

UNIFIED DEVELOPMENT ORDINANCE FACT SHEET

NG-2 Commercial Northgate

In the UDO, this sub district is intended for areas in Northgate containing larger retail commercial uses and underdeveloped land and applies to areas identified in the Northgate Redevelopment Plan as suitable for mixed-use redevelopment in close proximity to TAMU. The City of College Station's Economic Development department is working with two consultant teams to retool development guidelines and infuse new ideas for the Northgate area; both are anticipated to have an effect on each of the Northgate sub districts.

The Design Review Board must approve all site plans, signs, and façade changes.

Permitted Uses:

- Dormitory
- Fraternity / Sorority
- Mixed Use Structure
- Multi-Family
- Multi-Family built prior to January 2002
- Northgate High-Density Dwelling Unit
- Educational Facility, Indoor Instruction
- Educational Facility, Primary and Secondary
- Educational Facility, Tutoring
- Government Facilities
- Health Care, Medical Clinics
- Parks
- Places of Worship
- Animal Care Facility, Indoor
- Art Studio/Gallery
- Commercial Amusements
- Conference / Convention Center
- Day Care, Commercial
- Fraternal Lodge
- Health Club / Sports Facility, Indoor
- Health Club / Sports Facility, Outdoor
- Hotels
- Night Club, Bar or Tavern
- Offices
- Personal Service Shop
- Printing/Copy Shop
- Radio/TV station/studio
- Retail Sales – Single Tenant over 50,000 SF
- Restaurants
- Retail Sales and Service
- Retail Sales and Service - Alcohol
- Theater
- Wireless Telecommunication Facilities - Unregulated

Permitted with Specific Use Standards:

- Dry Cleaners/Laundry
- Fuel Sales

- Utilities
- Wireless Telecommunication Facilities—Intermediate
- Drive-in / thru windows
- Sexually Oriented Business
- Micro-Industrial
- Parking as a Primary Use

Permitted with a Conditional Use Permit:

- Mobile Food Court