

2. ZONING CATEGORIES

2.1. Zoning Categories Established

The following districts are hereby established for the City:

2.1.1. Residential Districts:

- A. SF-1 Single Family District
- B. SF-2 Single Family & Duplex District
- C. TH Townhouse District
- D. MF Multiple Family District
- E. MH Manufactured Housing Park District
- F. MHS Manufactured Home Subdivision
- G. MR Mixed Residential

2.1.2. Commercial Districts:

- A. C-1 Neighborhood Shopping District
- B. C-2 General Commercial District
- C. C-3 Highway Commercial District
- D. CBD Central Business District (Mixed Use)
- E. RVP Recreational Vehicle Park District

2.1.3. Industrial Districts:

- A. I Industrial District

2.1.4. Public and Quasi-Public Districts:

- A. P Parks and Open Space District

- B. CF CF Community Facilities District (Government, Health Care, and Education)

2.1.5. Planned Development Districts:

- A. PDD Planned Development District (Alternative Standards and/or Mixed Use)
- B. PD-Z Zero Lot Line Garden Home District

2.1.6. Overlay Districts:

- A. HD Historic Overlay District
- B. HCD Historic Commercial Overlay District

(Ordinance 2018-555 adopted 10/16/18; Ordinance 2019-566, sec. A, adopted 7/8/19)

2.2. **Zoning Categories**

The following regulations apply within the indicated zoning districts. Uses indicated “by right” are permitted by right within the relevant district, provided that such uses and the land on which they are located otherwise comply with this Ordinance. Uses indicated “SUP” are permitted within the relevant district following the issuance of a special use permit and provided that such uses and the land on which they are located otherwise comply with this Ordinance. Uses not listed or otherwise authorized within a zoning district are prohibited.

2.2.1. SF-1 - Single Family Residential District

A. Description. The SF-1 Single Family Residential District, or SF-1 District, is the most restrictive zoning district. The principal use of land is for single-family dwellings. These residential areas are appropriate to residential environment. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities and through consideration of the proper functional relationship of the different uses.

B. Uses.

USE	BY RIGHT	SUP
Single family dwelling	X	
Accessory buildings	X	
Private garage	X	
Home-based business		X
Religious Facility		X
Public Safety Facility	X	
Public Recreation Facility	X	
Child care center		X
Educational facility		X
Bed and breakfast		X

Boarding house		X
Country inn		X
Guest house/studio		X

C. Dimensions.

DIMENSION	STANDARD	ALTERNATE
Maximum Height	2-1/2 stories	or 35 feet
Minimum front yard setback	25 feet	
Minimum side yard setback, primary building	7-1/2 feet (one story building)	or 10 feet for buildings over one story
Minimum setback of accessory building from front property line	65 feet	
Minimum side yard setback, corner lots, first 65 ft from front property line	15 feet	25 feet when abutting another corner lot
Minimum side yard setback, corner lots, greater than 65 ft from front property line	7-1/2 feet	or 10 feet for buildings over one story
Minimum side yard setback, churches	25 feet	
Minimum side yard setback, accessory building	3 feet	
Minimum rear yard setback (min. setback is the smaller of the two)	20 feet	or 20% of lot depth
Minimum rear yard setback, accessory buildings	3 feet	
Minimum lot size, residential lots	6,500 sf	
Minimum lot size, religious facilities and country inns	21,000 sf	
Minimum lot size, all other uses	Accommodate setbacks and parking needs	
Minimum lot width	50 feet at front building line	and 35 feet at street
Maximum lot coverage by all buildings on the lot	40% lot area	
Maximum rear yard coverage by accessory buildings	30% rear yard	

D. Additional Site Design Standards.

1. Setback Conditions.

- a. Corner lots shall not be considered abutting when separated by an access easement or alley.

b. Unattached accessory buildings may only be located in the rear yard of a main building.

2. Reserved.

2.2.2. SF-2 - Single Family and Duplex District

A. Description. The SF-2 Single Family and Duplex District, or SF-2 District, is slightly less restrictive than the SF-1 District. The principal use of land is for single-family dwellings and duplexes. These residential areas are intended to be defined and protected from the encroachment of uses which are not appropriate to residential environment. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities and through consideration of the proper functional relationship of the different uses.

B. Uses. Cumulative rights of use. All uses permitted in the SF-1 district are permitted in the SF-2 district. All permissible uses in addition to those permitted in SF-1 are listed in the table below.

USE	BY RIGHT	SUP
Duplex or two-family dwelling	X	
Garage apartment	X	

C. Dimensions.

DIMENSION	STANDARD	ALTERNATE
Maximum Height	2-1/2 stories	or 35 feet
Minimum front yard setback	25 feet	
Minimum setback of accessory building from front property line	65 feet	
Minimum side yard setback, primary building	5 feet (one story building)	or 10 feet for buildings over one story
Minimum side yard setback, corner lots, first 65 ft from front property line	15 feet	25 feet when abutting another corner lot
Minimum side yard setback, corner lots, >65 ft from front property line	5 feet	or 10 feet for buildings over one story
Minimum side yard setback, churches	25 feet	
Minimum side yard setback, accessory building	3 feet	
Minimum rear yard setback (min. setback is the smaller of the two)	20 feet	or 20% of lot depth
Minimum rear yard setback, accessory buildings	3 feet	
Minimum lot size, residential lots	6,500 sf	And at least 3,250 sf per dwelling unit
Minimum lot size, religious facilities and country inns	21,000 sf	

Minimum lot size, all other uses	Accommodate setbacks and parking needs	
Minimum lot width	50 feet at front building line	and 35 feet at street
Maximum lot coverage by all buildings on the lot	40% of lot area	
Maximum rear yard coverage by accessory buildings	30% of rear yard	

D. Additional Site Design Standards.

1. The interior side yard of a corner lot shall be the same as for dwellings and accessory buildings on an interior lot.
2. Unattached accessory buildings may only be located in the rear yard of a main building.

2.2.3. TH - Townhouse District

A. Description. The TH Townhouse District, or TH District, is a residential district designed to allow the use of existing partial lots without having to aggregate two or more lots to meet side yard and frontage requirements for single family homes. It also opens the way for additional townhouse developments in response to market demands for such housing.

B. Uses. Cumulative rights of use. All uses in the SF-2 District are permitted in the TH Townhouse District. All permissible uses in addition to those permitted in SF-2 are listed in the table below.

USE	BY RIGHT	SUP
Townhouse	X	

C. Dimensions.

DIMENSION	STANDARD	ALTERNATE
Height	2-1/2 stories	or 35 feet
Minimum front yard setback	15 feet	
Minimum rear yard setback (min. setback is the smaller of the two)	20 feet ⁽¹⁾	or 20% of lot depth
Minimum side yard setback, end unit, corner lot	15 feet ⁽¹⁾	
Minimum side yard setback, end unit, interior lot	7-1/2 feet ⁽¹⁾	
Minimum lot size, residential	3,125 sf	
Minimum lot size, all other uses	Accommodate setbacks and parking needs	
Minimum lot width	25 feet	
Minimum lot depth	125 feet	

Maximum lot coverage by all buildings on the lot	70% lot area	
Minimum open space	30% gross land area	

NOTES:

1. Setbacks are applicable to yard conditions where there is not a shared wall with a neighboring unit. Where there is a shared wall, the minimum required setback is 0 feet.

D. Additional Site Design Standards.

1. Unattached accessory buildings may only be located in the rear yard of a main building.

2.2.4. MF - Multiple Family Residential District

A. Description. The MF Multiple Family Residential District, or MF District, is a district to provide for medium and high population density. The principal use of land may range from single-family to multiple family and garden apartment uses. Certain uses which are more compatible functionally with intensive residential uses than with commercial uses permitted. The recreational, religious and educational facilities normally required to provide an orderly and attractive residential area are permitted. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for dwellings and relationship of each use permitted in the District.

B. Uses. Cumulative rights of use. All uses permitted in the SF-2 District are permissible in the MF District. All permissible uses in addition to uses permitted in the SF-2 District are listed in the table below.

USE	BY RIGHT	SUP
Multiple family dwelling	X	

C. Dimensions.

DIMENSION	STANDARD	ALTERNATE
Maximum building height	2-1/2 stories	or 35 feet
Minimum front yard setback	25 feet	
Minimum side yard	25 feet	
Minimum rear yard setback	25 feet	or 50 feet (including parking areas) if lot backs up to SF-2 or more restrictive district
Minimum open space	30% gross land area	
Maximum lot coverage by all buildings on the lot	70% lot area	

D. Additional Site Design Standards. The following design standards apply to multiple family dwellings:

1. A brick, stone or acceptable masonry wall or solid wood fence not less than six (6) feet high must be provided along rear property line when a lot on which there is a multiple family dwelling abuts property zoned SF-2 or more restricted.
2. Open space shall be used for people, planting, and visual appeal.
3. Any room other than a living room, bathroom, dining room and kitchen shall be counted as a bedroom.
4. The minimum lot size is the greater of 15,000 square feet or the square footage calculated

according to the following schedule:

- a. Each Efficiency unit: 500 square feet
- b. Each 1-bedroom unit: 600 square feet
- c. Each 2-bedroom unit: 800 square feet
- d. 3-bedroom: 1,000 square feet
- e. More than 3 bedrooms: 1,000 square feet +200 square [feet] for each bedroom in excess of three.
5. More than one multifamily building may be built on a single lot.
6. The minimum distance between multifamily buildings is twenty (20) feet.

2.2.5. MH - Manufactured Housing Park Residential District

A. Description. The MH Manufactured Housing Park Residential District, or MH District, is a district to provide for medium and high population density in manufactured single-family dwellings and manufactured homes. The principle use of land is intended to be manufactured housing in a licensed manufactured housing park setting but uses may range from single-family to multiple family dwellings. Internal stability, attractiveness, order, and efficiency are encouraged by providing for adequate light, air and open space for dwellings and relationships for each use permitted in the District.

B. Uses. Cumulative rights of use. All uses permitted in the MF District are permissible in the MH District. All permissible uses in addition to uses permitted in the MF District are listed in the table below.

USE	BY RIGHT	SUP
Manufactured home	X	
Temporary construction building	X	

C. Dimensions.

DIMENSION	STANDARD	ALTERNATE
Maximum building height	2-1/2 stories	35 feet
Minimum front yard setback	25 feet if fronting a public street	or 10 feet if fronting an internal (private) street
Minimum side yard	15 feet if centered within lot	or 30 feet if home is on a lot line
Minimum rear yard setback	25 feet if abutting a public street	or 10 feet if abutting an internal (private) street
Minimum distance between buildings	30 feet	
Minimum size of manufactured housing park	3/4 acre	
Minimum lot size (the larger of the two measured values)	3,000 sf	Or 3 times the area of the home

D. Additional Site Design Standards.

1. Licensing: All manufactured home parks shall be licensed and shall comply with all licensing requirements for manufactured home parks provided in Article 4 of this Ordinance, titled Standards for Particular Uses.
2. Streets and Walkways: Each MH Park shall have direct access to a public street and each manufactured home space shall have direct access to a public street or to a private street provided by the owner of the MH Park. If the MH Park owner uses private streets, they will dedicate a minimum of

15 feet as an emergency access easement. If the private street does not join at both ends to a public street, a turn-around will be provided with a minimum sixty (60) foot diameter. Private streets will be paved and guttered to city specifications and will provide a 48-inch wide pedestrian access to each home from the street.

3. Utility Services: In the layout of MH Parks, the owner shall provide a utility easement appropriate to the number and size of each utility. Each lot will be provided with an electrical utility pole for meter placement. Water will be supplied to a water meter furnished by the city with the MH Park owner responsible for the line from the meter to the home. Sewer will be provided by the city with the MH Park owner responsible for the line from the sewer main to the home. Solid Waste can be individual home pick up or group containers at the MH Park owners'™ option. If group container is selected it must be screened and kept clean by the owner. Drainage plans must be drawn up by the owner and submitted to the city before a MH Park will be approved. Gas will be supplied by the natural gas supplier for the city.

4. Fire Protection and Tie Down Requirements: Each manufactured home will have fire resistant skirting around the base of the home with the appropriate number of vents, screens and/or openings. This must be a condition of rental of the space and needs to be accomplished within 30 days of placement of the home. Each home will conform to the tie down requirements of the Texas Department of Housing and Community Affairs for a Non-Hurricane Zone. This requirement will also be a condition of rental of space in the MH Park.

5. Noise Barrier Required: A masonry wall or other equivalent noise attenuating barrier shall be placed to separate all uses and activities on commercial properties, including parking areas, from adjacent residential uses or property zoned SF-1, SF-2, TH, MF, MH, or any other residential district.

2.2.6. MHS - Manufactured Home Subdivision District

A. Description. The MHS Manufactured Home Subdivision District, or MHS District, is designed to allow HUD Code Manufactured Homes to be placed in a subdivision that has some appearance, spacing and square footage controls. The density of housing is intended to be no greater than that allowed in SF-1 Districts.

B. Uses. The uses listed below are permissible in the MHS District.

USE	BY RIGHT	SUP
Single family dwelling	X	
Manufactured home	X	
Home-based business		X
Child care center		X
Bed and Breakfast		X
Boarding House		X
Country inn		X
Public safety facility	X	
Public recreation facility	X	
Accessory buildings	X	

C. Dimensions.

DIMENSION	STANDARD	ALTERNATE
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Minimum size of mobile home subdivision	2-1/2 acres	
Maximum building height	1-1/2 stories	or 20 feet
Minimum front yard setback	25 feet	
Minimum side yard	7-1/2 feet for one story buildings	10 feet for buildings over one story
Minimum side yard, accessory buildings	3 feet	
Minimum side yard, corner lots	15 feet when backing onto another corner lot	25 feet for all other conditions
Minimum rear yard setback (smaller value is the standard)	25 feet	or 20% of the lot depth
Minimum rear yard setback, accessory buildings	3 feet	
Minimum lot width	50 feet at front building line	and 35 feet at street
Minimum lot area, residences	6,500 sf	
Minimum lot area, other uses	Accommodate setbacks and parking needs	
Maximum lot coverage by buildings	40% of lot area	
Maximum rear yard coverage by accessory buildings	30% of rear yard	

D. Additional Site Design Standards.

1. Corner lots shall not be considered abutting when separated by an access easement or an alley.
2. Unattached accessory buildings may be located in the rear yard of a main building.

2.2.7. MR - Mixed Residential District

A. Description. The MR Mixed Residential District, or MR District, is less restrictive than SF-1 or SF-2 Districts. The principal use of land is for single-family dwellings and duplexes. It is also a district where HUD Code Manufactured Housing (both single and double-wide) can be used as dwellings outside of a Manufactured Home Park and a Planned Development Subdivision. This residential area is intended to be defined and protected from the encroachment of uses that are not appropriate to residential environments. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities and through consideration of the proper functional relationship of the different uses.

B. Uses. Cumulative rights of use. All uses permitted in the SF-2 District are permissible in the MR District. All permissible uses in addition to uses permitted in the SF-2 District are listed in the table below.

USE	BY RIGHT	SUP
Garage apartment	X	
Manufactured home	X	

Temporary construction building	X	
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C. Dimensions.

DIMENSION	STANDARD	ALTERNATE
Maximum building height	2-1/2 stories	or 35 feet
Minimum front yard setback	25 feet	
Minimum side yard	5 feet for one story buildings	10 feet for buildings over one story
Minimum side yard, accessory buildings	3 feet	
Minimum side yard, corner lots	15 feet when abutting another corner lot	25 feet for all other conditions
Minimum side yard, churches	25 feet	
Minimum rear yard setback (smaller value is the standard)	20 feet	or 20% of the lot depth
Minimum rear yard setback, accessory buildings	3 feet	
Minimum lot width	50 feet at front building line	and 35 feet at street
Minimum lot area, residences	6,500 sf	or 3,250 per dwelling unit
Minimum lot area, churches	21,000 sf	
Minimum lot area, other uses	Accommodate setbacks and parking needs	
Maximum lot coverage by buildings	40% of lot area	
Maximum rear yard coverage by accessory buildings	30% of rear yard	

D. Additional Site Design Standards.

1. The minimum size of a MR Mixed Residential District is two contiguous city blocks. Two contiguous city blocks share a common street. Two blocks diagonal from each other do not qualify. All property owners within the proposed area must request a zone change to the MR District.
2. Unattached buildings of accessory use may be located in the rear yard of a main building.

2.2.8. C-1 Neighborhood Shopping District.

A. Description. The C-1 Neighborhood Shopping District, or C-1 District, is for the conduct of retail trade and personal service enterprises to meet the regular needs and for the convenience of the people of adjacent residential areas. Because these shops and stores may be an integral part of the neighborhood closer [closely] associated with residential, religious, recreational and educational uses, requirements for light, air and open space and off-street parking are more restrictive than those of other commercial districts. The C-1 District is the most restrictive commercial district.

B. Uses. Cumulative rights of use. All uses permitted in the MF District are permissible in the C-1

District. All permissible uses in addition to uses permitted in the MF District are listed in the table below.

USE	BY RIGHT	SUP
Townhouse	X	
Office/professional services	X	
Limited retail	X	
Animal Services	X	
Country Inn	X	
Bed and Breakfast	X	
Service maintenance Facility	X	
Temporary construction building	X	
Accessory buildings	X	
Temporary Produce Stand	X	
Transportation	X	

C. Dimensions.

DIMENSION	STANDARD	ALTERNATE
Maximum building height	2-1/2 stories	or 35 feet
Minimum front yard setback	25 feet	
Minimum side yard	10 feet	
Minimum rear yard setback	10 feet	
Minimum lot size, country inn and religious facilities	21,000 sf	

D. Additional Site Design Standards.

1. A building used for limited retail may not have more than forty (40) percent of its floor area devoted to purposes incidental to the primary use. No material or goods offered for sale or stored in connection with the limited retail shall be displayed or stored outside of a building.
2. There shall be provided an alley, service court, rear yard, or combination thereof, of not less than thirty (30) feet wide abutting the property or right of way immediately behind property used for commercial uses.
3. A masonry wall or other equivalent noise attenuating barrier shall be placed to separate all commercial uses, including parking areas, from adjacent residential uses or property zoned SF-1, SF-2, TH, MF, MH, or any other residential district.
4. For country inns, the lot area shall be adequate to provide the yard areas required by this section and the required off-street parking area, provided that the lot area for a country inn shall not be less than twenty-one thousand (21,000) square feet.

2.2.9. C-2 - General Commercial District.

A. Description. The C-2 General Commercial District, or C-2 District, is intended for the conduct of personal and business services and the general retail business of the community at locations with sidewalks and an identifiable edge that relates to the pedestrian. Persons living in the community and in the surrounding trade territory require direct and frequent pedestrian and vehicular access. Buildings should be located on or near the front building line with parking in the rear. Traffic generated by the uses will be primarily passenger vehicles and only those trucks and commercial vehicles required for stocking and delivery of retail goods. The C-2 District is less restrictive than the C-1 District.

B. Uses. Cumulative rights of use. All uses permitted in the C-1 District are permissible in the C-2 District. All permissible uses in addition to uses permitted in the C-1 District are listed in the table below.

USE	BY RIGHT	SUP
General retail	X	
Communications services	X	
Hotel/motel	X	
Commercial recreation	X	
Public recreation	X	
Warehouse and distribution	X	
Research and development	X	

C. Dimensions.

DIMENSION	STANDARD	ALTERNATE
Maximum building height	2-1/2 stories	or 35 feet
Minimum front yard setback	25 feet	
Minimum side yard setback	10 feet	
Minimum rear yard setback	10 feet	
Minimum lot size, country inn	21,000 sf	

D. Additional Site Design Standards.

1. There shall be no manufacture, processing or compounding of products other than such as are customarily incidental and essential to retail establishments.
2. No article or material stored or offered for sale in connection with uses permitted in the C-2 General Commercial District shall be stored or displayed outside of a building unless it is screened by permanent ornamental walls, fences or planting that it cannot be seen from adjoining streets or lots when viewed by a person standing on ground level; provided, however, that no screening in excess of seven (7) feet in height shall be required.
3. There shall be provided an alley, service court, rear yard, or combination thereof, of not less than thirty (30) feet wide abutting the property or right of way immediately behind property used for commercial uses.
4. A masonry wall or other equivalent noise attenuating barrier shall be placed to separate all uses and activities on commercial properties, including parking areas, from adjacent residential uses or

property zoned SF-1, SF-2, TH, MF, MH or any other residential district.

2.2.10. C-3 - Highway Commercial District.

A. Description. The C-3 Highway Commercial District, or C-3 District, is intended for the conduct of personal and business services and the general retail businesses of the community having space and land requirements not commonly available or compatible in central business district.

B. Uses. Cumulative rights of use. All uses permitted in the C-2 District are permissible in the C-3 District. All permissible uses in addition to uses permitted in the C-2 District are listed in the table below.

USE	BY RIGHT	SUP
Medical services	X	
Carnival		X
Automotive, marine and farm implements	X	

C. Dimensions.

DIMENSION	STANDARD	ALTERNATE
Maximum building height	2-1/2 stories	or 35 feet
Minimum front yard setback	25 feet	
Minimum side yard setback	10 feet	
Minimum rear yard setback	10 feet	
Minimum lot size, country inn	21,000 sf	

D. Additional site design standards.

1. There shall be provided an alley, service court, rear yard, or combination thereof, of not less than thirty (30) feet wide abutting the property or right of way immediately behind property used for commercial uses.

2. All parking areas and drives shall be so designed so that adequate space is provided on the premises for the turning around of motor vehicles to prevent the need for vehicles to back onto the street or highway.

3. A masonry wall or other equivalent noise attenuating barrier shall be placed to separate all uses and activities on commercial properties, including parking areas, from adjacent residential uses or property zoned SF-1, SF-2, TH, MF, MH, or any other residential district.