

THE CITY OF ANGUS, AN ORDINANCE OF THE CITY OF ANGUS, TEXAS, ADOPTING A COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP AND DIVIDING THE CITY INTO SEVERAL ZONING DISTRICTS; ESTABLISHING AND PROVIDING ZONING REGULATIONS FOR EACH DISTRICT SUCH AS REGULATING THE USE OF LAND, BUILDINGS AND STRUCTURES; REGULATING THE HEIGHT, SIZE AND LOCATIONS OF BUILDINGS; ESTABLISHING DENSITY, OPEN SPACE, SCREENING AND MINIMUM OFF-STREET PARKING REQUIREMENTS; REGULATING THE ERECTION, REPAIR AND ALTERATION OF ALL BUILDINGS AND STRUCTURES; PROVIDING FOR CONDITIONAL USE PERMITS FOR CERTAIN USES; RECOGNIZING NONCONFORMING USES AND STRUCTURES AND PROVIDING RULES FOR THE REGULATION THEREOF; PROVIDING FOR CERTIFICATES OF OCCUPANCY AND COMPLIANCE; PROVIDING FOR THE ENFORCEMENT AND ADMINISTRATION OF THIS ORDINANCE; DEFINING CERTAIN TERMS; PROVIDING A METHOD OF AMENDMENT; PROVIDING A PENALTY, NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000) FOR EACH VIOLATION OF THIS ORDINANCE AND FOR INJUNCTIVE RELIEF TO PERSONS AFFECTED BY THE VIOLATION OF SAID ORDINANCE; REPEALING CONFLICTING ORDINANCES AND PROVIDING FOR THE SEVERABILITY OF EACH PART OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ANGUS, TEXAS:

SECTION 1. TITLE THIS ORDINANCE SHALL BE CITED AS THE OFFICIAL COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ANGUS, TEXAS

That the Comprehensive Zoning Ordinance is hereby passed and approved.

SECTION 2 PURPOSE

2.1 Zoning Regulations and Districts are herein established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals and general welfare of the citizens of the City. They are designed to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to provide adequate light and air; to prevent the overcrowding of land, to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements. They have been established with reasonable consideration, among other things, for the character of each district, and its peculiar suitability for the particular uses specified; and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City.

CITY OF ANGUS

CITY OF ANGUS

REVISED
ORDINANCE

REVISED
ZONING ORDINANCE

REVISED:
APRIL 11, 1989

AMENDED:
APRIL 11, 1989

CITY OF ANGUS, TEXAS

REVISED ZONING ORDINANCE

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SECTION 3

ZONING DISTRICTS ESTABLISHED

3.1 The City of Angus, Texas, is hereby divided into zoning districts as listed in this section.

ZONING DISTRICT NAME	ABBREVIATED DESIGNATION	ZONING DISTRICT NAME
Agricultural District	A	Agricultural District
Residential District, Low Density	R-1	Residential District, Low Density
Residential District, Low Density With Mobile Homes and Manufactured Homes	R-2	Residential District, Low Density With Mobile Homes and Manufactured Homes
Residential District, High Density	R-3	Residential District, High Density
Mobile Home Park District	MH	Mobile Home Park District
Commercial District	C	Commercial District
Industrial District, Light	I-1	Industrial District, Light
Industrial District, Heavy	I-2	Industrial District, Heavy
Planned Development District	PD	Planned Development District
Floodplain	FP	Floodplain
Specific Use Permit	SUP	Specific Use Permit

3.2 Description and Purpose of Zoning Districts

A Agricultural District: This district provides for the continuance of farming, ranching and gardening activities on land now utilized for these purposes. When land in the "A" category is needed for urban purposes, it is anticipated the zoning will be changed to the appropriate zoning categories to provide for orderly growth and development in accordance with the Comprehensive Plan.

Once land in a category has been placed into another district, the intent of this ordinance is that such land shall not be changed back to an "A" category by any subsequent request for a change.

R-1 Residential Low Density District: The "R-1" category provides for a minimum residential building site of 6,500 square feet. Development in this district will have a low density and development characteristics similar to those now existing in most platted subdivisions.

R-2 Residential Low Density District With Mobile or Manufactured Homes: Same as "R-1", except mobile homes and manufactured homes are allowed.

R-3 Residential High Density District: The "R-3" district permits residential development of densities not to exceed fifteen (15) units per acre.

MH Mobile Home Park District: The "MH" district establishes a category in which mobile home park development with a density of approximately five (5) units per gross acre can occur.

C Commercial District: This district provides for a wide range of commercial uses, including both retail and wholesale activities

I-1 Light Industrial District: The Light Industrial District is established to accommodate uses of a non-nuisance type located in relative proximity to residential and "C" business areas. Development in the "I-1" district is limited primarily to certain wholesale, jobbing, and warehouse uses and certain specialized manufacturing and research uses of a type which will not create nuisances.

I-2 Heavy Industrial District: The Heavy Industrial District is established to accommodate industrial uses not appropriate for inclusion in the "I-1" district and likely to create noise, traffic, odor and/or other conditions incompatible with most residential and commercial uses.

PD Planned Development District: The Planned Development District provides a zoning category for the planning and development of larger tracts of land or tracts of land with unique characteristics for a single or combination of uses requiring flexibility and variety in design to achieve orderly development with due respect to the protection of surrounding property.

FP Flood Plain District: Zoning Districts located in flood hazard areas which are subject to periodic inundation may be preceded by the prefix "FP", indicating a subdistrict. Areas designated "FP" may be used only for those uses listed in the provisions of Section 17 until the area or any portion thereof located in "FP" subdistrict has been approved by the City Council. Approval shall only be given after engineering studies determine that the area or any portion thereof is suitable for uses in the district and building construction or development would not create an obstruction to drainage nor a hazard to life or property and that such construction is not contrary to the public interest.

SECTION 4 ZONING DISTRICT MAP

4.1 THE BOUNDARIES OF THE ZONING DISTRICTS SET OUT HEREIN ARE DELINEATED UPON THE ZONING DISTRICT MAP OF THE CITY OF ANGUS, TEXAS, SAID MAP BEING HEREBY ADOPTED AS A PART OF THIS ORDINANCE AS FULLY AS IF THE SAME WERE SET FORTH HEREIN IN DETAIL.

Two (2) original, official and identical copies of the Zoning District Map are hereby adopted bearing the signature of the Mayor and attestation of the City Secretary and shall be filed and maintained as follows:

A. One copy shall be filed with the City Secretary, to be retained as the original record and shall not be changed in any manner.

- B. One copy shall be kept on public display and shall be maintained up-to-date by posting thereon all changes and subsequent amendments for observation in issuing building permits, certificates of occupancy and compliance and for enforcing the Zoning Ordinance.
- C. Reproductions for information purposes may from time to time be made of the official Zoning District Maps. The map may be updated as individual zoning requests are approved.

SECTION 5 ZONING DISTRICT BOUNDARIES

5.1 THE DISTRICT BOUNDARY LINES SHOWN ON THE ZONING DISTRICT MAP ARE USUALLY ALONG STREETS, ALLEYS, PROPERTY LINES OR EXTENSIONS THEREOF. WHERE UNCERTAINTY EXISTS AS TO THE BOUNDARIES OF DISTRICTS AS SHOWN ON THE OFFICIAL ZONING MAP, THE FOLLOWING RULES SHALL APPLY:

5.2 Boundaries indicated as approximately following streets, highways or alleys shall be construed to follow the centerline of such street, highway or alley.

5.3 Boundaries indicated as approximately following platted lot lines shall be construed as following such lines.

5.4 Boundaries indicated as approximately following city limits shall be construed as following city limits.

5.5 Boundaries indicated as following railroad or utility lines shall be construed to be the centerline of the right-of-way or if no centerline is established, the boundary shall be interpreted to be midway between the right-of-way lines.

5.6 Boundaries indicated as approximately following the centerlines of streams, drainageways or other bodies of water shall be construed to follow such centerlines.

5.7 Boundaries indicated as parallel to or extensions of features indicated in 5.1 through 5.6 above shall be so construed. Distances not specifically indicated on the original Zoning Map shall be determined from the graphic scale on the map.

5.8 Whenever the street, alley or other public way is vacated by official action of the City Council, or whatever street or alley area is franchised for building purposes, the zoning district line adjoining each side of such street, alley or other public way shall be automatically extended to the centerline of such vacated street, alley or way, and all areas so involved shall then and henceforth be subject to all regulations of the extended districts.

5.9 Where physical features of the ground are at variance with information shown on the official zoning district map, or if there arises a question as to how a parcel of property is zoned and such question cannot be resolved by the application of sub-sections 5.1 through 5.8 or the zoning of property is invalidated by a final judgment of a court of competent jurisdiction, the property shall be considered as classified "A", Agricultural District, temporarily. In an area determined to be temporarily classified as "A", Agricultural District, no person shall construct, add to or alter any building or structure or cause the same to be done nor shall any use be located therein or on the land which is not permitted in an "A" District, unless and until such territory has been zoned to permit such use by the City Council.

SECTION 6 TEMPORARY ZONING - ANNEXED TERRITORY

6.1 ALL TERRITORY HEREAFTER ANNEXED TO THE CITY OF ANGUS SHALL BE TEMPORARILY CLASSIFIED AS "A", AGRICULTURAL DISTRICT, UNTIL PERMANENT ZONING IS ESTABLISHED BY THE CITY COUNCIL OF THE CITY OF ANGUS. THE PROCEDURE FOR ESTABLISHING PERMANENT ZONING ON ANNEXED TERRITORY SHALL CONFORM TO THE PROCEDURE ESTABLISHED BY LAW FOR THE ADOPTION OF ORIGINAL ZONING REGULATIONS.

6.2 In an area temporarily classified as "A", Agricultural District:

- A. No person shall erect, construct or proceed or continue with the erection or construction of any building or structure or cause the same to be done in any newly annexed territory to the City of Angus without first applying for and obtaining a building permit or certificate of occupancy from the building official or the City Council as may be required.
- B. No permit for the construction of a building or use of land shall be issued by the Building Official other than a permit which will allow the construction of a building permitted in the "A", Agricultural District, unless and until such territory has been classified in a zoning district other than the "A", Agricultural District, by the City Council in the manner prescribed by the law.

SECTION 7 COMPLIANCE REQUIRED

7.1 ALL LAND, BUILDINGS, STRUCTURES OR APPURTENANCES THEREON LOCATED WITHIN THE CITY OF ANGUS, TEXAS, WHICH ARE HEREAFTER OCCUPIED, USED, ERECTED, ALTERED, REMOVED, PLACED, DEMOLISHED OR CONVERTED SHALL BE OCCUPIED, USED, ERECTED, ALTERED, REMOVED, PLACED, DEMOLISHED OR CONVERTED IN CONFORMANCE WITH THE ZONING REGULATIONS PRESCRIBED FOR THE ZONING DISTRICT IN WHICH SUCH LAND OR BUILDING IS LOCATED AS HEREINAFTER PROVIDED.

SECTION 8

"A" AGRICULTURAL DISTRICT

General Purpose and Description - This district is intended to apply to land situated on the fringe of an urban area and used for agricultural purposes, which may become an urban area in the future. Therefore, the agricultural activities conducted in the "A" Agricultural District should not be detrimental to urban land uses and intensity of use permitted in this district is intended to encourage and protect agricultural uses until urbanization is warranted and the appropriate change in district classification is made.

8.1 Permitted Uses - A building or premise shall be used only for the following purposes:

- A. Single-family dwellings on building lots of two (2) acres or more.
- B. All general and special agricultural, farming, ranching, stables and related accessory buildings, stock and poultry raising, dairy, and other related uses so long as same do not cause a hazard to health by reason of unsanitary conditions, are not offensive by reason of odors, dust, fumes, noise or vibrations, and are not otherwise detrimental to the public welfare.
- C. Telephone exchange, provided no public business and no repair or outside storage facilities are maintained, gas lines and regulating stations, electrical lines, local utility lines.
- D. Accessory buildings and structures clearly incidental to the above operations, including but not limited to barns, stables, equipment sheds, granaries, private garages, pump houses, and servants quarters not for rent, provided that accessory buildings and structures shall be limited to fifty (50) percent of the gross land area.
- E. Temporary metal buildings less than six hundred (600) square feet which are used for tool and supply storage.
- F. Riding academy or other equestrian related activities.
- G. Other uses as listed in Section 19 of this ordinance.
- H. The following specific uses shall be permitted in the "A" Agricultural District, when granted in accordance with Section 20:

1. Uses as listed in Section 19 of this ordinance.

8.2 Area; Yard; Height; Lot Coverage; and Building Size Requirements: The requirements regulating the minimum lot size, minimum yard sizes (front, side, and rear), maximum building height, maximum percent of lot coverage by buildings, and the minimum size of buildings, as pertains to this district, shall conform with the provisions of the "Schedule of District Regulations Adopted" (See Section 18) and any other applicable regulations as herein provided.

8.3 Parking Regulations: Two (2) covered spaces behind the front yard line for single family dwelling units. Other off-street parking spaces shall be provided in accordance with the requirements for specific uses set forth in Section 21.

SECTION 9 "R-1" RESIDENTIAL DISTRICT-1, LOW DENSITY

General Purpose and Description - This district is designed to accommodate the standard single family residential development. The district can be appropriately located in proximity to multi-family residential areas and commercial office uses.

9.1 Permitted Uses: A building or premise in an "R-1" District shall be used only for the following purposes:

A. Uses as listed in Section 19 of this ordinance.

B. The following specific uses shall be permitted in an "R-1" District, when granted in accordance with Section 20:

1. Uses as listed in Section 19 of this ordinance.

9.2 Area; Yard; Height; Lot Coverage; and Building Size Requirements: The requirements regulating the minimum lot size, minimum yard sizes (front, side, and rear), maximum building height, maximum percent of lot coverage by buildings, and the minimum size of buildings, as pertains to this district, shall conform with the provisions of the "Schedule of District Regulations Adopted" (See Section 18) and any other applicable regulations as herein provided.

9.3 Parking Regulations: A minimum of two (2) parking spaces shall be provided per unit behind the front yard line. Other off-street parking spaces shall be provided in accordance with the requirements for specific uses set forth in Section 21.

SECTION 10 "R-2" RESIDENTIAL DISTRICT-2, LOW DENSITY WITH MOBILE HOMES AND MANUFACTURED HOMES

General Purpose and Description - This district is designed to accommodate the standard single family residential development, as well as provide for the placement of quality mobile and manufactured homes, while containing many of the characteristics and atmosphere of a standard single family subdivision. The district can be appropriately located in proximity to multi-family residential areas and commercial uses.

10.1 Permitted Uses: A building or premise in an "R-2" District shall be used only for the following purposes:

A. Uses as listed in Section 19 of this ordinance.

B. The following specific uses shall be permitted in an "R-2" District, when granted in accordance with Section 20:

1. Uses as listed in Section 19 of this ordinance.

10.2 Area; Yard; Height; Lot Coverage; and Building Size Requirements: The requirements regulating the minimum lot size, minimum yard sizes (front, side, and rear), maximum building height, maximum percent of lot coverage by buildings, and the minimum size of buildings, as pertains to this district, shall conform with the provisions of the "Schedule of District Regulations Adopted" (See Section 18) and any other applicable regulations as herein provided.

10.3 Parking Regulations: A minimum of two (2) parking spaces shall be provided per unit behind the front yard line. Other off-street parking spaces shall be provided in accordance with the requirements for specific uses set forth in Section 21.

10.4 Additional Restrictions Applicable to Mobile and Manufactured Home Uses:

A. Manufactured housing design and construction will comply with construction and safety standards published by the Department of Housing and Urban Development pursuant to the requirements of the National Mobile Home and Safety Standards Act of 1974. All mobile and manufactured homes will be subject to inspection by the Building Official.

B. All mobile and manufactured homes shall be set on solid slab structure and/or 18" to 20" runners. Additional rooms and enclosed porches shall be constructed on a solid slab.

C. Tie-downs will be required and will be secured prior to occupancy.

D. Underpinning and skirting will be required and will be installed prior to occupancy.

E. Accessory buildings will be either manufactured or constructed in accordance with city codes.

F. All mobile and manufactured homes shall comply with all regulations of the State of Texas and such regulations are hereby incorporated into this section.

SECTION 11 "R-3" RESIDENTIAL DISTRICT-3, HIGH DENSITY

General Purpose and Description: The "R-3" District is intended to provide for medium or high density residential development. This district functions as a buffer or transition between major streets, non-residential areas and lower density residential areas. Density in this district is not to exceed fifteen (15) units per acre.

11.1 Use Regulations: A building or premise shall be used only for the following purposes:

A. Uses as listed in Section 19 of this ordinance.

B. The following specific uses shall be permitted in an "R-3" district, when granted in accordance with Section 20:

1. Uses as listed in Section 19 of this ordinance.

11.2 Area; Yard; Height; Lot Coverage; and Building Size Requirements: The requirements regulating the minimum lot size, minimum yard sizes (front, side, and rear), maximum building height, maximum percent of lot coverage by buildings, and the minimum size of buildings, as pertains to this district, shall conform with the provisions of the "Schedule of District Regulations Adopted" (See Section 18) and any other applicable regulations as herein provided.

11.3 Parking Regulations: Two and one-half (2.5) off-street parking spaces shall be provided per dwelling unit. Required parking may not be provided within the required front yard. Other off-street parking spaces shall be provided in accordance with the requirements set forth in Section 21.

11.4 Refuse Facilities: Every dwelling unit in a multi-family complex shall be located within two hundred fifty (250) feet of a refuse facility, measured along the designated pedestrian and vehicular travel way. There shall be available at all times at least six (6) cubic yards of refuse container per thirty (30) multi-family dwelling units. For complexes with less than thirty (30) units, no less than four (4) cubic yards of refuse container shall be provided. Each refuse facility shall be screened from view on three sides from persons standing at ground level on the site or immediately adjoining property, by an opaque fence or wall of wood or masonry not less than six (6) feet nor more than eight (8) feet in height or by an enclosure within a building. Refuse containers shall be provided and maintained in a manner to satisfy city public health and sanitary regulations. Each refuse facility shall be located so as to provide safe and convenient pickup by refuse collection agencies.

11.5 Screening Requirements: Border fencing of wood or masonry of not less than six (6) feet in height shall be installed by the builder at the time of construction of any multi-family complex, along the property line on any perimeter not abutting a public street or right-of-way. This fence shall be maintained throughout the existence of the multifamily complex by the owner of the complex.

11.6 Fire Protection Requirements: When a builder/developer exercises the option for higher density provided by Section 18(c), each building constructed to these standards shall contain an automatic sprinkler system to be installed at the time of construction, and thereafter operated in accordance with currently applicable fire safety codes. In addition, each unit in any multi-story design, regardless of density, shall be provided with two points of entry and exit with each providing separate access to places of safety in the event of fire or other emergency.

SECTION 12 "MH" MOBILE HOME PARK DISTRICT

General Purpose and Description: The Mobile Home Park district is intended to provide for quality mobile home park development and maintenance. Mobile home parks are defined as tracts or units of land under sole ownership where lots are rented or leased as space to be used for placement of a mobile or manufactured home.

12.1. Use Regulations: A building or lot shall be used only for the following purposes:

A. Uses normally accessory to a mobile home park, including office and/or maintenance buildings for management and maintenance of the mobile home park only, recreation buildings and swimming pools, private clubs, laundry facilities, storage facilities and recreation areas for use by the resident of the mobile home park.

B. Other uses as listed in Section 19 of this ordinance.

C. The following specific uses shall be permitted in the "MH" District when granted in accordance with Section 20:

1. Boat and recreational vehicle and travel trailer storage yard.

2. Travel trailer and commercial over-night camping park.

3. Other uses as listed in Section 19 of this ordinance.

12.2 Area; Yard; Height; Lot Coverage; and Building Size Requirements: The requirements regulating the minimum lot size, minimum yard sizes (front, side, and rear), maximum building height, maximum percent of lot coverage by buildings, and the minimum size of buildings, as pertains to this district, shall conform with the provisions of the "Schedule of District Regulations Adopted" (See Section 18) and any other applicable regulations as herein provided.

12.3 Parking Requirements: Two (2) spaces shall be provided per unit located on the lot plus additional spaces for accessory uses as required in Section 21.

12.4 Additional Restrictions Applicable to Mobile Home District:

A. Manufactured housing design and construction will comply with construction and safety standards published by the Department of Housing and Urban Development pursuant to the requirements of the National Mobile Home and Safety Standards Act of 1974. All mobile and manufactured homes will be subject to inspection by the Building Official.

B. All mobile and manufactured homes shall be set on solid slab structure and/or 18" to 20" runners. Additional rooms and enclosed porches shall be constructed on a solid slab.

C. Tie-downs will be required and will be secured prior to occupancy.

D. Underpinning and skirting will be required and will be installed prior to occupancy.

E. Accessory buildings will be either manufactured or constructed in accordance with city codes.

F. All mobile and manufactured homes shall comply with all regulations of the State of Texas and such regulations are hereby incorporated into this section.

SECTION 13 "C" COMMERCIAL DISTRICT

General Purpose and Description: The "C" Commercial district is intended to provide a zoning category to accommodate all commercial uses, including retail and wholesale activities.

13.1 Use Regulations: A building or premise shall be used only for the following purposes:

A. Uses as listed in Section 19 of this ordinance.

B. The following specific uses shall be permitted in a "C" District, when granted in accordance with Section 20:

1. Uses as listed in Section 21 of this ordinance.

13.2 Area; Yard; Height; Lot Coverage; and Building Size Requirements: The requirements regulating the minimum lot size, minimum yard sizes (front, side, and rear), maximum building height, maximum percent of lot coverage by buildings, and the minimum size of buildings, as pertains to this district, shall conform with the provisions of the "Schedule of District Regulations Adopted" (See Section 18) and any other applicable regulations as herein provided.

13.3 Parking Requirements: Off street parking requirements shall be provided in accordance with Section 21.

SECTION 14 "I-1" LIGHT INDUSTRIAL DISTRICT

General Purpose and Description: The "I-1" District is established to accommodate those uses which are of a non-nuisance type located in relative proximity to residential areas, and to preserve and protect lands designated on the comprehensive plan for industrial development and use from the intrusion of certain incompatible uses which might impede the development and use of lands for industrial purpose. Development in the "I-1" District is limited primarily to certain wholesale and jobbing commercial uses and certain industrial uses, such as the fabrication of materials, and specialized manufacturing and research institutions, all of a non-nuisance type. No use or types of uses specifically limited to the "I-2" District may be permitted in the "I-1" District.

14.1 Use Regulations: Uses permitted in the "I-1" District are subject to the following conditions:

A. All business, servicing, or processing; except for off-street parking, off-street loading, display of merchandise for sale to the public, and establishments of the "drive-in" type, shall be conducted within completely enclosed areas.

B. All storage within one hundred feet (100') of a residential district, except for motor vehicles in operable condition, shall be within completely enclosed buildings or effectively screened with screening not less than six feet (6') nor more than eight feet (8') in height, provided no storage located within fifty feet (50') of such screening shall exceed the maximum height of such screening.

C. Permitted uses in the "I-1" District shall not disseminate dust, fumes, gas, noxious odor, smoke, glare, or other atmospheric influence.

D. Permitted uses in the "I-1" District shall produce no noise exceeding in intensity, at the boundary of the property, the average intensity of noise of street traffic.

E. Permitted uses in the "I-1" District shall not create fire hazards on surrounding property.

F. Permitted uses in the "I-1" District include the following:

1. Ambulance, bus, train, and taxi stations, truck yards;
2. Awnings, venetian blinds, and window shades (manufacturing of);
3. Bakery, candy, dairy and other food products, but not including fish and meat products, sauerkraut, vinegar, yeast, alcohol or alcoholic beverages, (manufacturing of);
4. Building materials yard, contractor's yard, lumberyard;
5. Cameras and other photographic equipment (manufacturing of);
6. Ceramic products, such as pottery, figurines, and small glazed tiles (manufacturing of);
7. Cosmetics and toiletries, drugs, perfumes, and perfumed soaps, and pharmaceutical products (manufacturing of);
8. Electrical equipment assembly, such as home radio and television receivers and home-movie equipment, but not including electrical machinery;
9. Electrical supplies assembly, such as wire and cable assembly, switches, lamps, insulation, and dry-cell batteries.
10. Furniture refinishing using a manufacturing or chemical dipping process;
11. Ice plants, cold storage plants;
12. Insecticide and pesticide, packaging only;
13. Machine shops and fabrication of metal not more than ten (10) gauge in thickness;

14. Medical, dental, and optical supplies (manufacturing of);
15. Metal stamping and extrusion of small products, such as costume jewelry, pins and needles, razor blades, bottle caps, buttons, and kitchen utensils;
16. Monument works;
17. Musical instruments (manufacturing of);
18. Orthopedic and medical appliances, such as artificial limbs, braces, supports, and stretchers (manufacturing of);
19. Photofinishing associated with a manufacturing process;
20. Repair of farm, household, office, machinery or equipment;
21. Shell egg business, candling, cartoning, and distributing;
22. Public utility and public service uses as follows:
 - a. Bus stations, bus terminals, bus turnaround (off-street), bus garages, and bus lots;
 - b. Gas regulator stations, mixing stations, and gate stations;
 - c. Railroad passenger stations;
 - d. Telephone exchanges, microwave relay towers, telephone transmission equipment buildings and service yards;
23. Radar installations and towers;
24. Radio and television studios and stations;
25. Storage yards, but not including junk yards;
26. Trailer sales and rental, for use with private passenger motor vehicles;
27. Weighing stations;
28. Wholesaling establishments;
29. Accessory uses, including but not limited to temporary buildings for construction purpose for a period not to exceed the duration of such construction;
30. Other wholesale, light manufacturing, construction or service uses which are similar in character to those enumerated in this subsection, and which will not be dangerous or otherwise detrimental to persons residing or working in the vicinity thereof, or to the public welfare, and will not impair the use, enjoyment, or value of any property;

31. Factory outlet retail or wholesale store for the sales and servicing of goods or materials on the same premises as the manufacturing company to which they are related, including sales and service in a separate building or buildings;

32. Other uses as listed in Section 19 of this ordinance.

G. The following specific uses shall be permitted in the "I-1" District when granted in accordance with Section 20:

1. Railroad freight terminals, railroad switching and classification yards, repair shops, and roundhouses.

2. Other uses as listed in Section 19 of this ordinance.

14.2 Area; Yard; Height; Lot Coverage; and Building Size Requirements: The requirements regulating the minimum lot size, minimum yard sizes (front, side, and rear), maximum building height, maximum percent of lot coverage by buildings, and the minimum size of buildings, as pertains to this district, shall conform with the provisions of the "Schedule of District Regulations Adopted" (See Section 18) and any other applicable regulations as herein provided.

14.3 Parking Regulations: Off-street parking requirements shall be provided in accordance with the specific uses set forth in Section 21.

SECTION 15 "I-2" HEAVY INDUSTRIAL

General Purpose and Description: The "I-2" District is established to accommodate most industrial uses and protect such areas from the intrusion of certain incompatible uses which might impede the development and use of lands for industrial purposes.

15.1 Use Regulations: Uses permitted in the "I-2" District are subject to the following conditions:

A. All business, servicing, or processing, except for off-street parking, off-street loading, display or merchandise for sale to the public, and establishments of the "drive-in" type, shall be conducted within completely enclosed buildings unless otherwise indicated.

B. All storage within one hundred feet (100') of a residential district, except for motor vehicles in operable condition, shall be within completely enclosed buildings or effectively, screened with screening not less than six feet (6') nor more than eight feet (8') in height, provided no storage located within fifty feet (50') of such screening shall exceed the maximum height of such screening.

C. The following uses shall be permitted:

1. Any use permitted in the "I-1" District.

2. Automobile, airplane and other similar assembling;
3. Cartage establishments;
4. Concrete products, casting, mixing, and manufacturing;
5. Electrical appliance and instrument manufacturing;
6. Feed mixing and grinding plants;
7. Foundry or metal fabrication;
8. Jewelry manufacturing;
9. Meat product processing;
10. Metal finishing, plating, grinding, sharpening, polishing, cleaning, rustproofing, and heat treatment;
11. Motor freight terminals;
12. Railroad freight terminals, railroad switching, classification yards, repair shops, and roundhouses;
13. Storage of petroleum products, wholesale;
14. Tire manufacturing;
15. All other facilities for the manufacturing, fabrication, processing or assembly of products, provided that such facilities are not detrimental to the public health, safety or general welfare, and further provided that the following performance standards and city ordinances are met:
 - a). Smoke: No operation shall be conducted unless it conforms to the standards established by any applicable state and federal health rules and regulations pertaining to smoke emission;
 - b). Particulate Matter: No operation shall be conducted unless it conforms to the standards established by applicable state and federal health rules and regulations pertaining to emission of particulate matter;
 - c). Dust, Odor, Gas, Fumes, Glare, or Vibration: No emission of these matters shall result in a concentration at or beyond the property line which is detrimental to the public health, safety or general welfare or which causes injury or damage to property; said emissions shall in all cases conform to the standards established by applicable state and federal health rules and regulations pertaining to said emissions;

d). Radiation Hazards and Electrical Disturbances: No operation shall be conducted unless it conforms to the standards established by applicable state and federal health rules and regulations pertaining to radiation control;

e). Noise: No operation shall be conducted in a manner so that any noise produced is objectionable due to intermittence, beat frequency or shrillness. Sound levels of noise at the property line shall not exceed 75 DB (A) permitted for a maximum of fifteen (15) minutes in any one (1) hour; said operation shall in all cases conform to the standards established by applicable state and federal health rules and regulations and to other city ordinances pertaining to noise; and

f). Water Pollution: No water pollution shall be emitted by the manufacturing or other processing. In a case in which potential hazards exist, it shall be necessary to install safeguards acceptable to the appropriate State and national health and environmental protection agencies prior to issuance of a certificate of occupancy. The applicant shall have the burden of establishing that said safeguards are acceptable to said agency or agencies.

16. Other uses as listed in Section 19 of this ordinance.

D. The following specific uses shall be permitted in the "I-2" District when granted in accordance with Section 20:

1. Any use allowed as a specific use in the "I-1" District, unless permitted above.
2. Other uses as listed in Section 19 of this ordinance.

Other manufacturing and industrial uses which do not meet the general definition for manufacturing processes may be permitted by the City Council after public hearing and review of the particular operational characteristics of each such use, and other pertinent data affecting the community's general welfare. Approval of uses under this subsection shall be made in accordance with Section 20.

15.2 Area; Yard; Height; Lot Coverage; and Building Size Requirements: The requirements regulating the minimum lot size, minimum yard sizes (front, side, and rear), maximum building height, maximum percent of lot coverage by buildings, and the minimum size of buildings, as pertains to this district, shall conform with the provisions of the "Schedule of District Regulations Adopted" (See Section 18) and any other applicable regulations as herein provided.

15.3 Parking Regulations: Required off-street parking shall be provided in accordance with the specific uses set forth in Section 21.

SECTION 16

"PD" PLANNED DEVELOPMENT DISTRICT

General Purpose and Description: The Planned Development District "PD" prefix is intended to provide for combining and mixing of uses allowed in various districts with appropriate regulations and to permit flexibility in the use and design of land and buildings in situations where modification of specific provisions of this ordinance is not contrary to its intent and purpose or significantly inconsistent with the planning on which it is based and will not be harmful to the community. A "PD" District may be used to permit new and innovative concepts in land utilization. While great flexibility is given to provide special restrictions which will allow development not otherwise permitted, procedures are established herein to insure against misuse of the increased flexibility.

16.1 Permitted Uses: Any use specified in the ordinance granting a Planned Development district shall be permitted in that district. The size, location, appearance and method of operation may be specified to the extent necessary to insure compliance with the purpose of this ordinance.

Development Standards:

- A. Development standards for each separate "PD" District shall be set forth in the ordinance granting the "PD" District and may include but shall not be limited to: uses, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, lighting, management associations, and other requirements as the City Council may deem appropriate.
- B. In the "PD" District, the particular district(s) to which uses specified in the "PD" are most similar shall be stated in the granting ordinance. All "PD" applications shall list all requested variances from the standard requirements set forth throughout this ordinance (applications without this list will be considered incomplete).
- C. The ordinance granting a "PD" District shall include a statement as to the purpose and intent of the "PD" granted wherein. A specific list is required of variances in each district or districts and a general statement for citing the reason for the "PD" request.
- D. The Planned Development district shall conform to all other sections of the ordinance unless specifically exempted in the granting ordinance.
- E. The minimum acreage for a planned development district shall be three (3) acres.

16.2 In establishing a Planned Development district in accordance with this section, the City Council shall approve and file as part of the amending ordinance appropriate plans and standards for each Planned Development District. During the review and public hearing process, the City Council shall require a conceptual plan and a development plan (or detail site plan).

A. Conceptual Plan: This plan shall be submitted by the applicant. The plan shall show the applicant's intent for the use of the land within the proposed planned development district in a graphic manner and shall be supported by written documentation of proposals and standards for development.

1. A conceptual plan for residential land use shall show general use, thoroughfares and preliminary lotting arrangements. For residential development which does not propose platted lots, the conceptual plan shall set forth the size, type and location of buildings and building sites, access, density, building height, fire lanes, screening, parking areas, landscaped areas and other pertinent development data.

2. A conceptual plan for uses other than residential uses shall set forth the land use proposals in a manner to adequately illustrate the type and nature of the proposed development. Data which may be submitted by the applicant, or required by the City Council, may include but is not limited to the types of use(s), topography and boundary of "PD" area, physical features of the site, existing streets, alleys and easements, location of future public facilities, building height and location, parking ratios and other information to adequately describe the proposed development and to provide data for approval which is to be used in drafting the final development plan.

3. Changes of detail which do not alter the basic relationship of the proposed development to adjacent property and which do not alter the uses permitted or increase the density, building height or coverage of the site and which do not decrease the off-street parking ratio, reduce the yards provided at the boundary of the site, or significantly alter the landscape plans as indicated on the approved conceptual plan may be authorized by the building official or his designated representative. If an agreement cannot be reached regarding whether or not a detail site plan conforms to the original concept plan the City Council shall review the request and render judgement as to the conformity.

B. Development Plan or Detail Site Plan: This plan shall set forth the final plans for development of the Planned Development district and shall conform to the data presented and approved on the conceptual plan. Approval of the development plan shall be the basis for issuance of a building permit. For any district "R-1" through "R-3", a final plat shall qualify as the development plan. The development plan may be submitted for the total area of the "PD" or for any section or part as approved on the conceptual plan. The development plan must be approved by the City Council. A public hearing on approval of the development plan shall be required at the Council level, unless such a hearing is waived pursuant to subsection 3. below at the time of conceptual plan approval in the original amending ordinance. The development plan shall include:

analysis including a 1. site inventory analysis including a scale drawing showing natural water courses, creeks existing vegetation, natural water courses, creeks or bodies of water planned changes in such and an analysis of planned changes in such natural features as a result of the development. This should include a delineation of any flood prone areas.

2. A scale drawing showing any proposed public or private streets and alleys; building sites or lots; and areas reserved as parks, parkways, playgrounds, utility easements, school sites, street widening and street changes; the points of ingress and egress from existing streets; general location and description of existing and proposed utility services, including size of water and sewer mains; the location and width for all curb cuts and the land area of all abutting sites and the zoning classification thereof on an accurate survey of the tract with the topographical contour interval of not more than five (5) feet.

3. A site plan for proposed building complexes showing the location of separate buildings, and between buildings and property lines, street lines and alley lines. Also to be included on the site plan is a plan showing the arrangement and provision of off-street parking.

4. A landscape plan showing screening walls, ornamental planting, wooded areas and trees to be planted.

5. An architectural plan showing elevations and signage style to be used throughout the development in all districts except single-family and two-family may be required by the City Council if deemed appropriate. Any or all of the required information may be incorporated on a single drawing if such drawing is clear and can be evaluated by the building official or his designated representative.

C. All development plans may have supplemental data describing standards, schedules or other data pertinent to the development of the Planned Development District which is to be included in the text of the amending ordinance. The procedure for establishing a Planned Development District shall follow the procedure for zoning amendments as set forth in Section 33. This procedure is expanded as follows for approval of conceptual and development plans.

1. Separate public hearings shall be held by the City Council for the approval of the conceptual plan and the development plan or any section of the development plan, unless such requirement is waived by the City Council upon a determination that a single public hearing is adequate. A single public hearing is adequate when:

a) The applicant submits adequate data with the request for the Planned Development district to fulfill the requirements for both plans; or

b) Information on the concept plan is sufficient to determine the appropriate use of the land and the detail site plan will not deviate substantially from it; and

c) The requirement is waived at the time the amending ordinance is approved. If the requirement is waived the conditions shall be specifically stated in the amending ordinance.

2.10 The ordinance establishing the Planned Development district shall not be approved until the conceptual plan is approved.

a) The development plan may be approved in sections. When the plan is approved in sections, the separate approvals by the City Council for the initial and subsequent sections will be required.

b) An initial development plan shall be submitted for approval within six (6) months from the approval of the conceptual plan or some portion of the concept plan. If the development plan is not submitted within six (6) months, the conceptual plan is subject to re-approval by the City Council. If the entire project is not completed within two (2) years, the City Council may review the original concept plan to ensure its continued validity.

c) Regardless of whether the public hearing is waived for the development plan, approval by the City Council is still required.

16.3 When a "PD" is being considered, a written report may be requested of the applicant discussing the impact on planning, engineering, water utilities, electric, sanitation, building inspection, tax, police, fire and traffic. Written comments from the applicable public school district, and from private utilities may be submitted to the City Council.

16.4 All Planned Development districts approved in accordance with the provisions of this ordinance in its original form, or by subsequent amendment thereto, shall be referenced on the Zoning District Map, and a list of such Planned Development Districts, together with the category of uses permitted therein, shall be maintained in the appendix of this ordinance.

SECTION 17 "FP" FLOOD PLAIN DISTRICT

General Purpose and Description: To provide for the appropriate use of land which has a history of inundation or is determined to be subject to flood hazard, and to promote the general welfare and provide protection from flooding portions of certain districts are designated with a Flood Plain Prefix, "FP". Areas designated on the Zoning District Map by an "FP" Prefix shall be subject to the following provisions:

17.1 Permitted Uses: The permitted uses in that portion of any district having a Flood Plain (FP) prefix shall be limited to the following:

- A. Agricultural activities including the ordinary cultivation or grazing of land and legal types of animal husbandry but excluding construction of barns or other outbuildings.

B. Off-street parking incidental to any adjacent main use permitted in the district.

C. Private open space as part of a Planned Residential Development.

D. Structures, installations and facilities installed, operated and maintained by public agencies for flood control purposes.

E. Other uses as listed in Section 19 of this ordinance.

F. The following specific uses shall be permitted in a "FP" District, when granted in accordance with Section 20:

1. Uses as listed in Section 19 of this ordinance.

17.2 No building or structure shall be erected in that portion of any district designated with a Flood Plain, "FP", prefix until and unless such building or structure has been approved by the City Council after engineering studies have been made, and it is ascertained that such building or structure is not subject to damage by flooding and would not constitute an encroachment, hazard, or obstacle to the movement of flood waters and that such construction would not endanger the value and safety of other property or the public health and welfare.

SECTION 18 SCHEDULE OF DISTRICT REGULATIONS ADOPTED

The following table is hereby adopted and shall be considered as part of each applicable zoning district regulation as previously described in this ordinance:

SCHEDULE OF DISTRICT REGULATIONS ADOPTED

Zoning District	Min. Lot Area (Sq. Ft.) (a)	Min. Lot Width (Ft.)	Min. Lot Depth (Ft.)	Min. Front Yard Setback (Ft.) (b)	Min. Rear Yard Setback (Ft.)	Min. Side Yard Setback (Ft.) -Int. Lot-	Min. Side Yard Setback (Ft.) -Street Side-	Max. Height of Structure (Ft.)	Max. Lot Coverage	Min. Dwelling Size - Excl. Garages - (Sq. Ft.)
A	2 Acres	150	200	50' / 50**	25	15% Width or 50 (Whichever is Less)	N/A	30	15%	1000
R-1 (c)	6500	60	100	25' / 50**	25	10	25' / 50**	30	40%	1000
R-2 (c)	6500	60	100	25' / 50**	25	10	25' / 50**	35	40%	840
R-3 (c)	(d)	N/A	N/A	25' / 50**	25 (e)	10	25' / 50**	30	40%	750
MH (c)	5500/D.U.	50	100	25' / 50**	25	10	25' / 50**	100 (g)	50%	N/A
C	N/A	N/A	N/A	25' / 50**	25 (f)	25	25' / 50**	100 (g)	50%	N/A
I-1	N/A	N/A	N/A	25' / 50**	25 (f)	25	25' / 50**	100 (g)	50%	N/A
I-2	N/A	N/A	N/A	25' / 50**	25 (f)	25	25' / 50**	100 (g)	50%	N/A
PD	3 Acres	(h)	(h)	(h)	(h)	(h)	(h)	(h)	(h)	(g)

For those properties unserved by public sewer systems, compliance with standards established

(a) The minimum lot areas only apply to those properties served by public sewer systems. For those properties unserved by public sewer systems, compliance with standards established by the State for private sewer systems is required.

(b) There shall be a minimum fifty (50) foot setback for all properties abutting Interstate Highway 45.

(c) Accessory structures are allowed in rear yards and side yards only. These are to be placed a minimum of ten (10) feet inside the designated setback requirement for front yards, but may be placed in other areas of rear and side yards provided they meet the minimum setback requirements for these areas.

(d) Each lot shall have a minimum of three thousand (3000) square feet per dwelling unit, not to exceed fifteen (15) dwelling units per gross acre. A maximum density of twenty (20) units per acre shall be permitted in accordance with the enhanced fire protection provisions of Section 11.6.

(e) There shall be a total of sixty (60) foot setback from the adjacent property line for buildings in excess of one (1) story in height when an R-3 district is adjacent to an R-1 or R-2 district.

(f) Unless adjacent to a residential district, in which case a fifty (50) foot rear setback shall be observed.

(g) Except cooling towers, roof gables, chimneys, vent stacks or mechanical equipment rooms which may project not more than twelve (12) feet beyond the maximum building height of one hundred (100) feet.

(h) See Section 16 for specific requirements.

* Property having dedicated right-of-way (measured from front property line).

** Property not having dedicated right-of-way (measured from center line of road).

SECTION 19 USE OF LAND AND BUILDINGS

Land and buildings in each of the following classified districts may be used for any of the following listed uses but no land shall hereafter be used and no building or structure shall hereafter be occupied, used, erected, altered, removed, placed, demolished or converted which is arranged or designed to be used for other than those uses specified for the district in which it is located as set forth by the following schedule of uses:

A. Legend for Interpreting Schedule of Uses

- X Designates use permitted in district indicated.
- Designates use prohibited in district indicated.
- S Designates use which may be approved as Specific Use Permit.

B. Index For Schedule of Uses

CATEGORY	SECTION	PAGE #
Agricultural Uses	19.1	24
Primary Residential Uses	19.2	24
Commercial, Service Uses	19.3	25
Automobile and Related Uses	19.4	27
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Recreational and Entertainment Uses	19.6	28
Educational, Institutional and Special Uses	19.7	29
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General Manufacturing and Industrial Uses	19.9	30
Special Industrial Uses	19.10	30
Natural Resource Storage and Extraction Uses	19.11	31
Accessory and Incidental Uses	19.12	31

For alphabetical list of uses, see Section 31.

Other permitted uses are listed in the sections describing regulations for each individual district (Sections 8 through 17 of this ordinance)

19.1 AGRICULTURAL TYPE USES

	A	R-1	R-2	R-3	MH	C	I-1	I-2	FP
Animal Feed Lot	S								
Animal Pound (Public or Private)	S						X	X	
Auction Barn	S					S	S	S	
Garden or Orchard	X	X	X				X	X	X
Grainary	X						S	X	
Grain Elevator	X							X	
Greenhouse or Nursery (Commercial)	X						X	X	
Hatchery, Poultry	S						X	X	
Kennel	S						S	X	

19.2 PRIMARY RESIDENTIAL USES

	A	R-1	R-2	R-3	MH	C	I-1	I-2	FP
Single Family Dwelling, Detached		X	X	X	S				
Single Family Dwelling, Attached *				X					
Two Family Dwelling				X					
Multiple Family Dwelling (Apartment)				X					
Boarding or Rooming House				X					
Mobile/Manufactured Home as Fixed Dwelling	S		X		X		S	S	
Mobile Home Park					X				
Mobile Home Subdivision					X				
Motel or Hotel						X	S	S	

* Minimum of three (3) or more single family attached dwelling units, provided that no more than seven (7) dwelling units are attached in one continuous row or group and provided that no dwelling unit is placed over another.

19.3 COMMERCIAL SERVICE USES

	A	R-1	R-2	R-3	MH	C	I-1	I-2	FP
Alcoholic Beverage Sales (Retail)						X	X	X	
Alcoholic Beverage Sales (Wholesale)						X	X	X	
Antique Shop (Indoor Sales)						X			
Antique Shop (Outdoor Sales)						S			
Appliance, Retail Sales Service or Repair						X			
Art Supply Store						X			
Bakery or Confectionery Shop (Retail)						X			
Bakery or Confectionery (Wholesale)						X	X	X	
Bank or Savings and Loan Office						X			
Barber or Beauty Shop	S					X			
Book or Stationary Shop or Newsstand						X			
Building Material Sales							X	X	
Cabinet or Upholstery Shop						X	X	X	
Child Care Center						X			
Cleaners (Dry)						X			
Cleaning/Dying Plant (Commercial)						S	X	X	
Clothing/Apparel (Retail)						X			
Contractor Storage or Equipment Yard							X	X	
Contractor Office						X	X	X	
Custom Personal Service Shop						X			
Discount or Department Store						X			
Drapery, Needlework or Weaving Shop						X			
Drug Store or Pharmacy						X			
Florist or Garden Shop	S					X			
Feed Store						X	X	X	
Food (Grocery) Store						X	X	X	
Flea Market						S	S	S	
Furniture Store (Retail)						X			
Gift and Accessory Shop						X			

COMMERCIAL SERVICE USES CONTINUED

	A	R-1	R-2	R-3	MH	C	I-1	I-2	FP
Greenhouse or Plant Nursery (Retail Sales)	X					X			
Hobby/Handcraft Shop						X			
Hardware Store						X			
Key/Locksmith Shop						X			
Laboratory, Medical, Optical or Dental						X			
Laundry and Cleaning (Self-Service)						X			
Machinery Sales, Storage or Repair						X	X	X	
Medical Appliances, Fitting, Sales or Rental						X			
Mortuary or Funeral Home						X			
Medical, Optical, or Dental Laboratory						X	X	X	
Medical, Optical, or Dental Office/Clinic						X	X	X	
Paint Shop (Retail)						X	X	X	
Pawn Shop						X			
Pet Shop						X			
Plumbing, Heating and Air Conditioning Shop						X	X	X	
Print Shop						S	X	X	
Restaurant or Cafeteria						X	X	X	
Retail Shop or Store Other Than Listed						X			
Sexually Oriented Businesses						S	S	S	
Shoe Repair/Sales						X			
Storage Warehouse						S	X	X	
Studio (Decorator, Artist, Photographer)						X			
Studio (Health, Exercise)						X			
Tailor Shop						X			
Tool Rental						X			
R.V. Trailer or Mobile Home Sales or Rental						X	X	X	
Travel Agency						X			

19.3

COMMERCIAL SERVICE USES CONTINUED

	A	R-1	R-2	R-3	MH	C	I-1	I-2	FP
Variety Store						X			
Veterinarian Office (No Outside Animals)						X			
Veterinarian Office (With Outside Animals)	X					S	X	X	
Welding or Machine Shop						S	X	X	

19.4

AUTOMOBILE AND RELATED USES

	A	R-1	R-2	R-3	MH	C	I-1	I-2	FP
Auto Glass, Seat Cover and Muffler Shop						X	X	X	
Auto Painting, Body Rebuilding Shop							X	X	
Auto Parts and Accessory Sales (Indoors)						X			
Auto Storage or Auto Auction						S	X		
Car Wash						X	X	X	
Fuel/Service Station (Auto)						X	X	X	
Fuel/Service Station (Truck)						S	X	X	
Motorcycle or Scooter Sales and Repair						X			
New or Used Auto Sales (Outdoor Lot)						X			
New or Used Auto Sales (Indoor Lot)						S			
Repair Garage						S	X	X	
Tire Retreading or Capping							X	X	
Trailer or Auto Rental						S	X	X	
Wrecking Yard or Auto Salvage Yard								S	

19.5 TRANSPORTATION RELATED USES

	A	R-1	R-2	R-3	MH	C	I-1	I-2	FP
Airport or Landing Field	S					S	S	S	
Bus/Train Station or Terminal						X	X	X	
Hauling or Storage Company							X	X	
Heliport or Helistop	S					S	S	S	
Motor Freight Terminal							S	X	
Parking Lot or Structure (Commercial - Auto)						X	X	X	
Parking Lot or Structure (Commercial - Truck)							X	X	

19.6 RECREATIONAL AND ENTERTAINMENT USES

	A	R-1	R-2	R-3	MH	C	I-1	I-2	FP
Amusement, Commercial (Indoor)						S			
Amusement, Commercial (Outdoor)						S	X	X	
Bridle, Bicycle, or Nature Trail	X	S	S	S	S				
Country Club (Private)	X	S	S	S	S	S			
Dance Hall/Night Club						S	S	S	
Day Camp for Children	S			S	S	S			
Drag Strip or Commercial Racing	S							S	
Golf Course (Public/Private)	S	S	S	S	S	S	S	S	S
Park or Playground (Public)	X	X	X	X	X	X	X	X	X
Playfield or Stadium (Public)	X					S	X	X	S
Pool/Billiard Hall						S	X	X	
Private Club						S	S	S	
Rodeo Grounds	X					S	X	X	
Roller or Ice Rink						S	X	X	
Swim, Tennis or Handball Club	S	S	S	S	S	S	S	S	
Swimming Pool (Home)	X	X	X	X	X	X	X	X	X
Swimming Pool	X	S	S	S	S	X	S	S	S
Theater or Playhouse (in Building)						S			
Theater (Open Drive-In)						S	X	X	
Zoo (Private)	S								S
Zoo (Public)	S								S

19.7 EDUCATIONAL, INSTITUTIONAL AND SPECIAL USES

	A	R-1	R-2	R-3	MH	C	I-1	I-2	FP
Art Gallery or Museum	S				S	X			
Cemetery or Mausoleum	S					S	S	S	
Church or Rectory	X	S	S	S	S	X	S	S	
College or University	S	S	S	S	S	S	S	S	
Community Center (Public)	S	S	S	S	S	X	S	S	
Convent or Monastery	S	S	S	S	S	X	S	S	
Fairgrounds or Exhibition Area	S					S	S	X	
Fraternal Organization, Lodge, or Union Hall				S		X	S	S	
Home for Aged, Residence				X		X	S	S	
Hospital (Acute Care)						X	S	S	
Hospital (Chronic Care)				S		X	S	S	
Institution for Alcoholic, Narcotic, or Psychiatric Patients						S			
Institution of Religious, Charitable, or Philanthropic Nature						S			
Kindergarten or Nursery School				S	S	X			
School, Business						X			
School, Commercial Trade						X	X		
School, Public or Denominational	S	S	S	X	S	X			

19.8 UTILITY AND SERVICE USES

	A	R-1	R-2	R-3	MH	C	I-1	I-2	FP
Broadcasting Facilities						S	X	X	
Cable Television/ Telephone Lines	X	X	X	X	X	X	X	X	X
Electrical Substation/Towers	S					S	S	X	X
Electrical Transmission Line and Poles	X	X	X	X	X	X	X	X	X
Fire, Police or Municipal Building	X	S	S	S	S	X	X	X	
Gas Regulating Station	S						S	S	S
Gas Service Line	X	X	X	X	X	X	X	X	X
Gas Transmission Main	S						S	S	S
Utility Line (Water/Sewer/Storm)	X	X	X	X	X	X	X	X	X
Post Office	S					X	X	X	

19.8 UTILITY AND SERVICE USES CONTINUED

	A	R-1	R-2	R-3	MH	C	I-1	I-2	FP
Radio, Television or Microwave Tower	S					S	X	X	
Radio or Television Transmitting Station	S					S	X	X	
Sewage Pumping Station	X	X	X	X	X	X	X	X	X
Sewage Treatment Plant	S						X	X	X
Telephone Exchange, Switching, Relay or Transmitting Station	X	S	S	S	S	X	X	X	X
Utility Business Office						X			
Utility Shops, Storage Yards or Buildings (Public or Private)	S					S	X	X	X
Water Reservoir, Well or Pumping Station	X	S	S	S	S	X	X	X	X
Water Stand Pipe or Elevated Water Storage	X	S	S	S	S	X	X	X	X
Water Treatment Plant	S	S	S	S	S	S	X	X	S

19.9 GENERAL MANUFACTURING AND INDUSTRIAL USES

See uses as listed in Sections 15 and 16 of this ordinance.

19.10 SPECIAL INDUSTRIAL PROCESSES *

	A	R-1	R-2	R-3	MH	C	I-1	I-2	FP
Asphalt or Concrete Batching Plant (Permanent)						S	X	X	
Asphalt or Concrete Batching Plant (Temporary)	S					S	S	S	S
Brick Kiln or Tile Plant							X	X	
Cement or Hydrated Lime Plant							X	X	
Dump or Sanitary Land Fill	S							S	
Slaughter House or Meat Packing Plant							S	S	
Smelter, Refinery or Chemical Plant							S	S	

* Any Use Which Could Potentially Create a Problem to the Environment due to Emissions, Visual Quality, Odor, Noise, Hazard or Similar Factors.

19.11 NATURAL RESOURCE STORAGE AND EXTRACTION

	A	R-1	R-2	R-3	MH	C	I-1	I-2	FP
Caliche Pit and Caliche Storage	S								S
Mining and Storage of Mining Waste	S								S
Oil/Petroleum Storage and Wells	S						S	X	S
Sand or Gravel Extraction or Storage	S								S
Topsoil, Earth, Clay or Stone Extraction or Storage	S								S

19.12 ACCESSORY AND INCIDENTAL USES

	A	R-1	R-2	R-3	MH	C	I-1	I-2	FP
Accessory Building (Residential)	X	X	X	X	X				
Accessory Building (Business or Industry)	X					X	X	X	
Accessory Building (Farm)	X								
Off-Street Parking Incidental to Main Use	X	X	X	X	X	X	X	X	X
Stable (Private)	X	S	S						X
Tennis Court (Private)	X	S	S	X	X	X	X		X

20.1 General Provisions: After proper notice and a public hearing, the City Council may grant a permit for a specific use of property as authorized by the zoning district in which the property is situated. An application for Specific Use permit (SUP) shall be accompanied by a site plan drawn to scale and showing the general arrangements of the project, together with essential requirements such as off-street parking facilities; size, height, construction materials and locations of buildings and the uses to be permitted; location and construction of signs; means of ingress and egress to public streets; visual screening such as walls, landscaping and fences; and the relationship of the intended use to all existing properties and land uses in all directions to a minimum distance of two hundred (200) feet. The City Council may require information, operating data and expert evaluation concerning the location and function and characteristics of any building or use proposed.

20.2 Specific Use Permit Regulations:

- A. In recommending that a specific use permit for the premises under consideration be granted, the City Council shall determine that such uses are harmonious and adaptable to building structures and uses of adjacent property and other property in the vicinity of the premises under consideration, and shall make recommendations as to requirements for the paving of streets, alleys and sidewalks, means of access to public streets, provisions for drainage, adequate off-street parking, protective screening and open space, heights of structures and compatibility of buildings.
- B. In granting a Specific Use Permit, the City Council may impose conditions which shall be complied with by the owner or grantee before a certificate of occupancy may be issued by the building inspector for use of the building on such property pursuant to such Specific Use Permit; and such conditions precedent to the granting of the certificate of occupancy.
- C. No specific use permit shall be granted unless the applicant, owner, and grantee of the specific use permit shall be willing to accept and agree to be bound by and comply with the written requirements of the specific use permit, as attached to the site plan drawing (or drawings) and approved by the City council. No public hearing is necessary for site plan approval.
- D. Whenever regulations or restrictions imposed by this ordinance are either more or less restrictive than regulations imposed by any governmental authority through legislation, rule or regulation, the regulations, rules or restrictions which are more restrictive or impose higher standards or requirements shall govern. Regardless of any other provision of this ordinance, no land shall be used and no structure erected or maintained in violation of any State or Federal pollution control or environmental protection law or regulation.
- E. When the City Council authorizes granting of a Specific Use Permit, the Zoning Map shall be amended according to its legend to indicate that the affected area has conditional and limited uses, and said amendment is to indicate the appropriate zoning district for the approved use and suffixed by the designation "SUP."