



Unified Development Ordinance (UDO)

General Information

1. **What standards can be found in the subdivision regulations?** The following standards can be found in the subdivision regulations:
 - Platting Requirements
 - Adequate Public Facility Standards
 - Street Standards
 - Private Street and Gated Subdivision Standards
 - Alley Standards
 - Sidewalk Standards
 - Lot Standards
 - Easement Standards
 - Water Utility Standards
 - Wastewater Utility Standards
 - Drainage and Storm Water Standards
 - Homeowners' or Property Owners' Association Requirements
 - Underground Utility Standards
 - Park Land Fee and Dedication Requirements

2. **What standards can be found in the zoning regulations?** The following standards can be found in the zoning regulations:
 - Permitted Uses
 - Dimensional Standards
 - Sign Standards
 - Landscape Standards
 - Tree Protection Standards
 - Screening Standards
 - Fence Standards
 - Parking Standards
 - Lighting Standards
 - Development Design Standards
 - Lake Edge Standards



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Frequently Asked Questions

1. What standards apply to me if the UDO standards change, but I don't make physical changes to my property?

The UDO standards apply to new developments and/or existing developments where physical changes are being made. The UDO standards and subsequent changes to the UDO standards do not apply to properties that are not undergoing new development or changes. Refer to Section 3.04.06 (Nonconformities) for more information.

2. What standards apply to me if the UDO standards change, but I don't change the way I use my property?

The UDO standards apply to new developments and/or existing developments where the use of the property is being changed. The UDO standards and subsequent changes to the UDO standards do not apply to properties that are not undergoing new development or changes (such as the reoccupation of a building with a different permitted use). Refer to Section 3.04.06 (Nonconformities) for more information.

3. What standards apply to me if I am a homeowner and want to make physical changes to my property (which include expanding my home or adding a new accessory building)?

If you have an existing home, only the **changes** (for example: the portion of the home being expanded or the new accessory building) must comply with the UDO standards. The rest of the property may remain in its existing condition.

4. If I am a homeowner, what standards apply to me? Homeowners should be aware of the following standards:

- Accessory Building,
- Home Occupation,
- Single Family Residential Flags and Flagpoles,
- Private Swimming Pools,
- Private Tennis Courts,
- Carports,
- Fence Standards,
- Mailboxes, and
- Lake Edge Standards.

Refer to Section 3.04.04 (Conditional Development Standards), Section 3.04.07 (Accessory Buildings and Uses), Section 3.06.05 (Fence Standards), Section 3.06.09 (Supplemental Regulations), and Section 3.06.10 (Lake Edge Regulations) for more information.

5. If I am a business owner, what standards apply to me? Business owners should be aware of the following standards:

- Uses Permitted by District,
- Outside Display Standards,
- Outside Storage Standards,
- Temporary Uses,
- Carports,
- Donation Boxes,
- Sign Standards,
- Landscape Standards,
- Tree Protection Standards,
- Parking Standards,
- Lighting Standards,
- Design Standards, and
- Construction Standards.

Refer to Section 3.04 (Zoning Land Use Regulations) and Section 3.06 (Zoning Development Regulations) for more information.



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How to Develop or Build in Sunnyvale: A One-Page Guide

If I want to develop or build something on my property, what do I need to know?

1. **Call or Visit Town Staff at Town Hall:** Sunnyvale has a friendly staff ready to assist you in your efforts to develop or build on your property.
 - a. **Contact:** Development Services Department
 - b. **Address:** 127 N. Collins Road, Sunnyvale, TX 75182
 - c. **Phone:** (972) 203-4188
 - d. **Email:** permitted@townofsunnyvale.org
 - e. **Hours:** Monday – Friday | 8:00 am - 5:00 pm

2. **Your Zoning District:** You need to know the zoning district that applies to your property. You can find this information by downloading the Town's Zoning Map from the Town's website (www.townofsunnyvale.org/DocumentCenter/View/2999). Additionally, you can find the purpose statement for your zoning district and references to all the major development standards in Sections 3.03 of the UDO (Pages 123-142).

3. **Whether Your Property Has Been Platted:** Platting is the process of subdividing land and building roads and other infrastructure (water and sewer line, etc.). If you are in a subdivision, your lot most likely has been platted. You should have a lot and block number (for example, your property is listed as Lot 4, of Block B of Meadow Subdivision) and can find this information either on a land surveyor's survey (typically obtained when you purchased your home) or on the Dallas Central Appraisal District Website (www.dallascad.org).
 - a. **If Yes:** No action is likely needed. (However, your desire may be to replat your property to accommodate your development and this may require going through the platting process.)
 - b. **If No:** The land will need to be platted.

4. **What Uses are Permitted on Your Property:** This information can be found in the Use Chart in Section 3.04.03 of the UDO (Pages 145-150). In zoning, certain uses are either permitted, permitted by specific use designation (SUD), or prohibited. For example, a distribution center is not permitted in a residential zoning district.

5. **What are the Dimensional Standards for Your Property (such as where to place structures on the property, how tall structures can be, how large a lot must be, etc.):** This information can be found in the Dimensional Regulations Charts in Section 3.05 of the UDO (Pages 176-178). The dimensional standards are specific to each zoning district to reflect to purpose of that district.

6. **What are the Design Standards for Your Property:** This information can be found in the Development Regulations contained in Section 3.06 of the UDO.

7. **What Accessory Buildings and Uses are Permitted:** This information can be found in Section 3.04.07 of the UDO (Page 168). This section addresses the number of buildings, size of buildings, and building materials permitted.