the Developer has done one (1) of the following:

11.3.10.1. Completed construction of all improvements (excluding sewer) as approved on the Preliminary Plat *and if completed, provided a maintenance bond to cover normal wear and tear on the improvements and assure satisfactory condition of the required improvements at time of acceptance, or*

11.3.10.2. Posted a bond *to ensure installation of all required improvements, complying with the following procedures and conditions:*

* * *

11.5. ACCEPTANCE OF ROADS

11.5.1. *Dedication and Acceptance Standards.*

11.5.1.1. ***Dedication Threshold.*** *Unless exempted by The Town of Taylor, all roads intended to be public roads in a subdivision (or within each plat of a phased subdivision) shall be submitted for acceptance when construction is complete (as determined by the Town of Taylor Board of Aldermen) on 75% of the subdivision or phase plat. Such construction shall include (but is not limited to) roads, sidewalks, buildings, driveways, and residences.*

No new phases of a phased subdivision shall be considered for approval until all existing fully paved roads in the subdivision are either submitted for acceptance, covered by a maintenance bond, or exempted by The Town of Taylor from a maintenance bond requirement. A phased plan for acceptance of roads shall be required for any phased subdivision granted exemption.

11.5.1.2. **Maintenance Bond Required.** All construction of roads and related infrastructure shall be guaranteed for a period of one (1) year after acceptance by The Town of Taylor, subject to normal wear and tear. A maintenance bond shall be required in order to assure the satisfactory condition of the required improvements. The maintenance bond shall continue to be in effect for a minimum of one (1) year after the date of acceptance of the subdivision roads. The Town may require an additional one (1) year maintenance bond if the Town of Taylor deems the additional year necessary.

Adopted by Taylor Mayor and Aldermen on March 1, 2022
Modifications to Chapter 4, Chapter 5, Chapter 11, Chapter 22, and Chapter 23

Chapter 4 GENERAL PROVISIONS

Section 4.7. Uses Permitted

Sec 4.7.1. Table of Permitted Uses

#1.116. Residential subdivision of more than two lots.

A	R20	VC	VOD	GC
<i>PAS</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>

#27. Gated Entry for a Residential Subdivision of More than Three Lots

A	R-20	VC	VOD	GC
<i>PAS</i>	<i>PAS</i>			

Chapter 5 SUPPLEMENTAL DISTRICT REGULATIONS

5.10. Subdivision of more than two lots in Agricultural Zone.

5.10.1. Any subdivision proposed with more than two lots must be approved by the Planning Commission under the provisions of Section 18.2 for Uses Permitted on Appeal, before a Preliminary Plat can be considered.

5.10.2. The appeal will consider how the proposed design and layout of the subdivision will be in harmony with the description of the purpose for the Agricultural Zone related to residential development.

5.10.3. The stated purpose of the Agricultural Zone for residential development is to create a “rural residential living environment” in this lower density zoning district. Residential subdivisions should be designed to follow a rural design template, considering the lay of the land and existing vegetation, rather than a suburban or urban pattern template.

5.11. Gated Entry to a Residential Subdivision

5.11.1. No residential subdivision of more than three lots may install a gated entry unless approved by the Planning Commission under the provisions of Section 18.2 for Uses Permitted on Appeal. Gated subdivisions on private roads are discouraged in Taylor, but not banned. Gated entries are not allowed on public roads.

5.11.2. Gates should operate so that they do not obstruct sidewalks or roads.

5.11.3. Gates shall include emergency hardware to ensure emergency access to the satisfaction of fire, sheriff, and road maintenance personnel. Two instances reported to the town within a 12 month period of inaccessible gates by fire, sheriff, or road maintenance will result in revocation of the permission to have a gated entry.

5.11.4. Protective covenants shall be established and recorded for the gated development that shall identify, and always keep in effect, a legal entity responsible for maintaining the gates in working order. Such covenants must be presented to the Town before the gate can be erected.

5.11.5. Should the owners of the community wish to remove the gated entry and change from private to public roads, no change can be considered until and unless the roads are brought to current town standards by the property owner association.

Chapter 11 APPROVAL PROCESS FOR SUBDIVISIONS

11.1. PRE-APPLICATION REVIEW

11.1.1. The Pre-Application Review step is *required for a subdivision proposed to have more than two lots in the Agricultural Zone. The process for such a review is found in Section 11.1.7 below. In all other instances this step is optional but strongly recommended.* If the Developer.....

*11.1.7. Before a subdivision in the Agricultural Zone proposed to have more than two lots can proceed to Preliminary Plat, it must be approved by the Planning Commission to proceed under the standards of **Section 18.2** for "Uses Permitted on Appeal", as required under **Section 4.7** for residential uses in the Agricultural Zone, and under the specific standards for such subdivisions in **Section 5.10** in Chapter 5 Supplementary District Regulations.*

Chapter 22 ~~BUILDING CODES [Building Permits Required]~~

Section 22.1 ~~Building Permits Required~~

22.1.1. Conformity with Ordinance Required: No building *in the Town of Taylor* shall be constructed, enlarged, reconstructed, or materially altered without first obtaining a building permit, and no building permit shall be issued unless within strict conformance with the provisions of this ordinance, *unless exempted in Sec. 22.1.3 below.* [~~However, fences, accessory structures and agricultural building shall be exempt from permit requirements, although accessory structures and agricultural buildings must conform to all setbacks.~~]

22.1.2. Structures Subject to Building Code Inspection: *All structures constructed subject to the Town of Taylor Planning and Development Code Ordinance regulations shall conform to and be subject to inspection under the Residential Building Code as adopted by the Town of Taylor Board of Aldermen unless otherwise exempted as noted below.*

22.1.3. Exemptions from Building Codes:

22.1.3.1. *Agricultural buildings and accessory buildings that are less than 200 square feet in size shall be exempt from conformance to building codes but must conform to all setbacks.*

22.1.3.2. *Fences are exempt from conformance to building codes but must conform to all setbacks.*

22.1.4. Regulations for Building Code Conformance:

22.1.4.1. ~~[22.1.1]~~ Before the building permit can be issued and before building slab or conventional founding is installed the following must be done:

22.1.4.1.1. ~~[22.1.1.1]~~ Setback lines must be staked by the developer/lot owner's engineer or surveyor for front, side, and rear yards;

22.1.4.1.2. ~~[22.1.1.2]~~ Right of way and property lines must be clearly identified.

22.1.4.2. ~~[22.1.2]~~ Once setbacks are staked....

22.1.4.3. ~~[22.1.3]~~ Planning Office representative.....

22.1.4.4. ~~[22.1.4]~~ The developer can then....

22.1.4.5. ~~[22.1.5]~~ Failure to obtain.....

22.1.4.6. ~~[22.1.6]~~ Building Permits for any structures...

22.1.4.7. ~~[22.1.7]~~ Building Permit for any single family.....

22.1.4.8. ~~[22.1.8]~~ Plumbing and electrical subcontractors....

22.1.4.9 ~~[22.1.9]~~ Application information....

22.1.4.9.1 ~~[22.1.9.1]~~ Plans in duplicate....

22.1.4.9.2 ~~[22.1.9.2]~~ The exact sizes and locations....

22.1.4.9.3 ~~[22.1.9.3]~~ The application shall include....

22.1.4.9.4 ~~[22.1.9.4]~~ One copy of the plans.....

22.1.4.9.5 ~~[22.1.9.5]~~ The second copy of the plans....

22.1.4.10 ~~[22.1.10]~~ Copy of Building Permit Work card....

22.1.4.11 ~~[22.1.11]~~ Period of Permit....

22.1.4.12 ~~[22.1.12]~~ Conformity with Application....

22.1.4.13 ~~[22.1.13]~~ Certificate of Occupancy:

22.1.4.13.1 ~~[22.1.13.1]~~ No land or building or part thereof....

22.1.4.13.2 ~~[22.1.13.2]~~ or if such certificate refused, to state refusal....

22.1.4.14 ~~[22.1.14]~~ Records: A complete record.....

22.2. Hearings, Appeals, notice.

22.2.1 Appeals to the Board of Appeals concerning.....

22.2.2. The Board of Appeals shall fix a reasonable time.....

Chapter 23 RESERVED [Building Codes]

~~[23.1 Structures Subject to Building Codes:~~

~~23.1.1. All structures constructed subject to the Town of Taylor Planning and Development Code Ordinance regulations shall conform to an be subject to inspection under the Residential Building Code as adopted by the Town of Taylor Board of Aldermen.~~

~~23.2. Exemptions from Building Codes~~

~~23.2.1. Agricultural buildings and any accessory building that is a minimum of ten (10) feet from any inhabited structure shall be exempt from conformance to building codes.]~~

Adopted by Taylor Mayor and Aldermen on **November 1, 2022
Modifications to Chapter 2, Chapter 4, Chapter 5, Chapter 6, Chapter 11, Chapter 13, Chapter 14, Chapter 30, Chapter 31, and adding a new Appendix.**

CHAPTER TWO

2.2.7. Apartment.

Apartment - A dwelling unit located in *an attached dwelling or* multiple family structure *intended* for occupancy by one family only, either rented or leased to the occupants.

* * *

2.2.61.1. Dwelling, Attached: *A building comprised of attached or semi-attached dwelling units designed for or used for residential purposes by two to four families or housekeeping units (duplex, triplex, or fourplex);*

2.2.61.2. Dwelling, Multifamily: A building or portion thereof **comprised of fully attached dwelling units** designed for or used **for more than four** families or housekeeping units.

2.2.61.3. Dwelling, Secondary: Any structure, **freestanding or attached a dwelling or portion of a dwelling**, used for residential purposes beyond the first such structure on a lot.

2.2.61.4. Dwelling: Single Family: A building designed for or used for residential purposes by one family or housekeeping unit.

2.2.61.5. Dwelling Unit:.....

2.2.61.6. Dwelling, Zero Lot Line:

~~2.2.170. Secondary Dwelling. Any structure used for residential purposes beyond the first such structure on a lot. **Reserved.**~~

CHAPTER FOUR

4.5.7 Corner Yard Lot. In the **Agricultural and R-20 districts**, the minimum side yard setback line on any street not having lots fronting upon it, shall be fifteen (15) feet from the right-of-way or ~~casement~~ **pavement** line. Where there is more than one lot on the same block, the side yard of a corner lot shall conform to the front yard setback requirements of such street.

* * *

4.7. Uses Permitted – Table of Uses

This Table of Permissible Uses should be read in conjunction with the definitions of terms **found** in **Chapter 2**, “Definitions” and the other interpretative provisions **found** in this subsection. As used in this table:

- “**P**” shall stand for a **Permitted Use** (allowed if it meets all applicable standards of this ordinance, approved by the Town Planner and Town Building Inspector),
- “**A**” shall stand for **Use Permitted on Appeal** (an appeal to the Planning Commission per the standards of Sec. 18.2), and
- “**S**” shall stand for **Supplemental Regulations**, found in **Chapter 5** of this ordinance.

These indicators may or may not be used in combination. Uses not categorized (indicated by a blank space), or not listed, shall not be permitted within the Town of Taylor. The “*” indicated for the VOD district indicates that the district requires a Master complying with the requirements of the district that specified uses allowed.

Also, any proposed commercial, multiple-family residential, industrial, or institutional building must comply with the Design Standards of Chapter 29 of this Code.

1.0. Residential

1.1. Single-family, Detached, One Dwelling Per Lot

1.112. Modular Structures.

A	R20	VC	VOD	GC
PAS			*	

1.116. Residential subdivision of more than two lots.

A	R20	VC	VOD	GC
PAS	PAS	PAS	*	

1.2. Single-family, Detached, More than One Dwelling per Lot with required lot area and setbacks.

1.21. Site Built Two Dwellings Per Lot.

A	R20	VC	VOD	GC
PAS	PAS		*	

1.3. Two Family Residences

1.32. ~~Primary Residence with Accessory Apartment.~~ Secondary Dwelling.

A	R20	VC	VOD	GC
PAS	PAS		*	

11.0. Salvage Yards, Scrap Materials, Junk Yards

A	R20	VC	GC	VOD	GC
			PS		

12.0. Services and Enterprises Related to Animals

12.2. Kennel (minimum of 10 acres)

A	R20	VC	VOD	GC
PAS			*	

26.0. Special Events

A	R20	VC	VOD	GC
PAS	PAS	PAS	*	PAS

CHAPTER FIVE

5.2. Site Plan Standards.

Site plan standards shall be applied to **commercial development proposals**, proposed changes in zoning districts, and in subdivisions proposed in applicable districts. Required information required for site plans is listed as follows. A site plan shall be drawn to a scale of not less than two hundred (200) feet to the inch and shall include the information listed below:

5.2.1. Property boundary lines...

- 5.2.2. Natural conditions....
- 5.2.3. A general grading and landscape plan including the location of major existing trees and vegetation that is to be retained;
- 5.2.4. The general location and maximum number of lots or sites to be developed or occupied by buildings.
- 5.2.5. Arrangement and size of buildings and the general use of the property;
- 5.2.6. Areas to be developed for parking, unloading, drives, walkways, or other circulation improvements;
- 5.2.7. The proposed circulation movements of delivery vehicles, passenger vehicles and pedestrians within the planned business and research par and to and from existing streets.
- 5.2.8. The approximate location of points of ingress and egress and access streets, where required;
- 5.2.9. The general location and maximum amount of areas...common use areas;
- 5.2.10. General locations and tuyes of utilities...;
- 5.2.11. The approximate location and general descriptions...buffers to surrounding property;
- 5.2.12. A tabulation fo the maximum...floor area ratio;
- 5.2.13. A general traffic analysis, boundary streets;
- 5.2.14. A written statement generally describing the relationship....neighboring properties;
- 5.2.15. A preliminary time schedule.... At each state;
- 5.2.16. A statement of financial...improvements; and
- 5.2.17. A statement describing the proposed means of assuring the continued maintenance of (if needed) common open space or other common elements and governing the use and continued protection of the planned project.

5.10. Subdivision of more than two lots in Agricultural Zone, *R20 Zone, and Village Center Zone.*

5.10.1. Any subdivision proposed with more than two lots *within the stated zoning districts* must be approved by the Planning Commission under the provisions of Section 18.2 for Uses Permitted on Appeal, before a Preliminary Plat can be considered.

5.10.2. The appeal will consider how the proposed design and layout of the subdivision will be in harmony with the description of the *intent or* purpose for the *listed zones* ~~Agricultural Zone~~ related to residential development.

5.10.3. *Review of proposed subdivisions of more than two lots will consider the following:*

- a. The stated purpose of the Agricultural Zone for residential development is to create a “*rural residential living environment*” in this lower density zoning district. Residential subdivisions should be designed to follow a rural design template, considering the lay of the land and existing vegetation, rather than a suburban or urban pattern template.

b. The R20 Zone (Limited, Low Density Residential District) is “designed to accommodate site built single-family detached residential uses at low densities in areas where appropriate urban services and facilities are provided or where the extension of such services will be physically or economically facilitated.” (Sec. 6.1.2).

Proposed residential subdivisions should be located in areas where the required urban services and facilities are located or easily accessible. Subdivisions should be designed to reflect a small town or village design template.

c. The Village Center commercial district is designed to accommodate neighborhood scale commercial activity (Sec. 6.2) , but some residential uses are allowed. Proposed residential subdivisions should be designed to achieve a low density rural village scale and design template.

5.11. Secondary Dwelling. Where allowed in the Town of Taylor, secondary dwellings shall conform to the following standards:

5.11.1. The secondary dwelling shall be required to meet all front, side, and rear setbacks for the applicable zoning district.

5.11.2. A lot proposed for a secondary dwelling must be a minimum of 40,000 square feet.

5.11.3. The applicant must state the intended purpose of the secondary dwelling. Should the applicant wish to modify the intended purpose of the secondary dwelling in the future, a new appeal must be approved.

5.11.4. If the applicant wishes to use a secondary dwelling for rental, or as a permanent dwelling for a family member; all required parking for the secondary dwelling must be provided on the lot meeting all ordinance standards for residential parking.

5.11.5. Should the applicant wish to have short term rental use in the secondary dwelling, no signage may be posted on the property indicating such a use.

5.11.6. Should the applicant plan to have a short term rental use in the secondary dwelling, parking for visitors and guests must be provided on the property, not on the street.

5.11.7. The Planning Commission shall have discretionary authority as to the suitability of any lot proposed for a secondary dwelling.

CHAPTER 6 Additional Zoning District Regulations

6.1. ~~General Purpose of the “A” Agricultural District and “R20” Residential Districts~~

~~The agricultural and residential districts established in this ordinance are designed to promote and protect the health, safety, morals, convenience, order, prosperity, and other aspects of the general welfare.~~

6.1.1. ~~“A” Agricultural District Purpose. Purpose of the Agricultural District.~~ The purpose of the agricultural district is to provide for agricultural activities in a rural residential living environment for Taylor and to prevent premature suburban development in areas inadequately served by public facilities. **More generally, the agricultural district is designed to promote and protect the health, safety, morals, convenience, order, prosperity, and other aspects of the general welfare.**

6.1.2. ~~1.1.~~ Permitted Uses – See Section 7 Table of Permitted Uses.

6.1.3. ~~1.2.~~ Uses Permitted on Appeal – See Section 7 Table of Permitted uses.

6.1.4. ~~1.3.~~ Yard and Bulk Requirements.

Minimum Lot Size	1 Acre
Minimum Lot Width at the Building Line	100 feet
Maximum Height	45 feet
Front Yard Setback	50 feet
Side Yard Setback	15 feet per side
Rear Yard Setback	25 feet
Maximum Floor Area Ratio	25%

6.2 ~~1.2~~ “R-20” Low Density Residential District

The R-20 Limited, Low Density Residential District is designed to accommodate site built single family detached residential uses at low densities in areas where appropriate urban services and facilities are provided or where the extension of such services will be physically or economically facilitated. **More generally, the agricultural district is designed to promote and protect the health, safety, morals, convenience, order, prosperity, and other aspects of the general welfare.**

6.2.1. ~~6.1.2.1.~~ Permitted Uses – See Section 4.7. Table of Permitted Uses.

6.2.2. ~~6.1.2.2.~~ Uses Permitted on Appeal – See Section 7 Table of Permitted uses.

6.2.3. ~~6.1.2.3.~~ Yard and Bulk Requirements

Minimum Lot Size	20,000 square feet
Minimum Lot Width at the Building Line	70 feet
Maximum Height	45 feet
Front Yard Setback	30 feet
Side Yard Setback	7 feet per side
Rear Yard Setback	30 feet
Maximum Floor Area Ratio	40%
Minimum Floor Area Ratio	12%

6.3.2.1. Village Center

The Commercial district.....commercial activity.

~~6.3.1.2.1~~ Permitted Uses – See Section 4.7. Table of Permitted Uses.

~~6.3.2.2.2~~ Uses Permitted on Appeal – See Section 4.7. Table of Permitted Uses.

~~6.3.3.2.2.1.~~ Yard and Bulk Requirements

A. Yard and Bulk Requirements for Commercial or other Nonresidential Uses

Minimum Lot Size	None
Maximum building size	3,000 square feet
Minimum Lot Width at the Building Line	None
Maximum Height	35 feet
Front Yard Build to Line	20 feet
Side Yard Setback	None
Rear Yard Setback	20 feet

B. Yard and Bulk Requirements for Residential Uses

Minimum Lot Size	20,000 square feet
Minimum Lot Width at the Building Line	70 feet
Maximum Height	35 feet
Front Yard Setback	20 feet
Side Yard Setback	7 feet
Rear Yard Setback	20 feet
Maximum Floor Area Ratio	40%
Minimum Floor Area Ratio	12%

6.3.4. Building Requirement – Commercial building shall comply with the Design Standards for the Town of Taylor, found in Chapter 29 of this Ordinance.

6.3.5. ~~2.2.2~~ Site Plan Required - Commercial development shall comply with the Site Plan standards of Sec. 5.2 in Chapter 5.

~~6.3.6. 2-2-3.~~ A request to rezone land to V-C Neighborhood Commercial District shall be accompanied by a site plan conforming to the Site Plan Standards of this Ordinance.

~~6.3.7. 2-2-4.~~ Building size shall be limited to (no larger than) 3,000 square feet.

6.4.3. "GC" General Commercial District

The commercial districts established.....commercial activity.

~~6.4.1. 3-1.~~ Permitted....

~~6.4.2. 3-2.~~ Use Permitted....

~~6.4.3. 3-3.~~ Yard and Bulk....

~~6.4.4. 3-4.~~ Site Plan Required. Commercial development shall comply with the Site Plan standards of Sec. 5.2 in Chapter 5.

~~6.4.5. 3-5.~~ A request to rezone land to General Commercial District shall be accompanied by a site plan conforming to the Site Plan Standards of this Ordinance.

~~6.4.6. 3-6.~~ Building Requirements – Commercial building shall comply with the design standards for the Town of Taylor, found in Chapter 29 of this Ordinance.

6.5.4. "VOD" Village Overlay District

The purpose.....General Development Plan. *[Renumbering only, no other changes.]*

~~6.5.1. 4-1....~~

~~6.5.2. 4-2....~~

~~6.5.3. 4-3....~~

~~6.5.4. 4-4....~~

~~6.5.5. 4-5....~~

~~6.5.6. 4-6....~~

~~6.5.7. 4-7....~~

~~6.5.8. 4-8....~~

CHAPTER 11

11.1. PRE-APPLICATION REVIEW

11.1.1. The Pre-Application Review step is required for a subdivision proposed to have more than two lots in the Agricultural Zone, *R20 Zone, and Village Center Zone*. The process for such a review is found in Section 11.1.7 below. In all other instances this step is optional but strongly recommended. If the Developer.....

* * *

11.1.7. Before a subdivision in the Agricultural Zone, *R20 Zone, or Village Center Zone* proposed to have more than two lots can proceed to Preliminary Plat, it must be approved by the Planning Commission to proceed under the standards of **Section 18.2** for “Uses Permitted on Appeal”, as required under **Section 4.7** for residential uses in the Agricultural Zone, *R20 Zone, or Village Center Zone*, and under the specific standards for such subdivisions in **Section 5.10** in Chapter 5 Supplementary District Regulations.

11.2. Preliminary Plat Application Review Procedure.

11.2.3. The Developer shall submit the following to the Planning Department:

11.2.3.1. Application form and Filing fee;

11.2.3.2. ~~Filing fee.~~ A site plan following the requirements of Chapter 5, Sec. 5.2.

CHAPTER 13. Reserved.

CHAPTER 14. Reserved.

CHAPTER 30. Reserved.

CHAPTER 31. Reserved.

Appendix

A.1. Approval Process for Manufactured Home Developments.

[Relocated content of Chapter 13]

A.2. Recreational Vehicle Development.

[Relocated content of Chapter 14]

A.3. Covenants for Assessments and Maintenance.

[Relocated contents of Chapter 30]

A.4. General Provisions for Covenants.

[Relocated contents of Chapter 31]