

# *CITY OF MANOR*



## *ZONING GUIDE*

September 2023

# TABLE OF CONTENTS

Page #		Page #	
1	<b>List of Zone Types</b>		
	<b>Residential</b>	43	<b>Agricultural</b>
2	Single Family Estate	45	Agricultural
4	Single Family Suburban		Open Space
6	Single-Family Standard	47	<b>District Use Conditions</b>
8	Two-Family Residential		Non-Residential and Mixed-Use
10	Townhome		<b>Land Use Conditions</b>
14	Multi-Family 15	49	Land Use Conditions
16	Multi-Family 25		
18	Manufactured Home		<b>Parking</b>
20	Manufactured Home Park	65	Parking Requirements
	<b>Commercial</b>		<b>Definitions</b>
22	Light Commercial	71	Definitions
24	Medium Commercial		
26	Heavy Commercial		
28	General Office		
	<b>Industrial</b>		
30	Light Industrial		
32	Heavy Industrial		
	<b>Institutional</b>		
34	Institutional - Small		
36	Institutional - Large		
	<b>Mixed Use</b>		
38	Neighborhood Business		
40	Downtown Business		
42	PUD		

# LIST OF ZONE TYPES

## RESIDENTIAL

SF-E	Single Family Estate
SF-1	Single Family Suburban
SF-2	Single Family Standard
TH	Townhome
TF	Two-Family
MF-1	Multifamily 15
MF-2	Multifamily 25
MH-1	Manufactured Home
MH-2	Manufactured Home Park

## COMMERCIAL

C-1	Light Commercial
C-2	Medium Commercial
C-3	Heavy Commercial
GO	General Office

## INDUSTRIAL

IN-1	Light Industrial
IN-2	Heavy Industrial

## INSTITUTIONAL

I-1	Institutional Small
I-2	Institutional Large

## MIXED USE

NB	Neighborhood Business
DBD	Downtown Business District
PUD	Planned Unit Development

## AGRICULTURAL

A	Agricultural
OS	Open Space

## NOTE

**(c) : Use is Permitted with Conditions**

**(s) : Use requires a Specific Use Permit**

*Refer to Manor Code of Ordinances Chapter 3 Building Regulations, Chapter 10 Subdivision Regulation, Chapter 14 Zoning and Chapter 15 Site Development for details on permitted uses, additional site requirements, and limitations*

# RESIDENTIAL DISTRICTS

## SF-E

### Single Family Estate

The single-family estate district is intended to establish and preserve areas of low-intensity land use primarily devoted to large lot single-family residential development.

#### Permitted and Conditional Uses

##### Residential

---

Community Home (c)

Single-Family Detached

##### Non-Residential

---

Agricultural (c)

Park/playground

Amenity center (c)

Religious assembly

Athletic Facility (c/s)

School, private or parochial (s)

Bed and breakfast (c/s)

School, public

Child care center (small) (c/s)

Utility services, minor

Community Garden (c)

Wireless transmission facilities (WTF),

Golf course/country club

Stealth (c/s)

Government facilities

Home occupation (c)

# SF-E

## Single Family Estate

### Site Development Standards

Lot		Massing	
Minimum Lot Area	1/2 Acre	Maximum Height	35 ft
Minimum Lot Width	90 ft <sup>1</sup>	Minimum Setbacks:	
Maximum principle structure lot coverage	40%	Front Setback	30 ft
		Streetside Setback	15 ft
Maximum principle and accessory structure lot coverage	50%	Exterior Side Setback	15 ft <sup>3</sup>
		Rear Setback	20 ft <sup>3</sup>
Dwelling Unit Size	2,000 sq ft <sup>2</sup>	Landscape Requirement	30% <sup>4</sup>

<sup>1</sup> Corner lots add 10 ft.

Cul-de-sac lot widths shall be measured at the building setback line and be equal to the minimum required lot width.

<sup>2</sup> For every ten percent of total exterior facade area that is masonry, 100 square feet of unit size may be reduced up to 500 square feet by entering into a development agreement authorized to be executed by the city manager. Total exterior facade area does not include the area of windows and doors. Masonry is considered stone, brick, or cement stucco, and excludes cementitious planking.

Properties located within the historic district as defined in section 14.02.031 may have minimum dwelling unit sizes 500 square feet less than indicated above. Single-family estate (SF-E) district properties shall have a minimum of 70 percent front facade masonry and 60 percent overall facade masonry within the historic district.

<sup>3</sup> Setback to non-residential requires 30 ft

<sup>4</sup> Two (2) trees for properties 6,000 sf or less, Three (3) trees for properties 6,001 to 8,750 sf, Four (4) trees for properties above 8,750. All trees minimum 3" caliper. All properties four (4) 3-gallon shrubs per 10' foundation facing a street.

# SF-1

## Single Family Suburban

The single-family suburban district is intended to serve low density, traditional suburban housing types and provided with necessary facilities and services.

### Permitted and Conditional Uses

#### Residential

---

Community Home (c)

Single-Family Detached

#### Non-Residential

---

Agricultural (c)

Park/playground

Amenity center (c)

Religious assembly

Athletic Facility (c/s)

School, private or parochial (s)

Bed and breakfast (c/s)

School, public

Child care center (small) (c/s)

Utility services, minor

Community Garden (c)

Wireless transmission facilities

Golf course/country club

(WTF), Stealth (c/s)

Government facilities

Home occupation (c)

# SF-1

## Single Family Suburban

### Site Development Standards

Lot		Massing	
Minimum Lot Area	8,750 sq ft	Maximum Height	35 ft
Minimum Lot Width	70 ft <sup>1</sup>	Minimum Setbacks:	
Maximum principle structure lot coverage	40%	Front Setback	25 ft
Maximum principle and accessory structure lot coverage	50%	Streetside Setback	15 ft
		Exterior Side Setback	7.5 ft <sup>3</sup>
Dwelling Unit Size	2,000 sq ft <sup>2</sup>	Rear Setback	20 ft <sup>4</sup>
		Landscape Requirement	30% <sup>5</sup>

<sup>1</sup> Corner lots add 10 ft.

Cul-de-sac lot widths shall be measured at the building setback line and be equal to the minimum required lot width.

<sup>2</sup> For every ten percent of total exterior facade area that is masonry, 100 square feet of unit size may be reduced up to 500 square feet by entering into a development agreement authorized to be executed by the city manager. Total exterior facade area does not include the area of windows and doors. Masonry is considered stone, brick, or cement stucco, and excludes cementitious planking.

Properties located within the historic district as defined in section 14.02.031 may have minimum dwelling unit sizes 500 square feet less than indicated above. Single-family estate (SF-E) district properties shall have a minimum of 70 percent front facade masonry and 60 percent overall facade masonry within the historic district.

<sup>3</sup> Setback to non-residential requires 10 ft

<sup>4</sup> Setback to non-residential requires 25 ft

<sup>5</sup> Two (2) trees for properties 6,000 sf or less, Three (3) trees for properties 6,001 to 8,750 sf, Four (4) trees for properties above 8,750. All trees minimum 3" caliper. All properties four (4) 3-gallon shrubs per 10' foundation facing a street.

# SF-2

## Single Family Standard

The single-family standard district is intended to serve moderately higher density traditional suburban housing types and provided with necessary facilities and

### Permitted and Conditional Uses

#### Residential

---

Community Home (c)	Single-Family Detached
--------------------	------------------------

#### Non-Residential

---

Agricultural (c)	Park/playground
Amenity center (c)	Religious assembly
Athletic Facility (c/s)	School, private or parochial (s)
Bed and breakfast (c/s)	School, public
Child care center (small) (c/s)	Utility services, minor
Community Garden (c)	Wireless transmission facilities (WTF),
Golf course/country club	Stealth (c/s)
Government facilities	
Home occupation (c)	



# SF-2

## Single Family Standard

### Site Development Standards

Lot		Massing	
Minimum Lot Area	7,500 sq ft	Maximum Height	35 ft
Minimum Lot Width	60 ft <sup>1</sup>	Minimum Setbacks:	
Maximum principle structure lot coverage	40%	Front Setback	25 ft
Maximum principle and accessory structure lot coverage	50%	Streetside Setback	15 ft
Dwelling Unit Size	1,700 sq ft <sup>2</sup>	Exterior side Setback	5 ft <sup>3</sup>
		Rear Setback	10 ft <sup>4</sup>
		Landscape Requirement	30% <sup>5</sup>

<sup>1</sup> Corner lots add 10 ft.

Cul-de-sac lot widths shall be measured at the building setback line and be equal to the minimum required lot width.

<sup>2</sup> For every ten percent of total exterior facade area that is masonry, 100 square feet of unit size may be reduced up to 500 square feet by entering into a development agreement authorized to be executed by the city manager. Total exterior facade area does not include the area of windows and doors. Masonry is considered stone, brick, or cement stucco, and excludes cementitious planking.

Properties located within the historic district as defined in section 14.02.031 may have minimum dwelling unit sizes 500 square feet less than indicated above. Single-family standard (SF-2) district properties shall have a minimum of 70 percent front facade masonry and 60 percent overall facade masonry within the historic district.

<sup>3</sup> Setback to non-residential requires 10 ft

<sup>4</sup> Setback to non-residential requires 15 ft

<sup>5</sup> Two (2) trees for properties 6,000 sf or less, Three (3) trees for properties 6,001 to 8,750 sf, Four (4) trees for properties above 8,750. All trees minimum 3" caliper. All properties four (4) 3-gallon shrubs per 10' foundation facing a street.

# TF

## Two-Family

The two-family district allows for duplexes or other similar two-unit housing types and should serve as a low to medium density neighborhood providing a transition to more intense land uses.

### Permitted and Conditional Uses

#### Residential

---

Condominium	Single-Family attached (2 units)
-------------	----------------------------------

#### Non-Residential

---

Agricultural (c)	Religious assembly
Amenity center (c)	School, private or parochial (s)
Child care center (small) (c/s)	School, public
Community Garden (c)	Utility services, minor
Government facilities	Wireless transmission facilities (WTF),
Home occupation (c)	Stealth (c/s)
Park/playground	

# TF

## Two-Family

### Site Development Standards

Lot		Massing	
Minimum Lot Area	8,750 sq ft	Maximum Height	35 ft
Minimum Lot Width	70 ft <sup>1</sup>	Minimum Setbacks:	
Maximum principle structure lot coverage	50%	Front Setback	25 ft
		Streetside Setback	15 ft
Maximum principle and accessory structure lot coverage	60%	Exterior Side Setback	7.5 ft <sup>3</sup>
		Rear Setback	20 ft <sup>4</sup>
Dwelling Unit Size	1,500 sq ft <sup>2</sup>	Landscape Requirement	30% <sup>5</sup>

<sup>1</sup> Corner lots add 10 ft.

Cul-de-sac lot widths shall be measured at the building setback line and be equal to the minimum required lot width.

<sup>2</sup> For every ten percent of total exterior facade area that is masonry, 100 square feet of unit size may be reduced up to 500 square feet by entering into a development agreement authorized to be executed by the city manager. Total exterior facade area does not include the area of windows and doors. Masonry is considered stone, brick, or cement stucco, and excludes cementitious planking. Properties located within the historic district as defined in section 14.02.031 may have minimum dwelling unit sizes 500 square feet less than indicated above. Two-family (TF) district properties shall have a minimum of 70 percent front facade masonry and 60 percent overall facade masonry within the historic district.

<sup>3</sup> setback to non-residential requires 10 ft

<sup>4</sup> setback to non-residential requires 25 ft

<sup>5</sup> Two (2) trees for properties 6,000 sf or less, Three (3) trees for properties 6,001 to 8,750 sf, Four (4) trees for properties above 8,750. All trees minimum 3" caliper. All properties four (4) 3-gallon shrubs per 10' foundation facing a street.

# TH

## Townhome Single Lot

The townhome district is intended to establish and preserve areas of medium intensity land use devoted to moderate density residential development with up to 12 units per acre. This district often provides a transition between lower intensity residential uses and more intensive uses. Townhouses may be developed in either a common-lot or single-lot (fee simple) configuration.

### Permitted and Conditional Uses

#### Residential

---

Condominium	Single-Family attached (3 or more units)
Single-Family attached (2 units) (c)	

#### Non-Residential

---

Agricultural (c)	Religious assembly
Amenity center (c)	School, private or parochial (s)
Child care center (small) (c/s)	School, public
Community Garden (c)	Utility services, minor
Government facilities	Wireless transmission facilities
Home occupation (c)	(WTF), Stealth (c/s)
Park/playground	

# TH

## Townhome Single Lot

### Site Development Standards

Lot		Massing	
Minimum Lot Area: Single Lot	3,000 sq ft	Maximum Height	35 ft
Minimum Lot Width Single Lot	30 ft <sup>1</sup>	Minimum Setbacks:	
Maximum Building Coverage	50%	Front Setback	25 ft
Maximum Building Coverage with Accessory Buildings	60%	Streetside Setback	15 ft
Landscape Requirement	30% <sup>2</sup>	Exterior Side Setback	0 ft attached <sup>4</sup> 5 ft detached <sup>4</sup>
Dwelling Unit Size	1,500 sq ft <sup>3</sup>	Rear Setback	20 ft <sup>5</sup>
Maximum Dwelling Units	1		
Maximum Units Per Structure	6		

<sup>1</sup> Corner lots add 10 ft.

Cul-de-sac lot widths shall be measured at the building setback line and be equal to the minimum required lot width.

<sup>2</sup> Two (2) trees for properties 6,000 sf or less, Three (3) trees for properties 6,001 to 8,750 sf, Four (4) trees for properties above 8,750. All trees minimum 3" caliper. All properties four (4) 3-gallon shrubs per 10' foundation facing a street.

<sup>3</sup> For every ten percent of total exterior facade area that is masonry, 100 square feet of unit size may be reduced up to 500 square feet by entering into a development agreement authorized to be executed by the city manager. Total exterior facade area does not include the area of windows and doors. Masonry is considered stone, brick, or cement stucco, and excludes cementitious planking.

Properties located within the historic district as defined in section 14.02.031 may have minimum dwelling unit sizes 500 square feet less than indicated above. Townhome (TH) district properties shall have a minimum of 70 percent front facade masonry and 60 percent overall facade masonry within the historic district.

<sup>4</sup> setback to non-residential requires 15 ft

<sup>5</sup> setback to non-residential requires 25 ft

# TH

## Townhome Common Lot

The townhome district is intended to establish and preserve areas of medium intensity land use devoted to moderate density residential development with up to 12 units per acre. This district often provides a transition between lower intensity residential uses and more intensive uses. Townhouses may be developed in either a common-lot or single-lot (fee simple) configuration.

### Permitted and Conditional Uses

#### Residential

---

Condominium	Single-Family attached (3 or more units)
Single-Family attached (2 units) (c)	

#### Non-Residential

---

Agricultural (c)	Religious assembly
Amenity center (c)	School, private or parochial (s)
Child care center (small) (c/s)	School, public
Community Garden (c)	Utility services, minor
Government facilities	Wireless transmission facilities
Home occupation (c)	(WTF), Stealth (c/s)
Park/playground	

# TH

## Townhome Common Lot

### Site Development Standards

Lot		Massing	
Minimum Lot Area: Common Lot	1/2 Acre	Maximum Height	35 ft
Minimum Lot Width Common Lot	125 ft <sup>1</sup>	Minimum Setbacks:	
Maximum Building Coverage	50%	Front Setback	25 ft
Maximum Building Coverage with Accessory Buildings	60%	Streetside Setback	15 ft
Dwelling Unit Size	1,500 sq ft <sup>2</sup>	Exterior Side Setback	15 ft <sup>6</sup>
Maximum Dwelling Units	12/acre		
Maximum Units Per Structure	6	Rear Setback	
Landscape Requirement	30% <sup>3</sup>	Interior Side Setback	0 ft attached 10 ft detached
Streetscape Landscaping	15 ft <sup>4</sup>		
Bufferyard	25 ft <sup>5</sup>		

<sup>1</sup> Corner lots add 10 ft. Cul-de-sac lot widths shall be measured at the building setback line and be equal to the minimum required lot width.

<sup>2</sup> For every ten percent of total exterior facade area that is masonry, 100 square feet of unit size may be reduced up to 500 square feet by entering into a development agreement authorized to be executed by the city manager. Total exterior facade area does not include the area of windows and doors. Masonry is considered stone, brick, or cement stucco, and excludes cementitious planking.

Properties located within the historic district as defined in section 14.02.031 may have minimum dwelling unit sizes 500 square feet less than indicated above. Townhome (TH) district properties shall have a minimum of 70 percent front facade masonry and 60 percent overall facade masonry within the historic district.

<sup>3</sup> 1 Tree per each non-corner dwelling unit and 2 trees per each corner dwelling unit. 4 shrubs per 10' of foundation facing a street or internal drive.

<sup>4</sup> 1 medium or large tree (type A or B) must be planted for every 40 linear feet of street frontage when overhead utilities are absent. If overhead utilities are present, then 1 small tree (type C) must be planted for every 20 linear feet of street frontage.

<sup>5</sup> 4 large and/or medium evergreen trees and 15 shrubs per 100 linear feet of the site development boundary plus an opaque wall. Bufferyards required to all SF-E, SF-1, SF-2, MH-1, MH-2, TF, and TH.

<sup>6</sup> Setbacks to non-residential requires 25 ft

# MF-1

## Multi Family 15

The multi-family 15 district serves as a low to moderate density multi-family development with up to 15 units per acre and having access off a primary or major thoroughfare and providing a transition to more intense land uses.

### Permitted and Conditional Uses

#### Residential

---

Assisted Living	Nursing Home
Condominium	Single-family attached (3 or more units) (c)
Multi-Family	

#### Non-Residential

---

Amenity Center	Utility services, minor
Government Facilities	Wireless Transmission Facilities, attached (c/s)
Home Occupation (c)	
Park/Playground	Wireless Transmission Facilities, monopole (c/s)
Religious Assembly	Wireless Transmission Facilities, stealth (c/s)
School, private or parochial (s)	
School, public	



# MF-1

## Multi Family 15

### Site Development Standards

Lot		Massing	
Minimum Lot Area	10,000 sq ft	Maximum Height	45 ft
Minimum Lot Width	100 ft <sup>1</sup>	Minimum Setbacks:	
Maximum principle structure lot coverage	40%	Front Setback	20 ft
Maximum principle and accessory structure lot coverage	50%	Streetside Setback	15 ft
Maximum Dwelling Units	15/acre	Exterior Side Setback	1-story: 25 ft
Minimum Dwelling Unit Size	1,000 sq ft <sup>2</sup>		2-story: 50 ft <sup>6</sup>
Landscape Requirement	40% <sup>3</sup>		3-story: 80 ft <sup>6</sup>
Streetscape Landscaping	15 ft <sup>4</sup>	Rear Setback	1-story: 25 ft
Bufferyard Landscaping	25 ft <sup>5</sup>		2-story: 50 ft <sup>6</sup>
Open Space Requirement	1 acre per 150 dwelling units	Interior Side Setback	3-story: 80 ft <sup>6</sup>
			15 ft

<sup>1</sup> Corner lots add 10 ft

<sup>2</sup> For every ten percent of total exterior facade area that is masonry, 100 square feet of unit size may be reduced up to 500 square feet by entering into a development agreement authorized to be executed by the city manager. Total exterior facade area does not include the area of windows and doors. Masonry is considered stone, brick, or cement stucco, and excludes cementitious planking. Properties located within the historic district as defined in section 14.02.031 may have minimum dwelling unit sizes 500 square feet less than indicated above. Multi-family 15 (MF-1) and multi-family 25 (MF-2) district properties shall have a minimum of 40 percent overall facade masonry.

<sup>3</sup> 2 trees per 600 sq ft for first 20,000 sq ft of landscaped area. 0.5 tree per 600 sq ft of landscaped area above 20,000 sq ft. 4 shrubs per 600 sq ft of landscaped area.

<sup>4</sup> 1 medium or large tree (type A or B) must be planted for every 40 linear feet of street frontage when overhead utilities are absent. If overhead utilities are present, then 1 small tree (type C) must be planted for every 20 linear feet of street frontage.

<sup>5</sup> 4 large and/or medium evergreen trees and 15 shrubs per 100 linear feet of the site development boundary plus an opaque wall. Bufferyards required to all SF-E, SF-1, SF-2, MH-1, MH-2, TF, and TH.

<sup>6</sup> Side and rear setbacks to non-residential and conforming MF-1 and MF-2 is 25 ft

# MF-2

## Multi Family 25

The multi-family 25 district serves as a high-density multi-family development with up to 25 units per acre and having access off a major thoroughfare. This district can serve as a buffer to more intense land uses but should not abut single-family districts. The multi-family 15 district serves as a low to moderate density multi-family development with up to 15 units per acre and having access off a primary or major thoroughfare and providing a transition to more intense land uses.

### Permitted and Conditional Uses

#### Residential

---

Assisted Living	Nursing Home
Condominium	Single-family attached (3 or more units) (c)
Multi-Family	

#### Non-Residential

---

Amenity Center	Utility services, minor
Government Facilities	Wireless Transmission Facilities, attached (c/s)
Home Occupation (c)	Wireless Transmission Facilities, monopole (c/s)
Park/Playground	
Religious Assembly	
School, private or parochial (s)	
School, public	Wireless Transmission Facilities, stealth (c/s)

# MF-2

## Multi Family 25

### Site Development Standards

Lot		Massing	
Minimum Lot Area	1 acre	Maximum Height	55 ft
Minimum Lot Width	200 ft <sup>1</sup>	Minimum Setbacks:	
Maximum principle structure lot coverage	40%	Front Setback	20 ft
Maximum principle and accessory structure lot coverage		Streetside Setback	15 ft
			1-story: 25 ft
Maximum Dwelling Units	25/acre	Exterior Side Setback	2-story: 50 ft <sup>6</sup>
Dwelling Unit Size*	1,000 sq ft <sup>2</sup>		3-story: 80 ft <sup>6</sup>
Landscape Requirement	40% <sup>3</sup>		4-story: 80 ft <sup>6</sup>
Streetscape Landscaping	15 ft <sup>4</sup>	Rear Setback	1-story: 25 ft
Bufferyard Landscaping	25 ft <sup>5</sup>		2-story: 50 ft <sup>6</sup>
			3-story: 80 ft <sup>6</sup>
Open Space Requirement	1 acre per 150 dwelling units	Interior Side Setback	4-story: 80 ft <sup>6</sup>
			15 ft

<sup>1</sup> Corner lots add 10 ft

<sup>2</sup> For every ten percent of total exterior facade area that is masonry, 100 square feet of unit size may be reduced up to 500 square feet by entering into a development agreement authorized to be executed by the city manager. Total exterior facade area does not include the area of windows and doors. Masonry is considered stone, brick, or cement stucco, and excludes cementitious planking

Properties located within the historic district as defined in section 14.02.031 may have minimum dwelling unit sizes 500 square feet less than indicated above. Multi-family 15 (MF-1) and multi-family 25 (MF-2) district properties shall have a minimum of 40 percent overall facade masonry.

<sup>3</sup> 2 trees per 600 sq ft for first 20,000 sq ft of landscaped area. 0.5 tree per 600 sq ft of landscaped area above 20,000 sq ft. 4 shrubs per 600 sq ft of landscaped area.

<sup>4</sup> 1 medium or large tree (type A or B) must be planted for every 40 linear feet of street frontage when overhead utilities are absent. If overhead utilities are present, then 1 small tree (type C) must be planted for every 20 linear feet of street frontage.

<sup>5</sup> 4 large and/or medium evergreen trees and 15 shrubs per 100 linear feet of the site development boundary plus an opaque wall. Bufferyards required to all SF-E, SF-1, SF-2, MH-1, MH-2, TF, and TH.

<sup>6</sup> Side and rear setbacks to non-residential and conforming MF-1 and MF-2 is 25 ft

# MH-1

## Manufactured Home

The manufactured home district is intended to provide for individual lots with a single manufactured dwelling unit per lot.

### Permitted and Conditional Uses

#### Residential

---

Community Home (c)	Manufactured Home
Single Family Detached (c)	

#### Non-Residential

---

Agricultural (c)	School, private or parochial (s)
Amenity Center (c)	School, public
Government Facilities	Utility services, minor
Home Occupation (c)	Wireless transmission facilities,
Park/Playground	Stealth (c/s)
Religious Assembly	

# MH-1

## Manufactured Home

### Site Development Standards

Lot		Massing	
Minimum Lot Size	7,200 sq ft	Maximum Height	25 ft
Minimum Lot Area	60 ft <sup>1</sup>	Minimum Setbacks:	
Maximum Building Coverage	40%	Front Setback	25 ft
Maximum Building Coverage with Accessory Buildings	50%	Streetside Setback	15 ft
Landscape Requirement	30% <sup>2</sup>	Exterior Side Setback	7.5 ft <sup>3</sup>
Maximum Dwelling Units	1/lot	Rear Setback	10 ft <sup>4</sup>
Maximum Units/Structure	1	Minimum Dwelling Unit Size	650 sq ft

<sup>1</sup> Corner lots add 10 ft.

Cul-de-sac lot widths shall be measured at the building setback line and be equal to the minimum required lot width.

<sup>2</sup> Two (2) trees for properties 6,000 sf or less, Three (3) trees for properties 6,001 to 8,750 sf, Four (4) trees for properties above 8,750. All trees minimum 3" caliper. All properties four (4) 3-gallon shrubs per 10' foundation facing a street.

<sup>3</sup> Side yard to non-residential is 10'

<sup>4</sup> Rear yard to non-residential is 15'

# MH-2

## Manufactured Home Park

The manufactured home park district allows for a lot to be held under single ownership with spaces rented or leased to individual tenant occupants. Parks must consist of at least 20 dwelling units.

### Permitted and Conditional Uses

#### Residential

---

Community Home (c)	Manufactured Home
--------------------	-------------------

#### Non-Residential

---

Agricultural (c)	School, private or parochial (s)
Amenity Center (c)	School, public
Government Facilities	Utility services, minor
Home Occupation (c)	Wireless transmission facilities,
Park/Playground	Stealth (c/s)
Religious Assembly	

# MH-2

## Manufactured Home Park

### Site Development Standards

Lot		Massing	
Minimum Lot Size	5 acres	Maximum Height	25 ft
Minimum Lot Width	200 ft	Minimum Setbacks:	
Maximum Building Coverage	40%	Front Yard	25 ft
Maximum Building Coverage with Accessory Buildings	50%	Street Side Yard	15 ft
		Side Yard	20 ft
Landscape Requirement	30% <sup>1</sup>	Rear Yard	20 ft <sup>2</sup>
Maximum Dwelling Units	8/acre	Interior Side	20 ft
Maximum Units/Structure	1	Dwelling Unit Size	650 sq ft

<sup>1</sup> Two 3-inch trees for properties 6,000 sq ft or less, three 3-inch trees for properties between 6,001 and 8,750 sq ft, four 3-inch trees for properties above 8,751 sq ft. All lots - four 3-gallon shrubs per 10' foundation facing a street, exception of driveway.

<sup>2</sup> Rear yard to non-residential is 25'

# COMMERCIAL DISTRICTS

## C-1

### Light Commercial

The light commercial district allows a mix of low-intensity commercial uses that are intended to serve a larger area of the community than NB (neighborhood business) uses. Light commercial uses should be located along or at the intersections of major roadways.

#### Permitted and Conditional Uses

##### Non-Residential Uses

---

Alcoholic Beverage Establishment (c)	Hotel (c)
Amusement (Indoor) (c)	Laundry Service (Self)
Antique Shop	Liquor Sales (c)
Art Studio or Gallery	Medical Clinic (c)
Automobile Repair (Minor) (c)	Offices, Government
Brewpub	Off-site Accessory Parking
Business Support Services	Personal Improvement Services
Child Care Center	Personal Services
Club or Lodge	Pet Store (c )
Commercial Off-Street Parking (c)	Printing and Publishing (c )
Communication Services or Facilities	Religious Assembly
Community Garden (c)	Restaurant (c)
Construction and Equipment Sales (Minor)	Restaurant-Drive in or Drive-Through (c)
Consumer repair Services	School, boarding
Event Center (c/s)	School, business or trade
Financial Services (c)	School, private or parochial
Florist (c)	School, public
Food Preparation (c)	Semi-Permanent food establishment (c )
Food Sales (c )	Smoke shop or Tobacco Store
Funeral Services (c)	Theater
Game Room (c/s)	Utility services (minor)
Garden Center (c)	Veterinary Services, minor (c )
Gasoline Station (Limited) (c/s)	Wireless Transmission Facilities, attached (c)
General Retail Sales (Convenience)	Wireless Transmission Facilities, monopole (c/s)
General Retail Sales (general)	Wireless Transmission Facilities, stealth (c)
Governmental facilities	
Hospital Services (s)	



# C-1

## Light Commercial

### Site Development Standards

Lot		Massing	
Minimum Lot Area	7,500 sq. ft	Maximum Height	60 ft
Minimum Lot Width	60 ft <sup>1</sup>	Minimum Setbacks:	
Maximum principle structure lot coverage	60% <sup>2</sup>	Front setback	20 ft
		Streetside Setback	15 ft
Maximum principle and accessory structure lot coverage	70%	Exterior Side Setback	25 ft <sup>6</sup>
Landscape Requirement	15% <sup>3</sup>	Rear Setback	25 ft <sup>6</sup>
Streetscape yard	15 ft <sup>4</sup>		
Bufferyard	25 ft <sup>5</sup>		

<sup>1</sup> Corner lots add 10 ft.

<sup>2</sup> Properties located within the historic district as defined in section 14.02.031 shall have a minimum of 60 percent front facade masonry and 50 percent overall facade masonry. Percent calculations are based on total exterior facades excluding window and door openings. Masonry is considered stone, brick, or cement stucco and excludes cementitious planking.

<sup>3</sup> 2 Trees per 600 s.f. of landscaped area.  
4 shrubs per 600 s.f. of landscaped area.

<sup>4</sup> 1 medium or large tree (type A or B) must be planted for every 40 linear feet of street frontage when overhead utilities are absent. If overhead utilities are present, then 1 small tree (type C) must be planted for every 20 linear feet of street frontage.

<sup>5</sup> 4 large and/or medium evergreen trees and 15 shrubs per 100 linear feet of the site development boundary plus an opaque wall. Bufferyards required to all SF-E, SF-1, SF-2, MH-1, MH-2, TF, and TH.

<sup>6</sup> Setbacks to non-residential can be 10 ft

# C-2

## Medium Commercial

The medium commercial district is intended for moderately dense commercial development, such as large-format retailers and malls, serving local and regional needs. Medium commercial uses should be located along or the intersections of major roadways to accommodate the traffic generated.

### Permitted and Conditional Uses

#### Non-Residential Uses

Adult day care	Food Court Establishment (c/s)	Recreational Vehicle sale, service, and rental (c)
Alcoholic Beverage Establishment (c)	Food Preparation (c)	Religious Assembly
Amusement (Indoor) (c)	Food Sales (c)	Restaurant (c)
Amusement (outdoor) (c)	Funeral Services (c)	Restaurant-Drive in or Drive-Through (c)
Antique Shop	Game Room (c/s)	School, boarding
Art Studio or Gallery	Garden Center (c)	School, business or trade
Automobile Repair (Major)(c)	Gasoline Station (Limited) (c/s)	School, College or University
Automobile Repair (Minor) (c)	Gasoline Station Full Service (c/s)	School, private or parochial
Automobile Sale/Rental (c)	General Retail Sales (Convenience)	School, public
Automobile Washing (c)	General Retail Sales (General)	Semi-Permanent food establishment (c)
Brewery, micro (c)	Governmental facilities	Smoke shop or Tobacco Store
Brewpub (c)	Hospital Services (s)	Theater
Business Support Services	Hotel (c)	Transportation Terminal (c)
Child Care Center	Kennel (c)	Truck and Trailer sales and rental (c)
Club or Lodge (c)	Laundry Service	Utility services (minor)
Commercial Off-Street Parking (c)	Laundry Service (Self)	Veterinary Services, large (c)
Communication Services or Facilities	Liquor Sales (c)	Veterinary Services, small (c)
Construction and Equipment Sales (Minor)	Medical Clinic (s)	Wireless Transmission Facilities, attached (c)
Consumer repair Services	Mini-Storage Warehouse (c)	Wireless Transmission Facilities, stealth (c)
Contractor's shop (c)	Offices, Government	Wireless Transmission Facilities, monopole (c/s)
Distillery, micro	Offices, Medical (s)	Zoo, private
Event Center (c/s)	Offices, Professional (s)	
Financial Services (c)	Offices, Showroom	
Financial Services, alternative (c)	Off-site Accessory Parking	
)	Pawnshop (c)	
Florist (c)	Personal Improvement Services	
	Personal Services	
	Pet Store (c)	
	Printing and Publishing (c)	
	Recreational Vehicle Park (c/s)	

# C-2

## Medium Commercial

### Site Development Standards

Lot		Massing	
Minimum Lot Area	1/2 acre	Maximum Height	60 ft
Minimum Lot Width	100 ft <sup>1</sup>	Minimum Setbacks:	
Maximum principle structure lot coverage	60% <sup>2</sup>	Front Setback	20 ft
		Streetside Setback	15 ft
Maximum principle and accessory structure lot coverage <sup>3</sup>	70%	Exterior Side Setback	40 ft <sup>6</sup>
		Rear Setback	40 ft <sup>6</sup>
Landscape Requirement	15% <sup>3</sup>		
Streetscape yard	15 ft <sup>4</sup>		
Bufferyard	25 ft <sup>5</sup>		

<sup>1</sup> Corner lots add 10 ft

<sup>2</sup> Properties located within the historic district as defined in section 14.02.031 shall have a minimum of 60 percent front facade masonry and 50 percent overall facade masonry. Percent calculations are based on total exterior facades excluding window and door openings. Masonry is considered stone, brick, or cement stucco and excludes cementitious planking.

<sup>3</sup> 2 Trees per 600 s.f. of landscaped area.  
4 shrubs per 600 s.f. of landscaped area.

<sup>4</sup> 1 medium or large tree (type A or B) must be planted for every 40 linear feet of street frontage when overhead utilities are absent. If overhead utilities are present, then 1 small tree (type C) must be planted for every 20 linear feet of street frontage.

<sup>5</sup> 4 large and/or medium evergreen trees and 15 shrubs per 100 linear feet of the site development boundary plus an opaque wall. Bufferyards required to all SF-E, SF-1, SF-2, MH-1, MH-2, TF, and TH.

<sup>6</sup> Setback to non-residential can be 10 ft

# C-3

## Heavy Commercial

The heavy commercial district allows for a mix of large-format commercial uses and light industrial uses and is intended to serve as employment centers for the community and region. Heavy commercial uses should have direct frontage along major highways.

### Permitted and Conditional Uses

#### Non-residential Uses

Adult day care	Food Court Establishment (c/s)	Recreational Vehicle Park (c/s)
Adult Oriented Business (c/s)	Food Preparation (c)	Recreational Vehicle sale, service, and rental (c)
Alcoholic Beverage Establishment (c)	Food Sales (c)	Religious Assembly
Amusement (Indoor) (c)	Funeral Services (c)	Research Services (General)
Amusement (outdoor) (c)	Game Room (c/s)	Restaurant (c)
Antique Shop	Garden Center (c)	Restaurant-Drive in or Drive-Through (c)
Art Studio or Gallery	Gasoline Station (Limited) (c)	School, boarding
Automobile Repair (Major)(c)	Gasoline Station Full Service (c)	School, business or trade
Automobile Repair (Minor) (c)	General Retail Sales (Convenience)	School, college or university
Automobile Sale/Rental (c)	General Retail Sales (General)	School, private or parochial
Automobile Washing (c)	Governmental facilities	School, public
Brewery, micro (c)	Hotel (c)	Semi-Permanent food establishment (c)
Brewery, regional (c)	Hospital (s)	Shooting range (indoor)
Brewpub (c)	Industrial Use, light	Smoke shop or Tobacco Store
Business Support Services	Kennel (c)	Theater
Child Care Center	Laundry Service	Transportation Terminal (c)
Club or Lodge (c)	Laundry Service (Self)	Truck and Trailer sales and rental (c)
Commercial Off-Street Parking (c)	Liquor Sales (c)	Truck Stop or Travel Center
Communication Services or Facilities	Medical Clinic (s)	Utility Services (minor)
Construction and Equipment	Mini-Storage Warehouse (c)	Vehicle Storage Facility (c)
Construction and Equipment sales (Major)	Offices, Government	Veterinary Services, Large(c)
Consumer repair Services	Offices, Medical (s)	Veterinary Services, Small (c)
Contractor's shop (c)	Offices, Professional (s)	Wireless Transmission Facilities, attached (c)
Data Center	Offices, Showroom	Wireless Transmission Facilities, stealth (c)
Distillery, micro (c)	Offices, Warehouse (c)	Wireless Transmission Facilities, monopole (c/s)
Distillery, Regional (c)	Off-site Accessory Parking	Zoo, private
Event Center (c)	Pawnshop (c)	
Financial Services (c)	Personal Improvement Services	
Financial Services, alternative (c)	Personal Services	
Florist (c)	Pet Store (c)	
	Portable Building Sales	
	Printing and Publishing (c)	
	Product Development	
	Services (general)	

# C-3

## Heavy Commercial

### Site Development Standards

Lot	Massing		
Minimum Lot Area	1/2 acre	Maximum Height	60 ft
Minimum Lot Width	200 ft <sup>1</sup>	Minimum Setbacks:	
Maximum principle structure lot coverage	60% <sup>2</sup>	Front Setback	20 ft
Maximum principle and accessory structure lot coverage	70%	Streetside Setback	20 ft
		Exterior Side Setback	40 ft <sup>6</sup>
		Rear Setback	40 ft <sup>6</sup>
Landscape Requirement	15% <sup>3</sup>		
Streetscape Yard	15 ft <sup>4</sup>		
Bufferyard	30 ft <sup>5</sup>		

<sup>1</sup> Corner lots add 10 ft

<sup>2</sup> Properties located within the historic district as defined in section 14.02.031 shall have a minimum of 60 percent front facade masonry and 50 percent overall facade masonry. Percent calculations are based on total exterior facades excluding window and door openings. Masonry is considered stone, brick, or cement stucco and excludes cementitious planking.

<sup>3</sup> 2 Trees per 600 s.f. of landscaped area.  
4 shrubs per 600 s.f. of landscaped area.

<sup>4</sup> 1 medium or large tree (type A or B) must be planted for every 40 linear feet of street frontage when overhead utilities are absent. If overhead utilities are present, then 1 small tree (type C) must be planted for every 20 linear feet of street frontage.

<sup>5</sup> 4 large and/or medium evergreen trees and 15 shrubs per 100 linear feet of the site development boundary plus an opaque wall. Bufferyards required to all SF-E, SF-1, SF-2, MH-1, MH-2, TF, and TH.

<sup>6</sup> Setback to non-residential can be 15 ft

# GO

## General Office

The general office district is established to provide for office buildings and businesses that support large office complexes. This district permits uses that serve the community as a whole and provides regional employment opportunities. This district should be located along arterial roadways; it can also provide for transitional uses between neighborhoods and more intensive commercial and regional activities.

### Permitted and Conditional Uses

#### Non-residential Uses

---

Child Care Center	Printing and publishing (c)
Club or Lodge (c)	Product Development Services (general)
Communication Services or Facilities	Religious assembly
Data Center	Research services (general)
Financial services (c)	Restaurant (c)
General retail sales (convenience)	Utility services (minor)
Governmental Facilities	Wireless Transmission Facilities, attached (c)
Hospital services	Wireless Transmission Facilities, monopole (c/s)
Medical clinic	Wireless Transmission Facilities, stealth (c)
Offices, government	
Offices, medical	
Offices, professional	
Off-site accessory parking	

# GO

## General Office

### Site Development Standards

Lot		Massing	
Minimum Lot Area	15,000 sq ft	Maximum Height	60 ft
Minimum Lot Width	100 ft <sup>1</sup>	Minimum Setbacks:	
Maximum principle structure lot coverage	60% <sup>2</sup>	Front setback	20 ft
Maximum principle and accessory structure lot coverage	70%	Streetside setback	15 ft
Landscape Requirement	30% <sup>3</sup>	Exterior Side Setback	40 ft <sup>6</sup>
Streetscape yard	15 ft <sup>4</sup>	Rear Setback	40 ft <sup>6</sup>
Bufferyard	25 ft <sup>5</sup>		

<sup>1</sup> Corner lot add 10 ft

<sup>2</sup> Properties located within the historic district as defined in section 14.02.031 shall have a minimum of 60 percent front facade masonry and 50 percent overall facade masonry. Percent calculations are based on total exterior facades excluding window and door openings. Masonry is considered stone, brick, or cement stucco and excludes cementitious planking.

<sup>3</sup> 2 Trees per 600 s.f. of landscaped area.  
4 shrubs per 600 s.f. of landscaped area.

<sup>4</sup> 1 medium or large tree (type A or B) must be planted for every 40 linear feet of street frontage when overhead utilities are absent. If overhead utilities are present, then 1 small tree (type C) must be planted for every 20 linear feet of street frontage.

<sup>5</sup> 4 large and/or medium evergreen trees and 15 shrubs per 100 linear feet of the site development boundary plus an opaque wall. Bufferyards required to all SF-E, SF-1, SF-2, MH-1, MH-2, TF, and TH.

<sup>6</sup> Setback to non-residential can be 15 ft

# INDUSTRIAL DISTRICTS

## IN-1

### Light Industrial

The light industrial district is intended for lower intensity assembly, manufacturing, research, or warehousing uses and where the main functions of the use occur indoors. Limited outdoor storage and display is permitted. Light industrial uses should be located along major roadways, but not directly along US Highway 290.

#### Permitted and Conditional Uses

##### Non- Residential Uses

Adult Oriented Business (c/s)	Offices, showroom
Art Studio or gallery	Offices, Warehouse (c)
Automobile repair (major) (c)	Off-site Accessory Parking
Automobile repair (minor) (c)	Pawnshop (c)
Brewery, micro (c)	Portable Building Sales
Brewery, regional (c)	Product Development Services (general)
Communication Services or Facilities	Recreational Vehicle sale, service, and rental (c)
Construction and Equipment sales (major)	Recycling operation (indoor)
Construction and Equipment Sales (Minor)	Religious Assembly
Contractor's shop (c)	Research Services (General)
Data Center	Shooting Range (Indoor)
Distillery, Micro (c)	Transportation Terminal (c)
Distillery, Regional (c)	Truck and Trailer sales and rental (c)
Food Court Establishment (c/s)	Truck Stop or Travel Center
Food Preparation (c)	Utility services, major (c)
Funeral Services (c)	Utility services (minor)
Governmental facilities	Vehicle Storage facility (c)
Industrial Use, light	Wireless Transmission Facilities, attached (c)
Kennel (c)	Wireless Transmission Facilities, monopole (c/s)
Laundry Service	Wireless Transmission Facilities, stealth (c)
Mini-Storage Warehouse (c)	
Offices, Government	



# IN-1

## Light Industrial

### Site Development Standards

Lot		Massing	
Minimum Lot Area	1/2 acre	Maximum Height	60 ft
Minimum Lot Width	100 ft <sup>1</sup>	Minimum Setbacks:	
Maximum principle structure lot coverage	50% <sup>2</sup>	Front Setback	20 ft
Maximum principle and accessory structure lot coverage <sup>3</sup>	60%	Streetside Setback	15 ft
		Exterior Side Setback	50 ft <sup>6</sup>
		Rear Setback	50 ft <sup>7</sup>
Landscape	15% <sup>3</sup>		
Bufferyard	40 ft <sup>4</sup>		
Streetscape yard	15 ft <sup>5</sup>		

<sup>1</sup> Corner lots add 10 ft

<sup>2</sup> Properties located within the historic district as defined in section 14.02.031 shall have a minimum of 40 percent front facade masonry. Percent calculations are based on total exterior facades excluding window and door openings. Masonry is considered stone, brick, or cement stucco and excludes cementitious planking.

<sup>3</sup> 1 Tree per 800 s.f. of landscaped area.  
4 shrubs per 800 s.f. of landscaped area.

<sup>4</sup> 1 medium or large tree (type A or B) must be planted for every 40 linear feet of street frontage when overhead utilities are absent. If overhead utilities are present, then 1 small tree (type C) must be planted for every 20 linear feet of street frontage.

<sup>5</sup> 4 large and/or medium evergreen trees and 15 shrubs per 100 linear feet of the site development boundary plus an opaque wall. Bufferyards required to all SF-E, SF-1, SF-2, MH-1, MH-2, TF, and TH.

<sup>6</sup> Setback to non-residential can be 20 ft

<sup>7</sup> Setback to non-residential can be 30 ft.

# IN-2

## Heavy Industrial

Allows assembly, packaging, treatment, processing and manufacture of products that do not pose any materially potential hazard to persons or property outside the boundaries of the property.

### Permitted and Conditional Uses

#### Non- Residential Uses

---

Automobile repair (major) (c)	Recreational Vehicle sale, service, and rental (c)
Brewery, micro (c)	Recycling operation (indoor)
Brewery, regional (c)	Recycling operation (outdoor) (c)
Construction and Equipment sales (major)	Religious Assembly
Contractor's shop (c)	Research Services (Hazard)
Distillery, Micro (c)	Transportation Terminal (c)
Distillery, Regional (c)	Truck and Trailer sales and rental (c)
Food Preparation (c)	Truck Stop or Travel Center
Funeral Services (c)	Utility services, major (c)
Governmental facilities	Utility services (minor)
Industrial Use, Heavy	Wireless Transmission Facilities, attached (c)
Laundry Service	Wireless Transmission Facilities, monopole (c/s)
Metal recycling entity (c)	Wireless Transmission Facilities, stealth (c)
Offices, Government	
Offices, Warehouse (c)	
Off-site Accessory Parking	
Product Development Services (hazard)	

# IN-2

## Heavy Industrial

### Site Development Standards

Lot		Massing	
Minimum Lot Area	1 acre	Maximum Height	100 ft
Minimum Lot Width	200 ft <sup>1</sup>	Minimum Setbacks:	
Maximum principle structure lot coverage	60% <sup>2</sup>	Front Setback	20 ft
Maximum Building Coverage with Accessory Buildings	70%	Streetside Setback	20 ft
Landscape Requirement	15% <sup>3</sup>	Exterior side Setback	100 ft <sup>6</sup>
Streetscape Yard	15 ft <sup>4</sup>	Rear Setback	100 ft <sup>7</sup>
Bufferyard	50 ft <sup>5</sup>		

<sup>1</sup> Corner lots add 10 ft

<sup>2</sup> Properties located within the historic district as defined in section 14.02.031 shall have a minimum of 40 percent front facade masonry. Percent calculations are based on total exterior facades excluding window and door openings. Masonry is considered stone, brick, or cement stucco and excludes cementitious planking.

<sup>3</sup> 1 Tree per 800 s.f. of landscaped area.  
4 shrubs per 800 s.f. of landscaped area.

<sup>4</sup> 1 medium or large tree (type A or B) must be planted for every 40 linear feet of street frontage when overhead utilities are absent. If overhead utilities are present, then 1 small tree (type C) must be planted for every 20 linear feet of street frontage.

<sup>5</sup> 4 large and/or medium evergreen trees and 15 shrubs per 100 linear feet of the site development boundary plus an opaque wall. Bufferyards required to all SF-E, SF-1, SF-2, MH-1, MH-2, TF, and TH.

<sup>6</sup> Setback to non-residential can be 30 ft

<sup>7</sup> Setback to non-residential can be 50 ft.

# INSTITUTIONAL DISTRICTS

## I-1

### Institutional

The institutional small district is intended to provide appropriate areas for uses that provide important community services but do not generate large volumes of traffic and the principle structure is typically less than 15,000 square feet.

#### Permitted and Conditional Uses

##### Residential

Assisted Living

Nursing Home

##### Non-Residential Uses

Adult day care

School, private or

Art Studio or gallery

parochial

Athletic facility (c)

School, public

Campground (s)

Utility services, minor

Cemetery

Wireless Transmission Facilities,  
attached (c)

Child care center

Wireless Transmission Facilities,  
monopole (c/s)

Club or lodge

Wireless Transmission Facilities,  
stealth (c)

Community garden

(c)

Offices, medical

Day Camp

Offices, Professional

Event Center

Off-site accessory

Funeral Services (c)

parking

Governmental

Religious assembly

facilities

School, boarding

Hospital services

School, business or

Medical Clinic

trade

Offices, government

School, college, or

university

# I-1 Institutional

## Site Development Standards

Lot		Massing	
Minimum Lot Area	7,500 sq ft	Maximum Height	35 ft
Minimum Lot Width	60 ft <sup>1</sup>	Minimum Setbacks:	
Maximum principle structure lot coverage	50% <sup>2</sup>	Front Setback	20 ft
Maximum principle and accessory structure lot coverage <sup>3</sup>	60%	Streetside Setback	15 ft
Landscape Requirement	20% <sup>3</sup>	Exterior Side Setback	25 ft <sup>4</sup>
		Rear Setback	25 ft <sup>4</sup>
		Streetscape Yard	15 ft <sup>5</sup>

<sup>1</sup> Corner lots add 10 ft

<sup>2</sup> Properties located within the historic district as defined in section 14.02.031 shall have a minimum of 60 percent front facade masonry and 50 percent overall facade masonry. Percent calculations are based on total exterior facades excluding window and door openings. Masonry is considered stone, brick, or cement stucco and excludes cementitious planking.

<sup>3</sup> 1 Tree per 800 s.f. of landscaped area.  
4 shrubs per 600 s.f. of landscaped area.

<sup>4</sup> Setbacks to non-residential can be 10 ft

<sup>5</sup> 1 medium or large tree (type A or B) must be planted for every 40 linear feet of street frontage when overhead utilities are absent. If overhead utilities are present, then 1 small tree (type C) must be planted for every 20 linear feet of street frontage.

# I-2

## Institutional

The institutional large district is intended to provide appropriate areas for uses that provide important community services often requiring large amounts of land and generate heavier traffic volumes necessitating the need to be along major arterials. This use also includes the provision of major utility services.

### Permitted and Conditional Uses

#### Residential Uses

---

Assisted Living	Nursing Home
-----------------	--------------

#### Non-Residential Uses

---

Adult day care	Offices, Professional
Art Studio or gallery	Off-site accessory parking
Athletic facility (c)	Religious assembly
Campground (s)	School, boarding
Cemetery	School, business or trade
Child care center	School, college, or university
Club or lodge (c)	School, private or parochial
Community garden (c)	School, public
Day Camp	Utility services, major (c)
Event Center (c)	Utility services, minor
Funeral Services (c)	Wireless Transmission Facilities, attached (c)
Governmental facilities	Wireless Transmission Facilities, monopole (c/s)
Hospital services	Wireless Transmission Facilities, stealth (c)
Medical Clinic	
Offices, government	
Offices, medical	

# I-2 Institutional

## Site Development Standards

Lot		Massing	
Minimum Lot Area	1/2 acre	Maximum Height	60 ft
Minimum Lot Width	100 ft <sup>1</sup>	Minimum Setbacks:	
Maximum principle structure lot coverage	60% <sup>2</sup>	Front Setback	20 ft
		Streetside Setback	15 ft
Maximum principle and accessory structure lot	70%	Exterior Side Setback	40 ft <sup>5</sup>
		Rear Setback	30 ft <sup>5</sup>
Landscape Requirement	15% <sup>3</sup>	Streetscape Yard	15 ft <sup>6</sup>
Bufferyard	25 ft <sup>4</sup>		

<sup>1</sup> Corner lots add 10 ft

<sup>2</sup> Properties located within the historic district as defined in section 14.02.031 shall have a minimum of 60 percent front facade masonry and 50 percent overall facade masonry. Percent calculations are based on total exterior facades excluding window and door openings. Masonry is considered stone, brick, or cement stucco and excludes cementitious

<sup>3</sup> 1 Tree per 800 s.f. of landscaped area.  
4 shrubs per 600 s.f. of landscaped area.

<sup>4</sup> 4 large and/or medium evergreen trees and 15 shrubs per 100 linear feet of the site development boundary plus an opaque wall. Bufferyards required to all SF-E, SF-1, SF-2, MH-1, MH-2, TF, and TH.

<sup>5</sup> Setbacks to non-residential can be 15 ft

<sup>6</sup> 1 medium or large tree (type A or B) must be planted for every 40 linear feet of street frontage when overhead utilities are absent. If overhead utilities are present, then 1 small tree (type C) must be planted for every 20 linear feet of street frontage.

# MIXED USE DISTRICTS

## NB

### Neighborhood Business

The neighborhood business districts is intended as a low-intensity mix of commercial and residential uses, excluding single-family residential and manufactured home residential, and being located at or near single-family and multifamily residential development and along a primary collector or greater roadway. Building scale and site development should be cohesive with adjacent residential. This district can serve as a transition to more intense commercial uses.

#### Permitted and Conditional Uses

##### Residential

Condominium (c)

Multi-family (c)

##### Non-Residential

Alcoholic beverage establishment (c/s)

Laundry services (self)

Antique shop

Liquor sales (c)

Art studio or gallery

Medical clinic

Business Support Services

Offices, government

Child Care Center

offices, medical

Club or lodge (c)

Offices, professional

Community Garden (c)

Personal improvement services

Consumer Repair Services

Personal services

Event Center (c/s)

Pet store (c)

Financial Services (c)

Printing and publishing (c)

Florist (c)

Religious assembly

Food Sales (c)

Restaurant (c)

Funeral Services (c)

Utility services, minor

Gasoline Station (limited) (c/s)

Veterinary services, small (c)

General Retail Sales

Wireless Transmission Facilities, attached (c/s)

(convenience)

General retail sales (general)

Wireless Transmission Facilities, stealth (c/s)

Governmental Facilities

Hotel (c/s)



# NB

## Neighborhood Business

### Site Development Standards

Lot		Massing	
Minimum Lot Area	7,500 sq ft	Maximum Height	35 ft
Minimum Lot Width	60 ft <sup>1</sup>	Minimum Setbacks:	
Maximum principle structure Lot Coverage	40%	Front Setback	20 ft
Maximum principle and accessory structure lot coverage	50%	Streetside Setback	15 ft
Landscape Requirement	20% <sup>2</sup>	Exterior side Setback	20 ft <sup>4</sup>
Maximum dwelling unit size	1,000 sq ft <sup>3</sup>	Rear Setback	20 ft <sup>4</sup>
Maximum dwelling units	10/acre	Streetscape Yard	15 ft <sup>5</sup>

<sup>1</sup> Corner lots add 10 ft

<sup>2</sup> 2 Trees per 600 s.f. of landscaped area.  
4 shrubs per 600 s.f. of landscaped area.

<sup>3</sup> For every ten percent of total exterior facade area that is masonry, 100 square feet of residential dwelling unit size can be reduced up to 500 square feet by entering in a development agreement authorized to be executed by the city manager. Total exterior facade area does not include the area of windows and doors. Masonry is considered stone, brick, or cement stucco, and excludes cementitious planking.

Properties located within the historic district as defined in section 14.02.031 may have minimum dwelling unit sizes 500 square feet less than indicated in the tables found in subsections (a) and (b) above. Neighborhood business (NB) district properties shall have a minimum of 70 percent front facade masonry and 50 percent overall facade masonry.

<sup>4</sup> Setbacks to non-residential can be 10 ft

<sup>5</sup> 1 medium or large tree (type A or B) must be planted for every 40 linear feet of street frontage when overhead utilities are absent. If overhead utilities are present, then 1 small tree (type C) must be planted for every 20 linear feet of street frontage.

# DB

## Downtown Business

The downtown business district allows the retail sale of goods, products, and services to which value may have been added on-site. This district encourages dense development in an area that may be served by public transportation and serve as a destination area.

### Permitted and Conditional Uses

#### Residential

---

Condominium (c)

Multifamily (c)

#### Non-Residential

---

Alcoholic beverage  
establishment (c)

Antique shop

Art studio or gallery

Brewpub (c)

Business Support Services

Child Care Center

Club or lodge (c)

Community Garden (c)

Commercial Off-street Parking (c)

Consumer Repair Services

Event Center (c/s)

Financial Services (c)

Florist (c)

Food preparation (c)

Food Sales (c)

Funeral Services (c)

General Retail Sales (convenience)

General retail sales (general)

Governmental Facilities

Hotel (c)

Laundry services (self)

Liquor sales (c)

Medical clinic

Offices, government

Offices, medical

Offices, professional

Off-Site Accessory Parking

Personal improvement services

Personal services

Pet store (c)

Printing and publishing (c)

Religious assembly

Restaurant (c)

Utility services, minor

Veterinary services, small (c)

Wireless Transmission Facilities,  
attached (c/s)

Wireless Transmission Facilities,  
stealth (c/s)

# DB

## Downtown Business

### Site Development Standards

Lot		Massing	
Minimum Lot Area	6,000 sq ft	Maximum Height	60 ft
Minimum Lot Width	50 ft <sup>1</sup>	Minimum Setbacks:	
Maximum principle structure Lot Coverage	95%	Front Setback	15 ft
Maximum principle and accessory structure lot coverage	95%	Streetside Setback	15 ft
		Exterior Side Setback	20 ft <sup>4</sup>
		Rear Setback	20 ft <sup>4</sup>
Minimum dwelling unit size	1,000 sq ft <sup>2</sup>	Streetscape yard	15 ft <sup>5</sup>
Maximum dwelling units	25/Acre		
Landscape Requirement <sup>^</sup>	15% <sup>3</sup>		

<sup>1</sup> Corner lots add 10 ft

<sup>2</sup> For every ten percent of total exterior facade area that is masonry, 100 square feet of residential dwelling unit size can be reduced up to 500 square feet by entering in a development agreement authorized to be executed by the city manager. Total exterior facade area does not include the area of windows and doors. Masonry is considered stone, brick, or cement stucco, and excludes cementitious planking.

Properties located within the historic district as defined in section 14.02.031 may have minimum dwelling unit sizes 500 square feet less than indicated in the tables found in subsections (a) and (b) above. Downtown business (DB) district properties shall have a minimum of 100 percent front facade masonry and 75 percent overall facade masonry.

<sup>3</sup> 2 Trees per 600 s.f. of landscaped area.

4 shrubs per 600 s.f. of landscaped area.

<sup>4</sup> Setbacks to non-residential can be 0 ft when attached and 10 ft when detached

<sup>5</sup> 1 medium or large tree (type A or B) must be planted for every 40 linear feet of street frontage when overhead utilities are absent. If overhead utilities are present, then 1 small tree (type C) must be planted for every 20 linear feet of street frontage.

# PUD

## Planned Unit Development

The purpose and intent of the planned unit development district is to provide a flexible, alternative procedure to encourage imaginative and innovative designs for the unified development of property in the city consistent with this chapter and accepted urban planning, with overall mixed-use regulations as set forth below and in accordance with the city's comprehensive plan. The PUD rules are designed:

- (A) To allow development which is harmonious with nearby areas;
- (B) To enhance and preserve areas which are unique or have outstanding scenic, environmental, cultural or historic significance;
- (C) To provide an alternative for more efficient use of land, resulting in smaller utility networks, safer streets, more open space, and lower construction and maintenance costs;
- (D) To encourage harmonious and coordinated development, considering natural features, community facilities, circulation patterns and surrounding properties and neighborhoods;
- (E) To facilitate the analysis of the effect of development upon the tax base, the local economy, population, public facilities and the environment;
- (F) To provide and result in an enhanced residential and/or work environment for those persons living and/or working within the district;
- (G) To require the application of professional planning and design techniques to achieve overall coordinated mixed-use developments and avoid the negative effects of piecemeal, segregated or unplanned development. Toward these ends, rezoning of land and development under this district will be permitted only in accordance with the intent and purpose of the city's comprehensive plan and this chapter, and to that end the PUD plan must be prepared and approved in accordance with the provisions of this chapter.

### Site Development Standards

Lot		Massing	
Minimum Lot Area	25 Acres	Maximum Height	varies
Minimum Lot Width	varies	Minimum Setbacks:	
Maximum principle structure Lot Coverage	varies	Front Setback	varies
		Streetside Setback	varies
Maximum principle and accessory structure lot coverage	varies	Exterior Side Setback	varies
		Rear Setback	varies
Landscape Requirement	varies	Streetscape yard	varies

# AGRICULTURAL DISTRICTS

## A

### Agricultural

The agricultural district is intended to be used principally for agriculture and those other related uses that are an integral part of the agricultural operation. This district is intended to preserve the larger tracts of land for future economic development in accordance with the master plan, while in the interim, permitting agricultural uses on the land to continue.

#### Permitted and Conditional Uses

##### Residential

---

Single-family Detached

##### Non-Residential Uses

---

Agricultural (c)	Religious Assembly
Athletic facility (c/s)	School, private or parochial (s)
Bed and breakfast (c/s)	School, public
Campground (s)	Utility services, minor
Child care center (small) (c/s)	Wireless Transmission
Community Garden (c)	Facilities, attached (c/s)
Golf Course/Country Club	Wireless Transmission
Government Facility	Facilities, monopole (c/s)
Home Occupation (c)	Wireless Transmission
Kennel (c)	Facilities, stealth (c/s)
Park/Playground	

# A

## Agricultural

### Site Development Standards

Lot		Massing	
Minimum Lot Area	5 Acres	Maximum Height	35 ft
Minimum Lot Width	200 ft <sup>1</sup>	Minimum Setbacks:	
Maximum principle structure lot coverage	40%	Front Setback	25 ft
Maximum principle and accessory structure lot coverage <sup>2</sup>	50%	Streetside Setback	15 ft
Landscape Requirement	20% <sup>2</sup>	Exterior side Setback	20 ft single family <sup>4</sup> 50 ft agricultural structure <sup>4</sup>
Minimum dwelling size	1700 sq ft <sup>3</sup>	Rear Setback	20 ft single family <sup>4</sup> 50 ft agricultural structure <sup>4</sup>
Maximum dwelling units	1		
Maximum units per structure	1		

<sup>1</sup> Corner lots + 10 ft

<sup>2</sup> 2 Trees per 600 s.f. of landscaped area.  
4 shrubs per 600 s.f. of landscaped area.

<sup>3</sup> For every ten percent of total exterior facade area that is masonry, 100 square feet of unit size may be reduced up to 500 square feet by entering into a development agreement authorized to be executed by the city manager. Total exterior facade area does not include the area of windows and doors. Masonry is considered stone, brick, or cement stucco, and excludes cementitious planking.

<sup>4</sup> Exterior side and Rear non-residential setbacks can 25 ft

# OS

## Open Space

The open space district is a tract of land provided as a general benefit for the community. Common open space must be usable for recreational purposes or must provide visual, aesthetic and environmental amenities. The uses authorized for the common open space should be appropriate to the scale and character of the surrounding development considering its size, density, expected population, topography, and the number and type of dwellings to be provided.

### Permitted and Conditional Uses

#### Non-Residential

---

Athletic facility (c)	Religious Assembly
Campground (s)	Utility Services, Minor
Cemetery (s)	Wireless Transmission Facilities, attached (c)
Community Garden (c)	Wireless Transmission Facilities, monopole (c/s)
Day Camp (s)	Wireless Transmission Facilities, stealth (c)
Golf course/Country Club (s)	
Governmental Facility	
Offices, Government	

# OS

## Open Space

### Site Development Standards

Lot		Massing	
Maximum principle structure lot coverage	20%	Maximum Height	35 ft
Maximum principle and accessory structure lot coverage <sup>2</sup>	30%	Minimum Setbacks:	
		Front Setback	20 ft
		Streetside setback	15 ft
Landscape Requirement	20% <sup>1</sup>	Exterior side setback	20 ft <sup>3</sup>
Streetscape yard	15 ft <sup>2</sup>	Rear Setback	20 ft <sup>3</sup>

<sup>1</sup> 2 Trees per 600 s.f. of landscaped area.  
4 shrubs per 600 s.f. of landscaped area.

<sup>2</sup> 1 medium or large tree (type A or B) must be planted for every 40 linear feet of street frontage when overhead utilities are absent. If overhead utilities are present, then 1 small tree (type C) must be planted for every 20 linear feet of street frontage.

<sup>3</sup> Setbacks to non-residential can be 15 ft



# NON-RESIDENTIAL AND MIXED-USE DISTRICT CONDITIONS

Use	Conditions
Institutional Small (I-1)	Uses be conducted entirely within an enclosed building except for customary outdoor recreational uses and off-site accessory parking.
Institutional Large (I-2)	Uses be conducted entirely within an enclosed building except for customary outdoor recreational uses and off-site accessory parking.
Light Commercial (C-1)	<p>Uses shall be conducted entirely within an enclosed building except for customary outdoor uses, as approved by the development services director, on an area that is improved with concrete, asphalt, or another all-weather solid surface. All-weather solid surface does not include gravel, base material, or similar. All sales of merchandise shall be consummated indoors, and no cash register or package-wrapping counter shall be located outdoors.</p> <p>Outdoor display must be in accordance with section 14.02.049. Establishments located on property that is within 300 feet of any property zoned for residential use when the commercial use is first established may not be open to the general public before 5:00 a.m. and must be closed to the general public by 12:00 a.m., except for commercial uses along US Highway 290.</p>
Medium Commercial (C-2)	<p>Uses shall be conducted primarily within an enclosed building except for customary uses on an area that is improved with concrete, asphalt, or another all-weather solid surface. All-weather solid surface does not include gravel, base material, or similar.</p> <p>Outdoor display must be in accordance with section 14.02.049</p>
Heavy Commercial (C-3)	<p>Uses shall be conducted primarily within an enclosed building except for customary uses on an area that is improved with concrete, asphalt, or another all-weather solid surface. All-weather solid surface does not include gravel, base material, or similar.</p> <p>Outdoor display must be in accordance with section 14.02.049.</p>

## Use

## Conditions

Light Industrial (IN-1)	Uses be conducted primarily within an enclosed building except for customary outdoor uses on an area that is improved with concrete, asphalt, or another all-weather surface. Outdoor displays and storage must be in accordance with section 14.02.049.
Heavy Industrial (IN-2)	Uses be conducted primarily within an enclosed building except for customary outdoor uses on an area that is improved with concrete, asphalt, or another all-weather surface. Outdoor displays and storage must be in accordance with section 14.02.049.
Neighborhood Business (NB)	Uses shall be conducted entirely within an enclosed building except for customary outdoor uses, as approved by the development services director, on an area that is improved with concrete, asphalt, or another all-weather solid surface. All-weather solid surface does not include gravel, base material, or similar. All sales of merchandise shall be consummated indoors, and no cash register or package-wrapping counter shall be located outdoors. Outdoor display must be in accordance with section 14.02.049. Establishments located on property that is within 300 feet of any property zoned for residential use when the commercial use is first established may not be open to the general public before 5:00 a.m. and must be closed to the general public by 12:00 a.m., except for commercial uses along US Highway 290. Drive-through facilities are prohibited.
Downtown Business (DB)	Uses shall be conducted entirely within an enclosed building except for customary outdoor uses, as approved by the development services director, on an area that is improved with concrete, asphalt, or another all-weather solid surface. All-weather solid surface does not include gravel, base material, or similar. All sales of merchandise shall be consummated indoors, and no cash register or package-wrapping counter shall be located outdoors. Outdoor display must be in accordance with section 14.02.049. Drive-through facilities are prohibited.

# LAND USE CONDITIONS

## Residential Land Use Conditions

Use	Conditions
Agriculture	<p>See article 2.04, General Regulations for Keeping Animals.</p> <p>In residential zones (SF-E, SF-1, SF-2, TF, TH, MH-1, MH-2) no more than 30% of a property can be dedicated to agricultural uses.</p> <p>Sales of agricultural products are prohibited from the property except sales in compliance with Texas Health and Safety Code Chapter 437. This prohibition does not apply to properties zoned Agricultural (A).</p>
Amenity Center	<p>Must take access from at least one collector or arterial street.</p> <p>The pool and all buildings must be located at least 100 feet from all residential property lines.</p>
Athletic Facility	<p>Must be screened and buffered to minimize their impact.</p> <p>Cannot have loudspeakers or equipment that emits audible signals such as beeps, buzzers and bells that would be audible off the site.</p> <p>May operate only between 7:00 a.m. and 10:00 p.m.</p>
Bed and Breakfast	<p>A maximum of six guest rooms shall be provided in any one bed and breakfast establishment.</p> <p>No food preparation, except beverages, is allowed within individual guest rooms.</p> <p>Meal service shall be provided to overnight guests only.</p> <p>Preparation and service of food for guests shall conform to all applicable regulations of the state and the city.</p>
Child Care Center (small)	<p>Maximum 6 children at any one time, including the operator's natural or adopted children under the age of 14</p> <p>Minimum 150 square feet of floor area for each child, excluding storage areas, bathrooms, and other areas determined by the director of development services</p>
Community Garden	<p>Limited to 1 acre</p> <p>Not permitted on a property with a dwelling unit</p> <p>Sales of agricultural products are prohibited except from property zoned Agricultural</p>

## Use

## Conditions

Community Home	<p>Community homes of up to six residents are permitted by right in the SF-E, SF-1, SF-2, MH-1 and MH-2 districts, subject to review and confirmation of spacing by the development services director.</p> <p>New community homes must be placed at least 750 feet from other established group homes.</p> <p>Appearance and residential character of the structure cannot be altered, either through use of colors, materials, construction (except provisions for the physically handicapped) and lighting; emission of sound, noise, vibration and electromagnetic interference; or outdoor storage.</p> <p>Signs identifying the property as a community home are prohibited.</p> <p>Safehouses and shelters for victims of domestic violence are exempt from review and spacing standards for community homes.</p>
----------------	---

Home Occupation	See section 14.01.008, Definitions for Home Occupation.
-----------------	---

Kennel	<p>See article 2.03, Kennels and Multiple Animal Ownership</p> <p>Additional conditions for kennels established adjacent to residential areas:</p> <p>Animals must be kept in clean, safe and humane environment. Boarding and activity areas must be located where they will have minimal impact on nearby residential areas.</p> <p>Noise and odor cannot be more significant than what would be expected for a normal resident with a companion animal.</p>
--------	--

Single-Family Attached (3 or more units)	<p>When located in a MF-1 or MF-2 district, the following development standards of the Townhome district apply to each Single-Family Attached structure:</p> <p>Maximum height, Minimum dwelling unit size, Maximum dwelling units, and Maximum units per structure.</p> <p>When constructed in a common development (same property) with Multi-Family structures, all setback types for the entire property follow the more restrictive standard.</p> <p>Architectural, parking and landscaping standards for the Single-Family Attached (Townhome) district apply to Single-Family Attached structures and areas.</p>
--	---

**Use**

**Conditions**

<p>Wireless Transmission Facilities (Attached, Monopole, Stealth)</p>	<p>See article 15.06, Wireless Transmission Facilities.</p> <p>Wireless transmission facilities in residential zones (SF-E, SF-1, SF-2, TF, TH, MH-1, MH-2) only permits attached stealth facilities on non-residential structures such as, but no limited to, amenity centers, religious assembly buildings, governmental facilities, and public, private or parochial schools.</p> <p>Exempted from minimum lot sizes.</p>
---	--

# Non-Residential Land Use Conditions

Use	Conditions
Adult-Oriented Businesses	See article 4.11, Adult-Oriented Businesses.
Alcoholic Beverage Establishment	See article 4.02 Alcoholic Beverages
Amusement (Indoors)	The discharge of firearms is prohibited.
Amusement (Outdoors)	<p>Outdoor recreation facilities within 300 feet of residential zoning districts, places of residence such as nursing homes and extended care facilities, and lodging establishments must meet the following conditions:</p> <p>Must be screened and buffered to minimize their impact.            May operate only between 9:00 a.m. and 9:00 p.m.            Cannot have loudspeakers or equipment that emits audible signals such as beeps, buzzers and bells that would be audible off the site.</p>
Athletic Facility	<p>Athletic facilities within 300 feet of residential zoning districts, places of residence, such as nursing homes and extended care facilities, and lodging establishments when first established must meet the following conditions:</p> <p>Must be screened and buffered to minimize their impact.</p> <p>May operate only between 7:00 a.m. and 10:00 p.m.            Cannot have loudspeakers or equipment that emits audible signals such as beeps, buzzers and bells that would be audible off the site.</p>
Automotive Repair (Major)	<p>All activities shall be conducted within an enclosed building.            All damaged vehicles shall be enclosed behind a minimum six-foot screening fence.</p> <p>Buildings shall not be less than 100 feet from the boundary of any SF-E, SF-1, SF-2, TF, TH, MF-1, MF-2, MH-1 and MH-2 district.            No facilities shall be permitted to have bay doors facing an SF-E, SF-1, SF-2, TF, TH, MF-1, MF-2, MH-1 and MH-2 district.</p>

Use	Conditions
Automotive Repair (Minor)	<p>All activities shall be conducted within an enclosed building. All damaged vehicles shall be enclosed behind a minimum six-foot screening fence.</p> <p>Buildings shall not be less than 50 feet from the boundary of any SF-E, SF-1, SF-2, TF, TH, MF-1, MF-2, MH-1 and MH-2 district. No facilities shall be permitted to have bay doors facing an SF-E, SF-1, SF-2, TF, TH, MF-1, MF-2, MH-1 and MH-2 district.</p>
Automotive Sales and Rental	<p>Repairs shall be performed only within a principal building Screening shall be provided along all lot lines abutting or adjacent to residentially zoned or developed property, to block any view of the use, its operations and stored materials and equipment from all points on such residential property when viewed from a point six feet above ground level. Outdoor display of vehicles shall be set back a minimum of 20 feet from all lot lines abutting residentially zoned or developed property.</p> <p>Automobiles displayed for sale or rent or stored before or after repairs shall have all four wheels parked on a paved area.</p>
Automobile Washing	<p>Automatic or full-service only. There are no more than three car washing bays. All mechanical equipment, excluding vacuum units is enclosed within a building. The building shall not be less than 100 feet from any residential property line. The entrance and exit of the bay shall face as few residential properties as possible. All facilities are designed and configured such that any outdoor spraying preparation or drying activities are directed away from any abutting residential district. Bay access is oriented to prevent headlights from shining onto any street or abutting a residential district. If self-service vacuums are provided, a minimum of one parking space per vacuum is required, which will not interfere with site circulation, driveways, or fire lanes.</p> <p>Access is taken from a collector or higher classification roadway.</p>
Brewery, Micro	See article 4.02 Alcoholic Beverages
Brewery, Regional	See article 4.02 Alcoholic Beverages

Use	Conditions
Brewpub	See article 4.02 Alcoholic Beverages
Club or Lodge	See article 4.02 Alcoholic Beverages
Commercial Off-Street Parking	<p>Trucks, truck-tractors, and semi-trailers may not be parked in commercial off-street parking lots except for panel trucks, pickup trucks, school buses and those motor vehicles necessary and accessory to the operation of uses permitted in the zoning district.</p> <p>No commercial off-street parking lot may be used as a towing service storage yard or as a vehicle storage yard.</p>
Community Garden	<p>Limited to 1 acre.</p> <p>Can be a principle or accessory use.</p> <p>Sales of agricultural products are prohibited except from property with a temporary food establishment permit under section 14.02.048(a)(1) or section 14.02.048(a)(6).</p>
Condominium	<p>Permitted only as part of mixed-use buildings with ground floor commercial uses and residential uses on a second floor or in the rear of the building.</p> <p>Residential uses shall be accessed separately from the commercial uses.</p>
Contractor's Shop	<p>Liquids, gels, and pastes (e.g., paints, sealers, etc.) are stored only in enclosed buildings.</p> <p>There is no storage of explosives.</p> <p>There is storage of no more than 50 gallons of motor fuel.</p> <p>There is no disposal of inoperable machines or wastes on-site.</p> <p>The areas used for storage of materials, fleet vehicles, or similar must be wholly enclosed within a structure or otherwise fully screened from view from adjacent residential areas, public rights-of-ways, and parkland.</p>
Distillery, Micro	See article 4.02 Alcoholic Beverages
Distillery, Regional	See article 4.02 Alcoholic Beverages



Use	Conditions
Event Center	<p>See article 4.02 Alcoholic Beverages</p> <p>Event centers in neighborhood business (NB) and downtown business (DB) districts are limited to 10,000 s.f., unless modified by a specific use permit.</p> <p>Event centers in light commercial (C-1) are limited to 25,000 s.f., unless modified by a specific use permit.</p> <p>In neighborhood business (NB), downtown business (DB), and light commercial (C-1) outdoor activities can occur between 8:00 a.m. and 10:00 p.m. when located within 300 feet of a residential use, unless modified by a specific use permit.</p>
Financial Services	<p>Drive-through facilities are prohibited in the neighborhood business (NB) and downtown business (DB) districts.</p> <p>Drive-through facilities are not adjacent to or within 100 feet of a residential zoning district.</p>
Financial Services, Alternative	<p>Every portion of the boundary of the site in which the use is located (subject site) shall be a minimum of 750 feet from the nearest property line of all of the following uses:</p> <ol style="list-style-type: none"> <li>1. Any other alternative financial service institution.</li> <li>2. Residential use or district.</li> <li>3. School, public or private.</li> <li>4. Religious assembly.</li> </ol> <p>For the purposes of this section, the measurement of the 750-foot distance shall be made in a straight line, without regard to intervening structures or objects, from the nearest portion of the property line of the subject site to the nearest portion of the property line of an existing alternative financial service, residential use or district, school or religious assembly.</p> <p>In addition, the measurement of the 750-foot distance shall also include existing alternative financial service, residential use or district, school or religious assembly that are located in an adjoining city or unincorporated area and that are within 750-foot distance of the nearest property line of the subject site.</p>
Florist	Greenhouses are prohibited

## Use

## Conditions

Food Court Establishments	<p>Food court establishments shall only be permitted along an arterial roadway.</p> <p>Food court establishments shall only be permitted on a property having frontage on two rights-of-way or having sufficient lot width to accommodate two driveways meeting current transportation criteria for the City of Manor.</p> <p>Food court establishments are not permitted within 300 feet of any property that permits a residential use.</p> <p>Facilities providing for permanent seating, including picnic tables, canopies, restrooms, and dumpster enclosures shall be provided as required by the City of Manor City Council.</p> <p>Access must be approved by any right-of-way authority with jurisdiction to approve right-of-way access.</p> <p>There shall be on-premise parking areas sufficient to accommodate staffing needs and required seating areas.</p> <p>Parking areas must be an improved surface area which may consist of decomposed granite or similar construction.</p> <p>Proposed parking areas may not interfere with any existing commercial activities to include parking already being conducted upon the property.</p>
Food Court Establishments, cont.	<p>Food court establishments are not permitted within 500 feet of any other authorized and permitted food court establishment. A site plan shall be submitted with the specific use permit application indicating mobile food units and other structure locations, including but not limited to restroom facilities, dumpster enclosures, on-premise parking, and other structures such as site-built canopies or other shelters.</p> <p>Only mobile food units that hold valid permits from the Austin Public Health Services Division and the City of Manor may be located in a food court establishment.</p> <p>Food court establishments shall comply with the approved site plan, applicable local and state regulations, and any other conditions of the specific use permit.</p>
Food Preparation	<p>All food preparation occurs fully within an enclosed building.</p> <p>Limited to 10,000 square feet in downtown business (DB) and 15,000 square feet in light commercial (C-1).</p>

**Use****Conditions**

Food Sales	See article 4.02 Alcoholic Beverages Limited to 24,000 square feet in the neighborhood business (NB) district. In all permitted districts, only gas station limited uses allowed as an accessory use. Gasoline sales must follow all conditions for gas station limited sales and obtain specific use permits where applicable for the district.
Funeral Services	Cremation services shall be prohibited
Game Room	See article 4.06, Game Rooms and Amusement Redemption Machines. New game rooms must be established 750 feet from existing game rooms.
Garden Center	The area containing accessory materials or products, e.g. soil, mulch, sod, fertilizers, etc. is screened from view of adjacent rights-of-way and properties by a fenced enclosure. Stacked materials do not exceed the height of a screen fence.

## Use

## Conditions

Gas Station, Full Service	<p>See article 4.02 Alcoholic Beverages</p> <p>Permitted only within 200 feet of the right-of-way lines of intersecting streets, unless the use is an accessory use to a commercial development such as a grocery store or retail center with a gross floor area of 50,000 square feet or more.</p> <p>Permitted at a maximum of two corners at an intersection of two arterial streets; and a maximum of one corner of an intersection with a collector or local street.</p> <p>Air and vacuum facilities must be a minimum of at least 100 feet from a residential use.</p> <p>Only automotive repair (minor) uses is permitted.</p> <p>Automobile washing facilities shall follow conditions of that use. No more than four multi-fuel dispensers (eight fuel positions) shall be permitted except where one of the following conditions is met:</p> <p>The property is located along and has direct access from US Highway 290 East.</p> <p>The proposed gas station is an accessory use to a commercial development such as a grocery store or retail center with a gross floor area of 50,000 square feet or more.</p> <p>In no case shall a gas station be permitted more than ten multi-fuel dispensers (twenty fuel positions).</p> <p>Multi-fuel dispensers, air, vacuum, and water stations must be 100 feet from a residential district.</p> <p>Fuel positions, air, vacuum, water stations and other similar equipment is prohibited between the principal structure and the property line of a residential district and shall comply with the building setbacks in all other circumstances.</p> <p>Freestanding light fixtures shall be reduced in height to 15 feet if the use is adjacent to a residential district.</p>
---------------------------	--

## Use

## Conditions

Gas Station, Limited	<p>See article 4.02 Alcoholic Beverages</p> <p>Permitted only within 200 feet of the right-of-way lines of intersecting streets, unless the use is an accessory use to a commercial development such as a grocery store or retail center with a gross floor area of 50,000 square feet or more.</p> <p>Permitted at a maximum of two corners at an intersection of two arterial streets; and a maximum of one corner of an intersection with a collector or local street.</p> <p>Automotive repair and automobile washing facilities are</p> <p>No more than four multi-fuel dispensers (eight fuel positions) shall be permitted except where one of the following conditions is met:</p> <ul style="list-style-type: none"><li>◦ The property is located along and has direct access from US Highway 290 East.</li><li>◦ The proposed gas station is an accessory use to a commercial development such as a grocery store or retail center with a gross floor area of 50,000 square feet or more.</li></ul> <p>In no case shall a gas station be permitted more than ten multi-fuel dispensers (20 fuel positions).</p> <p>In the neighborhood business (NB) and light Commercial (C-1) districts the canopy and arrangement of multi-fuel dispensers shall be designed in a relatively square pattern as opposed to a linear distribution of the multi-fuel dispensers, as depicted below (where X = one multi-fuel dispenser = two fuel positions):</p> <p>Acceptable Pump Arrangement</p> <p>X    X X    X</p> <p>Unacceptable Pump Arrangement</p> <p>X    X    X    X</p> <p>Multi-fuel dispensers, air, vacuum, and water stations must be 100 feet from a residential district.</p> <p>Fuel positions, air, vacuum, water stations and other similar equipment is prohibited between the principal structure and the property line of a residential district and shall comply with the building setbacks in all other circumstances.</p> <p>Freestanding light fixtures shall be reduced in height to 15 feet if the use is adjacent to a residential district.</p>
----------------------	--

## Use

## Conditions

Hotel	<p>See article 4.02 Alcoholic Beverages</p> <p>External balconies must be set back at least 200 feet from any residential zoning district.</p> <p>Must provide staff on-site 24 hours a day.</p> <p>All guest rooms must be accessed through internal hallways, lobby, or courtyard.</p> <p>Must provide at least three amenities from the list below:</p> <ol style="list-style-type: none"><li>1. Indoor/outdoor pool</li><li>2. Spa/sauna.</li><li>3. Weight room/fitness center.</li><li>4. Playground.</li><li>5. Sports court.</li><li>6. Plaza/atrium.</li><li>7. Game room.</li><li>8. Jogging trail.</li><li>9. Conference room (1,000 square foot minimum).</li><li>10. Full-service restaurant (minimum seating capacity of 35).</li></ol>
Kennel	<p>See article 2.03, Kennels and Multiple Animal Ownership</p> <p>Additional conditions for kennels established adjacent to residential areas:</p> <p>Animals must be kept in clean, safe and humane environment.</p> <p>Boarding and activity areas must be located where they will have minimal impact on nearby residential areas.</p> <p>Noise and odor cannot be more significant than what would be expected for a normal resident with a companion animal.</p>
Liquor Sales	See article 4.02 Alcoholic Beverages
Metal Recycling Entity	See article 4.09, Used Automotive Recyclers, Boat Salvage Yards, Vehicle Storage Facilities, and Metal Recycling Entities.

## Use

## Conditions

Mini-Storage Warehouse	<p>The site is a minimum of four acres, which includes an office, enclosed individual self-storage lease space, and may include a caretaker residence and outdoor parking lease spaces for boats, RVs, trucks, and trailers, excluding storage of wrecked or inoperable vehicles, comprising no more than 20 percent of the gross site area.</p> <p>Any buildings with exterior access to the storage facilities do not exceed 12 feet in height, which may be increased to 16 feet for buildings built solely for boats and recreational vehicles.</p> <p>Any buildings with interior access to the storage facilities have a maximum height of 30 feet.</p> <p>Individual storage units cannot exceed 2,000 cubic feet, excluding units used to store boats, RVs, trucks, and trailers.</p> <p>A six-foot privacy fence encloses the entire area that includes the self-storage use, with exception of the office and its customer and employee parking.</p> <p>Any outdoor storage/parking of boats, RVs, trailers, etc. is located a minimum of 20 feet from any property line.</p> <p>If a caretaker residence is part of the use, it is in connection with the office at the entry to the development and is:</p> <ol style="list-style-type: none"><li>1. A minimum of 800 square feet.</li><li>2. Has a pitched roof.</li><li>3. Has a maximum height of 30 feet.</li></ol> <p>See article 4.09, Used Automotive Recyclers, Boat Salvage Yards, Vehicle Storage Facilities, and Metal Recycling Entities.</p>
Multi-Family	<p>Permitted only as part of mixed-use buildings with ground floor commercial uses and residential uses on a second floor or in the rear of the building.</p> <p>Residential uses shall be accessed separately from the commercial uses.</p>
Offices, Warehouse	<p>It is not located within 600 feet from the lot line of a residential district measured along a straight line between the closest district boundary lines.</p> <p>Truck bays and loading docks are located perpendicular to the public right-of-way and on an interior side or rear elevation of the building, provided they do not abut a street or highway or a residential district.</p> <p>Access is taken from a collector or higher classification roadway.</p>

## Use

## Conditions

Pawnshop	<p>Every portion of the boundary of the site in which the use is located (subject site) shall be a minimum of 750 feet from the nearest property line of all of the following uses:</p> <ol style="list-style-type: none"><li>1. Any other pawnshop.</li><li>2. Residential use or district.</li><li>3. School, public or private.</li><li>4. Religious assembly.</li></ol> <p>For the purposes of this section, the measurement of the 750-foot distance shall be made in a straight line, without regard to intervening structures or objects, from the nearest portion of the property line of the subject site to the nearest portion of the property line of an existing pawnshop, residential use or district, school or religious assembly.</p> <p>In addition, the measurement of the 750-foot distance shall also include existing pawnshop, residential use or district, school or religious assembly that are located in an adjoining city or unincorporated area and that are within 750-foot distance of the nearest property line of the subject site.</p>
Petstore	Sales of any animal, domestic or otherwise, requires a Commercial Sales Permit under section 2.03.006
Printing and Publishing	<p>The use may not exceed 2,500 square feet of gross floor area in NB and DB districts.</p> <p>The wholesale distribution of goods is prohibited.</p>
Recreational Vehicle Park	See article 4.10, Recreational Vehicle Parks.
Recreational Vehicle Sales and Rental	The areas used for sale, rental and interim storage areas must be wholly enclosed within a structure or otherwise fully screened from view from adjacent residential areas, public rights-of-ways, and parkland.



Use	Conditions
Recycling Operation (Outdoor)	<p>The facility shall be visually screened from any adjacent roadways, residential districts and any other nonindustrial uses by an eight-foot perimeter fence.</p> <p>All recycling bins shall be enclosed behind a minimum eight (8) foot screening fence.</p> <p>All manufacturing or production of goods or energy from solid, liquid or sanitary waste or recycled materials shall be conducted in an enclosed building.</p> <p>Accessory buildings shall be set back more than 100 feet from single-family and two-family lots.</p> <p>See Article 4.09 Used Automotive Parts Recyclers and Boat Salvage Yards for specific use conditions.</p>
Restaurant	See article 4.02 Alcoholic Beverages
Restaurant - Drive-in or Drive-through	<p>See article 4.02 Alcoholic Beverages</p> <p>Drive-in or through aisles are allowed only in the rear of building or on sides of buildings provided that the service window and any associated speaker box are located at least 200 feet from any residential district or are screened by another structure from the residential district.</p>
Semi-permanent Food Establishment	See article 4.03, Peddlers, Solicitors, Food Vendors, Special Events and Outdoor Sales
Transportation Terminal	<p>It is not located within 1,000 feet from the lot line of a residential district measured along a straight line between the closest residential district boundary line and the terminal property line</p> <p>Canopies are connected to or integrated into the architectural design of the building in terms of color, cladding, roofing, and roof pitch, if provided.</p> <p>The truck circulation for a truck wash facility is directed away from the circulation for the rest of the terminal site.</p> <p>If a truck wash is included, a stacking lane for the truck wash includes a 12-foot wide "escape lane" to bypass the truck wash, if provided.</p>
Truck or Trailer Sales and Rental	The areas used for sale, rental and interim storage areas must be wholly enclosed within a structure or otherwise fully screened from view from adjacent residential areas, public rights-of-ways, and parkland.

Use	Conditions
Utility Services, Major	<p>All facilities must be screened from view from adjacent residential areas and public rights-of-way with an opaque screen eight-foot fence and vegetation with a mature height of eight feet or greater.</p> <p>Exempt from minimum lot size requirements.</p>
Vehicle Storage Facility	<p>See article 4.09, Used Automotive Recyclers, Boat Salvage Yards, Vehicle Storage Facilities, and Metal Recycling Entities.</p>
Veterinary Services, Large	<p>Corrals and stables may be provided solely incidental to animal hospital use and for convalescing livestock.</p> <p>Cremation services shall be prohibited.</p> <p>Buildings used to treat and house animals are setback 100 feet from any residential use.</p> <p>Any docks and animal shoots are placed in an interior or rear yard provided that such yard does not face a public street or a residential zoning district.</p>
Veterinary Services, Small	<p>Kennel facilities shall be limited to indoors and incidental to animals being treated at the facility.</p> <p>Cremation services shall be prohibited.</p> <p>If the use is located in a multi-tenant or mixed-use building, ventilation systems are installed to prevent odors and allergens from circulating to other parts of the building and the space is sound attenuated such that the sound is not audible to any other space.</p>
Wireless Transmission Facilities (Attached, Monopole, Stealth)	<p>See article 15.06, Wireless Transmission Facilities.</p> <p>Exempted from minimum lot sizes.</p>

# PARKING REQUIREMENTS

Use	Number of Parking Spaces
Amenity Center	One space for each 300 square feet of GFA and one space for each 300 square feet of GFA over 1,800 square feet GFA including pools
Amusement, indoor	One space for each 250 square feet GFA, plus one space for each 500 square feet GFA up to 50,000 square feet, plus one space for each 1,000 square feet GFA over 50,000 square feet
Amusement, outdoor	One space for each 250 square feet GFA plus one space for each two seats
Assisted living	One-half space for each dwelling unit, and one and one-half space for each two employees
Auto repair and services	One space per 400 square feet GFA and one space for each repair bay area
Auto Sales Facilities	One space for each 500 square feet indoor facility GFA plus one space for each 1,000 square feet GFA outdoor lot area
Bars and brewpubs	One space for each 100 square feet GFA or one space for each three seats provided, whichever is greater
Bed and breakfast	One space for each bedroom, and one and one-half space for each two resident owners

<b>Use</b>	<b>Number of Parking Spaces</b>
Car Wash (Full Service)	One space for each 200 square feet GFA
Car Wash (Self Service)	One space for each facility bay
Convenience Mini-storage, Self Storage	One space for each 4,000 square feet GFA or one space for each two employees, whichever is greater
Day Care	Three and one-half spaces for each 1,000 square feet of GFA
Event center	One space for each 100 square feet for assembly/event area
Financial services	One space for each 300 square feet GFA
Food sales	One space for each 200 square feet GFA
Funeral Home	One space for each 150 square feet GFA
Gas stations	One space for each 400 square feet GFA
Golf Courses (commercial)	One space for each two employees, six spaces for each hole, and one space for each 200 square feet of GFA
Golf driving range	One-half space for each tee
Health Club, Spa, Exercise Club	One space for each 200 square feet GFA
Heavy Equipment Sales	One space for each 500 square feet GFA
Hospital	One space for each 4 beds
Hotels	One space for each bedroom and one space for each two employees

<b>Use</b>	<b>Number of Parking Spaces</b>
Kennel	One space for each 1,000 square feet GFA
Laundromat	One space per 250 square feet GFA
Medical clinic	One space for each 200 square feet GFA
Medical Office	One space for each 200 square feet of GFA
Mobile food court	Three per mobile food establishment plus one per 100 square feet of seating area
Nursing home/convalescent home	One-half space for each bed plus one space for each two employees
Office	One space for each 250 square feet GFA
Office showroom	One space for each 300 square feet GFA office, plus one space for each 1,000 square feet GFA showroom
Office warehouse	One space for each 300 square feet GFA office, plus one space for each 1,000 square feet GFA warehouse
Pawnshop	One space for each 250 square feet GFA
Personal services	One space for each 200 square feet GFA
Religious Assembly	One space for each three seats, if accessory uses provided, then parking for accessory spaces based on use

Use	Number of Parking Spaces
Residential dwellings: Single-Family and Two-Family	Two spaces minimum for each living unit, and one-half (1/2) space for each additional bedroom above two
Residential dwellings: Multi-family	One and one-half space for each 1-bedroom unit; Two spaces for each 2-bedroom unit; and Two and one-half spaces for each 3+ bedroom unit, plus additional 10 percent of total number of required spaces for guests
Residential dwelling: Multi-family senior (independent living)	One space for each dwelling unit, plus additional 5 percent of total number required spaces for guests
Residential dwellings: Townhouse	Two spaces for each dwelling unit plus additional 20 percent of the total number of units for guests when developed on a common lot
Restaurants, including drive-throughs	One space for each 100 square feet GFA or one space for each three seats provided, whichever is greater
Retail sales — Single tenant over 50,000 s.f.	One space for each 225 square feet of retail floor area
Retail sales	One space for each 250 square feet of retail floor area
Retail shopping centers — Mixed tenants totaling over 100,000 s.f.	One space for each 200 square feet of retail floor area

Use	Number of Parking Spaces
School, Elementary	One and one-half space for each employee, or one space for each four persons based upon maximum capacity for the largest place of assembly, whichever is greater
School, High	One and one-half spaces for each employee, plus one space for each three students enrolled in 11th and 12th grades.
School, Middle	One and one-half space for each employee, or one space for each four persons based upon maximum capacity for the largest place of assembly, whichever is greater
Theater (live or motion picture)	One space for each four seats
Truck Stop	One truck space for each 10,000 square feet of site area, one vehicle space for each 200 square feet GFA
Veterinarian Clinic	One space for each 300 square feet GFA
Warehouses, manufacturing plants, industrial uses	One space for each 700 square feet indoor GFA, and one space for each 1,000 square feet outdoor facility GFA, and one space for each 2,500 square feet GFA indoor storage area
Wrecker/towing services	One space for each 500 square feet service building GFA

# ADDITIONAL PARKING REQUIREMENTS

## Minimum Off-Street Queuing Spaces

Activity Type	Minimum Spaces	Measured From
Automated Teller Machine	3	Teller
Auto service facility stalls,	2	Entrance to stall
Bank Teller Lane	4	Teller or window
Car Wash Stall, automatic	4	Entrance to wash bay
Car Wash Stall, self-service	3	Entrance to wash bay
Gasoline Pump Island	2	Pump island
Parking lot, controlled access	4	Key code box
Pharmacy pick-up window	3	Pick-up window
Restaurant Drive Through	6	Order box
	2	Order box to pickup window
Other	As determined by the development services director	

## Minimum Off-Street Loading and Unloading Requirements

**Total Square Feet of Gross Floor  
Area in Structure**

**Minimum Required Spaces or Berths**

0 to 10,000 square feet	None
10,001 to 50,000 square feet	1
50,001 to 100,000 square feet	2
100,001 to 200,000 square feet	3
Each additional 100,000 square feet	1 additional



# DEFINITIONS

**Accessory structure (non-residential)** a structure which is on the same parcel of property as the principal structure and the use of which is incidental to the use of the principal structure. This term includes, but is not limited to, storage facilities, detached garages, parking structures or enclosures, and other similar buildings or structures.

**Accessory structure (residential)** a subordinate building detached and on the same parcel as the principle structure and used for a purpose customarily incidental to the principle structure such as a private garage for automobile storage, tool house, bath or greenhouse as a hobby (no business), home workshop, children's playhouse, storage house or garden shelter, but not involving the conduct of a business or occupancy by any long-term or paying guests.

**Accessory use** a use that is customarily a part of the principal use, a use which is clearly incidental, subordinate and secondary to the permitted use, and which does not change the character thereof. See: *Accessory structure* .

**Adult day care** a facility that provides services under an adult day care program on a daily or regular basis, but not overnight, to four or more elderly or handicapped persons who are not related by blood, marriage or adoption to the owner of the facility. Adult day care centers must be licensed by the Texas Department of Human Services, or successor agency.

**Adult oriented business** an adult arcade, adult bookstore or adult video store, adult cabaret, adult motel, adult motion picture theater, adult theater, escort agency, nude model studio, or sexual encounter center or other commercial enterprise the primary business of which is the offering of service or the selling, renting, or exhibiting of devices or any other items intended to provide sexual stimulation or sexual gratification to the customer.

**Agriculture** husbandry and keeping of farm animals, crop production, horse stables and greenhouses, and other similar uses normally associated with agriculture.

**Alcoholic beverage sales—Off-premises** the use of a site for the retail sale of alcoholic beverages for which the use receives more than 50 percent of its gross revenue on a quarterly basis from the sale of alcoholic beverages for off-premises consumption.

***Alcoholic beverage establishment*** a business whose revenue (51 percent or above of gross sales) comes from the sale of beer, wine, or other alcoholic beverages for on-premises consumption and which requires a license under Texas state regulations.

***Amusement (indoor)*** participatory and spectator-oriented recreation and entertainment uses conducted within an enclosed building. Typical uses include bowling alleys, game arcades, pool halls, dance halls, music venues, and movie or other theaters. This use is distinct from an event center.

***Amusement (outdoor)*** participatory and spectator-oriented recreation and entertainment uses conducted in open, partially enclosed, or screened facilities. Typical uses include sports arenas, racing facilities, amusement parks, golf driving ranges, miniature golf courses, live music venues, amplified live music performed in association with a restaurant or bar, carnivals, expositions, and zoos.

***Amusement redemption machine*** any electronic, electromechanical, or mechanical contrivance designed, made, and adopted for bona fide amusement purposes that rewards the player exclusively with noncash merchandise, prizes, toys, or novelties, or a representation of value redeemable for those items, that have a wholesale value available from a single play of the game or device of not more than ten times the amount charged to play the game or device once, or \$5.00, whichever amount is less.

***Antique shop*** a business that sells items whose value is greater than the original purchase price because of age or intrinsic value. Excludes *pawnshops* .

***Art studio or gallery*** a building where objects of art are created or displayed for the public enrichment or where said art objects are displayed for sale, including the teaching of painting and/or sculpting.

***Assisted living, congregate, or respite care*** an institution which provides food and shelter to four or more elderly persons or adults who are unrelated to the proprietor of the establishment, as well as personal care services or administration of medication. These facilities may also provide assistance with or supervision of the administration of medication or skilled nursing services. These facilities must be licensed by the Texas Department of Aging and Disability Services, or successor agency, as described in Texas Health and Safety Code, chapter 247 , Assisted Living Facilities.

***Athletic Facility*** means privately owned indoor and/or outdoor facilities devoted to organized sports, including but not limited to, soccer, basketball, gymnastics, and tennis. This use is distinct from amusement (indoor) and amusement (outdoor) in that it is less intense and would generate less traffic, noise, and other objectionable nuisances to adjacent properties.

***Auto Repair (Major)*** a business specializing in major repair of motor vehicles entirely within an enclosed building, including: auto glass, seat cover and muffler shop; painting and rebuilding shop; tire retreading and capping; body, fender, clutch, transmission, differential, axle, spring and frame repairs; major overhauling of engines; repair of radiator requiring removal from the vehicle; trunk, trailer, farm or industrial equipment, or other machinery/supplies repair; brake work other than minor maintenance such as disc pad replacement and minor adjustment

***Auto Repair (Minor)*** a business specializing in minor, routine, periodic, preventative maintenance of a motor vehicle conducted entirely within an enclosed building, including: servicing of spark plugs, batteries, distributors and distributor parts and including minor engine tune-ups; tire servicing and flat repair but not recapping and regrooving; radiator cleaning and flushing; fuel pump, oil pump and related maintenance; minor servicing of carburetors; emergency wiring repairs; minor motor adjustments not involving removal of head or crankcase; quick oil and filter change; servicing hoses, fan belts, brake fluid, light bulbs, fuses, floor mats, seat belts, windshield wipers, mirrors, and installation of accessories such as radios; lubrication, greasing, and washing; disc pad replacement and minor brake adjustment

***Automotive sales and rental*** one or more buildings and area other than a street, alley, or other public place, used for the display and retail sale or rental of new or used vehicles under the Texas Motor Vehicle Registration Act, with repair and renovation authorized entirely within an enclosed building, and temporary storage of vehicles for repairs or renovation not to exceed 90 days. New or used automotive sales requires the registration of the business with the Texas Department of Motor Vehicles, or successor agency.

***Bed and Breakfast*** an establishment engaged in providing rooms or groups of rooms in a dwelling unit for temporary lodging for overnight guests on a paying basis. Or means a historic or otherwise architecturally unique building where lodging is provided by prearrangement for definite periods, for compensation, for not more than seven rooms to let and where breakfast is included in the rates charged to guests

**Boat salvage yard** a business that is operated from a fixed location and is predominately engaged in the dismantling and reuse or resale of used boat parts, or any other motorized waterborne vehicles or instrumentality used to transport persons or property upon any waterway, and the safe disposal of those vehicles, including the resale of those vehicles.

**Brewery, micro** a facility that produces less than 15,000 barrels (17,600 hectoliters) of beer per year with more than 75 percent of its beer sold off-site. Microbreweries sell to the public by one or more of the following methods: the traditional three-tier system (brewer to wholesaler to retailer to consumer); the two-tier system (brewer to retailer to consumer); and, directly to the consumer through carry outs and/or on-site tap-room or restaurant sales.

**Brewery, regional** a facility that produces between 15,000 and 6,000,000 barrels of beer annually.

**Brewpub** a restaurant-brewery that sells more than 25 percent of its beer on site for on premise consumption. The beer is brewed primarily for sale in the restaurant and bar. The beer is often dispensed directly from the brewery's storage tanks. Where allowed by law, brewpubs often sell beer "to go" and/or distribute to offsite accounts. A company is re-categorized as a microbrewery if its off-site (distributed) beer sales exceed 75 percent.

**Building setback line** a line or lines designating the interior limit of the area of a lot within which structures may be erected. The building lines generally provide the boundaries of the buildable area of any given lot and no structure or building may be erected between a building and the corresponding lot line.

**Business support services** activities primarily associated with providing services not elsewhere classified, to business enterprises on a fee contract basis, including but not limited to advertising, printing and mailing services; janitorial, office or business equipment rental, leasing, or repair; or the provision of services used by office, professional, and services establishments.

**Cafe or cafeteria** a commercial establishment where snacks or meals are vended for consumption indoors or on the premises.

**Carport** a structure with one or more sides, covered with a roof and constructed specifically for the storage of one or more motor vehicles.

**Cemetery** land used or intended to be used for the interment of human remains and dedicated for cemetery purposes, including crematories, mausoleums, columbariums and mortuaries when operated in conjunction with and within the boundary of such cemetery.

**Child Care Center** means a facility other than the residence of the director, owner, or operator of the facility which provides custodial care and supervision for less than 24 hours a day to children under 14 years of age, excluding foster and group homes.

**Child Care Center (Small)** a private residence where the occupant provides custodial care and supervision during daylight hours for a maximum six (6) children at any one time. The maximum six (6) children includes the family's natural or adopted children under the age of fourteen (14). The residence must contain a minimum 150 square feet of floor are for each child. This use shall exclude a family/group home.

**Child Care or Child Development Facilities** a children's home, orphanage, institution, private home, residence or other place, whether public, parochial or private, operated for profit or not, which keeps, cares for, has custody of or is attended by four (4) or more children under sixteen (16) years of age at any one time, who are not members of the immediate family or any natural person operating any such place, during any part or all of the twenty-four hours in a day. Also, any institution, home or other place, whether public or private, parochial or private, conducted for profit or not, which keeps, cares for, has custody of or is attended by any number of children, under the age of sixteen (16), who are not members of the immediate family of any natural person operating such a place, who are mentally or physically handicapped, under medical or social supervision, and not within a hospital, twenty-four hours a day.

**Church or Rectory** a place of worship and religious training of recognized religions including on-site housing of ministers, rabbis, priests, nuns and similar staff personnel.

**Clothing manufacture** cutting, sewing and forming garments, millinery and accessories, when no noise, dust, vibration, odor or other undesirable or obnoxious condition is created to affect adjacent property.

**Club or lodge** a building or portion thereof or premises used or operated for a social, educational or recreational purpose, but not primarily for profit or to render a service which is customarily carried on as a business.

***Cold Storage Plant*** a commercial establishment where food or other commodities are stored either in lockers, rented or leased, or in vaults in bulk for distribution to the home or to commercial businesses. No slaughtering of animals or fowl is allowed on the premises.

***Commercial off-street parking*** the use of a site for the parking of motor vehicles on a temporary basis within a privately owned off-street parking facility. This use includes, but is not limited to, commercial parking lots and garages and excludes parking as an accessory use.

***Common open space*** that portion of the common area which is designated for outdoor recreation area, private park, play lot, plaza, athletic court, swimming pool, fountain, stream or pond, ornamental landscaping or natural vegetation offering visual amenity, and which is open to general view and conveniently accessible to pedestrians within the project.

***Communication services or facilities*** the use of a site for the provision of broadcasting or information relay services through electronic and telephonic mechanism but excludes major utility services and wireless transmission facilities as defined herein. This use includes, but is not limited to, television, film, or sound recording studios, telecommunication service centers, and telegraph service offices.

***Community home*** an entity protected by the Texas Community Homes for Disabled Persons Act (Texas Human Resources Code, Chapter 123 , Community Homes for Persons with Disabilities); including a community-based residential home operated by: (A) The Texas Department of Mental Health and Mental Retardation; or successor agency; (B) A community center organized under the Texas Health and Safety Code, Chapter 534, subchapter A, Community Services, that provides services to persons with disabilities; (C) An entity subject to the Texas Business Organizations Code, Chapter 22; (D) An entity certified by the Texas Department of Human Services, or successor agency, as a provider under the medical assistance program serving persons in intermediate care facilities for persons with mental retardation; or (E) An assisted living facility licensed under Texas Health and Safety Code, Chapter 247, Assisted Living Facilities, provided that the exterior structure retains compatibility with the surrounding residential dwellings.

***Community Center (Private)*** a recreational facility, including both indoor and outdoor facilities, for use by residents and guests of a particular residential community development, subdivision, planned unit development, or membership group.

**Community Center (Public)** a building and grounds owned or leased and operated by a governmental body for the social, recreational, health or welfare of the community served.

**Community Garden** a single piece of land or property gardened and maintained collectively by a group of people. Community gardens utilize either individual or shared plots on private or public land while producing fruit, vegetables, and/or plants grown for their attractive appearance.

**Condominium** a building or group of buildings in which dwelling units are owned individually, while the structure and common areas and facilities are owned by all the owners on a proportional, individual basis in compliance with the Texas Uniform Condominium Act, Chapter 82, Texas Property Code, with individual apartments or units having separate sleeping, living and kitchen facilities.

**Construction and equipment sales, major** a building or open area used for the sale, rental, or indoor and outdoor storage of heavy equipment and machinery including, but not limited to, forklifts, bulldozers, cranes, skid steers and other similar equipment.

**Construction and equipment sales, minor** a building or structure used for the inside display, sale, rental, or storage of light machinery, including, but not limited to lawn mowers, tools, and other small machinery.

**Construction services** a commercial use that displays or stockpiles large-scale intensive outdoor operations and contracting equipment, machinery, and other materials.

**Consumer Convenience Services** the use of a site for the provisions of convenient and limited services to individuals in access-controlled facilities that make twenty-four-hour operation possible. This use includes, but is not limited to, the renting of private postal and safety deposit boxes to individuals and automated banking machines.

**Consumer Repair Services** the use of a site for the provision of repair services to individuals or households rather than firms. This use includes, but is not limited to, repair service or shops for appliance, lamps or light fixtures, small tool, watch, jewelry repair shops, and musical instrument repair shops, all contained within an enclosed structure, and excludes automotive repair services, equipment repair services, and service stations.

**Contractor's shop** a building, part of a building, or land area for the construction or storage (inside or out) of materials, tools, products, and vehicle fleets.

**Data center** a facility housing a collection of computer servers and associated components, such as telecommunication, storage and backup systems that supply information to a single or multiple end users off-site. Facilities typically require large amounts of electricity, strict temperature control and security, and will generally have few employees present on-site.

**Day Camp** a facility arranged and conducted for the organized recreation and instruction of children including outdoor activities on a daytime basis

**Distillery, micro** a facility that produces less than 52,500 cases (4,725 hectoliters) of liquor or other spirits per year with 75 percent or more of its liquor sold off-site. Micro-distilleries sell to the public by one or more of the following methods: the traditional three-tier system (distiller to wholesaler to retailer to consumer); the two-tier system (distiller to retailer to consumer); and, directly to the consumer through on-site and/or carry out sales.

**Distillery, regional** a facility that produces more than 52,500 cases (4,725 hectoliters) of liquor or other spirits annually.

**Dwelling (multiple-family)** a residential structure consisting of three or more self-contained dwelling units sharing common walls and/or floors/ceilings with one or more units. Units may have a single access from a shared hallway or walkway, either enclosed or open directly to the outside.

**Dwelling (single-family attached)** a dwelling unit which is joined to one other dwelling unit on one or more sides by a party wall or abutting separate wall and each unit is designed for occupancy by not more than one family and is located on a single lot owned and fee simple.

**Dwelling (single-family detached)** a detached building having accommodations for occupancy by not more than one family.

**Dwelling (two-family) or duplex** a detached building designed and constructed with two separate dwelling units under a single roof for occupancy by two families.



***Dwelling unit*** a building or portion of it designed and used for residential occupancy by a single household and that includes exclusive sleeping, cooking, eating and sanitation facilities. A building containing more than one set of cooking facilities is a multi-dwelling unit structure. The term "dwelling unit" does not include hotels, motels, lodging houses, sheds or similar accessory structures, campers or camp trailers, any recreational vehicle, or vehicle or portable structure having no permanent foundation other than wheels, jacks, or skirting.

***Event center*** a facility consisting of multi-purpose rooms, outdoor courtyards, or recreational facilities used for hosting social gatherings such as weddings, parties, receptions, and meetings.

***Farm, Ranch, Garden or Orchard*** an area of three (3) acres or more which is used for the primary purpose of growing vegetables, fruits, trees, hay, livestock feed and/or grain, and/or for the raising thereon of poultry and farm animals such as horses, cattle and sheep and including the necessary accessory uses for raising, treating and storing products raised on the premises, but not including the commercial feeding of offal and garbage to swine and other animals and not including any type of agriculture or husbandry specifically prohibited by ordinance or law.

***Financial services*** an establishment for the custody, loan, exchange or issue of money, the extension of credit and/or facilitating the transmission of funds, including automated teller machines such as a bank or credit union. This definition does not include pawnshops, check cashing businesses, payday advance businesses, money transfer businesses or other similar services.

***Financial services, alternative*** a check cashing business, payday advance or loan business, bail bonds business, money transfer business, precious metal dealer, or car title loan business. At no time may an alternative finance service be permitted as an accessory use unless specifically provided for within the definition of the specific alternative financial service use.

**Food Court Establishment** a premises designed to accommodate three or more mobile food units that qualify as one of the following (a) A restricted unit that offers only prepackaged food in individual servings, beverages that are not potentially hazardous and are dispensed from covered urns or other protected vessels, and packaged frozen foods; preparation, assembly or cooking of foods is not allowed; or (b) an unrestricted unit that may serve food as allowed in, and may cook, prepare and assemble a full menu of food items (i) except as provided in subsection (ii) an unrestricted unit must be secured and completely enclosed; and (ii) foods such as hot dogs, coffee, shaved ice, or food with prior approval from the health authority, may be served from vehicles with three sides and a cover.

**Food Preparation** the use of a site for the production of prepared food for wholesale distribution. The use includes, but is not limited to, wholesale bakeries, commercial kitchens, and specialty food processing or packaging shops, the products may be sold on-site, but excludes the on-site slaughter of animals and the commercial production of ice.

**Food sales** the use of a site for the retail sale of food, alcohol, or household products for home consumption. This use includes, but is not limited to, grocery stores, delicatessens, meat markets, retail bakeries, and candy shops. Revenue from alcohol sales for off-premise consumption exceeding 51 percent of gross sales are considered liquor stores.

**Florist** an establishment for the sale of flowers, ornamental plants and related supplies.

**Game Room** a building, facility, or other place that is open to the public and whose primary purpose is entertainment and contains one or more operational amusement redemption machines

**Garden Center** a retail operation where plants are propagated and grown to a desired age and sold to the general public along with related products. This use excludes wholesale production and distribution.

**Gasoline Station (Full Service)** a place where gasoline, other fuels, oil and grease and/or accessories are sold and dispensed to the retail motor vehicle trade, and where one or more of the following activities are conducted: motor vehicles are serviced and repaired; stored batteries are recharged and cared for; or vehicle tires are stored, serviced or exchanged.

***Gasoline Station (Limited Service)*** a place where the services provided are limited to the retail sale, either self-service or attendant dispensed, of gasoline, other fuels and petroleum products for the motor vehicle trade.

***General retail sales (convenience)*** a retail establishment that sells primarily food products, household items, newspapers and magazines, candy, and beverages, and a limited amount of freshly prepared foods such as sandwiches and salads.

***General retail sales (general)*** stores selling, leasing, or renting direct to the ultimate consumer goods such as consumer, home, and business merchandise including alcoholic beverages, antiques, appliances, art, art supplies, baked goods, bicycles, books, cameras, carpet and floor coverings, crafts, clothing, computers, convenience goods, dry goods, electronic equipment, fabric, flowers, furniture, garden supplies, gifts, groceries, hardware, home improvements, household products, jewelry, medical supplies, musical instruments, pet food and/or pets, pharmaceuticals, photo finishing, picture frames, plants, prepared foods, printed material, produce, sporting goods, stationery, vehicle parts, and videos.

***Golf Course (Commercial)*** a golf course or driving range privately owned but open to the public for a fee and operated as a commercial venture.

***Halfway house*** a residence operated as a single dwelling, licensed or operated by a governmental or nonprofit agency, where drug users, moderate and high risk (level 2 and 3) and civil commitment sex offenders, the dangerous mentally ill, or convicted felons are placed immediately after their release from a primary institution such as a prison, hospital or rehabilitation facility. Authorized supervisory personnel are on the premises. A halfway house allows the persons to begin reintegration with society, while still providing monitoring and support.

***Historic district*** an area, urban or rural, defined or designated as an historic district by city council, state, or federal authority and which may contain within definable geographic boundaries one or more buildings, objects, sites or structures designated as exceptional or significant historic landmarks or clusters, as defined herein, including their accessory buildings, fences and other appurtenances, and natural resources having historical, architectural, archaeological, and cultural significance, and which may have within its boundaries other buildings, objects, sites, or structures, that, while not of such historical, architectural, archaeological or cultural significance as to be designated landmarks, nevertheless contribute to the overall visual setting of or characteristics of the landmark or landmarks located within the district.

**Home Occupation** a commercial use that is accessory to a residential use carried on in the home. A Home Occupation is subject to the following: (a) it is limited to occupants of the dwelling unit except that one person who is not an occupant may participate in a medical, professional, administrative, or business office if off-street parking is provided for such person; (b) the occupation shall be conducted entirely within a dwelling unit which is the bona fide residence of the practitioner(s) or one approved, accessory structure not exceeding twenty-five percent (25%) of the ground floor area of the residential structure located on the same lot; (c) the residential character of the lot and dwelling must be maintained. An occupation that requires a structural alteration of the dwelling to comply with a nonresidential construction code is prohibited. This prohibition does not apply to modifications to comply with accessibility requirements; (d) the occupation shall not produce external: noise, vibration, smoke, dust, heat, glare, odor, fumes, electrical interference or waste runoff outside the dwelling unit, garage, or on the property surrounding the dwelling unit; (e) parking of commercial vehicles identifying the business on the premises or on a street adjacent to residentially zoned property is prohibited; (f) equipment or materials associated with the occupation must not be visible from locations off the premises; (g) the transfer of merchandise directly to a customer on the premises is permitted, however, no more than four (4) vehicle trips each day of customer-related vehicular traffic is allowed; and (h) advertising a Home Occupation by a sign on the premises is permitted but the sign area shall not exceed established limits for the district in which the property is located. The following uses are prohibited as Home Occupations: animal hospitals, animal breeding; clinics, hospitals; hospital services; contractor yards; dance studios; scrap and salvage services; massage parlors; restaurants; cocktail lounges; rental outlets; equipment sales; adult-oriented businesses; recycling centers and drop-off recycling collection facilities; an activity requiring an H occupancy as defined in the International Building Code; automotive repair services; businesses involving the repair of any type of internal combustion engine, including equipment repair services.

**Hospital services** an institution providing primary health services, psychiatric services, and medical or surgical care to persons primarily on an inpatient basis. The use differs from medical clinics in that it may require stays for longer than 24 hours. Includes the following land uses: cancer center; birthing center; general hospital; private psychiatric hospital; niche hospital; special hospital; and trauma facilities as defined in the Texas Administrative Code.

**Hotel** a facility offering transient lodging accommodations on a daily rate to the general public with units accessed via internal hallways and which can provide additional services, such as meeting rooms, restaurants and recreational facilities. A hotel facility may offer suites, which include kitchen facilities, sitting rooms, and bedrooms.

**Industrial use, heavy** a use engaged in the basic processing and manufacturing of materials or products or parts, predominantly from extracted raw materials, or a use engaged in storage of, or manufacturing processes using flammable or explosive materials, or storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions.

**Industrial use, light** a use engaged in the manufacture of finished products or parts predominantly from previously prepared materials, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales and distribution of such products, but excluding basic industrial processing.

**Industrialized home** a residential structure that is designed for the occupancy of one or more families, constructed in one or more modules or constructed using one or more modular components built at a location other than the permanent site, designed to be used as a permanent residential structure when the module or modular component is transported to the permanent site and erected or installed on permanent foundation system. Structures include plumbing, heating, air conditioning, and electrical systems. This term does not include housing constructed of a sectional or panelized system that does not use a modular component, or a ready built home constructed in a manner in which the entire living area is contained in a single unit or section at a temporary location for a purpose of selling and moving the home to another location.

**Kennel** a place in which five (5) or more dogs or cats at least six (6) months of age are kept, boarded, or trained, by the owners of the dogs or cats or by persons providing facilities and care with or without compensation.

**Laundry Services** an establishment engaged in providing laundering, dry cleaning, or dyeing services. Typical uses shall include bulk laundry and cleaning plants, and linen supply services.

**Laundry services (self)** an establishment providing customers with self-service laundry and/or dry cleaning services and does not include a commercial laundry or cleaning plant.

**Liquor Sales** the use of a site for the retail sale of alcoholic beverages for off-premises consumption. This use includes liquor stores and bottle shops.

**Loading space** an off-street space for the parking of a vehicle while loading or unloading merchandise or materials from commercial or industrial vehicles.

**Manufactured home** a structure constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development, transportable in one or more sections, which in the traveling mode is eight body feet or more in width or 40 body feet or more in length, or when erected on-site is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems. Does not include recreational vehicles or mobile homes.

**Manufactured home park** a unified development for manufactured housing spaces arranged on a tract of land in compliance with the subdivision ordinance and this chapter, with the individual lots or parcels being held under a common ownership and rented or leased to the occupants.

**Manufactured home subdivision** a unified development for manufactured housing spaces arranged on a tract of land in compliance with the subdivision ordinance and this chapter, with the individual lots or parcels being developed and sold to occupant owners.

**Medical clinic** the use of the site for the provision of medical, psychiatric, or surgical services on an outpatient basis. These facilities can be differentiated from a medical office in that such facilities would be primarily open to and operated for the general, walk-in public, and would not normally require an appointment. This use includes ambulatory surgical centers (ASC); end-stage renal disease facility (dialysis); outpatient services; and freestanding emergency medical care facility.

***Metal recycling entity*** a business that is operated from a fixed location and is predominately engaged in the following, excluding used automotive parts recycling and boat salvage businesses: (1) Performing the manufacturing process by which scrap, used, or obsolete ferrous or nonferrous metal is converted into raw material products consisting of prepared grades and having an existing or potential economic value, by a method that in part requires the use of powered tools and equipment, including processes that involve processing, sorting, cutting, classifying, cleaning, baling, wrapping, shredding, shearing, or changing the physical form of that metal; (2) The use of raw material products described in subsection (a) above in the manufacture of producer or consumer goods; or (3) Purchasing or otherwise acquiring scrap, used, or obsolete ferrous or nonferrous metals for the eventual use of the metal for the purposes described by subsection (1) or (2) above.

***Mini-storage warehouse*** an establishment offering small, individual storage units for rent or lease and are restricted solely to the storage of items such as motor vehicles, trailers, boats, bulky household goods and various personal property. There is no conduct of sales, business or any other activity within the individual storage units.

***Mobile Food Unit*** a food establishment operating from a vehicle or any portable structure on a trailer or wheels, that meets all the requirements of this ordinance and applicable local and state regulations.

***Mobile home*** a structure that was constructed before June 15, 1976, transportable in one or more sections, which in the traveling mode is eight body feet or more in width or 40 body feet or more in length, or when erected on-site is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems. Does not include manufactured homes or recreational vehicles. Any mobile home not constituting an existing conforming or nonconforming use is prohibited within the city limits.

***Modular component*** a structural part of housing or building constructed at a location other than the building site in a manner that prevents the construction from being adequately inspected for code compliance at the building site without: (1) Damage; or (2) Removal and reconstruction of a part of the housing or building.

***Nursing or convalescent home*** an institution which provides food and shelter to four or more persons who are unrelated to the proprietor of the establishment; as well as minor treatment under the direction and supervision of a physician licensed by the Texas Medical Board, or successor agency, or other services that meet some need beyond the basic provision of food, shelter, and laundry. These are licensed by the Texas Board of Human Services and further defined in Chapter 242 of the Texas Health and Safety Code, or successor agency.

***Office, government*** the use of a site for the provision of government services, included administrative and management services. This use includes, but is not limited to, offices pertaining to government services such as secretarial, economic development, financial, legal, public works and utilities.

***Office, medical*** the use of the site for the consultation, diagnosis, therapeutic, preventative, or corrective personal treatment by doctors, dentists, or similar practitioners of medical and healing arts for humans, medical or dental laboratories. These facilities can be differentiated from a medical clinic in that such facilities primarily operate on an appointment basis, are generally not open to the general walk-in public, and offer specialized services or attention.

***Office, professional*** the use of a site for the provision of administrative, executive, consulting, management, or professional services. This use includes administrative offices and services including law, architecture, real estate, accounting, insurance, property management, personal and/or family counseling, investment, travel, and secretarial services.

***Office/showroom*** a building that primarily consists of sales offices and sample display areas for products and/or services delivered or performed off-premises. Catalog and telephone sales facilities are appropriate. Incidental retail sales of products associated with the primary products and/or services are permitted. Warehousing facilities shall not exceed 50 percent of the total floor area. This definition does not include contractor's shop and storage yard.

***Office/warehouse*** a building, or a portion of a building which is a structurally separate and functionally distinct unit, primarily devoted to storage, warehousing and distribution of goods, merchandise, supplies, and equipment. Accessory uses may include retail and wholesale sales areas, sales offices, and display areas for products sold and distributed from the storage and warehousing areas.



**Off-Site Accessory Parking** the use of a site for the provision of parking spaces, together with driveways, aisles, turning and maneuvering areas, clearances, and similar features, located on a different site from the principle use. The principle use shall be located no further than an adjacent property or across one public or private right-of-way.

**Open or outdoor storage** the keeping, in an unroofed area, of any goods, junk, material or merchandise, in the same place for more than 24 hours.

**Outdoor storage** the outdoor storage of products or goods that have a large size, mass, or volume that occur on site for more than 24 hours such as, but not limited to, heavy equipment, freight or commercial motor vehicles, trailers, construction materials, and raw, processed or packaged materials including any products on pallets, in shipping containers or in crates.

**Park or Playground** an open recreation facility or park owned and operated by a public agency such as the City or the school district and available to the general public for neighborhood use, but not involving lighted athletic fields for nighttime play.

**Parking Lot** a paved area to accommodate the vehicles which utilize any multiple-family, retail, commercial, office, business or industrial property.

**Parking structure or garage** a structure designed to accommodate vehicular parking spaces that are fully or partially enclosed or located on the deck surface of a building. The phrase includes freestanding parking structures, deck parking, and parking pedestals under buildings.

**Pawnshop** a location at which or premises in which a pawnbroker regularly conducts business as defined by the State of Texas Finance Code Chapter 371 , as amended.

**Personal Improvement Services** the use of a site for the provision of informational, instructional, personal improvement, and similar services of a nonprofessional nature. This use includes, but is not limited to, photography studios, driving schools, health or physical fitness studios, reducing salons, dance studios, and handicraft or hobby instruction.

**Personal Services** an establishment engaged in providing services of a personal nature. Typical use shall include beauty and barber shops, tailor, and shoe repair services.

**Pet store** the use of a site for the retail sale of small animals customarily used as household pets, grooming and sale of pet products.

**Pharmacy** a use where medicines are compounded or dispensed under the supervision of a licensed pharmacist.

**Planned Unit Development** a zoning district which permits development of three (3) acres or more under single or multiple ownership pursuant to a master plan and which requires specific approval by City Council. It is a development of land under unified control, planned and developed as a whole in a single development operation or a programmed phasing of developments, including streets, utilities, lots or building sites, structures, open spaces and other improvements. This district may permit mixed uses of land (e.g. industrial, commercial, residential) within a single or multiple subdivisions as part of or pursuant to a Master Plan which seeks to minimize adverse impacts when development occurs to protect the environment and nearby neighborhoods.

**Playfield or stadium** an athletic field or stadium owned and operated by a public agency for the general public including a baseball field, golf course, football field or stadium which may be lighted for nighttime play.

**Portable building sales** a site on which factory-manufactured portable buildings, such as manufactured homes, are displayed and offered for sale or order to the general public.

**Postal Facilities** postal services, including post office, bulk mail processing, or sorting centers operated by the United States Postal Service or a private postal service.

**Printing and Publishing** the use of a site for the reproduction, printing, cutting, or binding of written or graphic material. The use may not (i) exceed 2,500 square feet of gross floor area; or (ii) produce external noise, vibration, smoke, dust, odor, heat, glare, fumes, electrical interference, or waste runoff. The outdoor storage of materials and the wholesale distribution of goods are prohibited. The use is limited to printing equipment typically used in a business office.

**Private Club** an establishment required to have a state license for the sale of alcoholic beverages on-premises to its members.

**Private Garage** an accessory building housing vehicles owned and used by occupants of the main building.

**Product Development Services (General)** development and testing of non-hazardous products related to research services

**Product Development Services (Hazard)** development and testing of products related to research services, which products could pose a health or safety risk outside of the structure in which the services are provided.

**Recreational vehicle, RV** a unit which contains facilities or equipment either for sleeping or temporary living quarters, or both, and which has its own motive power or is designed to be mounted on or towed by another motor vehicle. The term "recreational vehicle" includes, but is not limited to, a motor home, truck camper, travel trailer and camping trailer; provided, however, that a recreational vehicle does not include a boat, a mobile home, or a manufactured home.

**Recreational vehicle park, RV park** any lot, tract or parcel of land used in whole or part to provide facilities or accommodations for two or more recreational vehicles used by transients as living or sleeping quarters for the a periods of time authorized by ordinance, and with or without compensation.

**Recreational vehicles sales, service and rental** sales, leasing and/or rental of new and/or used recreational vehicles or boats, including, as an accessory use, repair work of recreational vehicles and boats.

**Recyclable materials** materials including, but not limited to, scrap steel, aluminum cans, appliances, paper, batteries, glass bottles, motor vehicles, motor vehicle parts and machinery that have no economic value except as composition or salvage material.

**Recycling collection use** use of property as a location where glass, paper, plastics and/or aluminum cans only are deposited in containers, with no sorting or processing on-site, and usually occurring as an accessory use on the property.

**Recycling Operation** the collection, buying, storage, or processing of recyclable materials such as glass, paper, plastics, liquids, wood or metals, which are then sorted or processed for use or shipment for the purpose of reuse and manufacture, excluding smelters and refining operations.

**Recycling Operation (Indoor)** a recycling operation which is fully enclosed within permanent walls and roof of a building or, if windows and doors are present, which is capable of enclosure to insure compliance with the required performance standards in the LI or HI districts as appropriate. The outside storage of recyclable materials in conjunction with the recycling operation inside a building is prohibited in an LI district. A dust collection system may be located outside the main building.

**Recycling Operation (Outdoor)** a recycling operation that occurs in the open, or partially within a building and partially in the open.

**Religious Assembly** regular organized religious worship or religious education in a permanent or temporary building. The use excludes private primary or secondary educational facilities, community recreational facilities, day care facilities, and parking facilities. A property tax exemption is prima facie evidence of religious assembly use.

**Research Services (General)** establishments engaged in research of an industrial or scientific nature not involving or requiring the use of any biological, chemical, or other agent that could cause a hazard to adjacent property. Typical uses include electronics research laboratories and development and testing of computer software packages.

**Research Services (Hazard)** establishments engaged in research of an industrial or scientific nature involving or requiring the use of biological, chemical or other agents capable of causing a hazard to property or persons outside the structure in which conducted.

**Restaurant** the use of a site for the preparation and retail sale of food and beverages for on-premises consumption, including the on-premises sale and consumption of alcoholic beverages as an accessory use (must be less than 51 percent of gross sales). The use does not include drive-in or drive-through facilities.

**Restaurant, drive-in or drive-through** a restaurant which contains a drive-in or drive-through facility, primarily serves food that is prepared and packaged within five minutes and customarily serves food in disposable containers.

**Safety Services** a facility to conduct public safety and emergency services, including police and fire protection services and emergency medical and ambulance services.

**School, boarding** facilities offering education services that meet state requirements for primary, secondary, or higher education and provide dormitories, dining facilities, and other accessory uses for the boarding of students.

**School, business or trade** a school offering instruction and training in a service or art such as a secretarial school, barber college, beauty school, commercial art school, or dance or music school.

**School, college or university** an educational institution of higher learning, offering general and specialized courses that are certified by the state board of higher education, or by a recognized accrediting agency, and that lead to a degree. Facilities may include student dorms or housing, sports facilities, theaters, and maintenance facilities.

**School, public** facilities that are used to provide instruction or education by primary schools or secondary schools that are in a public school district or are institutions of higher education that receive public funding. Does not include trade or business schools.

**School, private or parochial** an educational institution having a curriculum equivalent to public schools and meets the same license and certification requirements of public schools. A private or parochial school shall not include specialty schools, such as dancing, music, beauty, mechanical, trade swimming, or commercial schools.

**Setback, front** a setback extending the full width of a lot between the street lot line and the front building setback line and establishing the required front yard.

**Setback, rear** a setback extending the full width of the lot in the area between the rear lot line and the rear building setback line and establishing the required rear yard.

**Setback, side** a setback extending the full length of the lot in the area between a side lot line and a side building setback line and establishing the required side yard.

**Setback, streetside** a setback extending the full width of a lot between the street lot line and a side building setback line and establishing the required streetside yard.

**Setback line or building setback line** a line that marks the setback distance from the building property line, and establishes the minimum required front, side or rear yard space of a building plot. No structure, as defined in this section, can be constructed or placed within the setback line or building setback line.

**Shooting range, indoor** a public or private facility where a pistol, rifle, silhouette, or other similar range is used for discharging firearms for a sporting event, practice, instruction in the use of the firearms or the testing of firearms.

**Shopping Center** a composite arrangement of shops and stores which provides a variety of goods and services to the general public, when developed as an integral unit.

**Smoke shop or tobacco store** any premises dedicated to the display, sale, distribution, delivery, offering, furnishing, or marketing of tobacco, tobacco products, or tobacco paraphernalia; provided, however, that any grocery store, supermarket, convenience store or similar retail use that only sells conventional cigars, cigarettes or tobacco as an ancillary sale shall not be defined as a "smoke shop or tobacco store." This use includes the display, sale, distribution, delivering, offering, furnishing, or marketing of cannabidiol (CBD) products and paraphernalia.

**Stable** an accessory building for quartering horses for private use of the resident when the stable building is set back from all adjacent property lines at least fifty (50) feet, is at least one hundred (100) feet from any adjacent residence and when the site contains minimum area of one (1) acre.

**Stable, Riding** an accessory building for quartering horses for commercial or private riding lessons, boarding, training, or renting of horses when the stable building is set back from all adjacent property lines at least one hundred fifty (150) feet, contains a minimum of three (3) acres of land.

**Storage and Distribution** an establishment offering wholesaling, storage and warehousing services of non-hazardous materials in enclosed structures.

**Streetscape yard** a space designated within the front and streetside yards intended to enhance the pedestrian experience with improvements, including but not limited to, a sidewalk, street trees, pedestrian scale lighting, and furniture.

**Structure** any building, or anything constructed or erected on the ground or which is attached to something located on the ground. Structures include, but are not limited to, buildings, telecommunication towers, sheds, and permanent signs. Sidewalks, paving and parking areas shall not be considered structures.

**Structure, principal** a building in which is conducted the principal use(s) of the lot on which it is located or, in a group development, of the building site on which it is located.

**Swimming pool (commercial)** a swimming pool with accessory facilities that is not a part of the municipal or public recreational system or a private swim club and

**Swimming pool (private)** a swimming pool constructed for the exclusive use of the residents of a single-family, duplex, multi-plex or multifamily dwelling, or other residential dwelling, located and fenced in accordance with city regulations and not operated as a business or maintained in a manner to be hazardous or obnoxious to adjacent property owners.

**Temporary Field or Construction Office** a structure or shelter used in connection with a development or building project, for housing on-site the temporary administrative and supervisory functions, and for sheltering employees and equipment, related to the development.

**Theater** the use of a site for presentation of plays, motion pictures, or other dramatic performances within a building.

**Townhouse** a residential structure consisting of three or more dwelling units sharing one or more wall(s) with an abutting unit, each unit occupying space from ground to roof and having front and rear walls open directly to the outside for access.

**Townhouse, common lot** a townhouse development having more than one dwelling unit per lot.

***Townhouse, single-lot*** a townhouse development having only one dwelling unit per lot.

***Transportation Terminal*** the use of a site for the provision of a facility for the loading, unloading, or interchange of passengers, baggage, or incidental freight or package express between modes of transportation, and includes bus terminals, railroad stations, airport terminals, and public transit facilities.

***Truck and trailer sales and rental*** a facility offering sales and rental services for commercial trucks, including tractor and trailer units, to the general public. This definition does not include sales of consumer automobiles or trucks, or light duty fleet vehicles such as small trucks and vans.

***Truck stop or travel center*** means a use primarily engaged in the maintenance, servicing, storage, parking or repair of commercial vehicles, including the sale of fuels or other petroleum products, and the sale of accessories or equipment for trucks and similar commercial vehicles. A travel center or truck stop may also include overnight accommodations, showers, restaurant facilities, game rooms, vehicle scales, and/or other activities intended primarily for use of truck crews and interregional travelers.

***Upholstery shop*** a business establishment engaged in the installation of soft covering material such as fabric and underlayment for furniture and other objects. Except however, with respect to motor vehicles, it shall only include interior upholstering. In no event shall an upholstery shop include the manufacture or building of furniture or other objects.

***Used automotive parts recycling*** the dismantling and reuse or resale of used automotive parts and the safe disposal of salvage motor vehicles or nonrepairable motor vehicles, including the resale of those vehicles.

***Utility services, minor*** the facilities provided by a municipality or a franchised utility company for the distribution or collection of gas, water, surface drainage water, sewage, electric power, telephone or cable service and involving only ground-mounted mechanical equipment.

***Utility services, major*** primary substations, generating plants, water treatment plants, wastewater treatment plants and similar facilities.



**Vehicle storage facility** a garage, parking lot, or other facility owned or operated by a person or business, other than a governmental entity, for storing or parking ten or more motor vehicles, including motorized waterborne vehicles, per year. This definition does not include businesses with the primary purpose of vehicle sales on the property within the corporate limits of the city, such as automotive dealerships.

**Veterinary services, large** a use in which large animals such as horses, goats, and livestock are admitted for examination and medical treatment. This use does not include medical care for small animals such as dogs, cats, and birds.

**Veterinary services, small** a use in which household pets, such as dogs, cats, and birds are admitted for examination and medical treatment, with all activities and work indoors. The use does not include medical care for large animals or livestock.

**Warehouse** an establishment engaged in the storage of merchandise or commodities in an enclosed structure.

**Wireless transmission facility (WTF)** an unstaffed facility composed of one or more of the following components: Antenna, equipment enclosure, security barrier, and/or communication tower. The facility is used for the transmission and reception of radio, microwave, or electromagnetic signals used for commercial communication by a wireless communication service provider.

**Wireless transmission facility (WTF), attached** a wireless transmission facility (WTF) that is attached to a monopole, self-enclosed monopole, building or other permanent structure.

**Wireless transmission facility (WTF), monopole** a wireless transmission facility constructed as a freestanding structure which consists of a single vertical pole, fixed into the ground and/or attached to a foundation with no guy wires, containing one or more externally mounted antennas and associated ground based equipment and supporting utilities.

**Wireless transmission facility (WTF), stealth** manmade trees, clock towers, bell steeples, light poles and similar camouflaging designs that camouflage or conceal the presence of antenna or towers.

**Yard** a required open space at grade between the building setback lines and the adjoining lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise provided herein.

**Yard, front** a yard extending across the front of a lot between the side property boundaries and being the minimum horizontal distance between the street easement line and the front setback line. On corner lots the front yard shall be considered as parallel to the street upon which the yard has its least dimension.

**Yard, rear** a yard extending across the rear of a lot and being the required minimum horizontal distance between the rear lot line and the rear setback line.

**Yard, side exterior** a yard extending from the required front yard to the required rear yard and being the minimum horizontal distance between a side lot line and the side or streetside setback line.

**Yard, side interior** the minimum spacing distance between two or more structures constructed on a common lot as a single development.

**Zoo (Private)** a facility housing and displaying live animals, reptiles or birds, privately owned and operated for a fee or for the promotion of some other enterprise.

**Zoo (Public)** a publicly owned zoo or similar facility owned and operated by a governmental entity or nonprofit zoological society where live animals, birds and reptiles are domiciled and displayed.