

## ORDINANCE #04-283 (cont.)

### SECTION 2 (of 7)

## ZONING DISTRICTS: PURPOSE, USES, AND CONFORMANCE TO COMPREHENSIVE PLAN

### 2.000 SCOPE

This Section outlines each zoning district including restrictions, principal permitted uses, conditional uses, and development standards. Each zoning district is associated with certain land use categories in the Comprehensive Land Use Plan. Setbacks shall be measured from the corresponding property line. Front yard setbacks shall be determined by the street address.

### 2.100 TABLES OF PERMITTED LAND USES

The land uses that are permitted by right in each zoning district appear in the following tables with the symbol "X." Some uses in each district may require the Conditional Use Permit process, and are designated by the letter "C" (See SECTION 3 for the Approval Process). Certain uses listed are also subject to particular restrictions in a particular zoning district, as detailed in the corresponding Section. Land Uses that are not shown on the table are not permitted.

X = Permitted Use, C = City Commission Conditional Use approval required.									
Land Uses	Zoning Districts								
	R-1	R-2	MHP	C-1	C-2	M-1	M-2	PF	OS
Agriculture	X	X	X	X	X	X	X		
Automobile Repair					X	X	X		
Aviation Facilities								C	
Bank/Financial Institution				X	X	X	X		
Banner Sign				X	X	X	X		
Bed & Breakfast	X	X		X	X	X			
Billboard Sign					X	X	X		
Campgrounds (RV, tent)					C	C		C	C
Canopy Sign				X	X	X			
Car Wash					X	X	X		
Cemetery								C	
Church-Religious Assembly	C	C	C	X	X	X			
Club or Lodge				C	X	X	X		

X = Permitted Use, C = City Commission Conditional Use approval required.

Land Uses	Zoning Districts								
	R-1	R-2	MHP	C-1	C-2	M-1	M-2	PF	OS
Community Bldg/Convention Center								X	
Community Recreation Facility	C	C	C	C	X	X			
Condominium		C		C	C				
Convenience Storage				C	C	X	X		
Cultural Services				X	X	X	X		
Damaged Sign									
Day Care	C	C	C	X	X				
Detention Facilities							X	X	
Directional Sign				X	X	X	X	X	
Double Faced Sign				X	X	X	X		
Drive Through Facilities				C	C	C	C		
Duplex		X		C	C				
Entertainment-Indoor				C	X	X			
Entertainment-Outdoor				C	X	X	X	X	
Flashing Sign					X	X	X		
Free Standing Sign					X	X	X		
Funeral Service				C	X	X	X	X	
Garage Apartment		X							
Group Residential		X		C	C				
Ground Sign				X	X	X	X		
Guest House/ Servants Quarters	X	X							
Guidance Services	C	C	C	C	X	X		C	
Health Clinic/Medical Offices				C	X	X			
Home Occupation Sign	X	X	X	X	X	X	X		
Horticulture				C	X	X	X		
Hospital				C	X	X	X	X	
Hotel/Motel				C	X	X			

X = Permitted Use, C = City Commission Conditional Use approval required.									
Land Uses	Zoning Districts								
	R-1	R-2	MHP	C-1	C-2	M-1	M-2	PF	OS
Integrated Business Development				X	X	X	X		
Junk Yard							X		
Kennel					X	X	X		
Livestock Auction/Stockyards					X	X	X		
Manufactured Home Park		C	X						
Manufactured Home		X	X						
Manufacturing-Custom				C	X	X	X		
Manufacturing-Light						X	X		
Marquee Sign				X	X	X	X		
Military Installation								X	
Modular Home	X	X	X	X	X				
Multi-Family Residential		C		X	X				
Non-conforming Sign									
Nursing Home		C		X	X				
Office – Administrative & Professional				X	X	X	X	X	
Off-Premises Sign					X	X	X		
Open Space									X
Park/Recreational Facility	X	X	X					X	X
Parking-Commercial Off-Street				C	X	X	X		
Pawn Shop					X	X	X		
Personal Services				X	X	X			
Portable Sign				X	X	X	X		
Postal Facilities								X	
Projecting Sign				X	X	X	X		
Public facilities	X	X	X	X	X	X	X	X	X
Realty Sign	X	X	X	X	X	X	X	X	
Restaurant-Convenience				X	X	X			
Restaurant-Drive In, Fast Food				C	X	C	C		
Restaurant-General				X	X	X	X		
Retirement Facility		C							

X = Permitted Use, C = City Commission Conditional Use approval required.

Land Uses	Zoning Districts								
	R-1	R-2	MHP	C-1	C-2	M-1	M-2	PF	OS
Rooming or Boarding House		C		X					
Safety Services								X	
Sales-Agricultural					X	X	X		
Sales-Automotive					X	X	X		
Sales-Construction				X	X	X			
Sales-Equipment					X	X	X		
Sales-General Retail				X	X	X	X		
Sales-Food				C	X	X	X		
Sales-Liquor				C	C	X	X		
Sandwich Sign				X	X	X	X		
School-Business/Trade				C	X	X	X		
School-College/University								X	
School-Private Primary/Secondary				X	X				
School-Primary/Secondary								X	
Scrap and Salvage							C		
Service Station					X	X	X		
Service-Agricultural					X	X	X		
Service-Building Maintenance					X	X	X		
Service-Communication				C	X	X	X		
Service-Construction					X	X			
Service-Convenience				C	X	X	X		
Service-Exterminating					X	X	X		
Service-Pet				C	X	X	X		
Service-Repair				C	X	X	X		
Service-Research						X	X		
Shopping Center/Mall					C	C			
Single Family Dwelling	X	X	X	X	X	X	X		
SOB/Adult							X		
Sports/Recreation-Indoor				C	X	X	X	X	
Sports/Recreation-Outdoor				C	X	X	X	X	C

X = Permitted Use, C = City Commission Conditional Use approval required.									
Land Uses	Zoning Districts								
	R-1	R-2	MHP	C-1	C-2	M-1	M-2	PF	OS
Stables								C	
Townhouse		C		C	C				
Transportation Terminal				C	C	C	C	C	
Utility Substation/Plant								X	
Unattached/ <i>Portable</i> Sign									
Vehicle Storage							C	C	
Veterinary Services					X	X	X		
Wall Sign				X	X	X	X		
Warehousing/Distribution-General						C			
Warehousing/Distribution-Limited					C	X			
Wholesaling					C				

## **2.200 SINGLE FAMILY RESIDENTIAL (R-1)**

### **A. Intent**

This zoning district is intended to provide for single family dwellings, with not more than one (1) principal residence permitted on any lot to insure an environment conducive to single family residential use. Incidental uses to a single family residential dwelling unit are also permitted. All structures, whether or not a building permit is required, shall meet the following regulations.

### **B. Site Development Regulations**

Each site in the R-1 District shall be subject to the following site development regulations:

Minimum Lot Area	•7,500 square feet
Minimum Lot Width	•70 feet
Minimum Front Yard Setback	•25 feet
Minimum Side Yard Setback	•5 feet (interior side) •15 feet (street side)
Minimum Rear Yard Setback	•6 feet
Maximum Structural Height	•40 feet
Minimum Dwelling Living Area	•750 square feet
Maximum Lot Impervious Coverage	75 %*
Maximum Lot Building Coverage	60 %
Accessory Building	Ref. 6.200
Fences, Walls & Visibility	Ref. 5.830

\*It is the responsibility of the property owners to exercise due diligence to prevent excessive or damaging run-off onto other properties.

### **C Restrictions on Particular Uses**

1. Modular Home
  - A. A modular home shall bear a State of Texas Compliance Decal in accordance with the Texas Department of Labor and Standards Rules. All modular homes shall be affixed to a permanent foundation in accordance with the **City** Building Code requirements. Any space variation between the finished floor elevation and the foundation shall be concealed.
2. Manufactured Home
  - A. Manufactured homes, located in any R-1 zone prior to passage of this Ordinance, are allowed to be replaced:
    - (a) With a newer model Manufactured Home that meets or exceeds State of Texas regulations and **City** Building Code requirements or
    - (b) Any other structure conforming to R-1 zoning.

### 3. Carport

A carport may be permitted within the twenty-five (25) front yard setback only under the following criteria:

- (a) the carport is not enclosed, in any manner [including shrubs, trellises, siding, etc.]  
and
- (b) the carport is located over a driveway, and
- (c) no portion of the roofing is placed closer than six feet (6') from the front  
property line, and
- (d) visibility on any adjacent street is not affected, and
- (e) the carport must be within side set back regulations.

## **2.220 MIXED RESIDENTIAL (R-2)**

### **A. Intent**

This zoning district is intended to provide for medium density living, similar to R-1 districts, except that greater intensity of land development is permitted through the inclusion of duplexes, apartments, etc. All structures, whether or not a building permit is required, shall meet the following regulations.

### **B. Site Development Regulations**

Each site in the R-2 District shall be subject to the following site development regulations:

Minimum Lot Area (general) Efficiency Unit, One Bedroom Unit, Two Bedroom Unit	•7,500 square feet 1,500 square feet per dwelling unit
Minimum Lot Width	•50 feet
Minimum Front Yard Setback	•25 feet
Minimum Side Yard Setback	•5 feet (interior side) •15 feet (street side)
Minimum Rear Yard Setback	•6 feet
Maximum Structural Height	•45 feet
Minimum Dwelling Living Area	•750 square feet
Maximum Lot Building Coverage	60 %
Maximum Lot Impervious Coverage	75 %*
Parking	Ref. 5.700
Landscaping & Screening	Ref. 5.800
Accessory Building	Ref. 6.200
Sign Regulation	Ref. 6.400
Fences, Walls & Visibility	Ref. 5.830

\*It is the responsibility of the property owners to exercise due diligence to prevent excessive or damaging run-off onto other properties.

### **C. Restrictions on Particular Uses**

#### **1. Manufactured Home**

- A. A manufactured home shall bear a State of Texas Compliance Decal in accordance with the Texas Department of Labor and Standards Rules. All manufactured homes shall be strapped in accordance with State of Texas requirements. Any space variation between the finished floor elevation and grade level shall be concealed.
- B. Manufactured homes constructed prior to June, 1976, and located in any R-2 zone prior to passage of this Ordinance, are allowed to be replaced with newer model (July 1976 or later) Manufactured Homes that meet or exceed State of Texas compliance and City Building Code requirements.

#### **2. Carport**

A carport may be permitted within the twenty-five (25) front yard setback only under the following criteria:

- (a) the carport is not enclosed, in any manner [including shrubs, trellises, siding, etc.], and
- (b) the carport is located over a driveway, and



- (c) no portion of the roofing is placed closer than six feet (6') from the front property line, and
- (d) visibility on any adjacent street is not affected, and
- (e) the carport must be within side set back regulations.

## **2.240 MANUFACTURED HOME PARK (MHP)**

### **A. Intent**

This zoning district is intended to provide for the creation of manufactured home parks on a planned integrated residential basis, making them suitable for location in close proximity to other forms of land use. Additional uses necessary and incidental to the operation of a mobile home park are also permitted. All manufactured home park development plans shall be presented to the Planning & Zoning Commission for recommendations for final review by the City Commission. All structures, whether or not a building permit is required, shall meet the following regulations.

### **B. Site Development Regulations**

Each site in a MHP zone shall be subject to the following site development regulations:

Minimum Lot Area	•4,500 square feet
Minimum Lot Width	40 feet/lot
Minimum Lot Length	80 feet/lot
Maximum Structural Height	•40 feet
Parking	Ref. 5.700
Accessory Building	Ref. 6.200
Fences, Walls & Visibility	Ref. 5.830

\*It is the responsibility of the property owners to exercise due diligence to prevent excessive or damaging run-off onto other properties.

### **C. Restrictions on Particular Uses**

1. Mobile homes constructed prior to June 1976 are not allowed in any MHP district.
2. Carport

A carport may be permitted within the twenty-five (25') front yard setback only under the following criteria:

- (a) the carport is not enclosed, in any manner [including shrubs, trellises, siding, etc.], and
- (b) the carport is located over a driveway, and
- (c) no portion of the roofing is placed closer than six feet (6') from the front property line, and

- (d) visibility on any adjacent street is not affected, and
- (e) the carport must be within side set back regulations.

## **2.300 LIGHT COMMERCIAL (C-1)**

### **A. Intent**

This zoning district is intended to provide for the establishment of restricted commercial facilities.

All structures, whether or not a building permit is required, shall meet the following regulations.

### **B. Site Development Regulations**

Each site in the C-1 District shall be subject to the following site development regulations:

Minimum Lot Area	•3,000 square feet
Minimum Lot Width	•30 feet
Minimum Front Yard Setback	•15 feet
Minimum Side Yard Setback	•5 feet (interior side) [10 feet when adjacent to R-1, R-2 or a single family dwelling] •15 feet (street side) • None when buildings have common wall
Minimum Rear Yard Setback	•6 feet
Maximum Structural Height	•40 feet
Special Yard Regulations	Ref. 5.300
Parking	Ref. 5.700
Landscaping & Screening	Ref. 5.800
Accessory Building	Ref. 6.200
Sign Regulation	Ref. 6.400
Fences, Walls & Visibility	Ref. 5.830

\*It is the responsibility of the property owners to exercise due diligence to prevent excessive or damaging run-off onto other properties.

### **C. Restrictions on Particular Uses**

1. Awnings, canopies and their poles are exempt from front yard setbacks.

## **2.320 Commercial (C-2)**

### **A. Intent**

This zoning district is intended to provide for businesses and services that serve persons throughout the city and the area. All structures, whether or not a building permit is required, shall meet the following regulations.

### **B. Site Development Regulations**

Each site in the C-2 District shall be subject to the following site development regulations:

Minimum Lot Area	•5,000 square feet
Minimum Lot Width	•50 feet
Minimum Front Yard Setback	•15 feet
Minimum Side Yard Setback	•5 feet (interior side) [10 feet when adjacent to R-1, R-2 or a single family dwelling] •15 feet (street side) • None when buildings have common wall
Minimum Rear Yard Setback	•6 feet
Maximum Structural Height	•50 feet
Maximum Lot Building Coverage	75 %
Maximum Lot Impervious Coverage	75 %*
Special Yard Regulations	Ref. 5.300
Parking	Ref. 5.700
Landscaping & Screening	Ref. 5.800
Accessory Building	Ref. 6.200
Sign Regulation	Ref. 6.400
Fences, Walls & Visibility	Ref. 5.830

\*It is the responsibility of the property owners to exercise due diligence to prevent excessive or damaging run-off onto other properties.

## **2.400 LIGHT MANUFACTURING (M-1)**

### **A. Intent**

This zoning district is intended to provide for the development of industrial uses involving fabrication, manufacturing, and assembly or processing of materials that are already in processed form, and warehousing. All structures, whether or not a building permit is required, shall meet the following regulations.

### **B. Site Development Regulations**

Each site in the M-1 District shall be subject to the following site development regulations:

Minimum Lot Area	•5,000 square feet
Minimum Lot Width	•50 feet
Minimum Front Yard Setback	•15 feet
Minimum Side Yard Setback	•10 feet (interior side)[20 feet when adjacent to R-1 R-2, or a single-family dwelling or MHP; 15 feet (street side)] • None when buildings have common wall
Minimum Rear Yard Setback	•10 feet [20 feet when adjacent to R-1; R-2, or a single-family dwelling or MHP]
Maximum Structural Height	•50 feet
Maximum Lot Building Coverage	75 %
Maximum Lot Impervious Coverage	75 %*
Special Yard Regulations	Ref. 5.300
Parking	Ref. 5.700
Landscaping & Screening	Ref. 5.800
Accessory Building	Ref. 6.200
Sign Regulation	Ref. 6.400
Fences, Walls & Visibility	Ref. 5.830

\*It is the responsibility of the property owners to exercise due diligence to prevent excessive or damaging run-off onto other properties.

## **2.420 Medium Manufacturing (M-2)**

### **A. Intent**

This zoning district is intended to allow for the establishment of intermediate industrial uses permitting the processing or producing of materials which may produce smoke, noise, vibration, light, heat, glare or fumes, provided measures are taken from the specified development standards to minimize the impact beyond the boundaries of the property upon which the use is located. All structures, whether or not a building permit is required, shall meet the following regulations.

### **B. Site Development Regulations**

Each site in the M-2 District shall be subject to the following site development regulations:

Minimum Lot Area	•10,000 square feet
Minimum Lot Width	•100 feet
Minimum Front Yard Setback	•15 feet
Minimum Side Yard Setback	•10 feet (interior side)[ 20 feet when adjacent to R-1; R-2, MHP or a single-family dwelling] •15 feet (street side) • None when buildings have common wall
Minimum Rear Yard Setback	•10 feet [20 feet when adjacent to R-1; 20 feet when adjacent to R-2, or MHP]
Maximum Structural Height	•50 feet
Maximum Lot Building Coverage	75%
Maximum Lot Impervious Coverage	75%*
Special Yard Regulations	Ref. 5.300
Parking	Ref. 5.700
Landscaping & Screening	Ref. 5.800
Accessory Building	Ref. 6.200
Sign Regulation	Ref. 6.400
Fences, Walls & Visibility	Ref. 5.830

\*It is the responsibility of the property owners to exercise due diligence to prevent excessive or damaging run-off onto other properties.

## **2. 500 Public Facilities (PF)**

### **A. Intent**

This zoning district is intended to provide for public facilities. All structures, whether or not a building permit is required, shall meet the following regulations.

### **B. Site Development Regulations**

Each site in the PF District shall be subject to the following site development regulations:

Minimum Lot Area	•no requirement
Minimum Lot Width	•no requirement
Minimum Front Yard Setback	•same as most restrictive district adjacent to PF
Minimum Side Yard Setback	•0 feet (interior side)[5 feet when adjacent to R-1, R-2 or a single-family dwelling] •(street side) same as most restrictive district adjacent to PF
Minimum Rear Yard Setback	•0 feet [6 feet when adjacent to R-1, R-2 or a single-family dwelling]
Maximum Structural Height	•50 feet
Maximum Lot Building Coverage	75 %
Maximum Lot Impervious Coverage	75 %*
Special Yard Regulations	Ref. 5.300
Parking	Ref. 5.700
Landscaping & Screening	Ref. 5.800
Accessory Building	Ref. 6.200
Sign Regulation	Ref. 6.400
Fences, Walls & Visibility	Ref. 5.830

\*It is the responsibility of the property owners to exercise due diligence to prevent excessive or damaging run-off onto other properties.

## **2.600 Open Space (OS)**

### **A. Intent**

This zoning district is intended to be left undeveloped, except for park facilities. Park facilities or beautification efforts are consistent with the open space category. All structures, whether or not a building permit is required, shall meet the following regulations.

### **B. Property Development Standards**

Except as hereinafter provided, no building, structure or part thereof shall be erected or converted for any use in this district.

1. Lot Area - No provisions
2. Lot Dimensions - No provisions
3. Yards - Yards shall be provided as may be required by the Planning & Zoning Commission at the time of granting a conditional use permit.
4. Height Regulations - Building heights shall be determined by the Planning & Zoning Commission at the time of granting a conditional use permit.
5. Fences, Walls and Visibility - No fence, wall or hedge shall be placed to impede normal flow of water or restrict visibility.
6. Parking – (Ref Section 5.700)