City of Haslet
Zoning Ordinance

Created for Haslet by:
KSA Engineers, Inc. and Livable Plans & Codes

Effective December 2, 2017
CITY OF HASLET, TEXAS
ZONING ORDINANCE

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CITY OF HASLET, TEXAS
ZONING ORDINANCE

Article I – General Provisions

1.1 TITLE
This document is Chapter 14, Exhibit A of the Code of Ordinances of the City of Haslet, Texas (Ordinance No. 30-2017). It shall be officially known as the Zoning Ordinance of the City of Haslet, Texas, and is referred to throughout this document as “this Ordinance.”

1.2 EFFECTIVE DATE
This Ordinance shall be effective on December 2, 2017.

1.3 AUTHORITY
This Ordinance is adopted under the authority of the Constitution and laws of the State of Texas, including but not limited to, chapter 211 and 212 of the Texas Local Government Code and the Charter of the City of Haslet, Texas.

1.4 APPLICABILITY & JURISDICTION

1.4.1 Within the (Jurisdiction) Limits
A. This Ordinance shall apply to all land, buildings, structures, and uses thereof located within the corporate boundaries of the City of Haslet, unless an exemption is provided under the terms of this Ordinance.
B. No building or structure shall be erected and no existing building or structure shall be moved, altered, expanded, or extended, nor shall any land, building, or structure be used, designated to be used, or intended to be used for any purpose or in any manner other than as provided for in the regulations for the zoning district in which such land, building, or structure is located and with other applicable regulations of the City of Haslet, as they may be amended.
C. No lot of record that did not exist on the effective date of this Ordinance shall be created, by subdivision or otherwise, that does not conform to the applicable requirements of this Ordinance, except as expressly exempted from the provisions of this Ordinance.

1.4.2 Within the Extra Territorial Jurisdiction (ETJ)
This Ordinance shall also apply to the subdivision and development of land within the City of Haslet’s ETJ under LGC Chapter 212 unless expressly prohibited under LGC Chapter 212.

1.4.3 Annexed Property
When any property is brought into the jurisdiction of the City of Haslet, by annexation or other means, it shall default to the Agricultural District (A) zoning classification. The Haslet City Council may designate the zoning district(s) applicable to such property at the time of annexation. This provision shall not preclude subsequent rezoning of such property by amendment in the manner set forth in this Ordinance.
1.4.4 Application to Public Agencies

To the extent allowed by law, this Ordinance shall apply to all land, buildings, structures, and uses owned and/or controlled by any municipal, county, state, or federal government agencies in the City of Haslet. Where the provisions of this Ordinance do not legally control such land, buildings, structures, and uses, such agencies are encouraged to meet the provisions of this Ordinance.

1.5 PURPOSE & INTENT

1.5.1 Generally

The general purpose and intent of this Zoning Ordinance is to protect the public health, safety, and general welfare, and to implement the policies and objectives in the City of Haslet Comprehensive Plan, other adopted plans, and design criteria as may be amended from time to time. The Zoning Ordinance is intended to:

A. Secure safety from fire, panic, and other natural and man-made dangers;
B. Protect life and property in areas subject to floods, landslides, and other natural disasters;
C. Provide adequate light and air;
D. Lessen congestion in the streets while enhancing pedestrian and vehicular movement with the least detriment to environmental quality;
E. Facilitate the adequate provision of transportation, water, sewage, schools, parks and other public requirements to avoid transportation and public service and facility demands that cannot be satisfied; provide for orderly growth of the community and of government services and facilities;
F. Ensure that development and resource decisions are sustainable not only for the current residents of Haslet but for future residents and generations;
G. Preserve the viability of Haslet as a location to conserve and enhance the value of the investments of the people living and/or investing in Haslet;
H. Promote the economic stability of existing and compatible land uses that are consistent with the comprehensive plan and protect them from intrusions by incompatible land uses; and
I. Encourage the conservation of energy by encouraging the use of products and materials that maximize energy efficiency.

1.5.2 Reasonable Consideration

This Ordinance is drawn with reasonable and able consideration, among other things, as to the character of each zoning district and its peculiar suitability for particular structural designs and uses, and with a view to conserving the value of buildings and property and encouraging the most appropriate structural designs and uses of land throughout the City of Haslet.

1.6 RELATIONSHIP TO THE COMPREHENSIVE PLAN

The Haslet City Council intends for this Ordinance to implement the planning policies in the Comprehensive Plan and other adopted plans and policies. While the City Council reaffirms its commitment that this Ordinance be in conformity with the Comprehensive Plan and adopted planning policies, the City Council hereby expresses its intent that neither this Ordinance nor any
amendment to it may be challenged based on any alleged nonconformity with any planning document.

1.7 TRANSITIONAL PROVISIONS

1.7.1 Continuity of Provisions

This section is intended to clarify the status of properties with pending applications, recent approvals, or outstanding violations, as those terms are used below, at the time of the adoption of this Ordinance.

A. Violations Continue: Any violation of the previous zoning and subdivision regulations will continue to be a violation under this Ordinance and be subject to penalties and enforcement under Article II: Procedures and Administration, unless the use, development, construction, or other activity complies with the provisions of this Ordinance. The enactment of this Ordinance shall not abate any pending prosecution and/or lawsuit or prevent any prosecution and/or lawsuit from being commenced for any violation of a previously existing ordinance occurring before the effective date of this Ordinance.

B. Legal Nonconformities Under Prior Regulations: Any legal nonconformity under the previous zoning and subdivision regulations will also be a legal nonconformity under this Ordinance, as long as the situation that resulted in the nonconforming status under the previous Ordinance continues to exist. If a nonconformity under the previous zoning and subdivision regulations becomes conforming because of the adoption of this Ordinance, then the situation will no longer be a nonconformity.

C. Uses, Lots, Structures, and Sites Rendered Nonconforming

1. When a lot is used for a purpose that was a lawful use before the effective date of this Ordinance and this Ordinance no longer classifies such use as either a permitted use or conditional use in the zoning district in which it is located, such use shall be considered nonconforming and shall be controlled under the provisions of Article VI: Nonconformities.

2. Where any building, structure, lot, or development site that legally existed on the effective date of this Ordinance does not meet all standards set forth in this Ordinance, such building, structure, lot, or site shall be considered nonconforming and shall be controlled under the provisions of Article VI: Nonconformities.

D. Pending Applications

1. Any complete application subject to Texas Local Government Code § 245 that has been submitted for approval, but upon which no final action has been taken by the appropriate decision-making body prior to the effective date of this Ordinance, shall be reviewed in accordance with the regulations in effect on the date the application was deemed complete unless the applicant requests otherwise pursuant to paragraph (b) below. If the applicant fails to comply with any applicable time-frame for re-submittal or other procedural requirements, the application shall expire and subsequent applications shall be subject to the requirements of this Ordinance. If no procedural re-submittal or application period is specifically set forth in the relevant provision, any application that requires
action from the applicant shall be deemed expired if the applicant has failed to act within 10 days of the date the action was required.

2. An applicant with a complete application subject to Texas Local Government Code § 245 that has been submitted for approval, but upon which no final action has been taken prior to the effective date of this Ordinance, may request review under this Ordinance.

E. Approved Applications: Any use permits, site plans, building permits, variances, and Planned Development Districts that are valid on the effective date of this Ordinance shall remain valid until their expiration date (if any). Projects with valid approvals or permits shall be completed pursuant to the development standards in effect at the time of approval or in the case of Planned Developments, pursuant to the standards in the Planned Development District ordinance at the time it was approved. If the Planned Development regulations do not contain or are silent to certain standards, then the standards of this Ordinance shall apply. If the approval or permit expires, future development shall comply with the requirements of this Ordinance.

F. Conversion to New Zoning Districts:
   Upon the effective date of this Ordinance, land that is zoned with a zoning district classification from the previous zoning regulations shall be re-classified or converted to one of the new zoning district classifications set forth in this Ordinance. Table 1.7-1: Zoning District Conversions, summarizes the conversion or re-classification of the zoning districts in the previous zoning regulations to the new zoning districts pursuant to this Ordinance.

G. Zoning Map Interpretations:
   Questions or disputes regarding zoning designations on the City of Haslet Zoning Map resulting from adoption of this new Ordinance shall be submitted in writing along with the applicable fee to the Administrator for written interpretation.
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<td>R-6</td>
<td>R-MF – Residential Multi-Family</td>
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<td>R-M Suburban District</td>
<td>MH – Manufactured Home</td>
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<td><strong>Non-Residential Districts</strong></td>
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<td><strong>Commercial Districts</strong></td>
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<td>AF – Airport Facilities District</td>
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<td>LI – Light Industrial District</td>
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<td>LR – Local Retail District</td>
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<td>CO – Commercial District</td>
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<td>PD – Planned Development</td>
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<td>MU-C – Mixed Use Core</td>
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<td>MU-T – Mixed Use Transition</td>
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<td>Airport Transition</td>
<td>Airport Development Overlay</td>
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1.8 MINIMUM REQUIREMENTS

This Ordinance establishes minimum requirements for the establishment of public health, safety, and welfare.

1.9 CONFLICTING PROVISIONS

1.9.1 Harmonious Development

The City of Haslet intends that all provisions of this Ordinance be construed harmoniously. When two or more provisions of this Ordinance may appear to be in conflict, the Administrator shall construe such provisions in such a manner, if possible, as to give effect to both by harmonizing them with each other. In cases of conflict, the Administrator shall make an interpretation as to which provision governs.

1.9.2 Conflict with Other Public Laws, Ordinances, Regulations, or Permits

This Ordinance is intended to complement other city, state, and federal regulations that affect land use. This Ordinance is not intended to revoke or repeal any other public law, ordinance, regulation, or permit. However, where conditions, standards, or requirements imposed by any provision of this Ordinance are either more restrictive or less restrictive than comparable standards imposed by any other public law, ordinance, or regulation, the provisions that are more restrictive or that impose higher standards or requirements, as long as the City of Haslet is not preempted by such laws, as determined by the Administrator, shall govern.

1.9.3 Conflict With Agreements Between Private Parties

This Ordinance is not intended to revoke or repeal any easement, covenant, or other agreements between private parties. However, where the regulations of this Ordinance are more restrictive or impose higher standards or requirements than such easement, covenant, or other agreements between private parties, then the requirements of this Ordinance shall govern. Nothing in this Ordinance shall modify or repeal any private covenant or deed restriction, but such covenant or restriction shall not excuse any failure to comply with this Ordinance. In no case, shall the City of Haslet be obligated to enforce the provisions of any easements, covenants, or agreements between private parties, unless the City is a party to such agreements and only if the City decides, in its sole discretion, to pursue enforcement action.

1.10 SEVERABILITY

1.10.1 Generally

It is expressly declared that this Ordinance and each section, subsection, sentence, and phrase would have been adopted regardless of whether one or more portions of this Ordinance is declared invalid or unconstitutional.

A. If any section, subsection, sentence, or phrase of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction for any reason, the remaining portions of this Ordinance shall not be affected.

B. If any court of competent jurisdiction invalidates the application of any provision of this Ordinance, then such judgment shall not affect the application of that provision to any other building, structure, or use not specifically included in that judgment.
C. If any court of competent jurisdiction judges invalid any condition attached to the approval of an application for development, then such judgment shall not affect any other conditions or requirements attached to the same approval that are not specifically included in that judgment.
CITY OF HASLET, TEXAS
ZONING ORDINANCE

Article II – Procedures and Administration

2.1 PURPOSE & ORGANIZATION

2.1.1 Purpose

This chapter describes the procedures for review of applications for all zoning ordinance related development activity in the City of Haslet. This chapter is intended to ensure consistency and efficiency in the administration of this Ordinance.

2.1.2 Summary of Article’s Organization

A. *Section 2.2, Review Authorities*, describes the duties and membership of the boards, commissions, and any other bodies that may have review and decision-making authority under this Ordinance.

B. *Section 2.3, Summary of Review Procedures*, includes a summary table listing the zoning approval procedures in this Ordinance.

C. *Section 2.4, Common Review Procedures*, describes standard procedures that are applicable to most types of applications.

D. *Section 2.5, Specific Review Procedures*, describes additional procedures unique to specific Policy Related Application types including annexations, amendments to the zoning map or this Ordinance, approval of Planned Developments (PDs), and zoning of annexed territory.

E. *Section 2.6, Enforcement and Penalties*, describes procedures through which the City will ensure compliance with the provisions of this Ordinance and sets forth the remedies and penalties that apply to violations.

2.2 REVIEW AUTHORITIES

2.2.1 City Council of the City of Haslet

A. POWERS AND DUTIES: In addition to any authority granted to the City Council by State law, City Charter, or other City ordinances, the City Council of the City of Haslet may:

1. Adopt, make modifications to, and implement the comprehensive plan and supporting studies;
2. Amend, supplement, or change the regulations established in this Ordinance;
3. Amend, supplement, or change the zoning district boundaries;
4. Establish fees for processing development applications, zoning verification letters, zoning maps, or other applications required by this Ordinance;
5. Grant, deny, or impose conditions for, a Specific Use Permit consistent with the purposes stated in *Article II*, and
6. Appoint and remove members of the Planning and Zoning Commission (P&Z), Zoning Board of Adjustment (ZBA), Parks and Recreation Board, and any other Board or Commission of the City.
2.2.2 Planning and Zoning Commission

A. POWERS AND DUTIES: The Planning and Zoning Commission shall have all powers, discretion, and duties established by the Texas Local Government Code (TXLGC) Chapters 211 and 212. The Planning and Zoning Commission shall have the powers and duties set forth in Section 2.3, Summary of Review Procedures, to be carried out in accordance with the terms of this Ordinance. In addition, the Planning and Zoning Commission shall have the following responsibilities, also to be carried out in accordance with the terms of this Ordinance:

1. Provide analysis and recommendations to the City Council regarding the Comprehensive Plan and other plans related to land use, thoroughfares, infrastructure, open space and recreation and related long-range growth policy per City Council’s direction; and amendments to this Ordinance and to the zoning map.
2. Provide guidance to the City Council in accomplishing coordinated, adjusted, and harmonious development of the City of Haslet and its environs that will, in accordance with the present and future needs, best promote health, safety, order, convenience, and general welfare, as well as efficiency and economy in the process of development
3. At the request of City Council, the ability to conduct studies, analysis, and public hearings regarding amendments to relevant sections of this Ordinance; the zoning map; the zoning districts; the City of Haslet’s Comprehensive Plan; any other applicable plans; or portion thereof for the purpose of recommending revision or adoption by the City Council as required or permitted by TXLGC.
4. In carrying out their duties the Planning and Zoning Commission considerations may include, but are not limited to surveys of present conditions; projections of future growth of the City of Haslet; Site Plans of individual projects; the relationship of developments to the surrounding environment and the community; adequate provision for vehicular and pedestrian circulation; the promotion of safety from fire, floodwaters and other dangers; adequate provision for light, air and solar access; the promotion of healthful distribution of population; the promotion of good civic design and arrangement; wise and efficient expenditure of public funds; the promotion of energy conservation; the protection of environmentally sensitive areas; the adequate provision of public utilities, open space and other public requirements; provisions of this Ordinance; and input from the staff, the applicant, and the general public.

B. ORGANIZATION AND MEMBERSHIP

1. The Planning and Zoning Commission shall consist of seven (7) members and two alternate members appointed by the City Council (as Place 1 through 9). The alternate members shall act in the absence of any regular member.
2. The term of office of the members of the P&Z shall be unlimited terms of two (2) consecutive years. All terms of the members and alternates shall commence from the time of appointment by the City Council at the second City Council meeting in September. The standard expiration date for terms shall be September 30th of each calendar year. All odd numbered Places shall expire in odd years and even numbered Places shall expire in even years.
3. Vacancies due to other reasons than from the expiration of a Commissioner’s term shall be filled for the remainder of the unexpired term by the appointment
4. The City Council shall appoint from the P&Z membership a chair at the same City Council meeting as the appointment of the P&Z members. P&Z may elect a vice-chair and other officers as is deemed necessary.

5. Members shall serve at the will and pleasure of the City Council. Any member of the P&Z may be removed by majority vote of the City Council, after public hearing for any cause, including but not limited to, absence, inefficiency, neglect of duty, or malfeasance in office.

6. The appointments of existing members and alternates to the P&Z are hereby ratified, and such terms shall continue until a successor lawfully takes office, until the expiration of the terms ratified by this subsection, or until the member resigns or is removed.

C. MEETINGS, HEARINGS, AND PROCEDURES

1. All meetings and hearings of the P&Z are subject to State laws governing open meetings.

2. Any action calling for a formal vote shall take place only at a public meeting with a quorum.

3. A quorum of the P&Z Commission shall be four (4) members.

4. Executive sessions shall not be open to the public and shall be conducted in accordance with the procedures consistent with the statutes of the State of Texas.

5. The P&Z may adopt its own rules of procedure consistent with Texas law and City ordinances. All meetings and hearings of the P&Z shall be conducted in accordance with the procedures set forth in these regulations and rules of procedure.

6. The P&Z shall keep a written record of all its proceedings. The City Secretary or a representative designated by the Commission shall serve ex officio as secretary of the commission, but shall have no vote.

7. The P&Z shall hold regular meetings and shall designate the time and place of the meetings. The P&Z may hold special meetings as provided in its rules of procedure.

2.2.3 Zoning Board of Adjustment

A. POWERS AND DUTIES: The Zoning Board of Adjustment (ZBA) has the powers assigned in Texas Local Government Code §211.009 and in Section 2.5.6, Zoning Variances and Appeals and Section 6.2.4, Loss of Legal Nonconformity Status and Section 6.5 Amortization of Nonconforming Uses, Structures, or Sites of this Ordinance.

B. ORGANIZATION AND MEMBERSHIP:

1. The ZBA consists of five members and two alternate members appointed by the City Council (as Place 1 through 7). The alternate members shall act in the absence of any regular member.

2. The term of office of the members of the ZBA shall be renewable terms of two consecutive years. All terms of the members and alternates shall commence from the time of appointment by the City Council. The standard expiration date for terms shall be September 30th of each calendar year. All odd numbered Places shall expire in odd years and even numbered Places shall expire in even
years.
3. Vacancies due to other reasons than from the expiration of a ZBA member's term shall be filled for the remainder of the unexpired term by the appointment of the City Council. The appointment procedure for vacancies is the same as for an original appointment.
4. The ZBA shall elect from its membership a chair, a vice-chair and such officers as it may deem necessary during the first ZBA meeting after City Council appointment.
5. ZBA members shall serve at the will and pleasure of the City Council. Any member of the ZBA may be removed by majority vote of the City Council, after public hearing for any cause, including but not limited to, absence, inefficiency, neglect of duty, or malfeasance in office.
6. The appointments of existing members and alternates to the ZBA are hereby ratified, and such terms shall continue until a successor lawfully takes office, until the expiration of the terms ratified by this subsection, or until the member resigns or is removed.

C. MEETINGS, HEARINGS, AND PROCEDURES
1. All meetings, hearings and procedures of the ZBA are subject to Texas Local Government Code Chapter 211, the Board’s rules of procedure, and this section.
2. Any case before the ZBA must be heard by at least 75 percent of its regular members (four out of five regular members).
3. The ZBA shall adopt rules governing its proceedings, consistent with this section and the TXLGC.
4. All meetings and hearings of the ZBA shall be open to the public.
5. The ZBA shall keep minutes of its proceedings that indicate the vote of each member on each question or the fact that a member is absent or fails to vote. The ZBA shall keep records of its examinations and other official actions. The City Secretary or a representative designated by the ZBA shall serve ex officio as secretary of the ZBA, but shall have no vote. The minutes shall be filed immediately in the ZBA secretary’s office and are public records.

2.2.4 Administrator

A. POWERS AND DUTIES
1. The Administrator is the City Administrator, or the City Administrator’s designee, authorized to enforce and administer the terms of this Ordinance.
2. The Administrator shall maintain and have the duty of care, custody, and control of the records of the P&Z and the ZBA.
3. The Administrator shall attend meetings and make recommendations on all matters pertaining to planning, zoning, and land development.
4. The Administrator may approve minor modifications to development standards and to minor changes to approved plans or PD Development Plans where indicated in Section 2.5, Specific Review Procedures.
5. The Administrator shall determine whether an application substantially complies with this Ordinance or conditions of approval, where authorized by Section 2.4, Common Review Procedures and Section 2.5, Specific Review Procedures.
6. The Administrator shall interpret this Ordinance and the Official Zoning Map, unless the authority to interpret a provision of this Ordinance is assigned to
another agency. All interpretations by the Administrator are subject to appeal to the ZBA.

2.3 SUMMARY OF REVIEW PROCEDURES

The following table (2.3-1) summarizes the major procedures for review of applications for land use and development activity. Not all procedures addressed in this chapter are summarized in this table; see the subsequent sections of this chapter for additional details on each procedure.

<table>
<thead>
<tr>
<th>Major Application Types</th>
<th>Pre-Application Meeting</th>
<th>Administrator</th>
<th>Planning and Zoning Commission</th>
<th>Zoning Board of Adjustment</th>
<th>City Council</th>
<th>Section Reference</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amendment to the Zoning Ordinance Text</td>
<td>O</td>
<td>R</td>
<td>R</td>
<td></td>
<td>F</td>
<td>Sec. 2.5.1</td>
</tr>
<tr>
<td>Zoning Map Amendment (rezoning)</td>
<td>O</td>
<td>R</td>
<td>R</td>
<td></td>
<td>F</td>
<td>Sec. 2.5.1</td>
</tr>
<tr>
<td>Concept Plan</td>
<td>X</td>
<td>R</td>
<td>R</td>
<td></td>
<td>F</td>
<td>Sec. 2.5.2</td>
</tr>
<tr>
<td>Development Plan</td>
<td>X</td>
<td>R</td>
<td>R</td>
<td></td>
<td>F</td>
<td>Sec. 2.5.4</td>
</tr>
<tr>
<td>Specific Use Permit</td>
<td>O</td>
<td>R</td>
<td>R</td>
<td></td>
<td>F</td>
<td>Sec. 2.5.3</td>
</tr>
<tr>
<td>Site Plan*</td>
<td>X</td>
<td>R</td>
<td>R</td>
<td></td>
<td>F</td>
<td>Sec. 2.5.4</td>
</tr>
</tbody>
</table>

**POLICY & DEVELOPMENT RELATED APPLICATIONS**

**FLEXIBILITY AND RELIEF PROCEDURES**

| Zoning Variance and Appeals                       | O                       | R             | F                              | Sec. 2.5.5         |
| Administrative Modifications                      | O                       | R/F           | A                              | A                |

* Pre-applications required for Site Plans in the PD and Mixed Use zoning districts.
2.4 COMMON REVIEW PROCEDURES

2.4.1 Applicability

This section describes the procedural elements common to all applications (see Figure 2.1). Additional procedures that apply to specific applications are provided in Section 2.5, Specific Review Procedures. Generally, the procedures for all applications have six common elements:

A. Pre-application meeting (as required or optional in Table 2.3-1);
B. Submitting all information required for a complete application, including required fee payments;
C. Determination of completeness;
D. Review of the application by appropriate staff, agencies, and boards;
E. Notice;
F. Action to approve, approve with conditions, or deny the application;
G. Appeals, if any; and
H. Actions authorized by the permit and the time period for exercising rights under the order or permit.

2.4.2 Compliance with State and Federal Law

All procedures and requirements for approvals under this Ordinance shall comply with the Texas Local Government Code and other applicable state or federal laws, rules, or regulations. If these requirements conflict with the Texas Local Government Code, the Texas Local Government Code requirements control.

2.4.3 Pre-Application Meeting

A. PURPOSE: The purpose of the pre-application meeting is to provide an opportunity for an informal evaluation of an applicant’s proposal and for the applicant to become familiar with the City of Haslet’s submittal requirements, development standards, and approval criteria. The Administrator or designee may provide recommendations and/or inform the applicant of any potential issues that might be presented to the applicable decision-making body. This provides an opportunity to address any major issues before the applicant and the city spend substantial time and expense on the application.

B. APPLICABILITY: A pre-application meeting is required prior to certain types of applications, as listed in Table 2.3-1 and Section 2.5, Specific Review Procedures. Applications for these types of approvals may not be accepted until a pre-application meeting is completed.

C. MEETING PROCESS: City staff shall coordinate with the applicant and facilitate the meeting, including scheduling the time and location of the meeting. At the meeting, city staff may:

1. Determine the required application(s) and the timing of multiple application
submittals (i.e., whether they may be processed concurrently or must be
processed sequentially);
2. Provide the applicant with application materials and inform the applicant of
submittal requirements and procedures;
3. Provide the applicant with an estimated time frame for the review process;
4. Based on a conceptual plan of the proposal (if required), generally discuss
compliance with the Ordinance’s zoning, use, density, and design and
development standards, and attempt to identify any potentially significant issues
regarding compliance;
5. Refer the applicant to other departments or agencies to discuss any potential
significant issues prior to application submittal; and
6. Consider or answer questions by the applicant relating to the application
process, the standards established in this Ordinance, required documents, fees,
and any other inquiries relating to the application.
7. Applicants are advised that the meeting should take place prior to any
substantial investment in time or resources, such as a land acquisition for a
proposed development, site and engineering design, or the preparation of other
data.
8. The informal evaluation and recommendations provided by the staff during a
pre-application meeting shall not be considered binding upon the applicant or
the City.

2.4.4 Application Submittal and Completeness Determination

A. APPLICABILITY: This section applies to any application that is subject to this Ordinance.

B. APPLICATION MATERIALS: The applicant shall submit to the Administrator all the
information required in the application packet, along with any information identified
in any pre-application meeting and all required information stated elsewhere in this
Ordinance for the type of application.

1. No application is complete unless all the information required by Section 2.5,
Specific Review Procedures, and any application materials required by the
Administrator are included, and all required application fees are paid. An
application is not considered filed until it is complete. The Administrator may
allow the applicant to submit any required information later in the review
process to complete final action on the application.

2. The applicant shall file an application in advance of any required public hearing
or public meeting where the application is considered. The Administrator may
establish a schedule for filing and reviewing any application that requires action
by the City Council, P&Z, ZBA, or Administrator. The schedule shall provide
adequate time for review, notice and/or publication consistent with the
applicable Statutes and this Ordinance. Completed applications shall be filed
according to any published schedule.

C. COMPLETENESS DETERMINATION:

1. The Administrator shall make a determination of application completeness
within ten (10) business days of application filing. If the application is determined
to be complete, the application shall then be processed according to the
procedures set forth in this Ordinance.

2. An application will be considered complete if it is submitted in the required
form, includes all mandatory information and supporting materials specified in
the application packet, this Ordinance, by the Administrator and is accompanied
by the applicable fee.

3. If the application is determined to be incomplete, the Administrator shall provide
notice to the applicant that includes an explanation of the application
deficiencies. No further processing of an incomplete application shall occur until
the deficiencies are corrected. An incomplete application shall be deemed to
expire on the 45th day after the application is submitted to City Staff for
processing if the applicant fails to provide documents or other information
necessary to meet the requirements of this Ordinance as specified in the
determination provided to the applicant. Upon expiration, the application will be
returned to the applicant together with any accompanying documents. Fees paid
for an expired application will not be refunded. Thereafter, a new application
must be submitted. All subsequent re‑filings will be subject to fees per the City’s
fee schedule.

4. If any false or misleading information is submitted or supplied by an applicant on
an application, that application will be deemed void and a new application must
be submitted together with payment of applicable development review fees.

5. Whenever this Ordinance establishes a time period for processing an application,
the time period does not begin until the Administrator has reviewed the
application for completeness and, if necessary, the applicant has corrected all
deficiencies in the application.

2.4.5 Application Review

A. Following a determination that an application is complete, the Administrator shall
circulate the application to staff and appropriate City departments and other entities
for review.

B. In addition to the reviews summarized in Table 2.3-1, the Administrator may also refer
applications to other boards, commissions, government agencies, and non‑
governmental agencies not referenced in this Article.

C. The Administrator may request a meeting with the applicant to discuss the application
and any written comments. Based on the written comments, the applicant shall have
an opportunity to revise the application prior to further processing. Additional
submittals and reviews may be subject to additional fees as determined by the
Administrator.

D. If a public hearing is required for an application, the Administrator shall prepare a staff
report once written comments have been adequately addressed according to the
Administrator. The staff report shall be made available to the applicant and to the
public prior to the scheduled public hearing on the application. The staff report shall
indicate whether, in the opinion of the Administrator, the application complies with
all applicable standards of this Ordinance.

2.4.6 Public Notice

A. TYPES OF NOTICES REQUIRED: All public hearings before the City Council, P&Z, or ZBA
shall be preceded by the following notices and as required by Table 2.4-1:

1. Written Notice: The Administrator shall send written notice by prepaid first‑class
mail postage, not less than ten (10) days prior to the hearing, to the applicant
and to all property owners within 200 feet (measured from property boundaries) of the subject property in the most recently approved tax roll of the city.

2. Published Notice: When published notice is required, the Administrator shall prepare the content of the notice and publish the notice in an official newspaper or a newspaper of general circulation in the City, not less than ten (10) days prior to the hearing. The content and form of the published notice shall be consistent with Chapter 211, Texas Local Government Code.

3. Posted Notice: When a posted notice is required per Table 2.4-1, the notice shall be posted at the Administrator’s direction not less than ten (10) days prior to the hearing. The required notification signage shall remain on the property until final action on the application and shall be promptly removed thereafter. It shall be unlawful to intentionally or knowingly tamper with, alter, deface or remove a notification sign that has been posted pursuant to this section.

<table>
<thead>
<tr>
<th>Table 2.4-1: Summary of Notice Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Application</td>
</tr>
<tr>
<td>---------------</td>
</tr>
<tr>
<td>Amendment to the Zoning Ordinance Text</td>
</tr>
<tr>
<td>Zoning Map Amendment (re zoning)</td>
</tr>
<tr>
<td>Concept Plan, Development Plan, or Site Plan</td>
</tr>
<tr>
<td>Specific Use Permit</td>
</tr>
<tr>
<td>Variance</td>
</tr>
<tr>
<td>Appeal of Administrative Decision</td>
</tr>
</tbody>
</table>

B. CONTENT OF THE NOTICE:

Notices, whether by publication or mail (written notice), shall, at minimum:

1. The time, date, and place of the hearing;
2. The address or description of the property involved (if any);
3. The purpose of the hearing, including the nature and scope of the proposed action;
4. The name of the board or commission to hold the hearing; and
5. Where additional information on the matter may be obtained.

2.4.7 Public Hearing and Approval Procedures

This section identifies public hearing and approval procedures for applications that are subject to this Ordinance. Additional procedures and criteria for specific types of applications are located in Section 2.5, Specific Review Procedures. All approval procedures shall comply with the Texas Local Government Code and this Ordinance. If these requirements conflict with the Local Government Code, the Local Government Code controls.

A. PUBLIC HEARINGS:

1. Testimony: Any person may appear at a public hearing and give comment (P&Z), testimony (ZBA) or submit written materials, either individually or as a representative of an organization.
2. Staff Report: The Administrator shall submit a written report to the
recommending or decision-making authority. The Administrator’s report shall include the reports and recommendations of other City departments, as applicable.

3. **Postponement:** An applicant may request, but is not entitled to receive, a postponement of the scheduled public hearing. If any publication or notice is provided by the City, the applicant is responsible for any costs or fees associated with the postponement.

4. **Continuance:** The decision-making body may continue a hearing to a specified date, time, and place. Such a date shall be made part of the motion and publicly announced at the public hearing. Publication or property owner notification of the continued date is not required, unless required by state law or recommended by the decision-making body or the Administrator.

5. **Tabling a Decision:** A decision-making body may close a public hearing and table the decision. The decision to table shall appear on each subsequent agenda unless the decision is deferred to a specific date.

6. **Decision:** After consideration of the application, the staff report, and the comment or evidence from the public hearing (as applicable), the decision-making body shall approve, approve with conditions, or deny the application based on the applicable approval criteria. Written notification of the decision shall be provided by the Administrator to the applicant within fifteen (15) business days following the decision.

**B. APPROVAL CRITERIA**

1. All applications shall comply with all applicable standards in this Ordinance and other adopted City ordinances and conform to design requirements and construction standards as set forth in the most current version of the City’s Subdivision Regulations and adopted infrastructure standards.

2. The proposed provision and configuration of public improvements shall be adequate to serve the development and conform to the City’s adopted master plans.

3. All applications shall comply with any applicable federal or State relevant jurisdictions’ regulations. This includes, but is not limited to, Department of Transportation (DOT), wetlands, water quality, erosion control, and wastewater regulations.

4. All applications shall comply with any adopted or approved interlocal agreements with Tarrant and/or Denton Counties or other affected public entities and Municipal Utility District (MUD) agreements.

5. The decision-making body may impose conditions reasonably calculated to achieve or maintain compliance with all applicable criteria.

6. The decision-making body may incorporate or require, as part of a condition of approval, a written agreement between the applicant and the City that enforces the conditions.

7. The application shall also be generally consistent with the Comprehensive Plan and any adopted policy document.

**2.4.8 Withdrawal and Reapplication**

**A. GENERALLY**

1. Prior to a Public Hearing:
a. An applicant may withdraw an application, without prejudice, at any time, before it is placed on the agenda of a public hearing or meeting or before the Public Hearing or meeting.
b. The applicant shall submit a written withdrawal request to the Administrator.
c. After it is withdrawn, the City shall not take further action on the application.
d. To re-initiate review, the applicant shall submit a new application and fee.

2. During or after a Public Hearing:
   a. An applicant may withdraw an application, with prejudice, during and after a Public Hearing.
   b. The applicant may either do so in writing or in person at the Public Hearing.
   c. After it is withdrawn, the City shall not take further action on the application.
   d. The applicant may not submit an application for materially the same project for a time period of at least six months from the date of withdrawal.
   e. If the applicant does materially change the application, it may be submitted any time after the original application withdrawal.
   f. A reapplication shall be considered as a new application.

B. REAPPLICATION
   1. When an application submitted pursuant to this Ordinance is denied, no new application for the same or substantially the same request, as determined by the Administrator, shall be submitted or accepted within one year of the date of the denial unless:
      a. The Administrator determines that the resubmitted application corrects any deficiencies identified in the original application, and
      b. Resubmittal of the application complies with applicable Texas law.
   2. Resubmittals are subject to all processing fees, submittal requirements, and review standards in effect at the time the resubmittal is accepted by the Administrator.

2.4.9 Modifications

Unless otherwise provided in this Ordinance for a particular type of application, any modifications of approved plans, permits, or conditions of approval shall require a new application that is submitted and reviewed in accordance with the full procedure and fee requirements applicable to the particular type of the original application.

2.4.10 Expirations

A. Where applicable, the lapse of approval time frames established by this Ordinance, due to inactivity on the project, may be extended no more than twice in one-year increments by the Administrator only when all the following conditions exist:
   1. An extension request shall be filed prior to the applicable lapse-of-approval deadline;
   2. The extension request must be in writing and include reasonable justification evidencing extraordinary circumstances; and
   3. No requirements or standards of this Ordinance have been significantly altered as
to affect the original approval.

B. Any extension beyond the two increments of one-year each may only be granted by the decision-making body that granted the original approval.
2.5 SPECIFIC REVIEW PROCEDURES

2.5.1 Zoning Change and Zoning Text Amendment Procedures

All zoning changes and text amendments require a public review process that includes public hearings at the P&Z and City Council. The City Council shall be the final authority for approval of these applications after a recommendation from the P&Z.

The procedures for all zoning change amendment applications shall be as follows (see Figure 2.2):

A. Pre-application meeting per Section 2.4.3 (optional). Any of the following parties may initiate a zoning change or text amendment request:
   1. The City Council on its own motion, or on petition of an interested property owner,
   2. The P&Z, or
   3. The Administrator.

B. Application submittal per Section 2.4.4

C. Completeness Determination per Section 2.4.4

D. Application Review per Section 2.4.5

E. Notice procedures for the type of policy application per Section 2.4.6 (see Table 2.4-1)

F. Approval Procedure:
   1. Planning and Zoning Commission Action: The P&Z shall hold a public hearing on any zoning change or zoning text amendment application. The P&Z shall forward a report that may include recommendation for approval, approval with conditions, or denial of the application to the City Council.
   2. Action by City Council: The City Council has final authority to approve, approve with conditions, or deny any proposed zoning change or policy related application request.

G. Additional Review and Approval Criteria: Table 2.5-1 shall establish additional review and approval criteria for the Administrator, the P&Z and City Council for different policy related applications.
Table 2.5-1: Additional Standards and Criteria for Policy Related Applications

<table>
<thead>
<tr>
<th>Application</th>
<th>Additional Review Standards &amp; Approval Criteria</th>
</tr>
</thead>
</table>
| Zoning Text Amendment| 1. **Planning and Zoning Commission and City Council Criteria**  
   i. Any of the general criteria in Section 2.4.7 (2)  
   ii. Whether the proposed amendment is supported by sound planning principles.  
   iii. Whether the amendment promotes the public health, safety, & welfare.  
   iv. Whether the amendment is appropriate for any of the following reasons:  
      a. A material change in circumstances.  
      b. The amendment would avoid an unnecessary hardship to the applicant or affected property owners.  
      c. The amendment corrects an error or omission made when this Ordinance was adopted or last amended.  
   v. Whether the amendment is otherwise in the best interest of the City.  
   vi. Any other factors required or allowed by Texas law.  |
| Zoning Change        | 1. **Planning and Zoning Commission and City Council Criteria**  
   i. As a legislative decision, the decision of a zoning change is subject to the City Council’s discretion. The P&Z and City Council may consider any or all of the following factors, along with any other relevant facts or circumstances:  
      a. The Comprehensive Plan and other adopted plans,  
      b. The character of the surrounding neighborhood, and  
      c. Any other factors required or allowed by Texas law and case law.  
   ii. **Protest Petition or P&Z Denial Recommendation:** In the case of a valid protest petition or recommendation for denial by the P&Z, the rules covering protest petitions in the Texas Local Government Code Chapter 211 shall apply. A ¾ vote (super majority) by City Council shall be required in both cases of a protest petition and denial recommendation by P&Z. The Administrator may prescribe the forms to be used for protest petitions.  
   iii. A Concept Plan shall be required with any zoning change request to either the Mixed Use District or PD Planned Development Districts. |
2.5.2 Concept Plan Procedures

A. PURPOSE AND INTENT: The purpose of a Concept Plan is to allow opportunity for the P&Z and City Council to preview various development-related aspects of a project, including proposed major street patterns; land use and development patterns and trends; environmental issues and constraints; development character and design standards; conformance to the Comprehensive Plan and other adopted plans, this Ordinance, Subdivision Ordinance, and other applicable plans and guidelines; and the property’s relationship to adjoining areas. Review of a Concept Plan also assists the City in evaluating the possible impacts of the proposed development in terms of provision of essential public facilities and services, respecting and preserving important natural features and the environment, provision of open space and recreational opportunities, and protecting the general health, safety and welfare of the community.

B. APPLICABILITY: Submission and approval of a Concept Plan is the first step in the approval process for all development within the Mixed Use and PD Planned Development Districts.

C. APPLICATION REQUIREMENTS:
   1. For Concept Plans, there is no minimum acreage requirement but it shall be prepared at sufficient scale to show how the proposed project will fit into the surrounding context in terms of connectivity, adjacent uses, infrastructure, etc.
   2. Any amendments to Concept Plans beyond minor modifications as established in Table 2.5-2 shall be brought back through the public process for the entire acreage included in the originally approved Concept Plan.
   3. Any additions to previously approved Concept Plans shall be contiguous with the originally approved Concept Plan.

D. REVIEW PROCEDURES: All Concept Plans shall follow a public review process that includes public hearings at the P&Z and City Council. The City Council shall be the final authority for approval of these applications after a recommendation by the P&Z. The procedures for all Concept Plan applications shall be as follows (see Figure 2.3):
   1. Pre-application Meeting: In addition to the procedures established in Section 2.4.3, at a pre-application meeting with staff, the potential applicant shall provide a preliminary conceptual plan, which shall include, at minimum:
      a. Proposed uses within the district (based on the zoning district standards) and their location;
      b. Number and type of dwelling units, as applicable;
      c. Square footage and heights of proposed nonresidential uses, as applicable;
      d. Proposed parking capacity and configuration;
e. Conceptual drawings of proposed structures, internal circulation systems, street and block layout of the development, and such other site information as may be required by the City; and

f. An assessment of the compatibility of the uses, building configuration and design of the proposed project with the surrounding neighborhood and future uses in the Comprehensive Plan. Include specific discussion on how land use transitions between existing and proposed development will be addressed (transition uses, buffers, screening, etc.)

2. Application Submittal: A Concept Plan application shall include the following:
   a. A statement indicating the ownership of all interest in the property included in the Concept Plan, with the written consent of all owners and evidence of title;
   b. A master plan indicating the broad concept of the proposed development, its conformance to the zoning district standards, any sub-districts, the location of different land uses and the location of major streets, blocks, or other area devoted to each use. The Concept Plan may show the area proposed to be subdivided and platted as allowed for in this Ordinance. The plan shall indicate:
      i. Generally, where each type of use will be located in the development and the total acreage devoted to each use. Label proposed uses on the plan appropriately.
      ii. Major internal circulation systems, locations of roadways, locations of trails, trail amenities, bicycle paths, etc.
      iii. Areas designated for residential uses shall indicate the maximum number of dwelling units per gross acre to be permitted for each residential area proposed including sizes of building lots and types of dwelling units anticipated.
      iv. Acreage and location of any open space, civic spaces and school sites including whether each open/civic space will be privately owned (common area for residents only) or dedicated to public use
      v. A parking demand analysis for the mix of uses proposed to support the on-street and off-street parking proposed in the development
      vi. Illustrations depicting the general development character of the project including architectural renderings and elevations.
      vii. Provision for public (water, sewer, stormwater) and private utilities (telecommunications, natural gas, electric) as required by other articles in this Ordinance, Subdivision Ordinance, adopted master plans and the most current version of the City’s Infrastructure Design Standards.

   c. In the case of Concept Plan for a PD, if the applicant is proposing to create different development standards than the ones specified in this Ordinance, in addition to the above standards, the application shall include:
      i. Development standards and other restrictions proposed by the applicant to be applied to each sub-district or proposed use or specific area similar to standards in the zoning districts contained in this Ordinance including: building setbacks, height limits, access requirements and grade or slope restrictions, special provisions
addressing sensitive areas, parking requirements, landscape requirements, architectural design standards, street graphic regulations, impervious surface and floor area ratios.

ii. Demonstrate through written explanation and graphic material, how the character of the development as a result of the modified standards will be superior in terms of mixed use, walkability, and landscape quality to that produced by the existing standards. Graphic material shall include building elevations, renderings, and sketches to illustrate development character and quality.

iii. Graphic illustrations and written explanations of how the revised PD addresses the specific constraints and opportunities of the site and surrounding area in a superior manner to what might be accomplished without the PD standards.

d. A regional location map showing the relationship of the site to connecting roadways, public utilities and adjoining land uses.

e. A site map illustrating site boundaries, acreage, any existing structures and existing zoning.

f. A site topographic map showing any steep slopes (slopes over 10% grade at an appropriate scale), major vegetation elements, streams, rivers, ditches, and areas subject to one-hundred-year flooding.

g. A non-binding development schedule indicating the improvements included in each phase and the approximate dates when construction of the various stages of the development is anticipated to begin and be completed.

h. Copies of any special private covenants, conditions and restrictions which will govern any use or occupancy within the development. The applicant may also impose additional covenants, conditions, and restrictions on any particular area during the subdivision process.

i. Evidence that the development has been designed with consideration of the site's natural environment and the surrounding area and does not unreasonably impact wildlife, natural vegetation, or unique natural or historic features.

j. A daily and peak hour trip generation and directional distribution report (traffic impact analysis) by use unless the City Engineer, finds that the traffic to be generated by the proposed district does not warrant the preparation and submission of a study or agrees to an alternative methodology.

k. The applicant may submit any other information or exhibits pertinent to the evaluation of the proposed Concept Plan.

3. Completeness Determination: A Concept Plan application requires the submission of a complete Concept Plan described in Section 2.5.2(4)(b) above, information outlined in Section 2.4.4, and a completed application form provided by the Administrator. The Administrator shall make a completeness determination within ten (10) business days of the date of the Submittal.

4. Application Review: Per Section 2.4.5, Section 2.5.2(4)(b) and based on the extent to which the application meets the recommendations in the Comprehensive Plan and the specific zoning district purpose.

5. Notice: Notice procedures for Concept Plan applications must be completed as described in Section 2.4.6 (see table 2.4-1).
6. Approval Procedures:
   a. Action by the P&Z: The P&Z shall hold a public hearing on any Concept Plan. The P&Z shall approve, approve with conditions, or deny the application and forward its report and recommendation to the City Council. If the Concept Plan is submitted with a zoning change application, the public hearing for the Concept Plan may be combined with the public hearing for the zoning change.
   b. Action by the City Council: The City Council has final authority to approve, approve with conditions, or deny any Concept Plan applications.

7. Review and Approval Criteria: General criteria in Section 2.4.5 and this Section shall establish the review and approval criteria for the Administrator, the P&Z and City Council for Concept Plan applications:
   a. The Concept Plan addresses a unique situation, confers a substantial benefit to the City, or incorporates creative site design such that it achieves the purposes of this Ordinance and represents an improvement in quality over what could have been accomplished through strict application of the otherwise applicable district or development standards. Such improvements in quality may include, but are not limited to: improvements in open space and trail provisions and access; environmental protection; tree/vegetation preservation; efficient provision of streets, roads, and other utilities and services; and/or mix of uses or innovative housing types.
   b. The development shall have appropriate transitions to the surrounding area, with adequate standards to mitigate any potentially negative impacts.
   c. Streets within the development shall provide adequate internal circulation for a variety of modes of transportation as well as connect to the city’s overall system to provide a seamless, multi-modal network.
   d. Streets shall be designed to create a pleasant walking and biking environment with on-street parking where appropriate and streetscape enhancements.
   e. Cul-de-sacs shall be discouraged unless natural features such as topography or stream corridors prevent a connection as determined by the Administrator.
   f. Stub streets may be required where a street is likely to be extended into adjoining undeveloped property.
   g. The Concept Plan shall provide common open space per the requirements of the zoning district standards and adequate in terms of location, accessibility and usability, area and type of the common open space, and in terms of the uses permitted in the development. The development shall ensure optimum preservation of the natural features of the terrain.

8. Concept Plan Approval: The approved Concept Plan with all the associated exhibits shall be tied to the zoning application to the PD or Mixed Use Districts. The approved PD, or Mixed Use zoning district, the approved Concept Plan, all exhibits, and any associated development agreements together establish the uses permitted, character of the development, and any modifications to the zoning regulations which are applicable.
9. Amendments to Approved Concept Plans: Amendments to previously approved concepts plans may be classified as Major or Minor amendments. Table 2.5-2 classifies major and minor amendments.

   a. Major Amendments: Major amendments to approved Concept Plans shall be reviewed, processed, and approved in the same manner as required for the originally approved Concept Plan, including all notice and citizen participation requirements and recommendation by the P&Z and consideration by City Council.

   b. Minor Amendments: Minor amendments to an approved Concept Plan are administrative requests and may be approved, approved with conditions, or denied by the Administrator. A minor amendment may be approved administratively so long as the amendment does not constitute, as determined by the Administrator, a substantial alteration of the fundamental nature and character of the approved Concept Plan. Minor amendments may not alter the terms of applicable development agreements or be contrary to any applicable ordinance. If the Administrator denies the amendment, the applicant may appeal the denial and the amendment shall be treated as a Major Amendment.
<table>
<thead>
<tr>
<th>Type of PD Amendment</th>
<th>Scale of Amendment</th>
<th>Major</th>
<th>Minor</th>
<th>Comments</th>
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<tr>
<td><strong>LAND USES</strong></td>
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<tr>
<td>Addition of new principal land use currently not allowed in the development</td>
<td>Any request</td>
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<tr>
<td>Change to permitted land uses in any location</td>
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<tr>
<td></td>
<td>Any change that does not affect overall PD density or intensity</td>
<td></td>
<td>■</td>
<td></td>
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<tr>
<td>Change to use-specific standards for permitted uses</td>
<td>Any change</td>
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<td>Shift or relocation of residential dwelling units from one phase, parcel, or development unit of the project to another phase, parcel, or development unit, with no net increase in the total number of residential dwelling units permitted under the approved Concept Plan</td>
<td>&gt;20% shift in dwelling units</td>
<td>■</td>
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<td>0% - 20% shift in dwelling units</td>
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**DEVELOPMENT STANDARDS**

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<th>Comments</th>
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</thead>
<tbody>
<tr>
<td>Any change to the alignment of any streets shown on the Concept Plan</td>
<td>≥200' in any direction</td>
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<tr>
<td></td>
<td>&lt;200' in any direction</td>
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<tr>
<td>Any change that results in a decrease of planned or identified parks, trails and/or major open space (including any natural areas or undisturbed open space)</td>
<td>≥5%</td>
<td>■</td>
<td></td>
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<tr>
<td></td>
<td>&lt;5%</td>
<td></td>
<td>■</td>
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<tr>
<td>Any change to parking, landscape buffer, setbacks, or building design standards</td>
<td>No more than 5% reduction of any numerical standard for these elements</td>
<td>■</td>
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<td></td>
<td>More than 5% reduction of any numerical standard for these elements</td>
<td>■</td>
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**GENERAL**

<table>
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<th>Scale of Amendment</th>
<th>Major</th>
<th>Minor</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Any other amendment that does not meet a minor amendment threshold as listed above or any amendment that is deemed by the Administrator to make such a significant or fundamental change to the originally approved Concept Plan, which in the Administrator’s judgment, should be deemed to be a major amendment.</td>
<td>All</td>
<td>■</td>
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</tr>
</tbody>
</table>
2.5.3 Specific Use Permit (SUP) Procedures

A. PURPOSE AND INTENT: The Specific Use Permit (SUP) provides a means to develop certain uses in a manner that is compatible with adjacent property and consistent with the character of the neighborhood or district.

B. APPLICABILITY: The City Council may grant, repeal, or amend Specific Use Permits (SUP’s) for certain uses, but only where specified in Article IV of this Ordinance. Approval of an SUP occurs by ordinance.

C. REVIEW PROCEDURES: All SUP applications shall follow a public review process that includes public hearings at the P&Z and City Council. The City Council shall be the final authority for approval of these applications after a recommendation by the P&Z. The procedures for all SUP applications shall be as follows (see figure 2.4):

D. INITIATION: May be initiated by a property owner

1. Pre-application Meeting: In addition to the procedures established in Section 2.4.3, at a pre-application meeting with staff, the applicant shall provide a preliminary Site Plan, which shall include, at a minimum:
   a. Details of the SUP request
   b. Location of buildings and other site improvements that include parking, landscaping, lighting, fencing and any other elements on the site
   c. Elevations and architectural drawings of the buildings and site improvements
   d. Justification or narrative on how the SUP application meets the review and approval criteria for SUPs
   e. Any other information that is relevant to the application or that may be requested by the Administrator.

E. APPLICATION SUBMITTAL: per Section 2.4.4

F. COMPLETENESS DETERMINATION: per Section 2.4.4

G. APPLICATION REVIEW: per Section 2.4.5 and criteria in this Section.

H. NOTICE: Published and written notice required. See Section 2.4.6 and Table 2.4-1.

I. APPROVAL PROCEDURES:

1. Planning and Zoning Commission Action: The P&Z shall hold a public hearing and make a recommendation to the City Council. The P&Z shall forward its recommendation to approve, approve with conditions, or deny the application to the City Council. If a recommendation cannot be made, the P&Z shall submit a Report documenting their explanation.

2. City Council Action:
   a. The City Council shall hold a public hearing and approve, approve with conditions, deny, or remand the application.
b. The granting of an SUP has no effect on the uses permitted as of right and does not waive the regulations of the underlying zoning district.

c. The City Council shall approve an SUP by ordinance. The ordinance may approve more than one specific use. The City Council may approve or deny all or part of the uses requested in the SUP application.

J. Review and Approval Criteria: In addition to the general criteria in Section 2.4.7 (2), the P&Z and City Council shall base their decision on their findings of the extent to which the proposed use:

1. Meets the purpose of the zone district in which it will be located and all the criteria and regulations specified for such use in that zone district, including but not limited to height, setbacks and lot coverage;
2. Complements or is compatible with the surrounding uses, character and community facilities;
3. Adequately mitigates traffic impacts;
4. Contributes to, enhances, and promotes the welfare of the area and adjacent properties;
5. Is in scale with the existing neighborhood or will be in scale with the neighborhood as it develops in the immediate future; and
6. Mitigates any adverse impacts due to access, parking, service areas, and traffic on adjoining properties and the street network in an adequate manner.

7. An ordinance approving an SUP may impose development standards and safeguards over and above those contained in the corresponding zoning district regulations. The City Council may, in the interest of the public welfare and to ensure compliance with this Ordinance, establish reasonable conditions on the operation, location, arrangement, type, character, and manner of construction of any use for which an SUP is authorized. Consideration is given based on the existing and planned conditions and location with regard to the welfare and protection of adjacent property from noise, vibration, dust, dirt, smoke, fumes, gas, odor, explosion, glare, offensive view, traffic, or other undesirable or hazardous conditions.
2.5.4 Development Plan and Site Plan Procedures

A. PURPOSE AND APPLICABILITY: The purpose of the Development Plan and Site Plan is to ensure compliance with the development and design standards of this Ordinance, approved PDs, Concept Plans, and SUPs prior to the issuance of required permits, and to encourage quality development that reflects the goals and objectives of the comprehensive plan. Development Plans and Site Plans illustrate intended development at different scales and level of detail and they shall be approved by the City Council after a recommendation by the P&Z.

1. Development Plans: A Development Plan shall provide more detail in terms of blocks, lots, building and street layout, open and civic spaces and trails, treatment of transition areas to adjacent uses and similar information for more than one lot or building. A Development Plan shall illustrate the design direction of the site with dimensional standards that provide substantial certainty about the development outcomes, intensity, and phasing of the proposed development. Typically, Development Plans shall include less detail than Site Plans and include a larger area than one lot.
   a. For all development in the PD or Mixed Use Districts, an approved Development Plan shall be required prior to a Site Plan application.
   b. Development Plans may include a portion of a property included in an approved Concept Plan by City Council. The minimum acreage required for a Development Plan shall be either the entire area circumscribed by existing or future streets or within one sub-district or sub-zone of the approved Concept Plan per the standards for the district in Article III.

2. Site Plans: Site Plans shall be the lot and buildings level plans and shall be required for individual lots and/or buildings prior to Building Permit approval for all uses except single-family detached residential.

B. PRE-APPLICATION MEETING: A pre-application meeting shall be required for a Development Plan application. It shall be optional for Site Plans. Standards in Section 2.4.3 shall apply to pre-application meetings.

C. APPLICATION SUBMITTAL: In addition to the submittal requirements in Section 2.4.4, the following shall apply:

1. Development Plans: The applicant shall submit to the Administrator all the information required in the application packet, along with any information identified in the pre-application meeting (if applicable) and all required information stated elsewhere in this Ordinance for Development Plan review. At
minimum, the application shall include plans and supporting documents that include the following:

a. A location map showing the property’s relative regional location
b. Details of the site location and dimensions
c. Existing adjoining land uses, building footprints (if any) and ownership
d. General layout of the development including proposed street network, connectivity to the City’s thoroughfare system, and general location of buildings, parking, sidewalks, trails, open/civic space, drainage facilities and other elements of the built environment
e. Compliance with any approved Concept Plan for the property
f. Conceptual elevations showing intended architectural and urban character of different uses and building types
g. Concepts for public and private landscaping, buffering, and screening (if any), and
h. Any other information that may be required by the Administrator to help with the decision-making process.

2. Site Plans: The applicant shall submit to the Administrator all the information required in the application packet, along with any information identified in the pre-application meeting (if applicable) and all required information stated elsewhere in this Ordinance. At minimum, the application shall include plans and supporting documents that include the following:

a. Location and dimensions of the site relative to adjoining properties and any approved concept or Development Plans
b. Location of adjoining streets, alleys, and other public improvements
c. Location of all existing and proposed buildings and structures, parking areas, driveways, trails, sidewalks, and exterior signs
d. Location of all proposed landscaping, fencing, buffering, and walls
e. Location of all existing and proposed drainage and other public and private utilities (water, sewer, telecommunications, etc.) including new and proposed easements
f. Location of service functions such as garbage collection, loading/unloading facilities, and other utility meters and equipment
g. Building elevations showing compliance with any building design standards (exterior materials, fenestration, entrances, architectural details, articulation, etc.) in this Ordinance or any approved concept and Development Plans
h. Illustrate how the proposed Site Plan meets the requirements of the approved Concept Plan or Development Plan including any administrative modifications with corresponding justifications requested
i. Site data summary including:
   i. Total square footage of development by proposed use or number, type, and sizes of dwelling units
   ii. Lot size and dimensions
   iii. Setbacks or build to zone/lines and building frontage requirements (if any)
   iv. Required parking, loading/unloading, and landscaping calculations
v. Calculations of any required open space/sidewalks/trails, lot coverage, or impervious coverage ratios

D. COMPLETENESS DETERMINATION: Shall meet the requirements of Section 2.4.4., and any other applicable submittal requirements of this ordinance or any approved Concept Plan.

E. APPLICATION REVIEW: All complete applications for Development Plans and Site Plans shall be reviewed by the Administrator based on the requirements in this ordinance and/or any approved concept or Development Plans as applicable.

F. NOTICE: Published and written, notice required. See Section 2.4.6 and Table 2.4-1.

G. APPROVAL PROCEDURES:
   1. Action by the Planning and Zoning Commission: The P&Z shall hold a public hearing on any Development Plan or Site Plan. The P&Z shall approve, approve with conditions, or deny the application and forward its report and recommendation to the City Council.
   2. Action by the City Council: The City Council has final authority to approve, approve with conditions, or deny, any Development Plan or Site Plan applications.

H. REVIEW AND APPROVAL CRITERIA: General criteria in Section 2.4.5 and approval criteria for Concept Plans shall establish the review and approval criteria for the Administrator, the P&Z and City Council for Development Plans and Site Plans.
2.5.5 Variances and Appeals

A. PURPOSE: This section provides a process to gain relief from the strict application of the zoning provisions of this Ordinance where it is alleged the property cannot reasonably be developed or to appeal a decision of the Administrator.

B. APPLICABILITY:
   1. The ZBA may approve a variance to any provision of this Ordinance.
   2. The ZBA may consider an appeal of any decision of the Administrator under this Ordinance.

C. APPLICATION:
   1. Time limit on appeals:
      a. An appeal must be filed with the ZBA (via the City Secretary) and the official from whom the appeal is sought ten (10) business days after the decision is rendered.
      b. It shall be filed by submitting a notice of appeal that specifies the grounds for the appeal.
   2. Initiation: Applications for a variance or appeal shall be submitted to the Administrator by the following parties, unless otherwise indicated by this article:
      a. Any owner of the property subject to the application, or
      b. An agent, representative, lessee, or contract purchaser specifically authorized by the owner to file the application.

D. COMPLETENESS DETERMINATION: Requirements in Section 2.4.4 shall apply.

E. NOTICE: As required by Section 2.4.6.

F. HEARING PROCEDURES
   1. The ZBA shall review the application and the recommendation of the Administrator and shall conduct a public hearing.
   2. The testimony of witnesses shall be sworn and cross-examination of witnesses is permitted.
   3. The public hearing shall comply with Texas Local Government Code §211.008 and any rules of procedure adopted by the ZBA.
   4. After the hearing is closed, the ZBA shall approve, approve with conditions, or deny the application.
   5. A verbatim record of all proceedings shall be conducted.

G. REVIEW AND APPROVAL CRITERIA: The ZBA shall not approve a variance unless it finds that the criteria in Texas Local Government Code §211.009(a)(3) are met. In addition to the authority granted by §211.009, the ZBA may:
   1. Authorize upon appeal in specific cases, and subject to appropriate conditions and safeguards, such variances from any numerical zoning standard beyond what is allowed through Administrative Modifications, where the literal enforcement of the provisions of this ordinance would result in an unnecessary hardship, and so that the spirit of the code shall be observed and substantial justice done. The variance must be necessary to permit development of a specific parcel of land which differs from other parcels of land by being of such a restrictive area, shape, or slope that it cannot be developed in a manner commensurate with the development of other parcels of land in districts with the same zoning. A
variance may not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor may a variance be granted to permit a person a privilege in developing a parcel of land not permitted by this Ordinance to other parcels of land in districts with the same zoning district or to be developed in a manner inconsistent with the rights of properties similarly zoned.

2. Initiate, on its own motion or otherwise, action to bring about the discontinuance of a nonconforming use in accordance with Article VI: Nonconformities.

3. Require the discontinuance of a nonconforming use under any plan whereby the full value of the structure or use can be amortized within a definite period of time, taking into consideration the general character of the neighborhood and the necessity for all property to comply with the regulations of this ordinance.

4. Hear and decide appeals where it is alleged there is an error in any order, requirement, decision, or determination made by the Administrator in the enforcement of this Ordinance.

H. APPEALS FROM ZONING BOARD OF ADJUSTMENT: Any appeal to a ZBA decision must be made to a court of record in Tarrant County and/or Denton County, Texas within ten (10) days of the decision or as specified in the TXLGC.
2.5.6 Administrative Modifications

A. PURPOSE: This section provides a process to allow for minor adjustment to the numerical zoning standards of this Ordinance based on a set of criteria by the Administrator.

B. APPLICABILITY: Only the standards specified in Table 2.5-1 may be adjusted based on the extent to which they meet the criteria and extent of allowed modification. All other amendments shall either be through the ZBA or in the case of special districts, through the Concept Plan process.

C. APPLICATION SUBMITTAL: All applications for an administrative modification shall be submitted to the Administrator by the following parties, unless otherwise indicated by this article:
   1. Any owner of the property subject to the application, or
   2. An agent, lessee, or contract purchaser specifically authorized by the owner to file the application.

D. COMPLETENESS DETERMINATION: Requirements in Section 2.4.4 shall apply.

E. APPLICATION REVIEW: All complete applications for an Administrative Modification shall be reviewed by the Administrator based on the requirements in this ordinance or any approved concept, development, or Site Plans as applicable.

F. ADMINISTRATOR DECISION: All Administrative Modifications may either be approved or approved with conditions by the Administrator based on the criteria established in this section. Any applications that do not meet these established criteria may be referred to the ZBA as a variance application and shall meet the standards in Section 2.5.6.

G. REVIEW AND APPROVAL CRITERIA: Table 2.5-3 shall establish the criteria for permitted Administrative Modifications. All Administrative Modifications shall meet one or more of the criteria for approval by the Administrator. In no circumstance shall the Administrator approve an administrative modification that results in:
   1. An increase in overall project intensity or density;
   2. A change in permitted uses or mix of uses;
   3. A change in the relationship between the buildings and the street; or
   4. A change in any required element of any ordinance or PD standards.
<table>
<thead>
<tr>
<th>Regulation</th>
<th>Modification Permitted</th>
<th>Criteria</th>
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</table>
| 1. Setbacks and build-to-zones/lines (except in PD’s where the specific PD ordinance may establish alternative modification standards) | 25% maximum or 5’; whichever is less | a) Changes to the build-to-zones and setbacks may only occur when there are caused by one or more of the following:  
   i. A change to the street cross sections established in any ordinance, Concept Plan or Development Plan; or  
   ii. Need to accommodate existing buildings and structures on the lot that meet the overall intent and vision for the particular zoning district; or  
   iii. Need to accommodate other required modes of transportation (transit, bike, pedestrian), storm water drainage, water quality, or low impact development (LID) elements on the site; or  
   iv. Need to accommodate overhead or underground utilities and/or easements; or  
   v. Need to preserve existing trees on the property in accordance with the requirements in Article V: Design and Development Standards. |
| 2. Lot Width and Lot Depth | Lot may be 10% narrower than the minimum width required. | a) Adjustment in lot width or depth does not increase the overall project density as allowed by the specific district regulations and shall only be allowed on no more than 10% of lots within a platted subdivision of 10 lots or greater.  
   b) The adjustment is needed for one or more of the following reasons:  
   i. To accommodate any required easements while preserving trees or other physical constraints such as steep grades, etc.  
   ii. Meet the block perimeter and street layout standards while accommodating an efficient lot layout. |
| 3. Lot Area | Lot may be a maximum of 10% smaller than required | Decrease in area is due to a change in lot width or depth per allowance number 2 above. |
| 4. Building Height | May be 10% more than the allowed height | Shall be only to accommodate HVAC, parapets, towers, and other building appurtenances. Modifications shall improve the appearance of the building’s character |
| 5. Building frontage requirements within the MU and Old Town Districts | Reduced by no more than 15% | Any reduction in the required building frontage shall be to address one or more of the following:  
   i. To accommodate porte-cochere for drop-off and pick-up, or  
   ii. To accommodate existing buildings and site elements such as parking, landscaping, etc., or  
   iii. To accommodate other sidewalks, trails, or required storm water drainage, or low impact development (LID) elements on the site. |
| 6. Any other numerical standard in the ordinance | A modification up to 5% (increase or decrease) | a. A modification of a numerical standard is needed to accommodate any remaining existing conditions.  
   b. The proposed development still meets the intent of the zoning district or PD ordinance. |
| 7. Phased Developments | Deferment of development standards based on a phasing plan | a. Phased developments may defer some of the development standards if based on a phasing agreement which shall be part of an approved concept or Development Plan. |
2.6 ENFORCEMENT AND PENALTIES

2.6.1 Purpose

This article establishes procedures through which the City seeks to ensure compliance with the provisions of this Ordinance and obtains corrections for violations. It also sets forth the remedies and penalties that apply to violations of this Ordinance.

2.6.2 Violations

Any of the following shall be a violation of this Ordinance and shall be subject to the remedies and penalties provided for in this Ordinance.

A. ESTABLISH ANY USE OR STRUCTURE WITHOUT PERMIT OR APPROVAL: To establish or place any use or structure upon land that is subject to this Ordinance without all the approvals required by this Ordinance.

B. DEVELOPMENT WITHOUT PERMIT OR APPROVAL: To engage in any development, construction, remodeling, or other activity of any nature upon land that is subject to this Ordinance without all the approvals required by this Ordinance.

C. DEVELOPMENT OR USE INCONSISTENT WITH A PERMIT: To engage in any development, use, construction, remodeling, or other activity of any nature in any way inconsistent with the terms and conditions of any permit, approval, certificate, or other form of authorization provided for such activity.

D. DEVELOPMENT OR USE INCONSISTENT WITH CONDITIONS OF APPROVAL: To violate, by act or omission, any term, condition, or qualification placed by a decision-making authority upon any permit or other form of authorization.

E. DEVELOPMENT INCONSISTENT WITH THIS ORDINANCE: To erect, construct, reconstruct, remodel, alter, maintain, move, or use any building, structure, or sign, or to engage in development or subdivision of any land in violation of any zoning, subdivision, sign, or other regulation within this Ordinance.

F. MAKING LOTS OR SETBACKS NONCONFORMING: To reduce or diminish any lot area so that the lot size, setbacks, or open spaces shall be smaller than required, unless in accordance with any exceptions provided under this Ordinance.

G. INCREASING INTENSITY OR DENSITY OF USE: To increase the intensity or density of use of any land or structure, except in accordance with the requirements and standards of this Ordinance.

H. REMOVING OR DEFACING REQUIRED NOTICE: To remove, deface, obscure, or otherwise interfere with any notice required by this Ordinance.

I. FAILURE TO REMOVE SIGNS: To fail to remove any sign installed, created, erected, or maintained in violation of this Ordinance or for which the sign permit has expired.

2.6.3 Responsible Persons

Any person who violates this Ordinance shall be subject to the remedies and penalties set forth in this article.

2.6.4 Responsibility for Enforcement

The Administrator shall have primary responsibility for enforcing all provisions of this Ordinance. Other officers of the City, as designated by the Administrator, may share responsibility for enforcing provisions of this Ordinance.
2.6.5 Enforcement Procedures

A. REMEDIES AND ENFORCEMENT POWERS: The City shall have the remedies and enforcement powers in this section.

B. WITHHOLD PERMIT:
   1. The City may deny or withhold all permits, certificates, or other forms of authorization on any land or structure or use or improvements upon a determination that there is an uncorrected violation of a provision of this Ordinance or of a condition or qualification of a permit, certificate, approval, or other authorization previously granted by the City. This enforcement provision shall apply regardless of whether the current or previous owner or lessee or applicant is responsible for the violation in question.
   2. The City may deny or withhold all permits, certificates, or other forms of authorization on any land, structure, use, or improvements owned or being developed by a person who owns, developed, or otherwise caused an uncorrected violation of a provision of this Ordinance or of a condition or qualification of a permit, certificate, approval, or other authorization previously granted by the City. This provision shall apply regardless of whether the property for which the permit or other approval is sought is the property with the violation.

C. PERMITS APPROVED WITH CONDITIONS: Instead of withholding or denying a permit or other authorization, the City may grant such authorization subject to the condition that the violation be corrected.

D. REVOCATION OF PERMITS OR AUTHORIZATION:
   1. Any permit or other form of authorization required under this Ordinance maybe revoked, after notice to the applicant, when the Administrator determines that:
      a. There is a departure from the approved plans, specifications, limitations, or conditions as required under the approved permit or authorization;
      b. The permit or authorization was procured by false representation;
      c. The permit or authorization was issued in error; or
      d. There is a violation of any provision of this Ordinance or condition of approval.
   2. Written notice of revocation shall be sent to the property owner, agent, applicant, or other person to whom the permit or authorization was issued. No work or construction shall proceed after revocation notice has been sent.

E. STOP WORK ORDER:
   1. With or without revoking permits, the City may stop work on any building or structure on any land on which there is an uncorrected violation of a provision of this Ordinance or Adopted Code or of a permit or other form of authorization issued, in accordance with the City’s power to stop work under its building codes.
   2. The stop work order shall be in writing and directed to the person doing the work, and shall specify the provisions of this Ordinance or permit or authorization that is in violation. After any such order has been sent, no work shall proceed on any building, structure, or land covered by such order, except to correct such violation or comply with the order.
3. Once the violations of the Ordinance, permit, authorization or conditions have been remedied or met, the Administrator shall rescind the stop work order.

F. INJUNCTIVE RELIEF: The City may seek an injunction or other equitable relief in an appropriate court in Tarrant or Denton County, Texas to stop any violation of this Ordinance or of a permit, approval, or other form of authorization granted under this Ordinance.

G. WITHHOLD PUBLIC SERVICES: The City may withhold any public services until all violations have been remedied and all the requirements of this Ordinance have been met.

H. OTHER REMEDIES: The City shall have such other remedies as are and as may be from time-to-time provided by law for the violation of zoning, subdivision, sign, or related Ordinance provisions.

I. OTHER POWERS: In addition to the enforcement powers specified in this article, the City may exercise all enforcement powers granted by law.

J. CONTINUATION: Nothing in this Ordinance shall prohibit the continuation of previous enforcement actions undertaken by the City pursuant to previous and valid ordinances and laws.

2.6.6 Cumulative Remedies

The remedies and enforcement powers established in this article shall be cumulative and the City may exercise them in any order or combination at any time.

2.6.7 Penalties for Violations

Any person or corporation who violates any of the provisions of this Ordinance or fails to comply with any of the requirements thereof, or who builds or alters any building, structure, sign, or use or who develops, constructs, remodels, or any other activity of any nature upon land in violation of any permit or authorization shall be guilty of a misdemeanor punishable under this section.

The owner or owners or tenant of any building or premises or part thereof, where anything in violation of this Ordinance is placed or exists, and any architect, builder, contractor, agent, person, or corporation employed by the owner or tenant who may have assisted in the commission of any such violation shall be guilty of a separate offense punishable under this section.

Any person or corporation violating any of the provisions of this Ordinance shall, upon conviction, be fined any sum not exceeding two thousand dollars ($2,000.00) and every day that the provisions of this Ordinance are violated shall constitute a separate and distinct offense.
CITY OF HASLET, TEXAS
ZONING ORDINANCE
Article III – Zoning Districts

3.1. General to all Zoning Districts and Zoning Map

3.1.1 ZONING DISTRICTS ESTABLISHED

This article establishes the zoning districts within the City of Haslet, Texas. This Article III and Article IV: Use Standards, identify the dimensional standards established and uses allowed within the districts. Article V: Design and Development Standards, identifies any zoning district-specific standards applying to development in the districts.

The following Table 3.1 provides a summary of the zoning districts established.

<table>
<thead>
<tr>
<th>District Type</th>
<th>Abbreviation</th>
<th>Zoning District Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>AG</td>
<td>Agricultural</td>
</tr>
<tr>
<td></td>
<td>R-1</td>
<td>Residential Suburban Density 1</td>
</tr>
<tr>
<td></td>
<td>R-2</td>
<td>Residential Suburban Density 2</td>
</tr>
<tr>
<td></td>
<td>R-MF</td>
<td>Residential Multi-Family</td>
</tr>
<tr>
<td></td>
<td>R-MH</td>
<td>Manufactured Home</td>
</tr>
<tr>
<td>Commercial</td>
<td>AF</td>
<td>Airport Facilities</td>
</tr>
<tr>
<td></td>
<td>I</td>
<td>Industrial</td>
</tr>
<tr>
<td></td>
<td>NC</td>
<td>Neighborhood Commercial</td>
</tr>
<tr>
<td></td>
<td>GC</td>
<td>General Commercial</td>
</tr>
<tr>
<td></td>
<td>OE</td>
<td>Office Employment</td>
</tr>
<tr>
<td>Community Service</td>
<td>P</td>
<td>Parks and Open Space</td>
</tr>
<tr>
<td></td>
<td>PI</td>
<td>Public and Institutional</td>
</tr>
<tr>
<td>Special Districts</td>
<td>PD</td>
<td>Planned Development</td>
</tr>
<tr>
<td></td>
<td>MU-C</td>
<td>Mixed Use Core</td>
</tr>
<tr>
<td></td>
<td>MU-T</td>
<td>Mixed Use Transition</td>
</tr>
<tr>
<td></td>
<td>MU-N</td>
<td>Mixed Use Neighborhood</td>
</tr>
<tr>
<td></td>
<td>OT-C</td>
<td>Old Town Core</td>
</tr>
<tr>
<td></td>
<td>OT-T</td>
<td>Old Town Transition</td>
</tr>
<tr>
<td>Overlay</td>
<td>AAO</td>
<td>Alliance Airport Overlay</td>
</tr>
</tbody>
</table>

3.1.2 ZONING DISTRICT MAP

A. The zoning districts are shown on the “City of Haslet Zoning Map” (Zoning Map). The boundaries of zoning districts established in this Ordinance are delineated upon the Zoning Map and adopted as part of this Ordinance as fully as if the same were set forth in this section in detail. Procedures for amending the Zoning Map are set forth in Article II: Procedures and Administration.

B. The Administrator shall keep a complete set of the official Zoning Maps in any convenient format, either electronically or in hard copy. The official Zoning Maps shall be kept up to date by posting any subsequent zoning changes as soon as practical after the change occurs. These maps shall be available for public inspection.
C. Administrative modifications to the Zoning Map shall be made by the Administrator per Section 3.1.3.

3.1.3 ZONING DISTRICT BOUNDARIES

A. When uncertainty exists as to the boundaries of districts as shown on the official Zoning Map, the Administrator shall be responsible for interpretation of the zoning map in accordance with the following rules:

1. Boundaries indicated as approximately following the centerlines of streets, highways, alleys, or railroad rights-of-way are construed to follow those centerlines.
2. Boundaries indicated as approximately following platted lot boundaries or city limit boundaries are construed as following those boundaries.
3. Boundaries indicated as approximately following the centerlines of streams, creeks, rivers, canals, lakes, or other bodies of water are construed to follow those centerlines. The centerline is interpreted as being midway between the shorelines of the body of water or along the middle of designated floodways. If the centerlines or floodways change, the boundaries are construed as moving with the centerline or floodway.
4. Where a zoning district boundary line traverses a large parcel of land or acreage in a recorded subdivision, and such large parcel or acreage has been divided by metes and bounds without indication upon the recorded plat, or where it may hereafter be divided into blocks and lots, the district boundaries shall be construed to be the centerline of a street or alley or the property line resulting from such division nearest to the district line shown on the official Zoning Map, so long as the zoning district boundary is not varied more than 50 feet from its location on the official Zoning Map.

B. When the district boundary line is not otherwise determined, it shall be determined by the scale of the official Zoning Map from a given line.

C. Whenever a street, alley, or other public way is vacated by official action of the City, the zoning district line adjoining each side of the vacated street, alley, or other public way automatically extends to the centerline of the vacated right-of-way.

D. When there is a question as to the boundary of a tract and that question cannot be resolved by the application of Subsections above, the Planning and Zoning Commission (P&Z) shall determine the boundary by interpreting the official zoning district map and ordinances amending the map.

E. If, because of error or omission on the official Zoning Map, any property in the City is not shown to be included in a zoning district, such property shall be classified as the “AG” Agricultural district until changed by a zoning map amendment.

3.1.4 ANNEXED TERRITORY

When any territory is brought into the jurisdiction of the City of Haslet, by annexation or otherwise, such territory shall be deemed to be in the “AG” Agricultural district unless the City Council designates another zoning district at the time of annexation after review and recommendation by the P&Z, giving due consideration to the surrounding existing uses, the Comprehensive Plan, and property owner request, and provides notice that complies with the notice requirements of Article II: Procedures and Administration. This provision shall
not preclude subsequent rezoning of such property by amendment in the manner set forth in Article II: Procedures and Administration.

3.2. Residential Zoning Districts

3.2.1 GENERAL PURPOSES OF RESIDENTIAL ZONING DISTRICTS

The residential zoning districts are intended to:

A. Provide appropriate locations for residential development that are consistent with the Future Land Use Plan and Comprehensive Plan;

B. Ensure adequate light, air, and privacy for all dwelling units;

C. Appropriately address multi-modal transportation access and ensure adequate availability of public services and utilities;

D. Allow for a variety of housing types that meet the diverse needs of residents; and

E. Protect residential development from the encroachment of uses that are incompatible with a residential use.

F. In all residential zoning districts, complementary uses such as parks, open space, public schools, religious assemblies, minor public or private utilities, accessory buildings, and certain temporary uses are also allowed.
3.2.2 AG AGRICULTURAL DISTRICT

A. Purpose:
The Agricultural (AG) district is intended to accommodate agricultural uses on large acreage (three acre min.). This district can also accommodate single-family detached residential uses and accessory buildings. It may be used as a holding zoning when property is first annexed into the city. The district provisions allow compatible agricultural uses that are in keeping with the rural character of these neighborhoods.

Figure i: Lot Dimension Measurement

<table>
<thead>
<tr>
<th>Lot Dimensions</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Lot Area (minimum) acres</td>
</tr>
<tr>
<td>2. Gross Ground Floor Living Area (minimum) sq. ft.</td>
</tr>
<tr>
<td>3. Lot Width (minimum) feet</td>
</tr>
<tr>
<td>4. Lot Depth (minimum) feet</td>
</tr>
</tbody>
</table>

B. Setbacks

<table>
<thead>
<tr>
<th>Street, Front (minimum) feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>5. Street, Front (minimum) feet</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Street, Side (minimum) feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>6. Street, Side (minimum) feet</td>
</tr>
<tr>
<td>All roadways</td>
</tr>
<tr>
<td>Alleys/private easements</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Rear (minimum) feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>7. Rear (minimum) feet</td>
</tr>
<tr>
<td>Alley/private easement</td>
</tr>
<tr>
<td>Any residential lot</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Side, Interior (minimum) feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>8. Side, Interior (minimum) feet</td>
</tr>
</tbody>
</table>

D. Height (maximum) feet

<table>
<thead>
<tr>
<th>Height (maximum) feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>9. To highest level eave or parapet</td>
</tr>
<tr>
<td>10. To top of the roof structure</td>
</tr>
</tbody>
</table>

E. Lot Coverage (maximum) Percentage

<table>
<thead>
<tr>
<th>Lot Coverage (maximum) Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>All buildings on the lot</td>
</tr>
</tbody>
</table>

*Standard shall not apply to lots platted before the adoption of this Ordinance where circumstances trigger the application of 6.4.5 Loss of Nonconforming Status; Damage or Destruction.
### 3.2.3 R-1 RESIDENTIAL SUBURBAN DENSITY – 1 DISTRICT

#### A. Purpose:

The R-1 district is intended to accommodate suburban style large-lot, 1 acre (43,560 sq. ft.) single-family detached residential uses and accessory buildings. The district provisions discourage any use that would substantially interfere with the development of single-family detached dwellings or the quiet residential nature of the district.

![Lot Dimension Measurement](image)

![Setback Measurement](image)

![Height Measurement](image)

#### B. Lot Dimensions

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Area (minimum) sq. ft.</td>
<td>43,560</td>
</tr>
<tr>
<td>Gross Ground Floor Living Area (minimum) sq. ft.</td>
<td>2,500*</td>
</tr>
<tr>
<td>Lot Width (minimum) feet</td>
<td>60</td>
</tr>
<tr>
<td>Lot Depth (minimum) feet</td>
<td>100</td>
</tr>
</tbody>
</table>

#### C. Setbacks

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street, Front (minimum) feet</td>
<td>30</td>
</tr>
<tr>
<td>Street, Side (minimum) feet</td>
<td></td>
</tr>
<tr>
<td>All roadways</td>
<td>15</td>
</tr>
<tr>
<td>Alleys/private easements</td>
<td>10</td>
</tr>
<tr>
<td>Rear (minimum) feet</td>
<td></td>
</tr>
<tr>
<td>Alley/private easement</td>
<td>10</td>
</tr>
<tr>
<td>Any residential lot</td>
<td>10</td>
</tr>
<tr>
<td>Side, Interior (minimum) feet</td>
<td>15</td>
</tr>
</tbody>
</table>

#### D. Height (maximum) feet

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>To highest level eave or parapet</td>
<td>35</td>
</tr>
<tr>
<td>To top of the roof structure</td>
<td>45</td>
</tr>
</tbody>
</table>

#### E. Lot Coverage (maximum) Percentage

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>All buildings on the lot</td>
<td>30%</td>
</tr>
</tbody>
</table>

*Standard shall not apply to lots platted before the adoption of this Ordinance where circumstances trigger the application of 6.4.5 Loss of Nonconforming Status; Damage or Destruction.
### 3.2.4 R-2 RESIDENTIAL SUBURBAN DENSITY – 2 DISTRICT

**A. Purpose:**

The R-2 district is intended to accommodate large to medium-sized lots (20,000 sq.ft.) with single-family detached residential uses and accessory buildings. The district provisions discourage any use that would substantially interfere with the development of single-family detached dwellings.

**Figure i: Lot Dimension Measurement**

<table>
<thead>
<tr>
<th>Dimensions</th>
<th>Minimum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Area</td>
<td>20,000</td>
</tr>
<tr>
<td>Gross Ground Floor Living Area</td>
<td>2,500*</td>
</tr>
<tr>
<td>Lot Width</td>
<td>40</td>
</tr>
<tr>
<td>Lot Depth</td>
<td>60</td>
</tr>
</tbody>
</table>

**B. Lot Dimensions**

<table>
<thead>
<tr>
<th>Dimensions</th>
<th>Minimum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street, Front</td>
<td>30</td>
</tr>
<tr>
<td>Street, Side</td>
<td>15</td>
</tr>
<tr>
<td>Alleys/private easements</td>
<td>10</td>
</tr>
<tr>
<td>Rear (minimum)</td>
<td>10</td>
</tr>
<tr>
<td>Alley/private easement</td>
<td>10</td>
</tr>
<tr>
<td>Any residential lot</td>
<td>10</td>
</tr>
<tr>
<td>Side, Interior</td>
<td>15</td>
</tr>
</tbody>
</table>

**C. Setbacks**

<table>
<thead>
<tr>
<th>Dimensions</th>
<th>Minimum</th>
</tr>
</thead>
<tbody>
<tr>
<td>To highest level eave or parapet</td>
<td>35</td>
</tr>
<tr>
<td>To top of the roof structure</td>
<td>45</td>
</tr>
</tbody>
</table>

**D. Height (maximum) feet**

<table>
<thead>
<tr>
<th>Dimensions</th>
<th>Maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td>All buildings on the lot</td>
<td>35%</td>
</tr>
</tbody>
</table>

**E. Lot Coverage (maximum) Percentage**

*Standard shall not apply to lots platted before the adoption of this Ordinance where circumstances trigger the application of 6.4.5 Loss of Nonconforming Status; Damage or Destruction.*
3.2.5 R-MF RESIDENTIAL MULTI-FAMILY DISTRICT

A. Purpose:
The R-MF Residential Multi-Family district is established to provide opportunities for medium-density multi-family residential uses with a maximum density of 8 dwelling units per acre, which are designed to be compatible with their sites and surroundings.

B. Density
Dwelling Units/Acre (maximum) 8.0

C. Lot Dimensions
1. Lot Area (minimum) sq. ft. NA
2. Gross Unit Living Area (minimum) sq. ft. 1,200
3. Lot Width (minimum) feet 50
4. Lot Depth (minimum) feet 100

D. Setbacks
5. Street, Front (minimum) feet 30
6. Street, Side (minimum) feet
   All roadways 20
   Alleys/private easements 10
7. Rear (minimum) feet
   Alley/private easement 10
   Any residential lot 10
8. Side, Interior (minimum) feet 10

E. Height (maximum) feet
9. To highest level eave or parapet 35
10. To top of the roof structure 45

F. Lot Coverage (maximum) Percentage
All buildings on the lot 35%
3.2.6 R-MH MANUFACTURED HOME DISTRICT

A. Purpose:
The Manufactured Home (R-M) district provides accommodations for a specific form of housing - the Manufactured Home. This district provides standards for Manufactured Home lots zoned at the time of adoption of this Ordinance. These standards provide appropriate requirements for density, spacing, and setbacks for Manufactured Home lots and subdivisions.

B. Lot Dimensions (minimum)

1. Lot Area (minimum) sq. ft. 20,000
2. Gross Living Area (minimum) sq. ft. 1,200*
3. Lot Width (minimum) feet 40
4. Lot Depth (minimum) feet 60

C. Setbacks

5. Street, Front (minimum) feet 30
6. Street, Side (minimum) feet
   - All roadways 20
   - Alleys/private easements 10
7. Rear (minimum) feet
   - Alley/private easement 10
   - Any residential lot 10
8. Side, Interior (minimum) feet 15

D. Height (maximum) feet

9. To highest level eave or parapet 35
10. To top of the roof structure 45

E. Lot Coverage (maximum) Percentage

11. All structures on the lot 30%

*Standard shall not apply to lots platted before the adoption of this Ordinance where circumstances trigger the application of 6.4.5 Loss of Nonconforming Status; Damage or Destruction.
### 3.3. Commercial Zoning Districts

#### 3.3.1 GENERAL PURPOSES OF COMMERCIAL ZONING DISTRICTS

The commercial zoning districts are intended to:

- **A.** Accommodate a range of non-residential uses including office, retail, commercial, service, and industrial uses needed by Haslet;
- **B.** Encourage site planning, land use planning, and architectural design that create interesting and attractive environments;
- **C.** Maintain and enhance the City’s economic base and provide a range of shopping, entertainment and employment opportunities for the residents and visitors of Haslet;
- **D.** Minimize potential negative impacts of non-residential development on adjacent residential neighborhoods; and
- **E.** Help ensure that the appearance and operational impacts of non-residential developments do not adversely affect the character of the areas in which they are located.
### 3.3.2 AF AIRPORT FACILITIES DISTRICT

<table>
<thead>
<tr>
<th>A. <strong>Purpose</strong></th>
<th>B. <strong>Density</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>The Airport Facilities (AF) zoning district is intended to provide for a specific zone for primary and accessory uses related to and complementary to the airport facility. These include a range of industrial, logistics, storage, and aircraft-related uses. This district is primarily intended to accommodate the airport and surrounding area and be located away from residential neighborhoods.</td>
<td>Dwelling units/acre</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>C. <strong>Lot Dimensions</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Area (minimum) square feet</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>D. <strong>Setbacks (minimum) feet</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Street</strong></td>
</tr>
<tr>
<td>Freeway, freeway frontage road, or arterial roadway</td>
</tr>
<tr>
<td>All other streets</td>
</tr>
<tr>
<td><strong>Interior</strong></td>
</tr>
<tr>
<td>Side</td>
</tr>
<tr>
<td>Rear</td>
</tr>
<tr>
<td>Adjacent to single-family residentially zoned lot (side or rear)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>E. <strong>Height stories and feet (maximum)</strong> (measured to the top of the eave or parapet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shall be regulated per Federal Aviation Administration (FAA) regulations</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>F. <strong>Lot Coverage (maximum) percentage</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>All structures on the lot</td>
</tr>
</tbody>
</table>

**Illustrative Images**

![Illustrative Images](image-url)
### 3.3.3 INDUSTRIAL DISTRICT

<table>
<thead>
<tr>
<th>A. Purpose</th>
<th>B. Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Industrial (I) zoning district is intended to provide and protect sites for a range of business park, light industrial and assembly/manufacturing uses. These include offices, research and development facilities, support commercial services, light industrial, warehousing, and similar activities including non-nuisance production, distribution, and storage of goods (but no raw materials processing or bulk handling) in a landscaped setting. This district is intended to be located away from residential neighborhoods.</td>
<td>Dwelling units/acre</td>
</tr>
</tbody>
</table>

#### C. Lot Dimensions

<table>
<thead>
<tr>
<th>Lot Area (minimum) square feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>10,000</td>
</tr>
</tbody>
</table>

#### D. Setbacks (minimum) feet

<table>
<thead>
<tr>
<th>Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Freeway, freeway frontage road, or arterial roadway</td>
</tr>
<tr>
<td>All other streets</td>
</tr>
<tr>
<td>Interior</td>
</tr>
<tr>
<td>Side</td>
</tr>
<tr>
<td>Rear</td>
</tr>
<tr>
<td>Adjacent to single-family residentially zoned lot (side or rear)</td>
</tr>
</tbody>
</table>

#### E. Height stories and feet (maximum) (measured to the top of the eave or parapet)

| Within 50 feet of any single-family residential use or zoned lot (as measured from the residential property line) | 2 stories or 35 feet |
| All other (subject to FAA limitations) | 5 stories or 75 feet |

#### F. Lot Coverage (maximum) percentage

| All structures on the lot | 75% |

### Illustrative Images

![Illustrative Image 1](image1.jpg)

![Illustrative Image 2](image2.jpg)

![Illustrative Image 3](image3.jpg)

![Illustrative Image 4](image4.jpg)
### 3.3.4 NC NEIGHBORHOOD COMMERCIAL DISTRICT

<table>
<thead>
<tr>
<th>A. Purpose</th>
<th>B. Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>The NC zoning district is intended to provide for retail, personal service, and businesses serving the daily needs of nearby neighborhoods and offices. Development should be compatible in scale, character, and intensity with adjacent neighborhoods while having convenient access to both pedestrians and automobiles. The district's standards are intended to prevent significant adverse effects on adjacent residential areas. This district could be located adjacent to residential uses with appropriate building design and transitions.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>C. Lot Dimensions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Area (minimum) square feet</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>D. Setbacks (minimum) feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street</td>
</tr>
<tr>
<td>Freeway, freeway frontage road, or arterial roadway</td>
</tr>
<tr>
<td>All other streets</td>
</tr>
<tr>
<td>Interior</td>
</tr>
<tr>
<td>Side</td>
</tr>
<tr>
<td>Rear</td>
</tr>
<tr>
<td>Adjacent to single-family residually zoned lot (side or rear)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>E. Height stories and feet (maximum)</th>
</tr>
</thead>
<tbody>
<tr>
<td>To the highest level eave or parapet</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>F. Lot Coverage (maximum) percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>All structures on the lot</td>
</tr>
</tbody>
</table>

Illustrative Images
3.3.5 GC GENERAL COMMERCIAL DISTRICT

<table>
<thead>
<tr>
<th>A. Purpose</th>
<th>B. Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>The General Commercial (GC) district is intended primarily to provide sites for community and regional retail shopping centers including stores selling items such as home furnishings, apparel, electronics, etc.; restaurants, commercial recreation; business, personal, and financial services. These uses are subject to frequent view by the public given their location along major regional arterials and IH-35W, and they should provide an attractive appearance with landscaping, well-designed and appropriately located parking, and controlled traffic movement. Traffic generated by the uses may include high volumes of vehicle traffic, and trucks and commercial vehicles as appropriate for sites adjacent to regional roadways. Although surface parking along the roadway is permitted, strip-type development along the entire highway or arterial frontage is strongly discouraged.</td>
<td>Dwelling units/acre</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>C. Lot Dimensions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Area (minimum) square feet</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>D. Setbacks (minimum) feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street</td>
</tr>
<tr>
<td>Freeway, freeway frontage road, or arterial roadway</td>
</tr>
<tr>
<td>All other streets</td>
</tr>
<tr>
<td>Interior</td>
</tr>
<tr>
<td>Side</td>
</tr>
<tr>
<td>Rear</td>
</tr>
<tr>
<td>Adjacent to single-family residentially zoned lot (side or rear)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>E. Height stories and feet (maximum) (measured to the top of the eave or parapet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Within 50 feet of any single-family residential use or single-family zoned lot</td>
</tr>
<tr>
<td>All other</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>F. Lot Coverage (maximum) percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>All structures on the lot</td>
</tr>
</tbody>
</table>

Illustrative Images
3.3.6 OE OFFICE-EMPLOYMENT DISTRICT

<table>
<thead>
<tr>
<th>A. Purpose</th>
<th>B. Density</th>
<th>C. Lot Dimensions</th>
<th>D. Setbacks (minimum) feet</th>
<th>E. Height stories and feet (maximum)</th>
<th>F. Lot Coverage (maximum) percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Office Employment (OE) zoning district is intended to provide for the development of small-scale, low-intensity professional office uses including garden-style offices near or adjacent to residential neighborhoods. This district provides for office buildings and uses to be compatible in scale, character, and intensity with adjacent residential uses. This district is appropriate in areas that form a transition between residential neighborhoods and higher intensity commercial areas and along mid-block locations on major corridors. Adequate street access and parking capacity should be available to serve the office use.</td>
<td>Dwelling units/acre: NA</td>
<td>Lot Area (minimum) square feet: 5,000</td>
<td>Street</td>
<td>Freeway, freeway frontage road, or arterial roadway: 30</td>
<td>To the highest-level eave or parapet: 2 stories Or 35 feet</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>All other streets: 20</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Interior</td>
<td>Side: 20</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Rear: 10</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Adjacent to single-family residentially zoned lot (side or rear): 20</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Illustrative Images
3.4. Community Service Zoning Districts

3.4.1 GENERAL PURPOSES OF COMMUNITY SERVICE ZONING DISTRICTS

The Community Service Zoning Districts are intended to:

A. Accommodate a range of public and civic uses in conjunction with the city’s residential and commercial districts;

B. Encourage site planning, land use planning, and architectural design that allow public and civic uses to better fit the adjoining context;

C. Encourage the preservation of environmentally sensitive areas as parks and open space where appropriate;

D. Ensure that any adverse impacts associated with public uses such as parking and traffic are considered with the context of the neighborhood and adjoining uses; and

E. Help ensure that the appearance and operational impacts of public and civic uses do not adversely affect the character of the areas in which they are located.
3.4.2 P PARKS AND OPEN SPACE DISTRICT

A. Purpose

The Parks and Open Space (P) zoning district is intended to provide for park and open space sites. These include City, County, other government, and neighborhood (privately owned but with public access) parks and open space. Public parks and open space should be integrated with the neighborhood and provide for a variety of open space types including generally equal acreages of active and passive spaces.

Illustrative Images
### 3.4.3 PI PUBLIC AND INSTITUTIONAL ZONING DISTRICT

#### A. Purpose

The Public and Institutional (PI) zoning district is intended to provide for a range of institutional and civic uses. These include religious institutions, schools, hospitals, public facilities, and similar uses that provide a service to the community at large. Depending on the type of facility, site design and standards need to address access, transitions, and integration into the neighborhood. Standards for this zoning district shall follow the zoning district standards for adjoining uses with flexibility to address site-specific concerns. Civic and public buildings should occupy prominent sites within a neighborhood such as at the end of a terminated vista or a center of a block or public plaza. Standards for this zoning district shall be flexible based on the use and/or building proposed.

#### Illustrative Images

![Illustrative Images](image1.png) ![Illustrative Images](image2.png)

![Illustrative Images](image3.png) ![Illustrative Images](image4.png)
3.5. Special Zoning Districts

3.5.1 GENERAL PURPOSES OF SPECIAL ZONING DISTRICTS

The special zoning districts are intended to:

A. Implement the vision for key areas within the City such as Old Town and the Mixed Use districts; and

B. Provide for a flexible zoning tool in the form of planned development standards intended to implement different development projects that can better respond to changing market demand; and

C. Encourage site planning, land use planning, and architectural design that create interesting, pedestrian-friendly and walkable environments; and

D. Maintain and enhance the City’s economic base and provide shopping, entertainment and employment opportunities close to where people live and work; and

E. Provide for a range of housing types within the context of mixed use, walkable developments to maximize long-term sustainability.

3.5.2 OLD TOWN DISTRICT STANDARDS

A. General. Boundaries of the Old Town District and associated sub-districts are each based on Figure 3.5-1 – Old Town District Zoning Map. Each of the sub-districts contain existing infrastructure for vehicular access, and future improvements include sidewalks and trail connections to allow for accessibility for the pedestrian and bicyclist to the historic downtown core of Haslet. The Old Town Haslet District shall be composed of two sub-districts – Core and Transition. The following section provides the standards for setbacks, height, and density within the Old Town sub-districts.

![Figure 3.5-1 – Old Town District Zoning Map](image-url)
B. OT-C Old Town Core

<table>
<thead>
<tr>
<th>1. Purpose</th>
<th>2. Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>The OT-Core zoning district is intended to provide for the development of a range of walkable commercial and civic uses within the center of Old Town Haslet. This district is appropriate in areas central to the historic downtown core of the city. Adequate streets and connections already exist, so focus on creating frontages that are pedestrian friendly and focused on activating the frontage with storefront and pedestrian accessible space is required. Generally commercial uses should be located on the ground floor with commercial or residential uses on the upper floors. All off-street parking in this district shall be placed to the rear or to the side of the primary buildings. The existing single-family homes may be renovated or added on to with limited design standards per Article V: Design and Development Standards. The standards also allow for the potential for these single-family structures to accommodate office and/or retail uses with modest improvements as the market for commercial uses in Old Town evolves subject to standards on Article VI: Nonconformities.</td>
<td>Dwelling units/acre</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>3. Lot Dimensions</th>
<th>4. Setbacks (minimum and maximum) feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Width (minimum) feet</td>
<td>Street</td>
</tr>
<tr>
<td>20</td>
<td>Arterial roadway</td>
</tr>
<tr>
<td></td>
<td>Primary Front (min. and max.)</td>
</tr>
<tr>
<td></td>
<td>Secondary Street (min.)</td>
</tr>
<tr>
<td></td>
<td>Interior</td>
</tr>
<tr>
<td></td>
<td>Side</td>
</tr>
<tr>
<td></td>
<td>Rear</td>
</tr>
<tr>
<td></td>
<td>Adjacent to single-family residentially zoned (side or rear)</td>
</tr>
</tbody>
</table>

| 5. Height stories and feet (maximum) |
| To the highest-level eave or parapet | 3 stories or 45 feet |

| 6. Lot Coverage (maximum) percentage |
| All structures on the lot | 90% |

| 7. Frontage Build-out |
| Min. build out required at the primary front build-to zone | 80% |

Illustrative Images
C. OT-T Old Town Transition

A. Purpose

The OT-T zoning district is intended to provide for the development of smaller lot residential (detached and attached), live-work, and office uses compatible with the mixed-use development within Old Town Core. This district is appropriate in areas on the edge of the Old Town Core of Haslet. Adequate streets and connections already exist, so focus on creating frontages that are pedestrian friendly and connected to sidewalks and trails leading to the Old Town Core are required. The existing single-family homes may be renovated or added on to with limited design standards per Article V: Design and Development Standards.

B. Density

| Dwelling units/acre | 8 |

C. Lot Dimensions

| Lot Width (minimum) feet | 25 |

D. Setbacks (minimum) feet

<table>
<thead>
<tr>
<th>Street</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Arterial roadway</td>
<td>10</td>
</tr>
<tr>
<td>All other streets</td>
<td>0</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Interior</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Side</td>
<td>0 or per fire separation standards</td>
</tr>
<tr>
<td>Rear</td>
<td>5</td>
</tr>
<tr>
<td>Adjacent to single-family residential (side or rear)</td>
<td>5</td>
</tr>
</tbody>
</table>

E. Height stories and feet (maximum)

| To the highest level eave or parapet | 2 stories or 35 feet |

F. Lot Coverage (maximum) percentage

| All structures on the lot | 70% |

Illustrative Images
3.5.3 MIXED USE DISTRICT STANDARDS.

A. General. Boundaries of the Mixed Use Districts and associated sub-districts, basic street network and stormwater management areas shall be developed through the creation of Concept Plans at the time of zoning change per Section 2.5.2.

B. Sub-districts Established:

1. Mixed Use Core. Intended to have a mix of retail, office, retail service, and future transit-oriented residential uses in addition to civic and open spaces to create a vibrant, walkable environment.
2. Mixed Use Transition. Intended to have a mix of small office and local retail and variety of detached and attached housing types to appropriately transition from neighborhood residential to commercial uses.
3. Mixed Use Neighborhood. Primarily single-family residential with a variety of types and sizes of lots.

C. If a revised Concept Plan or request for new property zoning is submitted, then application of sub-districts within the Concept Plan shall adhere to the following requirements:

1. No single sub-district can be used entirely within a Concept Plan.
2. If the Mixed Use Neighborhood is used, then the Mixed Use Transition sub-district shall be used to buffer Mixed Use Neighborhood from the Mixed Use Core.

D. Street Types: Pedestrian Oriented Streets are used within the Concept Plan to achieve a higher level of pedestrian activity and connectivity. The amount of the required Pedestrian-Oriented Streets in any one Concept Plan is determined by the sub-district, within the Development Standards Table in Section (5) below. Pedestrian Oriented Streets include design considerations as follows:

1. Low-speed design to keep vehicle speeds at or below 25 mph;
2. Include the use of traffic calming designs (narrowing of pavement section, striping, elevated crosswalks, brick pavers, etc.);
3. Limiting use of curb cuts along the Pedestrian-Oriented Street;
4. Planting street trees between the curb and the sidewalk, or within tree wells in the sidewalk area;
5. Adhering to the setback range according to the Development Standards Table; and
6. Utilizing shading devices along the non-residential or mixed-use building frontage, such as porches, awnings, pergolas and other similar shade devices.

E. In order to produce a Concept Plan, the following development standards shall be used. Where items are marked as “flexible” in Table 3.5-1 the applicant shall provide a proposed standard with Concept Plan submittal.
Table 3.5-1: Mixed Use District Development Standards Table

<table>
<thead>
<tr>
<th>Development Standard</th>
<th>Sub-District</th>
<th>Mixed Use Core</th>
<th>Mixed Use Transition</th>
<th>Mixed Use Neighborhood</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1. Building and Site Standards</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. Principal Building Height*</td>
<td>5 stories or 65 feet</td>
<td>3 stories or 45 feet</td>
<td>3 stories or 45 feet</td>
<td></td>
</tr>
<tr>
<td>b. Setbacks (max. and min.)**</td>
<td>Note about measuring setbacks: In cases where the ROW is established at or behind the curb line of streets, setbacks shall be measured from the edge of the pedestrian easement or streetscape zone or utility easement closest to the building face along that street.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front – Pedestrian Oriented Streets or improved public space</td>
<td>Min. setback = 5’ - 15’; ^Max. setback = 25’</td>
<td>Min. setback = 5’ - 15’; ^Max. setback = 25’</td>
<td>Min. setback = 5’ - 15’; ^Max. setback = 25’</td>
<td></td>
</tr>
<tr>
<td>Front – IH-35W</td>
<td>Min. setback = 20’; Max. setback = flexible</td>
<td>Min. setback = 20’; Max. setback = flexible</td>
<td>Min. setback = 20’; Max. setback = flexible</td>
<td></td>
</tr>
<tr>
<td>Front – All other streets</td>
<td>Min. setback = 5’; Max. setback = flexible</td>
<td>Min. setback = 5’; Max. setback = flexible</td>
<td>Min. setback = 5’; Max. setback = flexible</td>
<td></td>
</tr>
<tr>
<td>Side</td>
<td>Flexible</td>
<td>Min 10’ when adjacent to single family</td>
<td>Min 10’ when adjacent to single family</td>
<td></td>
</tr>
<tr>
<td>Rear</td>
<td>Flexible</td>
<td>Min 10’ when adjacent to single family</td>
<td>Min 10’ when adjacent to single family</td>
<td></td>
</tr>
<tr>
<td>c. Minimum Building Frontage€</td>
<td>Pedestrian Oriented Frontage</td>
<td>75%</td>
<td>60%</td>
<td>60%</td>
</tr>
<tr>
<td>All other Frontages</td>
<td>None required</td>
<td>None required</td>
<td>None required</td>
<td></td>
</tr>
<tr>
<td>d. Accessory buildings</td>
<td>Permitted</td>
<td>Permitted</td>
<td>Permitted</td>
<td></td>
</tr>
<tr>
<td>Standards for accessory buildings, structures and dwellings shall be provided by the applicant. The standards shall result in these accessory uses being smaller in size and scale to the principal building. Accessory building shall be a necessary component to the primary use.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>e. Principal building orientation</td>
<td>Buildings shall be oriented to a Pedestrian Oriented Street frontage or toward another focal point such as open space or environmental feature. If neither is available, buildings shall orient toward the other street.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>f. Building façade &amp; architectural design standards</td>
<td>The applicant shall propose appropriate building façade and architectural design standards for all the sub-districts in the development with the application for Concept Plan. They shall be based on the criteria established in Article V.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Minimum and/or maximum setback standards shall be proposed by the applicant for each sub-district based on the above criteria and Development Standards established in this Section. All buildings shall be required to meet Fire Code and International Building Code as adopted by City of Haslet.**

**2. Block and Lot Standards**

<table>
<thead>
<tr>
<th>Sub-District</th>
<th>Mixed Use Core</th>
<th>Mixed Use Transition</th>
<th>Mixed Use Neighborhood</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Block Type</td>
<td>Regular (square or rectangular)</td>
<td>Irregular blocks may be permitted only if natural topography, existing roadways, and/or vegetation prevents a rectilinear grid</td>
<td></td>
</tr>
<tr>
<td>b. Block Perimeter (edge of a block may be created by public or private street, green space, or easement)*</td>
<td>Max. block perimeter = 4,000' (Block perimeter maximum can be exceeded with either public or private roads that create interconnected access within parking areas and/or safe pedestrian connections accessing through the larger block)</td>
<td>Max. block perimeter = 3,600'</td>
<td>Max. block perimeter = 2,400'</td>
</tr>
</tbody>
</table>

* A private street or private drive is a street built to subdivision standards but is not dedicated as right-of-way and is maintained by private developer, organization or association.
### Table 3.5-1: Mixed Use District Development Standards Table

<table>
<thead>
<tr>
<th>Sub-District</th>
<th>Mixed Use Core</th>
<th>Mixed Use Transition</th>
<th>Mixed Use Neighborhood</th>
</tr>
</thead>
<tbody>
<tr>
<td>c. Pedestrian Oriented Development Frontage (Frontages along open spaces shall be considered Pedestrian Oriented development frontage)</td>
<td>Minimum of 40% of all new block frontages to be designated as Pedestrian Oriented Development Frontage</td>
<td>Minimum of 40% of all new block frontages to be designated as Pedestrian Oriented Development Frontage</td>
<td>Not Applicable</td>
</tr>
<tr>
<td>d. Residential Density</td>
<td>NA</td>
<td>8 DU/Ac</td>
<td>4 DU/Ac</td>
</tr>
<tr>
<td>e. Lot Area</td>
<td>No minimum or maximum</td>
<td>3,000 sq. ft. minimum</td>
<td>6,000 sq. ft. minimum</td>
</tr>
<tr>
<td>f. Lot Width</td>
<td>No minimum or maximum</td>
<td>25’ width minimum</td>
<td>35’ width minimum</td>
</tr>
<tr>
<td>g. Minimum Lot Size/Type Mix. Required</td>
<td>None</td>
<td>20% minimum required to be single-family attached residential or townhouse and/or live-work, which shall be used as a transition between single family housing and commercial development. Overall, at least 2 lot sizes/types with at least 20% minimum for each type used.</td>
<td>Overall, at least 3 lot sizes/types with at least 20% minimum for each type if 3 types used. Types: 1. 35’ or less in width; 2. 48’ or less in width (Categories 1 and 2 shall be a maximum of 50% of lots within Concept Plan) 3. 49’-59’ 4. 59’-69’</td>
</tr>
<tr>
<td>h. Maximum Lot Coverage</td>
<td>90%</td>
<td>80%</td>
<td>70%</td>
</tr>
</tbody>
</table>

### 3. Street Design Standards

These standards shall apply to all new streets, public and private, located in the MU Districts including any streets established by the City’s Master Thoroughfare Plan where feasible. Streets shall provide a safe and inviting walking environment through an interconnected network of roads with sidewalks, street trees, street furniture, and amenities. Cul-de-sacs shall be limited to locations where natural features such as topography or stream corridors that prevent a street connection. The pedestrian zones, travel lane widths, turning radii, intersection design, bicycle facilities and other street elements shall be based on the *ITE Manual for Designing Walkable Urban Thoroughfares* and/or *NACTO’s Urban Street Guide and Bicycle Guide*. Those standards may be adjusted based on the specific Concept Plan and/or Development Plan with the approval of the Administrator. Bicycle facility widths may be modified based on the City’s adopted Master Thoroughfare Plan standards.

<table>
<thead>
<tr>
<th>a. On-street Parking (along all internal streets except alleys)</th>
<th>Permitted</th>
<th>Permitted</th>
<th>Permitted</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Parallel</td>
<td>Permitted</td>
<td>Permitted</td>
<td>Permitted</td>
</tr>
<tr>
<td>• Angled (head-in or reverse angled)</td>
<td>Permitted only when it is no more than half a block and shall not be placed on a pedestrian oriented street</td>
<td>Permitted only when it is no more than half a block and shall not be placed on a pedestrian oriented street</td>
<td>Permitted only when it is no more than half a block and shall not be placed on a pedestrian oriented street</td>
</tr>
<tr>
<td>• Head in perpendicular</td>
<td>8 feet</td>
<td>9 feet x 18-20 feet</td>
<td>8 feet</td>
</tr>
<tr>
<td>b. Parking lane width (min.)</td>
<td>9 feet x 18-20 feet</td>
<td>8 feet x 18-20 feet</td>
<td>8 feet x 18-20 feet</td>
</tr>
<tr>
<td>• Parallel</td>
<td>Permitted</td>
<td>Permitted</td>
<td>Permitted</td>
</tr>
<tr>
<td>• Angled</td>
<td>8 feet</td>
<td>9 feet x 18-20 feet</td>
<td>8 feet</td>
</tr>
<tr>
<td>• Head in</td>
<td>9-10 feet</td>
<td></td>
<td></td>
</tr>
<tr>
<td>c. Alleys¹</td>
<td>Permitted</td>
<td>Permitted</td>
<td>Permitted</td>
</tr>
</tbody>
</table>

¹ Lots 48 feet in width or less shall have garage access from the side (for corner lots) or from an alley or common/shared driveway at the rear of the lot.
### Table 3.5-1: Mixed Use District Development Standards Table

<table>
<thead>
<tr>
<th>Development Standard</th>
<th>Mixed Use Core</th>
<th>Mixed Use Transition</th>
<th>Mixed Use Neighborhood</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>4. Streetscape Standards</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. Sidewalks/Walkways (min.)</td>
<td>6 feet</td>
<td>5 feet</td>
<td>5 feet</td>
</tr>
<tr>
<td>b. Trails (min.)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>If trail is on Park &amp; Trail Master Plan, use the specified width. Otherwise, must be 8’ minimum.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>c. Street trees</td>
<td>Required</td>
<td>Required</td>
<td>Required/Flexible</td>
</tr>
<tr>
<td>The applicant shall submit a proposed street tree planting plan, including a tree palette and spacing as a part of the Landscape Concept Plan, which shall be reviewed as part of the Concept Plan or may be deferred to the Development Plan at the discretion of the Administrator.</td>
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<tr>
<td><strong>5. Open Space Standards</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. Open Space*</td>
<td>Required (Squares, greens and plazas)</td>
<td>Required (Squares, greens, playgrounds, parks and plazas)</td>
<td>Required (Playgrounds, parks and greens)</td>
</tr>
<tr>
<td>*Overall open space allocations in the district shall be a minimum of 15% of the gross area of the entire site included in the Concept Plan and shall generally be distributed equally between the sub-districts. Up to 50% of stormwater detention or retention, or preserved and enhanced floodplain (when incorporating passive or active recreation i.e. trails, ball fields, etc.) shall be counted towards the open space requirement within the Concept Plan. Definitions for open space types and additional information on the design of Open Space shall be per Article V: Design and Development Standards.</td>
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<tr>
<td><strong>6. Parking &amp; Screening Standards</strong></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>a. Off-street parking minimum</td>
<td>Article V shall apply</td>
<td></td>
<td></td>
</tr>
<tr>
<td>b. Off-street loading</td>
<td>Encouraged to be placed along an alley or parking area and not be placed along Pedestrian Oriented Streets. Screening required if along a street.</td>
<td></td>
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<tr>
<td>c. Screening</td>
<td></td>
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</tr>
<tr>
<td>1. Trash/recycling receptacles</td>
<td>Required for non-residential uses</td>
<td>Flexible for residential uses but shall not be visible from a public right-of-way (other than an alley); trash collection shall be along alleys if alleys are provided</td>
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<tr>
<td>2. Other utility equipment</td>
<td>See Article V: Design and Development Standards</td>
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<tr>
<td>3. Loading spaces</td>
<td>Screening required for non-residential loading spaces per Article V.</td>
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<tr>
<td>4. Surface parking areas</td>
<td>Required/Flexible (shall be per Article V standards or applicant may propose alternative screening standards at the time of Concept Plan.)</td>
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<tr>
<td><strong>7. Landscape and Streetscape</strong></td>
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<td></td>
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<tr>
<td>a. Landscaping*</td>
<td>Required only for non-residential uses</td>
<td>Landscape shall be permitted to use fountains, outdoor speakers, and special lighting in gathering spaces, plazas and other public spaces.</td>
<td></td>
</tr>
<tr>
<td>1. Landscape/Fencing buffer between surface parking and sidewalks/trails and streets (except alleys)</td>
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<tr>
<td>2. Parking lot minimum interior landscaping</td>
<td>Article V: Design and Development Standards shall apply.</td>
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<td></td>
</tr>
<tr>
<td>b. Lighting</td>
<td>Required</td>
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<td></td>
</tr>
<tr>
<td>1. Street Lighting</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Building entrances</td>
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<td></td>
<td></td>
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<tr>
<td>3. Parking areas</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>4. Trails and sidewalks</td>
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<tr>
<td>Required</td>
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<td></td>
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<tr>
<td>1. Street lighting:</td>
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<td></td>
</tr>
<tr>
<td>a. Pedestrian oriented lighting shall be no taller than 16 feet high and shall be spaced an average of 50 feet on center, coordinated with streettrees.</td>
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</tr>
<tr>
<td>2. Building/Unit Entrances:</td>
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<tr>
<td>Shall have a minimum of one sconce or lighting device placed adjacent to the doorway.</td>
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<tr>
<td>3. Parking Areas:</td>
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<tr>
<td>Shall be lit according to Article V.</td>
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<tr>
<td>4. Trails and Sidewalks:</td>
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<tr>
<td>In the absence of vehicular oriented lighting, pedestrian oriented lighting shall be used for appropriate lighting of the pedestrian facilities.</td>
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</tbody>
</table>

*The applicant shall provide a landscape Concept Plan with the Concept Plan application that meets the requirements of Article V or proposes equitable alternative standards to Article V. Alternative landscape standards shall identify landscape themes and general design approach addressing street tree planting, streetscape treatments, any required screening, parking lot landscaping, and landscaping proposed in all the identified open space areas. Information provided at the Concept Plan phase may be schematic meeting the design intent of the proposed development. All or portions of the Landscape Plan may be deferred until Development Plan or Site Plan with the approval of the Administrator.
3.5.4 PD PLANNED DEVELOPMENT DISTRICT

A. Purpose and Intent

The Planned Development (PD) District is established to provide an alternative to the base zoning districts and special zoning districts established in this Ordinance. The PD district is intended to accomplish the following:

1. To permit greater flexibility for new development or redevelopment projects to best utilize the physical features of the particular site in exchange for greater public benefits than would otherwise be achieved through development under this Ordinance;
2. To ensure that any development impacts that occur through the use of greater flexibility are mitigated to the extent feasible so as not to create adverse impacts on adjoining properties;
3. To encourage the provision and preservation of meaningful and usable open space; and
4. To encourage innovative and integrated design of buildings and uses within a larger master planned context of the PD district.

B. Review Procedures: The review and approval procedures in Article II under Concept Plans, Development Plan, and Site Plan shall apply.
3.6. Overlay District Standards

3.6.1 ALLIANCE AIRPORT OVERLAY

A. Purpose and Intent

The purpose and intent of the Alliance Airport Overlay (AAO) is to regulate the development of noise-sensitive land uses within the Airport Development Zone (ADZ) so as to promote compatibility between the airport and the surrounding land uses; to prevent the encroachment of incompatible uses surrounding the airport within the ADZ; and to promote the public health, safety and welfare of property users. This district is also intended to regulate the height of structures within the Airport Height Control Area (HCA) for the safe operation of the airport.

B. Applicability:

1. The AAO standards apply to height restrictions within the HCA and land use requirements within the ADZ, which is located within the HCA.
2. These standards apply in addition to standards in the underlying zoning district. When there is a conflict between the standards in the zoning district and the overlay, the AAO standards shall supersede.
3. All uses permitted by any underlying zoning classifications shall be permitted in the AAO unless such uses are prohibited by this section or are otherwise in conflict with or are inconsistent with this section, in which case this section shall control.

C. Alliance Airport Overlay Boundaries: The boundary of the AAO is defined by the limits of the HCA, which contains the ADZ. Both the limits of the HCA and ADZ are shown on the official Zoning Map of the City of Haslet.

D. Compatible Land Use Regulations

1. The following uses shall be prohibited in the ADZ:

   i. All residential uses; provided, however, residential uses that are incidental to or ancillary to the operation of the airport or to the conduct of aviation-related activities, including for example and without limitation, crew rest quarters and temporary housing for aviation trainees permitted by this section, shall be permitted;

   ii. New Kindergarten through 12th grade educational uses and child care facilities. This limitation shall not include existing public or private school campuses and shall not limit the ability of such campuses to add or expand buildings onto existing school campus property as of the date of this ordinance. All other educational uses, including, without limitation, colleges and universities, including courses offered by colleges and universities which serve as credit for both college degree programs and high school graduation, facilities for employee or client training, schools for flight instruction and vocational schools shall be permitted; and

   iii. Hospitals; nursing homes, institutions, or any other facilities providing convalescent or rehabilitative care; establishments for the care, treatment, or rehabilitation of alcoholic, narcotic, or psychiatric patients; residence homes for the aged; and institutions, homes, or rehabilitation centers for persons convicted of crimes; provided, however, medical, dental, or optical
clinics for the examination, consultation, or treatment of patients as outpatients, medical laboratories, establishments for the sale or rental of or industrial facilities for the manufacture of medical or optical supplies and equipment, pharmacies, veterinarian clinics and related facilities, and public safety or emergency medical facilities operated by or in connection with the airport shall be permitted.

2. The following uses shall be subject to the development standards in this section:

   i. Heliports, helistops, and any other facilities for the landing and taking off of helicopters, and accessory uses thereto, shall be permitted as a matter of right in the ADZ; provided, however, no heliport, helistop, or other facility for the landing and taking off of helicopters shall be located within 1,000 feet of any church, library, or public park. The city council may, however, approve the location of a heliport, helistop, or other facility for the landing and taking off of helicopters that is less than 1,000 feet from any church, library, or public park.

   ii. Communications Facilities and Electrical Interference: No use shall cause electrical interference with navigational signals or radio communications at the airport or with radio or electronic communications between the airport and aircraft. Proposals for the location of new or expanded radio, radio-telephone, television transmission facilities, electrical transmission lines and wind turbines shall be coordinated with the Federal Aviation Administration’s (FAA) Texas Airports Development Office prior to approval.

   iii. Outdoor Lighting: No use shall project lighting directly onto an existing runway or taxiway or into existing airport approach and landing paths except where necessary for safe and convenient air travel. Lighting for any new or expanded use shall incorporate shielding in their designs to reflect light away from airport approach and landing paths. Control of outdoor lighting shall be achieved primarily through the use of such means as cutoff fixtures, shields and baffles, and appropriate application of fixture mounting height, wattage, aiming angle and fixture placement. Lighting shall meet the following criteria:

      (1) Lighting Arrangement. Lighting arrangements that mimic runway lighting (i.e., long linear parallel rows of lighting) that could be confused with runway or taxiway lighting are not permitted.

      (2) Illumination Levels. Lighting shall have intensities, uniformities and glare control in accordance with the recommended practices of the Illuminating Engineering Society of North America (IESNA), unless otherwise directed by the City.

      (3) Lighting Fixture Design:

         (i) Fixtures shall be of a type and design appropriate to the lighting application.

         (ii) For the lighting of predominantly horizontal surfaces such as, but not limited to parking areas, roadways, vehicular and pedestrian passage areas, merchandising and storage areas, automotive-fuel dispensing facilities, automotive sales areas, loading docks, cul-de-sacs, active and passive recreational areas, building entrances, sidewalks, bicycle and pedestrian paths, and site entrances, fixtures
shall be aimed straight down and shall meet IESNA Full-Cutoff criteria. Fixtures, except those containing directional lamps, with an aggregate rated lamp output not exceeding 500 lumens, e.g., the rated output of a standard nondirectional 40-watt incandescent lamp, are exempt from the requirements of this subsection. In the case of decorative street lighting, the City may approve the use of luminaries that are Fully Shielded or comply with IESNA cutoff criteria.

(iii) For the lighting of predominantly nonhorizontal surfaces such as, but not limited to, facades, landscaping, signs, billboards, fountains, displays and statuary, fixtures shall be Fully Shielded and shall be installed and aimed so as to not project their output past the object being illuminated or skyward. Fixtures, except those containing directional lamps, with an aggregate rated lamp output not exceeding 500 lumens, e.g., the rated output of a standard nondirectional 40-watt incandescent lamp, are exempt from the requirements of this subsection.

(iv) “Barn lights,” aka “dusk-to-dawn lights,” shall be shielded.

(4) Billboards and Signs

(i) Externally illuminated billboards and signs shall have fixtures mounted at the top of the billboard or sign and aimed downward. The fixtures shall be designed, fitted and aimed to shield the source from off-site view and to place the light output onto and not beyond the sign or billboard. The face of the sign or billboard and the illumination shall not exceed 30-vertical Foot-candles during the hours of darkness.

(ii) The light source for internally illuminated signs and billboards shall not exceed 1,000 initial lumens per square foot of sign face.

(iii) Rotating, traveling, pulsing, flashing or oscillating light sources, lasers, beacons, searchlights or strobe lighting shall not be permitted.

(iv) The use of highly reflective signage that creates nuisance glare or a safety hazard is not permitted.

iv Glare: No use shall cause glare by highly reflective materials, including but not limited to unpainted metal or reflective glass, on the exterior of structures located within airport approach and landing paths or on nearby lands where glare could impede a pilot’s vision. Proposed solar arrays shall be coordinated with the FAA’s Texas Airports Development Office prior to approval. The control of glare shall meet the following criteria:

(1) Vegetative screens shall not be employed to serve as the primary means for controlling glare. Rather, glare control shall be achieved primarily through the use of such means as cutoff fixtures, shields and baffles, and appropriate application of fixture mounting height, wattage, aiming angle and fixture placement. Glare surface suppressants that effectively reduce glare may also be utilized.

(2) All lighting shall be aimed, located, designed, fitted and maintained so as not to present a hazard to pilots or the safe operation of aircraft.
(3) Directional fixtures such as floodlights and spotlights shall be shielded, installed and aimed that they do not project their output past the object being illuminated or skyward.

(4) Except as permitted for certain recreational lighting, fixtures not meeting IESNA Full-cutoff criteria shall not be mounted in excess of sixteen (16) feet above finished grade. Fixtures meeting IESNA Full-Cutoff criteria shall not be mounted in excess of twenty (20) feet above finished grade.

(5) Flag lighting sources shall have a beam spread no greater than necessary to illuminate the flag and shall be adequately shielded.

v Emissions: No use shall, as part of its regular operations, cause emissions of smoke, ash, vapor, gas, dust, steam or other emissions that could obscure visibility of pilots or conflict with airport operations.

vi Wildlife Attractants: No use shall foster an increase in bird population and thereby increase the likelihood of a bird impact problem.

vii Waste Disposal Facilities: No new waste disposal facilities shall be permitted with 10,000 feet of any airport unless approval is obtained from the FAA. Expansions of existing land disposal facilities within these distances shall be permitted only upon demonstration that the facility is designed and will operate so as not to increase the likelihood of bird/aircraft collisions. Timely notice of any proposed expansion shall be provided to the City, TxDOT and the FAA, and any approval shall be accompanied by such conditions as are necessary to ensure that an increase in bird/aircraft collisions is not likely to result.

3. Setback requirements applicable in the ADZ shall be as follows:

i Front yard setback: If the site contains two (2) acres or less, a minimum front yard of thirty (30) feet shall be required. If the site contains more than two (2) acres, a minimum front yard of fifty (50) feet shall be required.

ii Rear yard setback: A minimum rear yard of twenty-five (25) feet shall be required.

iii Side yard setback: A minimum side yard of twenty-five (25) feet shall be required for at least one side yard. If one side yard measures at least twenty-five (25) feet, the other side yard may be reduced to a minimum of ten (10) feet.

4. Landscaping requirements applicable in the ADZ shall be as follows: A minimum of five percent (5%) of the aggregate gross area in required front, side, and rear yards shall be landscaped in such a way as to preserve and enhance natural beauty, environment, and open space.

5. Site plan requirements applicable in the ADZ shall be as follows: As a condition to obtaining a building permit from the city, a property owner shall submit to the city a site plan or development plan evidencing the compliance of any proposed structure with applicable zoning code and building code requirements of the city. The city shall approve all plans that evidence compliance with applicable zoning code and building code requirements.

6. No lot coverage requirements shall be applicable in the ADZ.
E. Height control description. The HCA is described by means of the following terms:

1. Horizontal surface. A horizontal plane 150 feet above the established airport elevation, the perimeter of which is constructed by swinging arcs of a specified radii from the center of each end of the primary surface of each runway of each airport and connecting the adjacent arcs by lines tangent to those arcs. The radius of each arc is 10,000 feet. The radius of the arc specified for each end of a runway will have the same arithmetical value.

2. Conical surface. A surface extending outward and upward from the periphery of the horizontal surface at a slope of 20 to 1 for a horizontal distance of 4,000 feet past the horizontal surface.

3. Approach surface or break slope. A surface longitudinally centered on the extended runway centerline and extending outward and upward from each end of the primary surface. An approach surface is applied to each end of each runway based upon the type of approach available or planned for that runway end.
   i. The inner edge of the approach surface is the same width as the primary surface and it expands uniformly to a width of 3,500 feet for that end of a non-precision instrument runway other than utility, having visibility minimums greater that three-fourths of a statute mile.
   ii. The approach surface extends for a horizontal distance of 10,000 feet at a slope of 34 to 1 for all non-precision instrument runways other than utility.

4. Transitional surface. These surfaces extend outward and upward at right angles to the runway centerline and the runway centerline extended at a slope of 7 to 1 from the sides of the primary surface and from the sides of the approach surfaces. Transitional surfaces for those portions of the precision approach surface which project through and beyond the limits of the conical surface, extend a distance of 5,000 feet measured horizontally from the edge of the approach surface and at right angles to the runway centerline.

F. Height regulations: All structures hereafter erected, reconstructed, altered, or enlarged, and all objects of natural growth placed, replaced, planted, replanted, or altered in the HCA, shall comply with height restrictions, rules, and regulations from time to time promulgated by the Federal Aviation Administration (the “FAA”). The HCA shall be automatically amended from time to time to be in conformity with the height regulations, restrictions, and rules promulgated over time by the FAA. Except as limited by the foregoing FAA height restrictions, rules, and regulations, all structures located in the ADZ may be erected, reconstructed, altered, or enlarged to a height limited only by a floor area ratio of 12.0.

G. Administration: The Administrator shall review, apply, and enforce the airport height control area zoning regulations for the HCA and airport compatible land use zoning regulations for the ADZ prescribed by this section and to hear and decide all applications for permits made pursuant to this section.

H. Nonconforming uses and structures:

1. Regulations not retroactive: Notwithstanding any restrictions contained in this section to the contrary, this section shall not be construed:
   i. To require changes in nonconforming land use existing on the effective date
hereof;

ii To require the removal, lowering, or other change of any structure that does not conform to this section on the effective date hereof, including all phases or elements of a multiphase structure, regardless of whether actual construction has commenced, that received a determination of no hazard by the FAA before the effective date hereof;

iii To require the removal, lowering, or other change of an object of natural growth that does not conform to this section on the effective date hereof; or

iv To interfere with the continuation of a use that does not conform to this section on the effective date hereof.

2. Marking and lighting: Notwithstanding the provisions of subsection (1) above, the Administrator may, at his/her reasonable discretion, require, as a condition to the issuance of a permit, that the owner of a structure or object of natural growth allow the installation, operation, and maintenance thereon of any markers and lights that the Administrator deems necessary to indicate to the operators of aircraft in the vicinity of the airport the presence of an airport hazard.

3. Abandonment or destruction:

i Whenever the Administrator determines that a legal nonconforming use of a structure has been discontinued or abandoned for a continuous period exceeding twelve (12) calendar months, such discontinued or abandoned use shall not thereafter be resumed, continued, or reestablished.

ii Whenever the Administrator determines that a legal nonconforming structure ceases to be used in a bona fide manner for a period exceeding twelve (12) calendar months, such nonconforming structure shall not thereafter be used or occupied until such structure fully complies with this section.

iii Whenever the Administrator determines that a legal nonconforming object of natural growth has been abandoned for a period exceeding twelve (12) calendar months, such nonconforming object of natural growth shall not thereafter be allowed to remain unless it fully complies with this section.

iv Whenever the Administrator determines that more than seventy-five percent (75%) of a legal nonconforming structure or legal nonconforming object of natural growth has been destroyed or torn down or become physically deteriorated or decayed, such nonconforming structure or nonconforming object of natural growth shall not be rebuilt, repaired, or replaced in violation of this section.

v A legal nonconforming use, if changed to a conforming use, shall not thereafter be changed back to a nonconforming use.

I. Permits

1. Permit required: The owner of any property located within the AAO (HCA and/or the ADZ) shall obtain a permit issued by the Administrator before:

i A nonconforming structure may be replaced, rebuilt, substantially changed, or substantially repaired;

ii A nonconforming object of natural growth may be replaced, substantially changed, allowed to grow higher, or replanted;

iii A new structure is constructed; or
iv An existing structure is substantially repaired or substantially changed.

2. Issuance of permits:
   i Except as prohibited by subsection (3) below, the Administrator shall issue a permit if the owner files an application certifying the use to which the property will be put (which certified use must be permitted by this section) and including reasonable written evidence that the height of all structures and objects of natural growth are in compliance with this section.
   ii The permits required by this section are in addition to, and not in lieu of, any other permits required by the city.
   iii The Administrator shall act upon each permit application within fifteen (15) calendar days from the filing date thereof. If a permit application has not been disapproved by the Administrator in writing within such fifteen-day period, the permit application shall be deemed to have been approved by the Administrator. A certificate showing the filing date of a permit application and the failure to disapprove same within the period herein required shall on demand be immediately issued by the Administrator, and such certificate shall be sufficient in lieu of any other evidence of permit application approval otherwise provided by the Administrator.
   iv The Administrator shall not impose any charge or fee for obtaining a permit applicable to property located within the corporate limits of the city or any other city.

3. No permits allowed: The Administrator shall have no power or authority to issue a permit that allows:
   i The creation or establishment of an airport hazard;
   ii Any use prohibited by this section;
   iii A nonconforming structure or nonconforming object of natural growth to become higher than it was as of the effective date hereof or at the time of the application for the permit; or
   iv A nonconforming structure or nonconforming object of natural growth to become a greater hazard to air navigation than it was as of the effective date hereof or at the time of the application for the permit.
Article IV – Use Standards

4.1 Table of Allowed Uses

4.1.1 Purpose

Table 4.1-1, Table of Allowed Uses below list the uses allowed within all base and special zoning districts. Accessory and temporary uses are summarized in Tables 4.3-1, Use Table for Accessory Uses and Structures and 4.4-1, Use Table for Temporary Uses and Structures. All uses are defined in Article VII: Definitions. Approval of a use listed in this Article, and compliance with the applicable use-specific standards for that use, authorizes that use only. Development or use of a property or structure for any other use not specifically allowed in this Article and approved under the appropriate process is prohibited.

4.1.2 Explanation of Use Table Abbreviations

A. PERMITTED BY-RIGHT USES: “P” in a cell indicates that the use is permitted by right in the respective zoning district. Permitted uses are subject to all other applicable regulations of this Ordinance, including the supplemental use standards in this Article and the requirements of Article V: Design and Development Standards.

B. USES REQUIRING A SPECIFIC USE PERMIT: “S” in a cell indicates that, in the respective zoning district, the use is allowed only if issued a Specific Use Permit, in accordance with the procedures of Section 2.5.3, Specific Use Permits. Uses requiring a Specific Use Permit are subject to all other applicable regulations of this Ordinance, including the supplemental use standards in this Article and the requirements of Article V: Design and Development Standards.

C. PROHIBITED USES: A blank cell indicates that the use is prohibited in the respective zoning district.

D. ADDITIONAL USE STANDARDS: Regardless of whether a use is allowed by right, or permitted with a Specific Use Permit, there may be supplemental standards that are applicable to the use. The applicability of these standards is noted through a cross-reference in the last column of the table. An asterisk [*] in a cell indicates that the use, whether permitted by right or as a Specific Use, is permitted subject to additional use standards in that district. Cross-references refer to Section 4.2, Additional Use Standards, Section 4.3.6, Additional Accessory Use Standards, and Section 4.4.5, Additional Standards for Temporary Uses and Structures.

E. ALLOWED LAND USES IN PLANNED DEVELOPMENT DISTRICTS: Land uses in a Planned Development district are permitted as follows:

1. If the PD Concept Plan specifically references a base zoning district:
   a. Any land use permitted by right in the applicable underlying base zoning district, as amended, may be permitted.
   b. Any land use requiring a Specific Use Permit in the applicable underlying base zoning district, as amended, is only allowed if a Specific Use Permit is issued for the use.
   c. Any land use prohibited in the underlying base zoning district, as amended,
is also prohibited in the PD district unless no base zoning district is chosen and a new set of land uses is defined and specified.

2. The PD district may list the permitted, prohibited, and Specific Use Permit uses separately.

3. A combination of the above.

4.1.3 Use Table Organization

In Table 4.1-1, land uses and activities are classified into general “use categories” and specific “use types” based on common functional, product, or physical characteristics, such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and site conditions. This classification provides a systematic basis for assigning present and future land uses into appropriate zoning districts. This classification does not list every use or activity that may appropriately exist within these use categories, and specific uses may be listed in one category when they may reasonably have been listed in one or more other categories. The use categories are intended merely as an indexing tool and are not regulatory.

4.1.4 Classification of New and Unlisted Uses

The City recognizes that new types of land uses will arise and forms of land use not anticipated in this Ordinance may seek to locate in the City. When a complete application is made, and an application fee is paid for a use category or use type that is not specifically listed in the appropriate use table, the Administrator shall make a determination as to the appropriate classification of any new or unlisted form of land use in the following manner:

A. The Administrator shall provide an interpretation as to the zoning classification into which such use should be placed. In making such interpretation, the Administrator shall consider all relevant characteristics of the proposed use, including but not limited to the following:

1. The actual or projected characteristics of the proposed use;
2. The volume and type of sales, retail, wholesale, etc. for commercial uses;
3. The size and type of items sold and nature of inventory on the premises;
4. The type and number of customers and employees;
5. The hours of operation;
6. The size and arrangement of buildings and parking on the site;
7. The amount of parking needed and estimate of trips generated by the proposed use;
8. Any processing done on the premises, including assembly, manufacturing, warehousing, shipping, distribution;
9. Any dangerous, hazardous, toxic, or explosive materials used in the processing;
10. The nature and location of storage and outdoor display of merchandise, whether enclosed, open, inside or outside the principal building; predominant types of items stored (such as business vehicles, work-in-process inventory and merchandise, construction materials, scrap and junk, and raw materials including liquids and powders);
11. The amount and nature of any nuisances generated on the premises, including but not limited to noise, smoke, odor, glare, vibration, radiation, and fumes;
12. Any special public utility requirements for serving the proposed use type, including but not limited to water supply, wastewater output, pre-treatment of
wastes and emissions required or recommended, and any significant power structures and communications towers or facilities; and

13. The effect on adjacent properties created by the proposed use type, which should not be greater than that of other use types in the zoning district.

B. Standards for new and unlisted uses may be interpreted as those of a similar use.

C. Appeal of the Administrator’s decision shall be made to the Zoning Board of Adjustment following procedures of Section 2.5.5, Variances and Appeals.

D. The Administrator may periodically request amendments to this Ordinance to incorporate newly listed uses into Article IV: Use Standards and Article VII: Definitions.
### 4.1.1 Table of Allowed Uses

<table>
<thead>
<tr>
<th>Use Category</th>
<th>Use Type</th>
<th>Residential Districts</th>
<th>Commercial Districts</th>
<th>Public/Civic Districts</th>
<th>Special Districts</th>
<th>Additional Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>AG R-1 R-2 R-MF MH</td>
<td>AF I NC GC OE PI P</td>
<td>MU OT</td>
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<tr>
<td><strong>Household Living</strong></td>
<td>Dwelling, single-family detached</td>
<td>P P P P P</td>
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<tr>
<td></td>
<td>Dwelling, townhouse (SF attached or multi-family)</td>
<td>P*</td>
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## 4.1-1 Table of Allowed Uses

*P* = Permitted by Right  *S* = Permitted with a Specific Use Permit  Blank Cell = Not Permitted  * = Additional Standards Apply

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<th>Commercial Districts</th>
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### 4.1-1 Table of Allowed Uses

<p>| Use Category | Use Type                      | AG | R-1 | R-2 | R-MF | MH | AF | I   | NC | GC | OE | PI | P | MU | C | T | N | OT | Additional Standards |
|--------------|-------------------------------|----|-----|-----|-----|----|----|-----|-----|----|----|----|---|---|---|---|---|----------------------|
| <strong>Residential Districts</strong> |                               |    |     |     |     |    |    |     |     |    |    |    |   |   |   |   |   |                      |
| Car and truck wash          |                               |    |     |     |     |    |    |     |     |    |    |    |   |   |   |   |   |                      |
| Auto-related parts          |                               |    |     |     |     |    |    |     |     |    |    |    |   |   |   |   |   |                      |
| and accessory sales         |                               |    |     |     |     |    |    |     |     |    |    |    |   |   |   |   |   |                      |
| Car rental                  |                               |    |     |     |     |    |    |     |     |    |    |    |   |   |   |   |   |                      |
| RV, trailers, and truck     |                               |    |     |     |     |    |    |     |     |    |    |    |   |   |   |   |   |                      |
| rental                      |                               |    |     |     |     |    |    |     |     |    |    |    |   |   |   |   |   |                      |
| Any retail use with         |                               |    |     |     |     |    |    |     |     |    |    |    |   |   |   |   |   |                      |
| gasoline sales pumps        |                               |    |     |     |     |    |    |     |     |    |    |    |   |   |   |   |   |                      |
| <strong>Commercial Districts</strong>    |                               |    |     |     |     |    |    |     |     |    |    |    |   |   |   |   |   |                      |
| <strong>Retail Sales</strong>            |                               |    |     |     |     |    |    |     |     |    |    |    |   |   |   |   |   |                      |
| Furniture and home          |                               |    |     |     |     |    |    |     |     |    |    |    |   |   |   |   |   |                      |
| furnishings                 |                               |    |     |     |     |    |    |     |     |    |    |    |   |   |   |   |   |                      |
| Building materials,         |                               |    |     |     |     |    |    |     |     |    |    |    |   |   |   |   |   |                      |
| Home and Garden             |                               |    |     |     |     |    |    |     |     |    |    |    |   |   |   |   |   |                      |
| Centers                     |                               |    |     |     |     |    |    |     |     |    |    |    |   |   |   |   |   |                      |
| Swimming pool, spa,         |                               |    |     |     |     |    |    |     |     |    |    |    |   |   |   |   |   |                      |
| and accessory sales         |                               |    |     |     |     |    |    |     |     |    |    |    |   |   |   |   |   |                      |
| and service                 |                               |    |     |     |     |    |    |     |     |    |    |    |   |   |   |   |   |                      |
| Department store,           |                               |    |     |     |     |    |    |     |     |    |    |    |   |   |   |   |   |                      |
| superstore, or warehouse    |                               |    |     |     |     |    |    |     |     |    |    |    |   |   |   |   |   |                      |
| club                        |                               |    |     |     |     |    |    |     |     |    |    |    |   |   |   |   |   |                      |
| Electronics and             |                               |    |     |     |     |    |    |     |     |    |    |    |   |   |   |   |   |                      |
| appliances                  |                               |    |     |     |     |    |    |     |     |    |    |    |   |   |   |   |   |                      |
| Durable consumer            |                               |    |     |     |     |    |    |     |     |    |    |    |   |   |   |   |   |                      |
| goods sales                 |                               |    |     |     |     |    |    |     |     |    |    |    |   |   |   |   |   |                      |
| (computers, clothing,       |                               |    |     |     |     |    |    |     |     |    |    |    |   |   |   |   |   |                      |
| art supplies, florist,      |                               |    |     |     |     |    |    |     |     |    |    |    |   |   |   |   |   |                      |
| shoes, jewelry, etc.)       |                               |    |     |     |     |    |    |     |     |    |    |    |   |   |   |   |   |                      |
| Grocery store or            |                               |    |     |     |     |    |    |     |     |    |    |    |   |   |   |   |   |                      |
| supermarket                 |                               |    |     |     |     |    |    |     |     |    |    |    |   |   |   |   |   |                      |
| (includes beer and wine     |                               |    |     |     |     |    |    |     |     |    |    |    |   |   |   |   |   |                      |
| sales as accessory use)     |                               |    |     |     |     |    |    |     |     |    |    |    |   |   |   |   |   |                      |
| Convenience store           |                               |    |     |     |     |    |    |     |     |    |    |    |   |   |   |   |   |                      |
| (includes beer and wine     |                               |    |     |     |     |    |    |     |     |    |    |    |   |   |   |   |   |                      |
| sales as accessory use)     |                               |    |     |     |     |    |    |     |     |    |    |    |   |   |   |   |   |                      |
| Beer and wine sales         |                               | S  | S   | S   | S   | S  | S  | S   | S   | S  | S  | S  | S  | S  | S  | S  | S  | S  |                      |
| Pharmacy or drug            |                               |    |     |     |     |    |    |     |     |    |    |    |   |   |   |   |   |                      |
| store                       |                               |    |     |     |     |    |    |     |     |    |    |    |   |   |   |   |   |                      |
| Cosmetics and beauty        |                               |    |     |     |     |    |    |     |     |    |    |    |   |   |   |   |   |                      |
| supplies                    |                               |    |     |     |     |    |    |     |     |    |    |    |   |   |   |   |   |                      |
| Pawn shop                   |                               |    |     |     |     |    |    |     |     |    |    |    |   |   |   |   |   |                      |</p>
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<td>Banquet or meeting facility</td>
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<td>Fitness club, gym, or sports</td>
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<td>Skating rink (ice, roller</td>
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<td>Bowling, billiards, pool,</td>
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<td>bingo, etc.</td>
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P = Permitted by Right  S = Permitted with a Specific Use Permit  Blank Cell = Not Permitted  * = Additional Standards Apply
### 4.1-1 Table of Allowed Uses

<table>
<thead>
<tr>
<th>Use Category</th>
<th>Use Type</th>
<th>Residential Districts</th>
<th>Commercial Districts</th>
<th>Public/Civic Districts</th>
<th>Special Districts</th>
<th>Additional Standards</th>
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<td>Recreation and Entertainment Uses (Outdoor)</td>
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<td>Paper and printing materials</td>
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<td>Furniture and related products</td>
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<td>Machinery, appliance, electrical equipment, electronics, and components</td>
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<td>Transportation equipment and automobiles</td>
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<td></td>
<td>Miscellaneous manufacturing (jewelry, toys, games, office supplies, custom crafts, etc.)</td>
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- Blank Cell = Not Permitted
- * = Additional Standards Apply

**Effective December 2, 2017**
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<td><strong>Wholesale Trade</strong></td>
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<td>Nondurable goods</td>
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<td>Cold storage plant</td>
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<td>Distribution center or warehouse</td>
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<td>Self-storage or mini storage</td>
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<td>Any outdoor storage related to an industrial use</td>
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<td></td>
<td>Machinery related Contractors' yards and storage</td>
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<td>Specialty trade contractors</td>
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<td>Asphalt or concrete batch plant</td>
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<td>Excavation related services</td>
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<td>Wrecking and demolition establishment (including junk yards)</td>
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<td><strong>Construction-related Uses</strong></td>
<td>Oil and natural gas extraction (wells and production)</td>
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<td>Nonmetallic mining or Quarry</td>
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<td><strong>Transportation-related Uses</strong></td>
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<td>Other local, regional, intercity transportation uses (public and commercial)</td>
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<td>Taxi and limousine</td>
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4.2.6 (C)
### 4.1-1 Table of Allowed Uses

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<th>Use Category</th>
<th>Use Type</th>
<th>Residential Districts</th>
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<td><strong>Utilities and Utility related services</strong></td>
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<td>Courier, messenger, and postal services</td>
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<td>Truck and freight transportation services</td>
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<td>Utility lines, towers or metering/pumping station</td>
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<td>Sewer, solid waste, recycling, and related services</td>
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<td>Natural gas, petroleum, fuel related services</td>
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<td>Electric utility services (includes generating plants and substations)</td>
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<td>Telecommunications equipment and facilities (building mounted)</td>
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4.2 Additional Use Standards

4.2.1 Applicability

The standards in this section apply as noted in Tables 4.1-1 Table of Allowed Uses.

4.2.2 Residential Uses

A. Dwelling, Single-Family detached

1. Specific to Old Town Core District:
   a. No new single-family detached uses shall be permitted.
   b. Modifications to existing single-family detached buildings shall meet the Old Town Building Design Standards in Article V: Design and Development Standards.

2. Specific to Old Town Transition: Modifications to existing single-family detached buildings shall meet the Old Town Building Design Standards in Article V: Design and Development Standards.

B. Dwelling, Town House (single-family attached or multifamily):

1. The Townhouse is a small- to medium-sized building (under 6,000 sq.ft.) composed of 2 – 4 attached dwelling units with either each dwelling unit on its own fee-simple lot (single-family attached) or all units on one lot (multifamily).

2. Townhomes shall comply with the standards for residential building types in Article V: Design and Development Standards.

C. Dwelling, Live/Work:

1. The Live/Work Building is a small to medium-sized (under 6,000 sq.ft.) attached or detached structure that consists of one dwelling unit above and/or behind a flexible ground floor space that can be used for office, personal service, or retail uses.

2. In a mixed-use development or building, a live/work dwelling is considered a non-residential use.

3. The non-residential square footage within a live/work unit shall be limited to a maximum of 6,000 sq.ft.

D. Dwelling, Multifamily:

1. All multi-family dwellings shall comply with the standards for residential building types in Article V: Design and Development Standards.

2. Specific to Old Town Core District: Residential uses shall only be permitted on upper floors of buildings for new development.

4.2.3 Group Living Uses

A. Independent Senior Living Facility:

1. In the Public-Institutional (PI) district, this use shall be in conjunction with a medical center, nursing, or similar facility.

2. Shall comply with the standards for residential building types in Article V: Design and Development Standards.
4.2.4 Health and Human Services

A. Nursing Home: In the R-MF multi-family residential district, and MU-C district, nursing homes shall comply with the residential density requirements of the district or sub-district in which they are located. If not designated in separate dwelling units, each 2.5 persons of the designated occupancy shall be deemed a dwelling unit for the purpose of calculating density.

4.2.5 Commercial Uses

A. Veterinary Clinic: In the NC, GC, MU-C, and OT-C districts:
   1. Commercial breeding is not permitted.
   2. Uses shall be entirely enclosed, properly ventilated, and provide sound barriers and odor protection to adjacent properties and users nearby or within the same development.

B. Kennel, Commercial: Outdoor runs are not permitted in the GC district.

C. Pet and animal-related sales and services (including grooming and care):
   1. Outdoor runs are not permitted in the NC and GC districts.
   2. In the AG district, outdoor runs may be permitted with an SUP only.

D. Auto repair and service, Minor:
   1. Spray painting or bodywork is not permitted. Dismantling, remanufacturing, or rebuilding are not allowed.
   2. Outside storage or display of products or vehicles shall be prohibited.
   3. Repair or installation work shall be conducted completely within a building.
   4. Service bays that face any residential uses or public right-of-way shall be screened in accordance to the standards for a type screen described in Article V: Design and Development Standards.
   5. In the MU Special Districts and PD Districts, auto repair and service uses:
      a. May only be permitted when specifically identified on the Concept or Development Plan;

   6. In the MU Special Districts, auto repair and service uses:
      a. Service bays shall not be oriented along pedestrian oriented streets; and
      b. A pedestrian entrance to the building from a public sidewalk along a Pedestrian-Oriented Street shall be required.

E. Auto repair and service, Major:
   1. Outdoor storage or display of products along any highway frontage shall be prohibited. All storage shall be located within the rear yard and screened from adjacent properties and any public right-of-way.
   2. Repair or installation work must be conducted completely within a building.
   3. Service bays that face any residential uses or public right-of-way shall be screened in accordance with the standards for a type screen described in Article V: Design and Development Standards.

F. Car and truck wash: Wash bays and vacuum bays facing a public street or residential uses shall be screened in accordance to the screening standards in Article V: Design
and Development Standards.

G. Auto-related parts and accessory sales:
   1. No outside storage or display of any merchandise sold.
   2. In the MU and OT Special Districts, auto-related parts and accessory sales:
      a. May only be permitted when specifically identified on the Concept or Development Plan; and
      b. A pedestrian entrance to the principal building from a public sidewalk along a Pedestrian-Oriented Street shall be required.

H. Gasoline sales pumps:
   1. Gas pumps and canopies shall not be located on the site adjacent to any residential uses in addition to screening in accordance to the standards for a type screen described in Article V: Design and Development Standards.
   2. Specific to the MU Special District:
      a. May only be permitted when specifically identified on the Concept or Development Plan and in conjunction with another use such as a convenience store or grocery store.
      b. A pedestrian entrance to the principal building on the site from a public sidewalk along a Pedestrian-Oriented Street shall be required.

I. Specialty Retail and Paraphernalia sales:
   1. Any establishment with gross monthly sales of Specialty Retail and Paraphernalia sales representing more than 25 percent of total sales shall only be permitted with an SUP.
   2. Specialty Retail and Paraphernalia items shall be as defined in Article VII: Definitions.

J. Any retail sales use with outdoor storage:
   1. Outdoor storage or display of products along any highway frontage shall be prohibited unless an SUP is granted. All storage areas shall be located within the rear yard and screened from adjacent properties and any public right-of-way.
   2. If adjacent to any residential uses, they shall be screened in accordance to the standards for a type screen described in Article V: Design and Development Standards.

K. Any use with drive-thru or drive-up facilities (retail sales, pharmacy, banks, and restaurants):
   1. Drive-thru facilities shall have no more than one driveway per 300 feet of street frontage.
   2. Specific to the NC and GC districts: Drive-thru lanes facing, backing, or siding a public street or residential uses shall be screened in accordance to the standards for a type screen described in Article V: Design and Development Standards.
   3. Specific to the MU and OT districts:
      a. May only be permitted if specifically identified on a Concept or Development plan
      b. Shall meet the design standards for drive-thru uses in the Special District Design standards in Article V: Design and Development Standards.
L. Alternative Finance Institution (Non-depository financial institution):
   1. No Alternative Financial Institution shall be located within 1,000 feet, measured from property line to property line, of any other alternative financial institution.
   2. No Alternative Financial Institution shall be located within 400 feet, measured from property line to property line, of a lot zoned or used for residential purposes.
   3. No Alternative Financial Institution shall be located within 500 feet of IH-35W, measured from the right-of-way line to property line.
   4. An Alternative Financial Institution may only be a principal use that requires an SUP.
   5. An alternative financial establishment may not be considered as an accessory use.

M. Bar or Drinking Establishment: Bars as defined in Article VII: Definitions shall only be permitted with an SUP in any GC, RMU-C, OT-C, and PD Districts. In the RMU-C and PD districts, they shall be permitted only if specifically identified in a Concept or Development Plan. They shall also meet Section 4.06 of the Haslet Code of Ordinances.

N. Restaurant with outdoor or sidewalk service:
   1. Shall meet the design standards for sidewalk cafes in Article V: Design and Development Standards.

O. Offices for business, professional, or technical services:
   1. In the Office Employment (OE) district, MU-T and OT-T sub-districts, office buildings may include areas for customarily incidental retail and personal service uses such as personal household services, restaurants, laboratories, and incidental retail sales, when these uses serve the clients or are incidental to the clients in the office building, and subject to the following standards:
      a. The aggregate area of all incidental retail uses in an office building shall not exceed 25 percent of the gross floor area of the building.

P. Offices for administrative services:
   1. In the Office Employment (OE) district, MU-T and OT-T sub-districts, office buildings may include areas for customarily incidental retail and personal service uses such as personal household services, restaurants, laboratories, and incidental retail sales, when these uses serve the clients or are incidental to the clients in the office building, and subject to the following standards:
      a. The aggregate area of all incidental retail uses in an office building shall not exceed 25 percent of the gross floor area of the building.

Q. Medical and dental offices:
   1. In the Office Employment (OE) district, medical and dental office buildings may include areas for customarily incidental retail and personal service uses such as cafes, laboratories, and incidental retail sales, when these uses serve the clients or are incidental to the clients in the office building, and subject to the following standards:
      a. The aggregate area of all incidental retail uses in an office building shall not exceed 25 percent of the gross floor area of the building.

R. Surface parking lot:
1. Shall be screened when located adjacent to any residential uses or public right-of-way with a screen in accordance with Article V: Design and Development Standards.

S. Structured parking:
1. Shall meet the standards for parking garages in the Special District Design Standards in Article V: Design and Development Standards.

T. Sexually-oriented businesses:
1. Shall include all retail and services uses defined under Article VII: Definitions.
2. Shall not be located within 1,000 feet of a church, a school, a boundary of a residential zoning district, a public park or the property line of a lot devoted to residential use or designated for residential use in the city’s Future Land Use Plan.
3. Shall be located at least 1,000 feet from any other sexually oriented business.
4. Each sexually oriented use defined under Article VII: Definitions shall constitute a different sexually oriented business. No more than one sexually oriented business shall be located in one building or structure.
5. Measurement shall be made by straight line measurements without regard to intervening structures or objects from the nearest portion of the building or structure in which a sexually oriented business is located, to the nearest property line of the premises of another sexually oriented business, church or public or private elementary or secondary school, or to the nearest boundary of an affected public park, residential district, or residential lot.
6. A sexually oriented business lawfully operating as a conforming use after the effective date of this ordinance is not rendered a nonconforming use by the location of a future church, public or private elementary or secondary school, public park, residential district, or residential lot within one thousand (1,000) feet of the sexually oriented business.
7. A sexually oriented business must be located on a parcel of land having at least three hundred (300) feet of contiguous street footage.
8. Motels: shall meet the definitions of motels in Article VII: Definitions and rooms cannot be rented or sub-rented for less than 10 hours at a time.

4.2.6 Industrial Uses

A. Micro-brewery, micro-distillery, winery in the I District:
1. Maximum size shall be limited to 25,000 sq.ft.

B. Any Micro-brewery, micro-distillery, winery in the MU-C Special District shall meet the following standards:
1. Shall be no more than 10,000 sq.ft.
2. All outside storage shall only be located in the rear yard and screened from all adjoining properties and public streets by an eight-foot high solid screening device that complies with the following requirements:
   a. All screening devices shall form an opaque, solid barrier, without gaps or openings, except as provided in (iii) below;
   b. All screening devices shall be constructed of 100-percent brick, stone, or architecturally-finished reinforced concrete;
   c. Only openings in screening devices that are necessary for reasonable access...
to the storage yard shall be permitted, but shall be equipped with a solid
gate or door constructed and maintained in accordance with the
requirements for screening devices set forth in this section. All openings shall
be closed and securely locked at all times, except for needed access;
d. Any painting, staining, coating, covering or other coloring of any screening
device shall be of a uniform color;
e. All screening devices shall be maintained, repaired and/or replaced to ensure
compliance with the requirements in this section at all times;

3. Outside storage shall not be stacked, accumulated, kept, or otherwise placed
above the solid screening device described in this subsection; and.

4. A row of evergreen screening trees shall be planted in front of and within 10 feet
of the required screening device. These trees shall be spaced a maximum of ten
to 15 feet on center. They shall be placed no closer than five feet to the street
side of the required screening device. The trees shall be six to eight feet in height
at the time of planting and be a species capable of reaching a height of fifteen
(15’) feet within five years of planting. All screening trees shall be equipped with
an automatic irrigation system

C. Outside Storage: Any outside storage associated with an Industrial Use:

1. All outside storage shall be setback a minimum of 25 feet from any public right‐
of‐way and shall be located within the rear yard and screened from view of public
streets by an eight‐foot high solid screening device that complies with the
following requirements:
   a. All screening devices shall form an opaque, solid barrier, without gaps or
      openings, except as provided in (iii) below;
   b. All screening devices shall be constructed of 100‐percent brick, stone, or
      architecturally‐finished reinforced concrete;
   c. Only openings in screening devices that are necessary for reasonable access
to the storage yard shall be permitted, but shall be equipped with a solid
gate or door constructed and maintained in accordance with the
requirements for screening devices set forth in this section. All openings shall
be closed and securely locked at all times, except for needed access;
   d. Any painting, staining, coating, covering or other coloring of any screening
device shall be of a uniform color;
   2. All screening devices shall be maintained, repaired and/or replaced to ensure
      compliance with the requirements in this section at all times

D. Oil and Gas Drilling: Shall meet Haslet Code of Ordinances Section 4.05.015.

E. Telecommunications Facilities, All (except Small Cell Nodes):

1. The purpose of this section is to establish standards regulating the location of
telecommunication facilities, towers and antennas with the objective of
minimizing their number, to protect and promote public safety, and to mitigate
any adverse visual impacts on the community while promoting the provision of
telecommunications service to the public.

2. All telecommunications facilities, towers, and antennas shall be erected and
operated in compliance with current Federal Communication Commission (FCC)
and Federal Aviation Administration (FAA) rules and regulations and other
applicable federal, State, and City standards.

3. Platted Lots: Telecommunications facilities, including towers and related equipment buildings, but exempting co-located facilities (multiple towers owned by different operators), shall be located on a platted lot.

4. Technical Assistance: When a permit is required to comply with the provisions of this section, and when the technical information provided by the applicant is beyond the technical capacity of City staff to review, the applicant, in addition to the usual application fee, shall reimburse the City for the actual cost to the City for the services of a technical expert to review the application and/or information supplement. Such reimbursement shall be paid prior to issuance of a construction permit.

5. Pre-application Meetings: Prior to leasing or purchasing facilities, the telecommunications service provider is encouraged to meet with the Administrator or his/her designee to determine if the location will require a Specific Use Permit or other approvals, and to review the merits of potential locations.

6. Exemptions: Dish antennae less than two meters in diameter, antennae used exclusively for SCADA (System Control And Data Acquisition) communications in a utility substation or facility, antennae used exclusively as part of a federally licensed amateur radio station, antennae for Citizen’s Band (CB) radios, and antennae less than one foot in greatest dimension are exempt from this section.

7. Abandoned Antennae or Towers: Any antenna or tower that is not operated for a continuous period of 12 months shall be considered abandoned, and the owner of such antenna or tower shall remove the same within 180 days of receipt of notice from the Administrator notifying the owner of such abandonment. Failure to remove an abandoned antenna or tower within said 180 days shall be grounds for the City to remove the tower or antenna at the owner’s expense.

F. Telecommunications Facilities, Building Mounted:

1. Ground and building mounted dish antennae shall not be permitted in any front setback area or side or rear yard if adjacent to any roadway.

2. Ground-mounted dish antennae in excess of five feet in height shall be screened from roadways and adjacent property by a minimum six-foot high screening masonry wall or evergreen hedge.

3. Building/roof-mounted antennae one meter or less in diameter are permitted in all zoning districts.

4. Building/roof-mounted antennae in excess of one meter in diameter in residential zoning districts shall be painted to have an appearance that blends with the building on which they are located or be located so that they are not visible from any adjacent roadway.

5. Building/roof-mounted dish antennae in excess of two meters in diameter may be permitted on buildings in excess of 10,000 square feet of building floor area in the non-residential districts.

6. Building/roof-mounted dish antennae in excess of two meters in diameter in non-residential districts shall be painted or screened with enclosures so as to have an appearance that blends with the building on which they are located or be located so that they are not visible from any adjacent roadway.

7. Prior to the installation of any building/roof mounted telecommunications
antenna, antenna array or support structure the Administrator may require an
engineer’s certification that the structure will support and not be adversely
affected by the proposed antenna and associated equipment.

8. The height of building mounted antennae shall be measured from the base of the
building it is located on to the highest point of the antenna or other
appurtenances.

9. The maximum height for building mounted antennae shall be based on the
corresponding zoning district height standard. Any building mounted antennae in
excess of the height permitted in the corresponding zoning district shall only be
permitted if a Specific Use Permit is granted by City Council.

G. Telecommunications Towers:

1. Structural Standards: Guyed telecommunications towers shall be designed and
located such that if the structure should fall it will avoid habitable structures and
public streets.

2. Co-location:
   a. Towers shall be designed and built to accommodate a minimum of two
      wireless providers, if over 75 feet in height. The owner of the tower must
certify in writing to the City that the tower is available for use by other
telecommunications service providers on a reasonable and
nondiscriminatory basis.
   b. Applicants seeking to erect a tower greater than 75 feet in height within
      3,000 feet of any tower greater than 75 feet in height, shall provide evidence
      that reasonable efforts were made to lease space on an existing or planned
tower or that no existing tower will satisfy the applicant’s technological
needs.

3. Tower Height:
   a. The height of a freestanding tower shall be measured from the base of the
tower to the highest point of the tower, including any installed antennae and
appurtenances.
   b. The maximum height for towers is 75 feet plus 25 feet for each co-located
      installation, or as approved by Specific Use Permit in accordance with Table
      4.1-1.

4. Security Fencing and Building Materials:
   a. Security fencing, if installed, shall be by a wrought iron with masonry
      columns expressed at intervals no greater than fifty (50’) feet on center and
      with evergreen hedge, or a masonry wall, each not less than six feet in
      height. The exterior of equipment buildings and/or metal equipment
      cabinets visible from residential areas or public rights-of-way must have a
      neutral finish or be painted to reflect the color and character of adjoining
      structures or blend with adjacent landscaping and other surroundings.

5. Location:
   a. All telecommunication towers, as well as guys and guy anchors, shall be
      located within the buildable area of the lot and not within the front, rear, or
      side setbacks. New telecommunication towers in excess of 200 feet in height
      shall be set back a minimum of 1,300 feet from the right-of-way of all
      controlled access federal and state roadways designated as freeways to
      provide unobstructed flight paths for helicopters.
b. All telecommunications towers, including stealth towers, equal to or over 75 feet in height, are not allowed in any residential zoning district and must be a minimum of a three-to-one distance to height ratio from a single-family residential district and one-to-one distance to height ratio from a transition zone of a Special District.

c. Any new telecommunications tower in excess of 180 feet in height shall be located a minimum of one mile from any existing tower in excess of 180 feet in height.

6. Signage:
   a. Except as otherwise permitted in this Ordinance, no signage, lettering, symbols, images, or trademarks in excess of 2 sq. ft. shall be placed on or affixed to any part of a telecommunications tower, antenna, antenna array, equipment building, or security fencing other than as required by FCC regulations or other applicable law.

7. Lighting:
   a. Except as otherwise permitted in this Ordinance, no signals, lights, or illumination of any kind shall be permitted on or directed toward any tower unless required by the FCC, the FAA, or other appropriate public authority.

8. Stealth Towers:
   a. Stealth telecommunication towers and antennae must be similar in color, scale, and character to adjoining buildings or structures or blend with the landscaping and other surroundings immediately adjacent to them so as to generally avoid the creation of unique visual objects that stand out in the environment.
   
   b. Each design for a proposed stealth tower or antenna shall be reviewed by the Administrator. An applicant of a stealth tower or antenna design shall provide the Administrator with evidence in the form of construction drawings, photographs, renderings, or other data sufficient for the Administrator to determine whether the design effectively conceals the tower or antenna. The Administrator shall forward the request to the Planning and Zoning Commission and City Council after determining the completeness of the application.

9. Antenna Mounting Standards:
   a. The purpose of this section is to promote public safety and maintain order and harmony within the city's business, cultural, and residential districts by restricting the size and location of telecommunication antennas. The objective is to avoid the creation of visual distractions, prevent obstructions to the view of pedestrians and motorists on public thoroughfares, and to insure the integrity of supporting structures.

10. Whip and Panel Antenna Mounting Standards:
    a. Telecommunications antennas, including mounting structures, are allowed on existing electric utility poles, light standards, and telecommunication towers in excess of 40 feet in height, provided that the total length of any antenna does not exceed 15 percent of the height of the existing structure. The height of a telecommunications tower is determined by the highest point of any and all components of the structure, including antennas.
    
    b. Telecommunications antennas and arrays are allowed by right on existing electric transmission towers.
c. Existing conforming building element structures (excluding towers) in excess of 50 feet in height may, as a matter of right, be rebuilt, if necessary, to support or contain a new antenna, provided that the new structure is the same height and substantially the same in appearance as the structure it replaces.

d. Panel antennas, which do not extend above the structure, or whip antennas 15 feet or less in height, are permitted on conforming billboard structures.

e. Building-mounted panel antennas are permitted on non-residential buildings and multifamily dwellings in all zoning districts; provided that they are mounted flush with the exterior of the building and that they do not project above the roof line or more than 30 inches from the surface of the building to which they are attached. The antenna’s appearance shall be such that its color blends with the surrounding surface of the building.

f. Whip antennas are permitted on non-residential buildings and multifamily dwellings in all zoning districts, provided that the total length of said whip antennas, regardless of mounting method or location, does not exceed 15 percent of the existing height of the building.

g. Only one building/roof mounted antenna support structure, less than 100 square feet in area, is permitted per 5,000 square feet of building floor area.

11. Prior to the installation of any building/roof mounted telecommunications antenna, antenna array or support structure the Administrator may require an engineer’s certification that the structure will support and not be adversely affected by the proposed antenna and associated equipment.

H. Small Cell Nodes: shall meet the standards in Section 13.15 of the City of Haslet Code of Ordinances and TxLGC Chapter 284.

4.3 Accessory Uses and Structures

4.3.1 Purpose

This section (Table 4.3-1) authorizes the establishment of accessory uses and structures that are incidental and customarily subordinate to primary uses. An accessory use or structure is “incidental and customarily subordinate” to a primary use if it complies with the standards set forth in this section. All primary uses allowed in a zoning district shall be deemed to include those accessory uses, structures, and activities typically associated with the use, unless specifically prohibited in this section. Article VII: Definitions, identifies typical accessory uses associated with principal uses as part of the primary use definition.

4.3.2 Approval Procedure

A. Generally: Any of the accessory uses identified in this section may be allowed as accessory to an authorized primary use provided that:

1. The proposed accessory use is allowed as a principal or accessory use in the base district or overlay district where proposed; and
2. The proposed accessory use or structure is consistent with the general and specific standards for accessory uses in this subsection.

B. Simultaneously with a Primary Use: Accessory uses or structures may be reviewed as part of review of an associated primary use. In cases where the principal use is subject
to a Specific Use Permit, an accessory use may only be authorized in accordance with an approved Specific Use Permit.

C. Subsequent to a Principal Use

1. Unless exempted, a building permit shall be required in cases where an accessory use or structure is proposed subsequent to a primary use.
2. In cases where the primary use is subject to a Specific Use Permit, an accessory use may only be authorized in accordance with the provisions in Section 2.5.3, Specific Use Permit Procedures.

4.3.3 Interpretation of Unidentified Accessory Uses and Structures

The Administrator shall evaluate and make determinations on applications for accessory uses that are not identified in this section on a case-by-case basis, based on the following standards:

A. The definition of "accessory use" in Article VII: Definitions, and the general accessory use standards and limitations established in Section 4.3.5, General Standards for All Accessory Uses and Structures;
B. The purpose and intent of the zoning districts in which the accessory use is located;
C. Potential adverse effects the accessory use or structure may have on other lots, compared with other accessory uses permitted in the district; and
D. The compatibility of the accessory use with other primary and accessory uses permitted in the district.
### 4.3.4 Table of Accessory Uses and Structures

**4.3-1 Table of Accessory Uses and Structures**

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4.3.5 General Standards for All Accessory Uses and Structures

All accessory uses and structures shall be subject to the general standards in this section, as well as any applicable additional standards in Section 4.3.6, Additional Accessory Use Standards and all standards applicable to the associated primary use as set forth in Section 4.2, Additional Use Standards.

A. Size: All accessory uses and structures shall:
   1. Be clearly subordinate in area, extent, and purpose to the primary use or structure; and
   2. Not violate the bulk, density, parking, landscaping, or open space standards of this Ordinance when taken together with the primary use or structure.

B. Function: All accessory uses and structures shall directly serve the primary use or structure, and be accessory and clearly incidental to the primary use or structure.

C. Timing: Accessory uses and structures shall not be constructed or established prior to the start of construction of the primary use or structure. An accessory structure shall not be used until the construction of the primary structure is complete.

D. Height: Accessory structures shall be limited to a maximum height of 24 feet unless exempted from the height requirements in this Ordinance.

E. Location: Accessory uses or structures shall be located on the same lot as the primary use or structure and shall comply with setback standards in Section 4.3.6, Additional Accessory Use Standards.
   1. Accessory structures shall not be located within platted or recorded easements.
   2. The Administrator may authorize an accessory structure on a vacant lot if the structure is used for animal or crop production associated with an agricultural use, or used in conjunction with a park or community garden.

F. Design Compatibility:
   1. Except where exempted, all accessory structures shall be designed to be aesthetically compatible with the primary structure. Compatibility shall be evaluated in terms of building materials, building orientation, building placement, building articulations, and building mass. Non-enclosed stables, gazebos, greenhouses, and carports ten feet or less in height with a roofed area of 200 square feet or less are exempt from this compatibility requirement.
   2. Applicants for accessory structures not exempted in accordance with this subsection who request exceptions from the design compatibility requirements shall demonstrate screening methods or design features that will be used to minimize any potential adverse effects on neighboring properties.

G. Ownership: Accessory uses or structures shall be owned or operated by the same person as the primary use or structure.

4.3.6 Additional Accessory Use Standards

A. Accessory Buildings:
   1. Uses:
a. In all residential zoning districts, permitted accessory buildings include garages, storage sheds, gazebos, cabanas, storm shelters, and similar structures. An accessory building may be used for hobbies in such a manner as to be an accessory use only and shall produce no unreasonable odor, noise, light or manner of operation. Accessory buildings cannot be used for commercial or business purposes unless they are considered as home-occupations under this Ordinance.

b. In all non-residential and special districts, accessory buildings are permitted only for uses listed in the Public and Institutional Uses category (typically non-commercial uses), as identified in Table 4.1-1, Allowed Uses.

2. Setbacks and Number of Buildings
   a. Front setback: Enclosed accessory buildings, such as garages, storage buildings or storm shelters, shall not be located forward of the primary building on the lot.
   b. Side and rear setbacks: An accessory building shall meet the primary building setbacks for side and rear setbacks.
   c. Number of accessory buildings:
      i. A maximum of three detached accessory buildings or structures shall be permitted in all Residential Zoning Districts unless alternative standards are established as part of a development specific ordinance such as a PD or MU District.
      ii. The maximum size of each accessory structure shall be 3,000 square feet.
      iii. Additional detached accessory buildings beyond the number and size limitations in this Section shall only be approved with a Specific Use Permit.

B. Alternative Energy Systems:
   Shall meet standards in the Haslet Code of Ordinances Section 3.15 and 3.16.

C. Caretaker’s quarters:
   Caretaker’s quarters may be permitted as an accessory use provided:
   1. The structure is oriented towards the side or rear yard of the primary structure; and
   2. The unit is a maximum of 700 sq.ft. and shall contain no more than one kitchen.

D. Carports in any Required Front Yards:
   1. The purpose of this provision is to allow carports to be erected within the required front yard when no other feasible option exists on the qualifying residential lots.
   2. Approval: Carports may be permitted in required front yards of certain single-family residential lots where the Administrator determines that the proposed carport:
      a. Is in keeping with the existence, location, and design of other carports on other adjoining lots in the same neighborhood or street;
      b. Will not cause sight obstructions to motorists on or entering the street or abutting neighborhood;
      c. Will not cause a negative visual impact on the streetscape of the...
neighborhood;
d. Is compatible with the architectural style of the dwelling and the predominant architectural style of the neighborhood; and
e. There are no recorded and active covenants and/or restrictions that apply to the subject property and/or surrounding neighborhood that would prohibit the proposed carport.

3. Standards: Any carport that is permitted to occupy a portion of the required front yard shall comply with the following restrictions:
a. Freestanding carports that are not structurally integrated with the roof of the principal structure shall not exceed 18 inches of separation from the principal structure.
b. Except for the roof, carports shall be painted to match or replicate the color of the trim areas of the primary structure/residence.
c. Carports shall have a pitched roof that matches the existing pitch of the primary structure and that utilizes shingles that substantially match the color of the shingles used on the principal structure. The roof of the carport shall be either a closed gable or hip design. The Administrator may approve an alternate design to satisfy this requirement.
d. Carports shall have dimensions no greater than 20 feet in length by 20 feet in width for lots with primary structures originally designed with two-car garages, and/or no greater than 12 feet in width for lots with principal structures originally designed with single-car garages.

E. Accessory Dwelling Unit (garage): An accessory garage apartment that meets the standards in this section shall not count as a dwelling unit for purposes of calculating density on the site:

1. Shall be located above a detached garage
2. Maximum size shall be either the garage floor area or 400 sq.ft (whichever is greater).
3. Shall not have more than one kitchen or one bathroom.
4. A separate entrance shall be provided to the garage apartment but it shall not be visible from any public street.

F. Accessory Dwelling Unit (primary structure): An accessory dwelling unit in the AG, R-1, R-2, MU-N, and OT-T districts that meet the standards in this section shall not count as a dwelling unit for purposes of calculating density on the site. They shall:

1. Meet the setback and height standards of the primary structure on the lot
2. The unit shall not be larger than 500 square feet and shall not have more than one bedroom, one kitchen, or one bathroom.
3. A separate entrance may be provided to the accessory unit but it shall not be visible from any public street.
4. Shall provide one additional off-street parking space.

G. Residential garage (detached):

1. If directly fronting a street, the maximum size shall be a 2-car garage
2. Design shall be compatible with the primary residence on the property
3. Garage shall not be located forward of the primary structure on the lot
4. Setbacks shall be the same as any other accessory buildings on the lot
H. Home Occupation: A home occupation may be permitted as accessory to any principal dwelling unit in all zoning districts that permit residential uses, subject to the following standards:

1. The home-based business shall be conducted in the house by a resident of the primary dwelling.
2. The business or service located within the dwelling shall not exceed 20 percent of the floor area of the house or 20 percent of the combined building area of all structures on the lot. Activities shall be wholly conducted within either the primary structure or in any detached accessory structure on the lot.
3. The principal person(s) providing the business or service shall reside in the dwelling on the premises. No additional employees, other than the resident(s) of the primary dwelling unit, are permitted at the home-based business at any time.
4. Neighborhood Compatibility:
   a. The home-based business shall not cause any change in the external appearance of the existing buildings and structures on the property.
   b. All vehicles used in connection with the home-based business shall be of a size, and located on the premises in such a manner, so that a casual observer or a person of normal sensibilities will not be able to detect any sign of the premises being used as a home occupation. No vehicle larger than one ton shall be kept on the premises or shall be parked on the street.
   c. Parking of vehicles to accommodate permitted customers shall be limited to the driveway of such premises or along the curb immediately adjacent to such premises.
   d. Any sales in connection with such home occupation shall be clearly secondary to occupancy. Merchandise shall not be offered or displayed for sale on the premises, except that sales incidental to a service shall be allowed; and orders previously made by telephone or at a sales party may be filled on the premises. Merchandise must be stored and maintained at all times inside the premises. No excessive number of deliveries shall be permitted.
   e. There shall be no advertising devices on the property or other signs of the home-based business that are visible from off the premises, other than advertising located on vehicles in accordance with the City’s Sign Ordinance.
   f. The property shall contain no outdoor display of goods or services that are associated with the home occupation. Outside storage is prohibited.
   g. The home-based business shall not create traffic or parking congestion, noise, vibration, odor, glare, fumes, or electrical or communications interference that can be detected by the normal senses off the premises, including visual or audible interference with radio or television reception. All home based businesses are subject to all other ordinances applicable in the City of Haslet.
5. Prohibited Home Occupations: The following uses, because of their effects on the surrounding residential area, shall not be permitted as home occupations:
   a. auto repair or motorized implement repair;
   b. dental offices; medical offices;
   c. the painting of vehicles, trailers or boats;
   d. private schools;
e. boarding or rooming houses;
f. motor vehicle towing operation;
g. barber or beauty shops;
h. welding shops;
i. nursing homes; or
j. any other home-based business that, in the opinion of the Administrator, will have negative effects on the neighborhood.

I. Outside Storage: Shall meet the standards in Section 4.2.4, Commercial Uses and standards for Screening in Article V: Design and Development Standards.

J. Sidewalk Café: In all districts in which a sidewalk café is allowed, occupancy of a public sidewalk or parkway for a sidewalk café shall be permitted under the following conditions:
1. Use of any public sidewalk is subject to approval of an easement or right-of-way use agreement per City Ordinances.
2. The sidewalk to be used for outdoor seating must be abutting and contiguous to the restaurant.
3. A sidewalk café may not be enclosed by fixed fencing or other structures, unless necessary to comply with requirements to serve alcohol per TABC regulations.
4. A sidewalk café must be open to the air; however, it may be covered with a canopy.
5. There shall be a four-foot wide unimpeded sidewalk remaining for pedestrian flow from the face of the curb and the area of sidewalk café seating.
6. The sidewalk café shall be set back a minimum of five feet from any driveways and alleys, and six feet from intersections with no curb extensions (or bulb-outs) at the intersections.
7. All curbs, alleys, sidewalks, and public rights-of-way adjacent to such sidewalk café shall be kept in a clean and orderly condition.

K. Non commercial agricultural uses: In both the AG and R-1 districts, non-commercial agricultural uses such as equine or equestrian uses, cattle, other domestic animal grazing or rearing, crops, flowers, farms, ranches, and other similar uses are permitted as accessory uses with a primary residential use.

4.4 Temporary Uses and Structures

4.4.1 Purpose

This section allows for the establishment of certain temporary uses of limited duration and special events, provided that such uses comply with the standards in this subsection and are discontinued upon the expiration of a set time period. Temporary uses and special events shall not involve the construction or alteration of any permanent building or structure.

4.4.2 Approval Procedure

Any use listed in this section may be permitted as a temporary use provided:

A. Where indicated on Table 4.4-1, the proposed temporary use obtains a Specific Use
Permit in accordance with the requirements in Section 2.5.3, Specific Use Permit Procedures; and

B. The proposed temporary use is consistent with the general and specific standards for temporary uses and structures in this section.
### 4.4.3 Table of Temporary Uses and Structures

#### 4.4-1 Table of Temporary Uses and Structures

<table>
<thead>
<tr>
<th>Use Type</th>
<th>Residential Districts</th>
<th>Commercial Districts</th>
<th>Public/Civic Districts</th>
<th>Special Districts</th>
<th>Additional Standards</th>
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<td>4.4.5 (B)</td>
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<td>Model Home</td>
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<td>4.4.5 (B)</td>
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<tr>
<td>Festivals and civic events (includes carnivals, circus, etc.)</td>
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<td>Shall apply to non-city sponsored events 4.4.5 (C)</td>
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<td>Garage sales</td>
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<td>4.4.5 (D)</td>
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<td>Temporary storage containers</td>
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<td>4.4.5 (E)</td>
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<td>Mobile vending (food truck parks, hotdog stands, snow cones, etc.)</td>
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<td>4.4.5 (F)</td>
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<td>Seasonal sales</td>
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<td>4.4.5 (G)</td>
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<td>Other Temporary Outside Display and Sales</td>
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<td>4.4.5 (H)</td>
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| Any other temporary use or structure (other than listed above) | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S
4.4.4 General Standards for all Temporary Uses and Structures

All temporary uses or structures shall meet the following general requirements, unless otherwise specified in this Ordinance:

A. The temporary use or structure shall not be detrimental to property or improvements in the surrounding area, or to the public health, safety, or general welfare.

B. The temporary use shall comply with all applicable general and specific regulations of this Section 4.4, Temporary Uses and Structures, unless otherwise expressly stated.

C. Permanent Alterations (any alterations that do not comply with temporary use criteria and timelines outlined in this Ordinance) to the site are prohibited.

D. All temporary signs associated with the temporary use or structure shall be properly permitted and removed when the activity ends or permit expires, whichever occurs first.

E. The temporary use or structure shall not violate any applicable conditions of approval that apply to a principal use on the site.

F. The temporary use regulations of this section do not exempt the applicant or operator from any other required permits, such as health or building permits.

G. If the property is undeveloped, it shall contain sufficient land area to allow the temporary use or structure to be accommodated, as well as any parking and traffic circulation as required that may be associated with the temporary use, without disturbing sensitive or protected resources, including existing trees, required buffers, 100-year floodplains, river protection setbacks, and required landscaping. At the conclusion of the temporary use or at expiration of the permit, whichever occurs first, all disturbed areas of the site shall be restored or improved to the condition that existed prior to the use.

H. If the property is developed, the temporary use shall be located in an area that is not actively used by an existing approved principal use, and that would support the proposed temporary use without encroaching or creating a negative impact on existing buffers, open space, landscaping, traffic movements, pedestrian circulation, or parking space availability. If located within a surface parking lot, it shall not occupy more than 30 percent of the parking lot.

I. Tents and other temporary structures shall be located so as not to interfere with the normal operations of any permanent use located on the property, shall be anchored, and meet the requirements of the Building Official, including fire rating.

J. Off-street parking, including designation of the off-street parking spaces, shall be adequate to accommodate the proposed temporary use.

4.4.5 Additional Standards for Temporary Uses and Structures:

A. Construction Field Office and Construction Storage Yard:
   1. This use is limited to on-site construction purposes associated with the properties within the same platted subdivision.
   2. The Administrator may order the use to be discontinued, and in no event shall
such temporary use continue after subdivision or development construction is
100-percent complete.

3. Subdivision development shall be deemed complete when the city accepts the
   public infrastructure and other development shall be deemed complete when a
certificate of occupancy has been granted for the use.

B. Temporary Real Estate Office or Model Home:
   1. This use may be located in a model home or a portable building within the
      subdivision.
   2. The Administrator may order the use discontinued, and in no event shall such
      temporary use continue after subdivision sales are 80-percent complete.

C. Festivals, Civic Events, Circus, Amusement Rides (non-City Sponsored):
   Civic events and special events may be conducted within an existing use and ancillary to that use
   provided it meets the following criteria. [Nothing within this section shall regulate or
   prevent an individual residential property owner from conducting activities normally
   associated with residential uses, including outdoor parties and gatherings. In addition,
   such outdoors activities shall be subject to the other regulations and ordinances of the
   City of Haslet which regulate orderly conduct within the neighborhood and take into
   consideration the health, safety, and public welfare of the adjacent property owners]:
      1. The event is carried on for a period of time not exceeding seven (7) consecutive
         days or other time limitation as specified by City Council through the SUP
         approval;
      2. Retail sales may be conducted with the primary activity including arts, crafts,
         food, and other items.
      3. Charitable and Nonprofit Organizations may conduct retail sales for fund-raising
         purposes in any zoning district;
      4. Assemblies are carried on out-of-doors, in temporary shelters, or tents;
      5. A permit is obtained in accordance with the provisions provide herein.

D. Garage Sales or Yard Sales:
   1. No more than 3 garage sales within any one (1) calendar year may occur.
   2. The duration of the sale shall not exceed 72 hours. The next garage sale shall not
      occur until seven (7) consecutive calendar days have passed.

E. Temporary Storage Containers (PODs): Shall meet the standards in 3.12 of the City of
   Haslet Code of Ordinances.

F. Mobile Vending: Shall require a Vendors’ Permit per the City of Haslet Code of
   Ordinances.

G. Seasonal Sales: Outdoor seasonal sales are temporary uses which include but are not
   limited to snow cones, Christmas tree sales, pumpkin sales, plant sales, fresh produce
   sales and similar uses. Outdoor seasonal sales are not intended to include the sale of
   manufactured items such as furniture, bedding, automobile parts or household goods.
   It shall also not include fireworks. The following standards shall apply:
      1. The maximum duration of a single seasonal sales permit is 30 days. Only one sale
         is permitted per season on any single lot. Such a limitation shall not apply to
         farmers’ markets and similar uses.
2. On a developed lot, the maximum area for seasonal sales shall be no greater than 30 percent of any surface parking area. Such a limitation shall not apply to farmers’ markets and similar uses.

3. Outside display shall not block any sight triangles or fire lanes.

4. On undeveloped lots, access and parking may be gravel so long as it is maintained in good condition.

H. Temporary Outside Display and Sales:

1. The use is not permitted within street frontage building setbacks or any landscape buffer area as required by Article V: Design and Development Standards.

2. Limited to no more than five percent of building area containing the primary use.

3. If along the store front, no building entrances shall be blocked and a minimum of 5’ clear pedestrian passageway is provided along any public sidewalk or walkway.

4. If utilizing a surface parking area, it shall only be for temporary display and sales for seasonal items.

5. If permitted to be displayed for more than fourteen (14) continuous days, then they shall be screened to meet the standards for screening of permanent outside storage areas in Section 4.2.4, Commercial Uses unless an Specific Use Permit is granted for a longer time period.
5.1 Applicability of this Article

5.1.1 GENERAL APPLICABILITY

Table 5.1-1 shall establish the applicability of the different standards in this section.

<table>
<thead>
<tr>
<th>Development Request</th>
<th>Section →</th>
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<th>Screening &amp; Fences</th>
<th>Open Space</th>
<th>Off-Street Parking &amp; Loading</th>
<th>Residential Building Design</th>
<th>Non-Residential Building Design</th>
<th>Old Town Building Design</th>
<th>Transportation and Connectivity</th>
<th>Comments</th>
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<tbody>
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<td>A. New Construction</td>
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<td>B. Change of use/expansion of existing use (with NO increase in building area)</td>
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<td>C. Any increase in value of improvements with NO increase in building area (interior remodel only)</td>
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<td>1. Standards in applicable sections shall apply to the site including retrofitting of the existing building and site, if non-conforming</td>
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<td>E. Expansion of parking area only (not in conjunction with a building or use expansion)</td>
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<td>F. Façade changes to existing buildings (regardless of value of improvements proposed)</td>
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<td>i. Addition of non-air conditioned space such as patios, porches, arcades, canopies, and outdoor seating areas</td>
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*City Council may waive sections if it is unfeasible or impractical to retrofit the site through the Site Plan process for all development in the Old Town District.
5.2 Landscaping and Buffering Standards

5.2.1 PURPOSE

The standards of this section are intended to enhance the quality of development through the provision of appropriate landscaping and buffering. The landscaping regulations serve to safeguard and enhance property values while protecting public and private investment. The regulations encourage the preservation of the existing natural environment to aid in the stabilization of the environment’s ecological balance whenever possible, and require property owners to provide landscape amenities, setbacks, and buffering that promote a positive image and pride for new development in the city. It is also the intent of this section to provide flexible requirements that encourage and allow for creativity in landscape design. The results of this effort will be to attract and maintain quality businesses and residential neighborhoods in the city of Haslet.

5.2.2 APPLICABILITY

A. GENERAL: This section establishes minimum standards for landscaping and buffering for all new development and redevelopment in the City of Haslet as follows:

1. All single-family residential development in subdivisions with Zoning Change approved or Preliminary Platted after the adoption of this Ordinance and per Table 5.1-1 shall meet the standards in Section 5.2.3 on Residential Landscaping and Buffering.

2. All multi-family and non-residential development per Table 5.1-1 shall meet the standards in Section 5.2.4 on Non-Residential and Multi-Family Landscaping and Buffering.

3. All surface parking lots per Table 5.1-1 and with 10 or more parking spaces shall meet the standards in Section 5.2.5 on parking lot landscaping.

B. PARCEL SPECIFIC: Landscaping and buffering requirements in other sections or parcel-specific development approvals:

1. Any use that is required to provide landscaping or buffering pursuant to Section 4.2, Additional Use Standards, shall comply with such requirements. In the event of a conflict between the additional use standards and the requirements of this section, the additional use standards shall control.

2. Any use that is required to provide landscaping or buffering pursuant to a parcel-specific ordinance, including PD or MU zoning and/or approval conditions, shall comply with such requirements. In the event of a conflict between the parcel-specific zoning ordinance and/or conditions and the requirements of this section, the parcel-specific standards shall control.

C. LANDSCAPING AND BUFFERING PLAN: Prior to the issuance of a building or construction permit for any use other than single-family or duplex dwellings, a landscape plan reflecting all landscaping and buffering required under this section shall be submitted in conjunction with a site plan application. The landscaping plan may be combined with any
site plan, screening plan, grading plan, or other plan required for compliance with other sections of this Ordinance:

1. Landscaping plans for all non-residential and multi-family sites shall be prepared by a registered landscape architect and shall contain, at a minimum, the following information:

2. Minimum scale of one inch equals 50 feet or appropriate scale for legibility;

3. North arrow;

4. Date of preparation of the Landscaping Plan;

5. Location, size and species of all trees to be preserved;

6. Location of all plant and landscaping material to be used including plants, paving, benches, screens, fountains, statues, or other landscape features including proposed topography of site using 1’ contours;

7. Identification of all plant material to be used (Common and Botanical);

8. Size of all plant material to be used at the time of planting with appropriate spacing indicated on the plan;

9. Irrigation Plan:
   a. Layout and description of irrigation, sprinkler or water systems including placement of water sources and including freeze/rain sensors on sprinkled systems;
   b. Irrigation plan must be prepared by a licensed irrigator in the State of Texas.

10. Size and location of all existing and proposed utilities, including easements and duct banks, if any;

11. Planting and/or other details or cross sections as required for clarification by the city; and

12. Description of maintenance provisions for the landscape plan.

5.2.3 RESIDENTIAL LANDSCAPING AND BUFFERING REQUIREMENTS

This section shall apply to all single family detached and attached residential uses.

A. FRONT YARD LANDSCAPING:

1. Purpose: Landscaping should be selected and placed in the front yards of residences to soften the effect of the built environment and create attractive streetscapes. An arrangement of vegetation such as trees, bushes, and grass, together with other suitable materials such as flowering plants, ground cover, mulch, etc., arranged in a complementary fashion, is desired.

2. All residential lots shall have vegetation established per the requirements of this section prior to certificate of occupancy.

3. Canopy Trees:
   a. Trees selected from the tree list included in Appendix A of this Ordinance shall be planted on all single family residential lots based on the zoning district as specified in Table 5.2-1.
   b. Fifty percent of the required canopy trees or at least one canopy tree shall be placed in the front yard.
### Table 5.2-1 Canopy Trees in Residential Districts

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Number of Canopy Trees Required per Residential Lot</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-1</td>
<td>4</td>
</tr>
<tr>
<td>R-2</td>
<td>2</td>
</tr>
<tr>
<td>R-M</td>
<td>2</td>
</tr>
</tbody>
</table>

4. Front yard vegetation: In addition to the canopy tree requirement, all residential lots shall provide one of the following front yard landscaping options:
   a. Option 1 - Percentage Vegetative Cover: At least 10 percent of the front yard shall be landscaped with vegetative cover (trees, shrubs, ground covers, or ornamental grasses) other than turf grass. For the purposes of this requirement, front yard means the area between the house and the front property line.
   b. Option 2- Required Materials: The front yard shall be landscaped with at least ten shrubs of at least two different species, and one ornamental tree.

### B. DESIGN AND PLANTING STANDARDS

1. Each ornamental tree shall count for 20 square feet of the required vegetative cover in the landscaped area.
2. The use of native vegetation, drought-tolerant plants, or rain gardens is encouraged.
3. In addition to Options 1 and 2, front yard landscaping on corner lots shall wrap around the side for a minimum of 20 feet along the side street.

### C. RESIDENTIAL STREETSCAPE STANDARDS

1. Purpose: The intent of this requirement is to provide appealing and comfortable pedestrian street environments in order to promote pedestrian activity that, in turn, promotes public health through increased physical activity. An attractive streetscape is a significant community asset, and often helps maintain neighborhood values. Homes designed in relation to the streetscape become part of the neighborhood rather than a solitary residence.
2. Applicability:
   a. This section is applicable to internal residential streets within a new development of 20 or more single-family detached dwelling units.
   b. This section also applies to streets within the MU-Transition and MU-Neighborhood zones.
3. Requirements: Streets shall be designed to include the following:
   a. A landscaped buffer area at least six feet in width shall be provided between the sidewalk and the back of the curb. The landscaped buffer area shall be designed as follows:
      i. Street trees shall be located within the buffer area and provided at the quantity and spacing of an average of one canopy tree per every 40 linear feet.
      ii. Trees shall be centered at a minimum distance of three feet from the back of the curb.
iii Trees shall be selected from the list of species approved in Appendix A. No single species of tree shall represent more than 30 percent of the trees required to satisfy the street tree requirement.
iv Trees shall be planted based on the standards for planting in this Section.
v Street lampposts, street signs, mail kiosks and mailboxes shall be located in this buffer area, subject to post office regulations for mailboxes.
vi Street trees shall not be located closer than 10 feet to a lamppost.

b. Sidewalk Zone: A continuous sidewalk at least five feet in width shall be provided on both sides of the street at least six feet distant from and generally parallel to the back of the curb. Meandering sidewalks may be approved by the Administrator to preserve trees and create a more informal streetscape.

c. Walkways: Separate walkways that connect the front doorway or porch to the sidewalk and to the driveway are recommended. These walkways shall be at least four feet wide.

D. SUBDIVISION PERIMETER LANDSCAPING: Refer to Section 5.3 Screening and Fence Requirements in this Article.
E. TEXAS LOCAL GOVERNMENT CODE: The provisions of the Texas Local Government Code Section 211.016, regulating the timing of the placement of landscaping for single-family residential lots, shall be applicable to the requirements of this section.

5.2.4 NON-RESIDENTIAL AND MULTI-FAMILY LANDSCAPING AND BUFFERING REQUIREMENTS

A. APPLICABILITY:

1. This section shall apply to all non-residential and multi-family development per Table 5.1-1 with the exception of development in the OT-C and OT-T districts.

2. In the Old Town Core and Old Town Transition districts, only the following sections shall apply:

   a. Parking Lot Landscaping: for all development with off-street parking lots fronting arterial or collector roadways only;

   b. Landscape Buffer: for all development with off-street parking lots fronting arterial or collector roadways only; and

   c. Parking Lot Screening: for all development with off-street parking lots fronting arterial or collector roadways only.

B. PARKING LOT LANDSCAPING: Any non-residential surface parking area that contains ten (10) or more parking spaces shall provide interior landscaping, in addition to the required landscaped street buffer, as follows:

1. Fifteen (15) square feet of landscaping for each parking space shall be provided within the paved boundaries of the parking lot area.

2. Where an existing parking lot area is altered or expanded to add 10 or more spaces or results in a parking lot of twenty (20) spaces or more, interior landscaping shall be provided on the new portion of the parking lot in accordance with this Ordinance.
3. All surface parking lots shall incorporate the required landscaping in landscape islands as follows:
   a. Landscape islands shall be installed at the terminus of each row of parking.
   b. Landscape islands shall not be separated by more than ten (10) parking spaces. Where there is a landscaped median between two rows of head-in parking, landscaped islands shall be provided every fifteen (15) spaces.

4. Landscape Island Design:
   a. Landscape islands shall contain at least one canopy tree (minimum 3” caliper) and at least 50 percent vegetative cover other than turf grass. Other materials may be approved by the Administrator.
   b. Landscaped islands shall be a minimum of one hundred and fifty (150) square feet, not less than eight feet (8’) wide and a length equal to the abutting parking space.
   c. All landscaped areas shall be protected by a raised concrete curb. The Administrator may approve a curbless design per iSWM (integrated Stormwater Management Manual, NCTCOG) standards.

5. No paving and/or back-of-curb shall be permitted within four (4) feet of the center of a tree trunk.

6. In order to preserve a protected tree on-site, the Administrator may authorize up to a ten percent reduction in the required number of parking spaces or ten percent compact parking spaces, through the Administrative Modifications process, if the Administrator determines that reduction in the number or size of certain parking spaces could preserve a protected tree that would otherwise be removed to provide for required parking.

C. LANDSCAPE BUFFERS:

1. All development with any off-street surface parking between any building and the street right-of-way shall provide a landscape buffer that is based on the roadway frontage specified in Table 5.2-2. A landscape buffer shall not be required when the building is located in a zoning district requiring 10 feet or less of a front yard setback.

<table>
<thead>
<tr>
<th>Street Frontage/Type</th>
<th>Minimum width of Landscape Buffer along the Roadway</th>
</tr>
</thead>
<tbody>
<tr>
<td>Highway Frontage Road</td>
<td>20 feet</td>
</tr>
<tr>
<td>Arterial</td>
<td>20 feet</td>
</tr>
<tr>
<td>Collector</td>
<td>15 feet</td>
</tr>
<tr>
<td>All other streets</td>
<td>10 feet</td>
</tr>
</tbody>
</table>

2. The landscape buffer area shall consist of living trees, turf, or other living ground cover shall be provided adjacent/parallel to the right-of-way on all properties per Table 5.2-2.

3. One (1) Canopy Tree, three inch (3”) caliper minimum, shall be planted on forty foot (40’) centers within the required landscape buffer area. A minimum of fifteen (15) shrubs with a minimum size of five gallons (5 gal.) each will be planted in the landscaped area for each forty feet (40’) of linear frontage. Parking abutting the
landscape area will be screened from the adjacent roadway per section 5.2.4 D below. If a vegetative screen is chosen, it may be counted towards the required shrubs in the landscape buffer.

4. Where a non-residential development is adjacent to the property line of single-family zoned parcels or areas shown as single-family uses on the Future Land Use Plan, one (1) Canopy Tree, three inch (3") caliper minimum, shall be planted on thirty foot (30') centers in a fifteen foot (15') wide landscape area. Areas where truck docks or loading spaces are adjacent to such property zoned single-family, canopy trees shall be planted on twenty five foot (25') centers. Vegetation used for perimeter buffering may be evergreen trees and shrubs selected from Appendix A.

5. Where a non-residential development is adjacent to the property line of parcels zoned for uses other than residential land use categories on the Future Land Use Plan:
   a. A five foot (5') wide landscape area is required.
   b. If the property line is the centerline of a fire lane or drive aisle, five foot (5') wide landscape area will begin at the edge of the lane/aisle. If the drive aisle or fire lane only allows access to parking spaces, or if the site is part of a larger coordinated development the landscape area may be eliminated or moved at the discretion of the Administrator.
   c. The five foot (5') wide landscape area may be eliminated for a building where the building is attached to another building and the attached buildings are shown on an approved Site Plan.
   d. One (1) ornamental tree and one (1) five gallon (5 gal.) shrub will be planted every fifteen linear feet (15'). These trees and shrubs may be clustered in lieu of placing them every fifteen feet (15').

D. PARKING LOT SCREENING:

1. All parking, maneuvering, customer loading areas, vehicular display and storage areas that are not screened by on-site buildings shall be screened from view of public streets pursuant to the standards of this section.

2. Parking lot screening shall be a minimum of three (3) feet in height (or minimum of two feet at the time of planting for vegetative buffers) and planted within the landscape buffer.

3. Parking lot screening materials may be either:
   a. The same building material as the principal structure on the lot, or
   b. A vegetative screen composed of shrubs planted to be opaque at maturity, or
   c. A combination of the two.

4. If a vegetative screen is selected, the shrub species shall be selected from the Planting List in Appendix A and may count towards the planting requirement in the landscape buffer area.

5. Parking lot screens shall not block any required sight triangles along a cross street or driveway.

6. Parking lot screens may include breaks to provide pedestrian access from any surface parking or service area to the public sidewalk.
7. Wheel stops shall be provided for parking spaces adjacent to a landscape setback where no curb is provided to prohibit any car overhang over the planting area. Wheel stops shall be located two feet from the landscape setback.

Illustration of Required Parking Lot Screening

E. MINIMUM LANDSCAPE REQUIREMENTS FOR NON-VEHICULAR OPEN AREAS: In addition to the landscaping required for off-street parking, vehicular use, and buffer areas, all remaining open areas, with the exception of areas designated for required retention/detention, shall conform to the following minimum requirements:

1. Grass, ground cover, shrubs and other landscape materials shall be used to cover all open ground within 20 feet of any building or paving or other use such as storage.
2. Landscaping shall be provided on each developed lot in accordance with the following standards:
   a. A minimum of 15 percent of the total site area shall be devoted to feature landscaping with no less than 50 percent of that landscaping being located in the required front yard unless the building is built at the property line along the street. All parking lot landscaping and landscape buffers along streets and perimeter buffers shall count towards this requirement.
   b. Trees shall be planted in non-vehicular open areas to meet the requirements in Table 5.2-3. Existing trees that are preserved on a site may be credited at three caliper inches for every tree required as established in Table 5.2-3 below.

<table>
<thead>
<tr>
<th>Percentage of Site in Non-vehicular Open Area (excluding retention/detention area)</th>
<th>Tree Ratio per Non-vehicular Open Space</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 30</td>
<td>1 tree/2,500 square feet</td>
</tr>
<tr>
<td>30—49</td>
<td>1 tree/3,000 square feet</td>
</tr>
<tr>
<td>Over 50</td>
<td>1 tree/4,000 square feet</td>
</tr>
</tbody>
</table>

5.2.5 GENERAL LANDSCAPING STANDARDS

The following criteria and standards shall apply to landscape materials and installation:
A. All required landscaped areas shall be covered with living plant material. Mulch and other materials can be used around required shrub and tree plantings. Supplemental plantings, hardscape, or other design elements may be considered by the Administrator on a case-by-case basis. Landscape Plans must meet the minimum requirements of this Ordinance prior to approval by the Administrator. Other plant materials in excess of the quantities required in this Ordinance may be smaller than the required material.

B. Tree and plant materials shall be selected for energy efficiency and water efficiency; adaptability and relationship to the native environment; color, form and pattern; ability to provide shade; soil retention; and resistance to fire. The overall landscape plan shall be integrated with all elements of the project, such as buildings, parking lots, and streets, to achieve both an attractive environment and a desirable microclimate and minimize energy demand.

C. Trees and plants installed to satisfy the requirements of this section shall meet or exceed the plant quality and species standards of the North Central Texas SmartScape program. The plant list in Appendix A identifies appropriate plant species for use in Haslet.

D. Plants shall be nursery-grown and adapted to the local area. Grass seed, sod, and other material shall be clean and reasonably free of weeds and noxious pests and insects. No artificial plants or vegetation shall be used to meet any standards of this section.

E. New or proposed plant materials will be measured and sized according to the Texas Association of Nursery (TAN) standards.

F. The landscaping for every development shall consist of a combination of three or more of the following types of planting materials including, but not limited to grass, trees, shrubs, ground cover, and/or other forms of plant material.

1. Trees:
   a. Canopy trees shall be of a minimum of three inches (3") in caliper as measured twelve inches (12") above natural soil level and seven feet (7') in height at time of planting.
   b. Canopy trees shall be placed a minimum of three feet (3') from sidewalks, utility lines, screening walls and/or other structures. Ornamental trees can be placed closer than three feet (3') with approval from the Administrator. Any reduction in spacing requires a root barrier approved by the City. Utility installation that includes common trench and conduit banks is exempt from the canopy tree planting distance requirements.
   c. Evergreen trees such as conifers intended for screening will have a minimum height of six feet (6') at the time of planting. Evergreen shrubs intended for required screening shall be a minimum of seven gallons (7 gal.) and be capable of attaining six feet (6') in height in two growing seasons.
   d. Ornamental trees may be substituted for canopy trees at the rate of three ornamental trees for each canopy tree with approval of the Administrator. Ornamental trees will have a minimum size of one and one-half inch (1-1/2") caliper at the time of planting. This substitution shall not be allowed for required street trees.
   e. Trees shall be selected from the list of species approved in Appendix XX.
f. No single species of trees (canopy tree, evergreen tree, ornamental tree) shall represent more than 30 percent of the respective tree requirement.

2. Tree Preservation Credits:
   a. Existing trees that are to remain in a living and growing condition may be used to satisfy the tree planting requirements with the approval of the Administrator. The Administrator shall consider the location, type and size of trees, their health, and the degree of protection received both during and after construction. Any credits for existing trees shall be indicated on the landscaping plan.
   b. Credit for existing trees shall be revoked if such trees are damaged due to, among other things, construction, broken branches, soil compaction or soil cut/fill.
   c. If existing trees are preserved, the minimum distance between parking spaces and the saved existing tree may need to be expanded, subject to approval by the Administrator.
   d. For the preservation of existing trees, extreme care shall be taken to prevent the compaction of soil and/or the placement of impermeable hard surfaces within the tree’s dripline.

3. Shrubs, Vines, and Grasses:
   a. Shrubs other than dwarf variety shall be a minimum of two feet (2') in height when measured immediately after planting. A screening hedge, where required, shall be planted and maintained so as to form a continuous, unbroken, solid visual screen that will be three feet (3') in height within one (1) year after planting or a minimum of two feet (2') in height at the time of planting.
   b. All shrubs intended for public, non-residential, or multi-family developments should be at least two gallons (2 gal.) or more.
   c. Vines shall be a minimum of two feet in height immediately after planting and may be used in conjunction with fences, screens, or walls to meet screening requirements as specified.
   d. Ground covers used in lieu of grass must provide complete coverage within one (1) year of planting and/or growing season. Ground cover planting must provide and maintain adequate coverage as approved by City.

4. Ground cover:
   a. Grass may be sodded, plugged or sprigged except that solid sod shall be used in swales, berms or other areas subject to erosion.

G. Berms: Earthen berms, if used, shall not exceed a 3:1 slope; [three feet (3') of horizontal distance for each one foot (1') of height]. All berms will contain adequate drainage and preventive erosion measures as may be required by the Administrator. Berms will not include construction debris. Slippage or damage to the smooth finish grade of the berm must be corrected prior to any certificate of occupancy or acceptance of improvements.

H. SIGHT TRIANGLES: Rigid compliance with these landscaping requirements shall not be such as to cause visibility obstructions and/or blind corners at driveway and street intersections. Whenever a street or driveway intersects a public right-of-way, a triangular
visibility area, as described in the City’s adopted infrastructure standards, shall be created.

5.2.6 IRRIGATION STANDARDS

A. RESPONSIBLE PARTY: The owner shall be responsible for the health and vitality of plant material through irrigation of all landscaped areas, turf and plant materials, and shall:

1. Provide a moisture level in an amount and frequency adequate to sustain growth of the plant materials on a permanent basis.
2. Be in place and operational at the time of the landscape inspection for certificate of occupancy.
3. Be maintained and kept operational at all times to provide for efficient water distribution.

B. IRRIGATION METHODS:

1. Landscaped areas – One of the following irrigation methods shall be used to ensure adequate watering of plant material in landscaped areas:
   a. Conventional system – An automatic or manual underground irrigation system which may be a conventional spray or bubbler type heads.
   b. Drip or leaky-pipe system – An automatic or manual underground irrigation system in conjunction with a water-saving system such as a drip or a leaky-pipe system.
   c. Temporary and aboveground watering – Landscape areas utilizing xeriscape plants and installation techniques, including areas planted with native grasses and wildflowers, may use a temporary and above ground system, and shall be required to provide irrigation for the first two growing seasons only.

2. Natural Areas and Undisturbed Areas: No irrigation shall be required for undisturbed natural areas or undisturbed existing trees.

3. Compliance with state law – All irrigation systems shall comply with all applicable state laws, as may be amended.

5.2.7 LANDSCAPE MAINTENANCE

The owner, tenant and their agent, if any, shall be jointly responsible for the maintenance of all required landscaping. All required landscaping shall be maintained in a healthy and growing condition as is appropriate for the current season. This shall include mowing, edging, pruning, fertilizing, watering, weeding, and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds and other such material or plants not a part of the landscaping. Plant materials which die shall be replaced with plant material of similar variety and size of materials that died within 30 days or as approved by the Administrator.
5.3 Screening and Fences

5.3.1 PURPOSE

The purpose of these standards is to ensure that less intensive development is protected from negative effects that may occur when uses that are more intensive or structures are developed on adjacent sites through the use of non-vegetative screens or fences.

5.3.2 APPLICABILITY

A. GENERAL: This section establishes minimum standards for screening and fencing for all new development and redevelopment in the City of Haslet as follows:

1. All single-family residential development in subdivisions with Zoning Change approved or Preliminary Platted after the adoption of this Ordinance and per Table 5.1-1 shall meet Section 5.3.4 on Single Family Residential Screening and Fences.

2. All multi-family and non-residential development per Table 5.1-1 shall meet the standards in Section 5.3.3 on Non-Residential and Multi-Family Screening and Fences.

3. All outdoor storage, service and utility functions shall be screened per standards in Section 5.3.5 on Residential Screening of Utility Equipment.

B. PARCEL SPECIFIC: Screening and fence requirements in other sections or parcel-specific development approvals:

1. Any use that is required to provide screening pursuant to Section 4.2, Additional Use Standards, shall comply with such requirements. In the event of a conflict between the additional use standards and the requirements of this section, the additional use standards shall control.

2. Any use that is required to provide screening or fencing pursuant to a parcel-specific ordinance, including PD or MU zoning and/or approval conditions, shall comply with such requirements. In the event of a conflict between the parcel-specific zoning ordinance and/or conditions and the requirements of this section, the parcel-specific standards shall control.

C. SCREENING PLAN: Prior to the issuance of a building or construction permit for any use other than single-family or duplex dwellings, a screening plan reflecting all requirements under this section shall be submitted in conjunction with the Landscape and Buffering Plan at the time of site plan approval.

5.3.3 NON RESIDENTIAL AND MULTI-FAMILY SCREENING

A. APPLICABILITY:

Standards in this section shall apply to all development in the AF, I, NC, GC, PI, and OE zoning districts.

B. SCREENING OF DRIVE-THRUS AND STACKING LANES

Stacking lanes for drive-through service windows shall be screened according to the following:
1. Stacking lanes for drive-through service windows shall be screened to a height of three feet between the lane and the adjacent parking or maneuvering areas.

2. Screening shall be opaque and consist of one or a combination of screening shrubs, fences, and/or berms.

3. Screening shrubs shall be spaced a minimum of three feet on center. The shrubs shall be a minimum planting size of five gallons and shall be capable of reaching a minimum height of three feet within 18 months of planting.

**C. SHOPPING CART STORAGE**

1. Outdoor shopping cart corrals shall be made of a material suitable for withstanding weathering and rusting. Plastic corrals are prohibited.

2. All shopping carts shall be stored overnight inside the building they serve. Overnight outside storage is not permitted in the corrals.

**D. SCREENING OF TRASH AND RECYCLING COLLECTION AREAS**

All refuse facilities, including new refuse facilities placed on an existing development, shall be large enough to accommodate a trash dumpster and shall be completely screened from view of public streets and adjoining properties by:

1. Screening on three sides by a minimum eight-foot masonry fence or wall enclosed by an evergreen living screen. Screening shrubs shall be a minimum of four feet in height at installation and shall provide a minimum six-foot high screen when fully grown.

2. An opening shall be situated so that the container is not visible from adjacent properties or public streets. The opening shall include a metal-clad opaque gate. Chain-link gates are not permitted. Gates shall have tiebacks to secure in the open position.

**E. SCREENING OF SERVICE, LOADING, AND OUTDOOR STORAGE AREAS**

1. All service areas in the NC, GC, OE, and PI zoning districts must be placed at the rear or side of the buildings and screened from:
   a. All public streets; and
   b. Any residential district that abuts or is directly across a public street or alley from the lot.

2. All service areas in the AF and I zoning districts must be placed at the rear or side of the buildings and screened from:
   a. Arterial streets, as indicated on the city's thoroughfare plan; and
   b. Any residential district that abuts or is directly across a public street or alley from the lot.

3. The screening device shall consist of an opaque architectural screen or fence that substantially conforms to the color, detailing, and building materials of the principal structure.

4. The height of the device shall not be less than the height of the materials stored or eight feet (whichever is greater). All service areas including truck berths; loading docks; and areas designated for permanent parking or outdoor storage of heavy vehicles, equipment, or materials shall be screened.
5. Screening shall be long enough to screen the maximum size trailer that can be accommodated on site. Sites that can accommodate a full size tractor-trailer shall provide a 48-foot wing wall, where wing walls are used.

F. SCREENING OF GROUND MOUNTED AND ROOF MOUNTED UTILITY EQUIPMENT

1. Applicability: The standards of this section shall apply to all of the following:
   a. Air conditioning and heating equipment;
   b. Ductwork used to heat, cool, or ventilate;
   c. Swimming pool and spa pumps and filters;
   d. Power systems, transformers, and generators for the building or site upon which the equipment is located; and,
   e. Similar installations as identified by the Administrator.

2. The standards of this section are not intended to impede systems that use solar or wind energy to reduce the costs of energy, if such systems are otherwise in compliance with applicable building codes, city ordinances and zoning requirements.

3. Roof-Mounted Mechanical Equipment: shall be screened by a parapet wall or similar feature that is an integral part of the building’s architectural design. The parapet wall or similar feature shall be of a height equal to or greater than the height of the mechanical equipment being screened.

4. Ground-Mounted Mechanical Equipment: shall be screened from view by landscaping or by a decorative fence that is compatible with the architecture and landscaping of the site. The fence shall be of a height equal to or greater than the height of the mechanical equipment being screened.

5. Alternate Screening: Where site constraints or other design limitations are present, the Administrator may allow mechanical equipment that is not screened in full compliance with the screening standards of this section to use alternative screening methods through an Administrative Modification. Alternate screening methods may include, but shall not be limited to, increased setbacks, increased landscaping, grouping the equipment on specific portions of a site, and painting or otherwise camouflaging the equipment.

G. SCREENING FROM RESIDENTIAL USES

1. Any commercial or industrial use or parking lot that has a side or rear contiguous to any residential district, shall be screened with a masonry fence (tilt wall or concrete block are prohibited; however, precast walls made to look like masonry may be approved at the time of Site Plan approval), six feet in height, in addition to any landscape buffers that are required by Section 5.2.4.C. As an alternative, berms in conjunction with a minimum of a six-foot wrought fence and a combination of trees and shrubs can be utilized to meet the screening requirements if the Administrator determines that the proposed alternative will provide sufficient screening. The screen shall be located no closer to the street than the property line. Any ordinances concerning sight obstructions of intersections shall be applicable to the screen where it is intersected by a street or driveway.
2. Prior to construction of any required screens, complete plans showing type of material, depth of beam, and structural support shall be reviewed to determine whether or not:
   a. The screen will withstand the pressures of time and nature; and
   b. The screen adequately accomplishes the purpose for which it was intended.
3. Plans shall be sealed by a registered engineer or they shall conform to the City's standard design for screening walls.
4. Such screen shall be constructed prior to the issuance of a certificate of occupancy for any building or portion thereof.
5. The areas adjacent to the required screening wall, or areas adjacent to a public street or right-of-way, shall be maintained by the property owner in a clean and orderly condition, free of debris and trash in accordance with the applicable codes of the city.

5.3.4 SINGLE FAMILY RESIDENTIAL FENCING

A. APPLICABILITY
   1. These standards are applicable in all zoning districts, except the following:
      a. Planned Development and Mixed Use zoning districts that have fence design standards established through development specific ordinances,
      b. Old Town zoning district.
   2. Standards in Section 5.3.4.B are applicable to replacement and new residential fences.

B. RESIDENTIAL FENCING TYPES
   Residential fencing standards are divided into two main categories: perimeter fencing and privacy fencing. Perimeter fencing is required to be completely installed by the developer for the boundary of the approved final plat in the areas as set forth below, prior to the issuance of a building permit. Privacy fencing is an option left up to the builder or homeowner, but if built it shall follow the standards listed below.
   1. Fencing in AG, R-1 and R-2 zoning districts:
      a. Height: The height shall not exceed six feet measured from the highest adjacent grade within ten feet of the fence.
      b. Approved Materials
         i. Post and rail construction;
         ii. Pipe and cable construction;
         iii. Pipe rail; or
         iv. Woven wire.
      c. Prohibited Materials
         i. Chain-link fence
         ii. Barbed wire
         iii. Electric fence (may only be located interior of a fence of approved materials)
2. Subdivision Perimeter Fencing: In the interest of public safety and privacy, perimeter fencing, meeting the standards in this section, shall be required on lots where the rear and/or side yards are adjacent to a highway frontage road, arterial, or collector as identified on the city’s adopted Thoroughfare Plan. Along all other streets, perimeter fencing shall be optional, but if provided, standards in this section shall apply.

a. Height: Six feet minimum and eight feet maximum as measured from the highest adjacent grade within ten feet of the fence. In order to create variation in the design of the fence, at certain locations for no more than 10 percent of the total linear length of the fence, the height may be increased to 10 feet with approval from the Administrator.

b. Approved Materials: 100 percent masonry (brick, stone, architecturally finished reinforced concrete), or any other sustainable material with more than 30-year life expectancy to give a long lasting, aesthetically pleasing appearance. Materials should preferably have a low maintenance factor and be complemented with landscaping, where appropriate. Ornamental metal rail fencing may be used to provide at least 75 percent transparency for the portions of the subdivision abutting an internal park/open space or to emphasize the landscaping at the entrance.

c. Prohibited Materials: Chain link, vinyl, and wood fencing are prohibited.

d. Design: Adjacent to major thoroughfares, the fence should be curved or angled at corner locations to accommodate appropriate visibility and add variety. Wall sections greater than 50 feet in length should incorporate at least one of the following design features that are proportionate to the fence length:

i. A minimum one foot change in a fence’s horizontal plane and/or vertical height for at least ten feet, after at least every 20 feet; or

ii. Use of columns at 35-foot intervals; or

iii. Any other feature, approved by the Administrator that provides adequate relief from the monotony of a continuous fence.

e. Construction Standard: It is intended that all fences erected pursuant to this section be constructed in such a manner to last 30 years with minimal maintenance required during said period. As such, all fences required by this section shall conform to the following minimum standards:

i. The Administrator and/or the Building Inspection Department shall approve plans and specifications for fences and foundations. Such plans and specifications shall be submitted at the same time as construction plans for other subdivision infrastructure improvements are required.

ii. Fences shall be located on or within the private property and outside of the public right-of-way. Fences may be in an offset configuration as long as there is no encroachment into the right of way.

iii. The material, color, and design of fences shall be as specified within an approved preliminary plat, unless otherwise approved by the Administrator.
iv All fences shall be placed outside any utility easements unless otherwise allowed by the utility company or franchise.

f. It shall be the responsibility of any person, firm, corporation or other entity who shall own or occupy any lot or lots on which a fence was constructed pursuant to the terms of this section to adequately maintain the fence and to prevent it from becoming dilapidated or unsightly, unless otherwise specified as the responsibility of a mandatory homeowners association or other entity.

3. Residential Privacy Fences on Single-Family Residentially Zoned Lots: This section applies to replacement of residential fences or construction of new fences. A permit shall be required for replacement of fencing.

a. Height: shall not exceed eight feet as measured from the highest adjacent grade within ten feet of the fence.

b. Approved Materials:
   i Masonry (brick, stone, reinforced cement concrete) or any other sustainable material with more than a 30-year life expectancy;
   ii Ornamental metal rail fencing;
   iii Cedar and redwood;
   iv Composite fencing;
   v Vinyl fencing; and
   vi Other wooden picket fences, only if constructed with metal posts, metal brackets, and metal caps. Chemically pre-treated wooden horizontal members shall be at least 2” X 4”.

c. Prohibited materials:
   i Chain link (unless replacing or repairing an existing chain link fence);
   ii Sheet, roll, or corrugated metal; and,
   iii Cast off, secondhand, or other items not originally intended to be used for constructing or maintaining a fence.

d. Location of Fence: Privacy fences may be located along the property line with the following exceptions:
   i In the interest of public safety and considering fences shall not block any sight/visibility triangles on any corner lots.
   ii Any fence that is more than two feet high shall be set back at least five feet from the side property line of a corner lot. In the case of a reverse corner lot, any fence that is more than two feet high shall be set back at least 7.5 feet from the side property line.

e. Orientation of Fence: When any fence or other screening device, whether required or not, is located on a lot adjacent to a public street, said fence or screening device shall orient the side with exposed posts or rails away from view from the adjacent public street.

4. Fencing Adjacent to Floodplains, Parkland or Designated Open Space: The following standards shall apply to all privacy fences where the rear and/or side yards share a common property line with a designated floodplain, open space or parkland.
a. Height: shall not exceed eight feet as measured from the highest adjacent grade within ten feet of the fence.

b. Approved Materials:
   i. Ornamental metal rail fencing with columns (brick or stone) or ornamental metal posts shall be used to provide at least 75 percent transparency.
   ii. In the interest of privacy, homeowners may choose to plant vines or shrubs along the fence on their property.

c. Prohibited Materials:
   i. Chain link;
   ii. Wood;
   iii. Sheet, roll or corrugated metal; and
   iv. Cast off, secondhand or other items not originally intended to be used for constructing or maintaining a fence.

5. Fences in the Front Yard: Shall not be permitted unless they are:
   a. Permitted in the AG or R-1 zoning districts per Section 5.3.4.B.1.
   b. A maximum of four feet in height and materials shall be limited to open wood picket fences, vegetative, or ornamental metal fencing only in all other zoning districts.

5.3.5 RESIDENTIAL SCREENING OF UTILITY EQUIPMENT

A combination of trees and shrubs can be utilized to screen any residential utility equipment on residential lots from view along any adjacent street. Trees and shrubs shall be planted at a spacing that provides adequate screening from the street. The screen shall be located no closer to the street than the property line. Any requirements concerning sight or visibility triangles at intersections shall be applicable to the screen where it is intersected by a street or driveway.
5.4 Open Space Standards

5.4.1 PURPOSE

Common open spaces are set aside for the use and enjoyment of a development’s residents, employees, or users. Common open space serves numerous purposes, including preservation of natural areas and resources, ensuring greater resident access to open areas and recreation, reducing the heat island effect, enhancing stormwater quality, and providing public health benefits.

5.4.2 APPLICABILITY

All development subject to this article shall set aside the following minimum amounts of land area as common open space that meets the standards of this section unless alternative standards are established as part of a PD or MU ordinance for a specific development.

A. For multi-family development with more than five units: at least 10 percent of the total gross site area.

B. For non-residential and mixed-use buildings with a gross floor area greater than 10,000 and up to 50,000 square feet: 10 percent of total gross site area.

C. For non-residential and mixed-use buildings with a gross floor area greater than 50,000 square feet: 12 percent of total gross site area.

5.4.3 COMMON OPEN SPACE STANDARDS

A. GENERAL: The following shall be credited toward the common open space requirement:

1. Natural Features:
   a. Shall include any of the following:
      i. Creeks, flood plains, buffer zones, and conveyance areas
      ii. Water features, including wetlands, and lakes
      iii. Retention/detention and drainage channels areas that are enhanced
      iv. Hillsides and exposed slopes of more than 15% slopes
      v. Wildlife habitat areas for threatened and endangered species

   b. Design and Maintenance Requirements:
      i. Where natural features exist, the developer or owner shall give priority to its preservation as common open space. Placement of a conservation easement over the protected natural feature areas is encouraged.
      ii. In reviewing the proposed location of common open spaces, the Administrator shall use all applicable plans, maps, and reports to determine whether significant resources exist on a proposed site that should be protected.
      iii. Maintenance of natural areas should be limited to a minimum removal and avoidance of hazards, nuisances, or unhealthy conditions.

2. Active Recreational Areas:
a. Shall include any of the following:
   i  Mini-park/Playgrounds
   ii Sports Complex/Ball Fields/Tennis Courts
   iii Trails and Pathways

b. Design and Maintenance Requirements
   i  In no case shall active recreation constitute more than 25% of the total common open space area within a residential or mixed-use district.
   ii Land shall be compact and contiguous unless the land is used to link to an existing or planned open space resource.
   iii At least 50% of the perimeter of the site shall be adjacent to a public street. Landscaping shall be planned along all rights-of-way to provide a buffer to surrounding areas.

3. Plazas and Neighborhood Parks
   a. Includes any of the following:
      i  Neighborhood Park
      ii Playground (even if located with a school facility)
      iii Community Park
      iv HOA/Private Park
      v Squares, forecourts or plazas
   
   b. Design and Maintenance Requirements
      i  Where provided these features shall have a minimum size as follows: neighborhood parks: 5 acres; playgrounds: 900 square feet, community parks: 15 acres; HOA/Private Park: 3 acres, squares, forecourts or plazas: 400 square feet.
      ii At least 50% of the perimeter of such features shall abut at least one direct-access road, public or private; the only exception being squares, forecourts or plazas that shall abut a public trail or sidewalk.
      iii Surrounding buildings shall be oriented toward the square, forecourt, or park when possible and a connection shall be made to surrounding development.

4. The following may not be credited toward the open space requirement:
   a. Property within the rear yard
   b. Vehicular paving
   c. Required parking lot tree islands
   d. Building footprint
   e. Utility yards, or
   f. Required landscape buffers
   g. Retention/detention and drainage channels with no amenities associated

B. GENERAL DESIGN STANDARDS FOR COMMON OPEN SPACE: Land set aside for required common open space shall meet the following standards:
1. **Location**: Where appropriate, open space shall be located to be readily accessible and useable by residents and users of the development. To the maximum practical extent, a portion of the open space should provide focal points for the development.

2. **Configuration**
   a. The lands shall be compact and contiguous unless the land is used as a continuation of or link to an existing of planned adjacent open space resource or where specific natural or topographic features require a different configuration.
   b. Where open areas, trails, parks or other open space resources are planned or exist adjacent to the development, the open space shall, to the maximum extent practical, be located to adjoin, extend, and enlarge the presently existing trail, park, or other open area land.

3. **Orientation of Adjacent Lots and Buildings**
   a. Lots and buildings adjacent to required open space, not including perimeter landscape buffers, shall have at least one entrance facing the open space.
   b. **Provision in Multi-Phase Developments:**
      i. Development proposed in phases shall be considered as a single development for the purposes of applying the open space requirements.
      ii. Open space requirements and improvements shall also be phased proportionally with the development phases.
      iii. Development shall not be phased in such a manner as to place the burden of all the open space provision to the last phase.

4. **Landscaping**: Section 5.2 shall apply unless an alternative landscaping plan has been approved in conjunction with a City Council approved Concept Plan or Development Plan.

**C. DETENTION OR RETENTION PONDS AND DRAINAGE WAYS**

1. A detention or retention pond and drainage ways may count toward the open space requirement only if it meets the following:
   a. Ponds located between the building and the street or in the front yard of the development,
   b. Ponds viewable from public space or street,
   c. At least 60% of the slope of the pond area does not exceed a 5 (horizontal):1 (vertical) slope
   d. Ponds and drainage ways accessible to the public

2. Detention or retention ponds and drainage ways must include the following amenities to be considered toward the usable open space requirement:
   a. Seating area, public art, or fountain, trails/sidewalks and
   b. One tree or planter at least sixteen (16) square feet for every two hundred (200) square feet of open space, and be located within or adjacent to the detention or retention pond or drainage way.
5.5 Off-Street Parking and Loading Standards

5.5.1 PURPOSE

The regulations of this section are intended to ensure provision of off-street parking and loading facilities in rough proportion to the generalized parking, loading, and transportation demands of different land uses. By requiring such facilities, it is the intent of this section to help avoid the negative effects associated with spillover parking into adjacent neighborhoods, while at the same time avoiding the negative environmental and urban design effects that can result from large surface parking lots and other vehicular use areas. The provisions of this section are also intended to help protect the public health, safety, and general welfare by:

A. Helping avoid and mitigate traffic congestion;
B. Encouraging pedestrian safety;
C. Providing methods to help reduce stormwater runoff and the heat island effect of large paved parking areas; and
D. Providing flexible methods of responding to the changing transportation and access demands of various land uses in different areas of the city.

5.5.2 APPLICABILITY

A. GENERALLY: The off-street parking and loading standards of this section shall apply to all parking lots and parking structures accessory to any building constructed and to any use established in every district. Except when specifically exempted, the requirements of this section shall apply to all temporary parking lots and parking lots that are the principal use on a site.

B. EXPANSIONS AND ENLARGEMENTS: The off-street parking and loading standards of this section shall apply when an existing structure or use is expanded or enlarged. Additional off-street parking and loading spaces shall be required to serve the enlarged or expanded area, provided that in all cases the number of off-street parking and loading spaces provided for the expanded use shall equal 100 percent of the minimum ratio established in Tables 5.5-1 and 5.5-2.

C. CHANGE IN PERMITTED USES: A permitted use that does not meet the parking requirements of this section may be converted to another permitted use without full compliance with the required number of parking spaces if the Administrator determines:

1. The maximum amount of parking spaces possible is provided without removing or partially removing a structure.
2. If a structure or a portion of a structure is voluntarily removed, the resulting area shall be used to provide the additional parking spaces necessary towards fulfilling the requirements of Tables 5.5-1 and 5.5-2.
3. The amount of parking available at least 75 percent of the parking required for the new use in Tables 5.5-1 and 5.5-2.
D. LOCATION: Required off-street parking, loading, and vehicle stacking spaces shall be located on the same lot as the principal use, except as otherwise provided in this section.

E. USE LIMITED TO PARKING: No required off-street parking facility or loading space shall be used for sales, non-vehicular or rental vehicle storage, repair, or service activities unless specifically provided for in this Ordinance.

5.5.3 OFF-STREET PARKING STANDARDS

A. OFF-STREET PARKING SCHEDULE A: The off-street parking requirements for uses allowed by this Ordinance are listed in Table 5.5-1. The vehicle stacking requirements of Section 5.5.6, Drive-Through Vehicle Stacking, may also be applicable to certain uses.

<table>
<thead>
<tr>
<th>Table 5.5-1: Off-Street Parking Schedule A</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>USE CATEGORY</strong></td>
</tr>
<tr>
<td><strong>RESIDENTIAL USES</strong></td>
</tr>
<tr>
<td>Household Living</td>
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<td>Group Living</td>
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<tr>
<td><strong>PUBLIC AND INSTITUTIONAL USES</strong></td>
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<tr>
<td>Parks and</td>
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</tbody>
</table>
### TABLE 5.5-1: Off-Street Parking Schedule A

<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>USE TYPE</th>
<th>PARKING REQUIREMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>sf = Square feet</td>
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<tr>
<td></td>
<td></td>
<td>GFA = Gross Floor Area</td>
</tr>
<tr>
<td><strong>Recreation Facilities</strong></td>
<td>Park or playground</td>
<td>Schedule C. Playfields (soccer, baseball, etc.) shall have minimum of 20 spaces per field.</td>
</tr>
<tr>
<td>Nature preserve</td>
<td></td>
<td>Schedule C</td>
</tr>
<tr>
<td>Recreation Center</td>
<td></td>
<td>3 per 1,000 sf GFA</td>
</tr>
<tr>
<td><strong>Health and Human Services</strong></td>
<td>Clinics and labs</td>
<td>3 per 1,000 sf GFA</td>
</tr>
<tr>
<td>Nursing and other rehabilitative</td>
<td></td>
<td>1 per 2 beds plus 1 per 100 sf of common area</td>
</tr>
<tr>
<td>Hospital</td>
<td></td>
<td>1 per 4 beds based on 80% of maximum capacity, plus 3 per 1,000 sf GFA of office area, plus parking as required for accessory uses</td>
</tr>
<tr>
<td>Social assistance and welfare services</td>
<td></td>
<td>3 per 1,000 sf GFA</td>
</tr>
<tr>
<td>Funeral homes and services (with or without cremation services)</td>
<td></td>
<td>3 per 1,000 sf GFA</td>
</tr>
<tr>
<td>Cemetery</td>
<td></td>
<td>Schedule C</td>
</tr>
<tr>
<td><strong>Public and Other Government Functions</strong></td>
<td></td>
<td>3 per 1,000 sf GFA</td>
</tr>
<tr>
<td>Legislative and executive functions</td>
<td></td>
<td>3 per 1,000 sf GFA</td>
</tr>
<tr>
<td>Courts (local, state, and federal)</td>
<td></td>
<td>3 per 1,000 sf GFA</td>
</tr>
<tr>
<td>Correctional institutions</td>
<td></td>
<td>Schedule C</td>
</tr>
<tr>
<td>Public safety facility</td>
<td></td>
<td>3 per 1,000 sf GFA</td>
</tr>
<tr>
<td>Other government functions</td>
<td></td>
<td>3 per 1,000 sf GFA</td>
</tr>
<tr>
<td><strong>Educational Service Establishments (public and private)</strong></td>
<td></td>
<td>3 per 1,000 sf GFA</td>
</tr>
<tr>
<td>Child day care</td>
<td></td>
<td>3 per 1,000 sf GFA</td>
</tr>
<tr>
<td>Nursery and pre-school</td>
<td></td>
<td>3 per 1,000 sf GFA</td>
</tr>
<tr>
<td>Elementary and Middle Schools</td>
<td></td>
<td>2 per classroom</td>
</tr>
<tr>
<td>Senior and High Schools</td>
<td></td>
<td>6 per classroom and 1 per 300 sf of administrative office space</td>
</tr>
<tr>
<td>Colleges and Universities</td>
<td></td>
<td>Schedule C</td>
</tr>
<tr>
<td>Technical, trade, and specialty schools</td>
<td></td>
<td>3 per 1,000 sf GFA</td>
</tr>
<tr>
<td><strong>COMMERCIAL USES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Agriculture</td>
<td>All</td>
<td>None</td>
</tr>
<tr>
<td><strong>Animal Production and Ranching</strong></td>
<td>All</td>
<td>None</td>
</tr>
<tr>
<td>Veterinary clinic</td>
<td></td>
<td>2 per 1,000 sf GFA</td>
</tr>
<tr>
<td>Kennels, commercial</td>
<td></td>
<td>1 per 1,000 sf GFA</td>
</tr>
<tr>
<td>Stables, commercial</td>
<td></td>
<td>1 per 5 stalls</td>
</tr>
<tr>
<td>Pet and animal-related sales and services (including grooming and care)</td>
<td></td>
<td>3 per 1,000 sf GFA</td>
</tr>
<tr>
<td><strong>Auto Sales, Equipment, and Repair</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Motor vehicle sales, new</td>
<td></td>
<td>2 per 1,000 sf GFA of sales floor area</td>
</tr>
<tr>
<td>Motor vehicle sales, used</td>
<td></td>
<td>2 per 1,000 sf GFA of sales floor area</td>
</tr>
<tr>
<td>Large vehicle sales and service</td>
<td></td>
<td>1 per 1,000 sf GFA of sales floor area</td>
</tr>
<tr>
<td>Specialty vehicle sales, new</td>
<td></td>
<td>2 per 1,000 sf GFA of sales floor area</td>
</tr>
<tr>
<td>Specialty vehicle sales, used</td>
<td></td>
<td>2 per 1,000 sf GFA of sales floor area</td>
</tr>
<tr>
<td>Auto repair and service, minor</td>
<td></td>
<td>2 per 1,000 sf GFA of sales floor area</td>
</tr>
<tr>
<td>Auto repair and service, major</td>
<td></td>
<td>2 per 1,000 sf GFA of sales floor area</td>
</tr>
<tr>
<td>Car and truck wash</td>
<td></td>
<td>2 spaces plus any stacking spaces required. See Section 5.6.6</td>
</tr>
<tr>
<td>Auto-related parts and accessory sales</td>
<td></td>
<td>2.5 per 1,000 sf GFA</td>
</tr>
<tr>
<td>Gasoline sales pumps</td>
<td></td>
<td>Stacking spaces required. See Section 5.6.6</td>
</tr>
</tbody>
</table>
**TABLE 5.5-1: Off-Street Parking Schedule A**

<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>USE TYPE</th>
<th>PARKING REQUIREMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td><strong>sf = Square feet</strong> <strong>GFA = Gross Floor Area</strong></td>
</tr>
<tr>
<td>Retail Sales</td>
<td>Furniture and home furnishings ≤ 20,000 sf</td>
<td>3 per 1,000 sf GFA</td>
</tr>
<tr>
<td></td>
<td>Over 20,000 sf: 3 per 1,000 sf GFA</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Building materials, Home and Garden Centers</td>
<td>≤ 20,000 sf: 3 per 1,000 sf GFA</td>
</tr>
<tr>
<td></td>
<td>Over 20,000: 1 per 1,000 sf GFA</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Swimming pool, spa, and accessory sales and</td>
<td>2 per 1,000 sf GFA</td>
</tr>
<tr>
<td></td>
<td>service</td>
<td></td>
</tr>
<tr>
<td></td>
<td>All other retail uses (other than those</td>
<td>3 per 1,000 sf GFA</td>
</tr>
<tr>
<td></td>
<td>specifically listed here)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Any retail sales use with gasoline sale pumps</td>
<td>Stacking spaces required. See Section 5.6.6.</td>
</tr>
<tr>
<td></td>
<td>Any retail sales use with drive-thru facilities</td>
<td>Stacking spaces required. See Section 5.5.6.</td>
</tr>
<tr>
<td>Financial Services</td>
<td>All uses</td>
<td>2.5 per 1,000 sf GFA</td>
</tr>
<tr>
<td>Rental and Leasing</td>
<td>Car rental</td>
<td>2.5 per 1,000 sf GFA</td>
</tr>
<tr>
<td></td>
<td>RV, trailers, and truck rental</td>
<td>2 per 1,000 sf GFA</td>
</tr>
<tr>
<td></td>
<td>Recreational and consumer goods rental</td>
<td>2 per 1,000 sf GFA</td>
</tr>
<tr>
<td></td>
<td>Commercial and industrial machinery leasing</td>
<td>1 per 1,000 sf GFA</td>
</tr>
<tr>
<td></td>
<td>and rental</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Video, music, or software rental</td>
<td>3 per 1,000 sf GFA</td>
</tr>
<tr>
<td>Food and Beverage Services</td>
<td>Full-service restaurant</td>
<td>8 per 1,000 sf GFA, including outside dining/drinking areas.</td>
</tr>
<tr>
<td></td>
<td>Café or self-service restaurant</td>
<td>8 per 1,000 sf GFA, including outside dining/drinking areas.</td>
</tr>
<tr>
<td></td>
<td>Restaurant with take-out or delivery only</td>
<td>3 per 1,000 sf GFA</td>
</tr>
<tr>
<td></td>
<td>Snack, coffee, juice, ice cream, or specialty</td>
<td>8 per 1,000 sf GFA, including outside dining/drinking areas.</td>
</tr>
<tr>
<td></td>
<td>food sales</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Catering service</td>
<td>3 per 1,000 sf GFA</td>
</tr>
<tr>
<td></td>
<td>Any food and beverage establishment with</td>
<td>6 per 1,000 sf GFA, including outside dining/drinking areas plus</td>
</tr>
<tr>
<td></td>
<td>drive-thru facility</td>
<td>any stacking spaces required. See Section 5.6.6</td>
</tr>
<tr>
<td></td>
<td>Any food and beverage establishment with</td>
<td>Same as full-service restaurant</td>
</tr>
<tr>
<td></td>
<td>outdoor or sidewalk service</td>
<td></td>
</tr>
<tr>
<td>Lodging Facilities</td>
<td>Bed and breakfast establishment</td>
<td>1 per guest room, in addition to those required for principal</td>
</tr>
<tr>
<td></td>
<td>Limited Service Hotels/Motels (including</td>
<td>residence</td>
</tr>
<tr>
<td></td>
<td>extended stay hotels)</td>
<td>1 per guest room or residence unit up to 100 units, then 0.75 per</td>
</tr>
<tr>
<td></td>
<td></td>
<td>50% of spaces may be counted to satisfy parking requirements of</td>
</tr>
<tr>
<td></td>
<td>Full-service hotels</td>
<td>1 per guest room or residence unit up to 100 units, then 0.75 per</td>
</tr>
<tr>
<td></td>
<td></td>
<td>50% of spaces may be counted to satisfy parking requirements of</td>
</tr>
<tr>
<td></td>
<td></td>
<td>accessory uses</td>
</tr>
<tr>
<td></td>
<td>Medical and Dental Offices</td>
<td>4 per 1,000 sf GFA</td>
</tr>
<tr>
<td>Business, Professional, and</td>
<td>All office uses other than specified in this</td>
<td>3 per 1,000 sf GFA</td>
</tr>
<tr>
<td>Technical Services</td>
<td>section</td>
<td></td>
</tr>
<tr>
<td>Personal Services</td>
<td>Bail bond service</td>
<td>3 per 1,000 sf GFA</td>
</tr>
<tr>
<td></td>
<td>General personal services (other than listed)</td>
<td>3 per 1,000 sf GFA</td>
</tr>
<tr>
<td></td>
<td>Massage therapy clinic</td>
<td>3 per 1,000 sf GFA</td>
</tr>
<tr>
<td></td>
<td>Tattoo parlor or piercing studio</td>
<td>3 per 1,000 sf GFA</td>
</tr>
<tr>
<td>Recreation and</td>
<td>Banquet or meeting facility</td>
<td>8 per 1,000 sf GFA</td>
</tr>
<tr>
<td>USE CATEGORY</td>
<td>USE TYPE</td>
<td>PARKING REQUIREMENT</td>
</tr>
<tr>
<td>--------------------------------------</td>
<td>-----------------------------------------------</td>
<td>---------------------</td>
</tr>
<tr>
<td></td>
<td></td>
<td>sf = Square feet</td>
</tr>
<tr>
<td></td>
<td></td>
<td>GFA = Gross Floor Area</td>
</tr>
<tr>
<td>Entertainment (Indoor)</td>
<td>Fitness club, gym, or sports club</td>
<td>8 per 1,000 sf GFA</td>
</tr>
<tr>
<td></td>
<td>Games arcade</td>
<td>8 per 1,000 sf GFA</td>
</tr>
<tr>
<td></td>
<td>Skating rink (ice, roller skating, etc.)</td>
<td>Schedule C</td>
</tr>
<tr>
<td></td>
<td>Bowling, billiards, pool, bingo, etc.</td>
<td>8 per 1,000 sf GFA</td>
</tr>
<tr>
<td></td>
<td>Indoor amusement establishment</td>
<td>Schedule C</td>
</tr>
<tr>
<td></td>
<td>Shooting club</td>
<td>2 per target area</td>
</tr>
<tr>
<td>Entertainment (Indoor)</td>
<td>Theater (movie, music, drama, or dance)</td>
<td>1 per 4 seats</td>
</tr>
<tr>
<td>Recreation and Entertainment, Outdoor</td>
<td>Recreation, indoor (other than listed)</td>
<td>Schedule C</td>
</tr>
<tr>
<td></td>
<td>Country club</td>
<td>4 per 1,000 sf GFA</td>
</tr>
<tr>
<td></td>
<td>Golf course</td>
<td>4 per green</td>
</tr>
<tr>
<td></td>
<td>Gun club, skeet, or target range (outdoor)</td>
<td>2 per target area</td>
</tr>
<tr>
<td></td>
<td>Major tourist attraction</td>
<td>Schedule C</td>
</tr>
<tr>
<td></td>
<td>Recreation, general outdoor (other than listed)</td>
<td>Schedule C</td>
</tr>
<tr>
<td></td>
<td>Marina</td>
<td>Schedule C</td>
</tr>
<tr>
<td>Sexually Oriented Business</td>
<td>All uses</td>
<td>8 per 1,000 sf GFA</td>
</tr>
<tr>
<td>INDUSTRIAL USES</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Manufacturing and Wholesale Trade</td>
<td>Food and beverage processing</td>
<td>Schedule B</td>
</tr>
<tr>
<td></td>
<td>Microbrewery, micro distillery, winery</td>
<td>Schedule B</td>
</tr>
<tr>
<td></td>
<td>Paper and printing materials</td>
<td>Schedule B</td>
</tr>
<tr>
<td></td>
<td>Furniture and related products</td>
<td>Schedule B</td>
</tr>
<tr>
<td></td>
<td>Machinery, appliance, electrical equipment, electronics, and components</td>
<td>Schedule B</td>
</tr>
<tr>
<td></td>
<td>Transportation equipment and automobiles</td>
<td>Schedule B</td>
</tr>
<tr>
<td></td>
<td>Miscellaneous manufacturing (jewelry, toys, games, office supplies, custom crafts, etc.)</td>
<td>2 per 1,000 sf GFA</td>
</tr>
<tr>
<td>Wholesale Trade</td>
<td>All uses</td>
<td>Schedule B</td>
</tr>
<tr>
<td>Warehouse and Storage</td>
<td>Cold Storage Plant</td>
<td>Schedule B</td>
</tr>
<tr>
<td></td>
<td>Distribution center or warehouse</td>
<td>Schedule B</td>
</tr>
<tr>
<td></td>
<td>Self-storage or mini storage</td>
<td>1 per 20 storage units, plus 2.5 per 1,000 sf GFA of office area</td>
</tr>
<tr>
<td>Construction-related businesses</td>
<td>All uses</td>
<td>Schedule B</td>
</tr>
<tr>
<td>Transportation-related Uses</td>
<td>Air transportation related uses</td>
<td>2.0 per 1,000 sf GFA of passenger terminal area</td>
</tr>
<tr>
<td></td>
<td>Rail transportation related uses</td>
<td>Schedule C</td>
</tr>
</tbody>
</table>
### TABLE 5.5-1: Off-Street Parking Schedule A

<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>USE TYPE</th>
<th>PARKING REQUIREMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local transit related uses (vans, buses, commuter rail, light rail, etc.)</td>
<td>Schedule C</td>
<td></td>
</tr>
<tr>
<td>Intercity bus and charter service uses</td>
<td>Schedule C</td>
<td></td>
</tr>
<tr>
<td>Taxi and limousine service</td>
<td>Schedule C</td>
<td></td>
</tr>
<tr>
<td>Courier, messenger, and postal services</td>
<td>Schedule C</td>
<td></td>
</tr>
<tr>
<td>Truck and freight transportation services</td>
<td>Schedule B</td>
<td></td>
</tr>
<tr>
<td><strong>Utilities and Utility Services</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Utility lines, towers or metering/pumping station</td>
<td>Schedule C</td>
<td></td>
</tr>
<tr>
<td>Sewer, solid waste, recycling, and related services</td>
<td>Schedule C</td>
<td></td>
</tr>
<tr>
<td>Natural gas, petroleum, fuel related services</td>
<td>Schedule C</td>
<td></td>
</tr>
<tr>
<td>Electric utility services (includes generating plants and substations)</td>
<td>Schedule C</td>
<td></td>
</tr>
<tr>
<td>Telecommunications equipment and facilities (building mounted)</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>Telecommunications towers</td>
<td>1 space</td>
<td></td>
</tr>
<tr>
<td>All other utility related uses (other than listed)</td>
<td>Schedule C</td>
<td></td>
</tr>
</tbody>
</table>

B. **OFF-STREET PARKING SCHEDULE B:** Uses that reference Schedule B in Table 5.5-1, *Off-Street Parking Schedule A*, shall provide the minimum number of spaces identified in the table below.

### TABLE 5.5-2: Off-Street Parking Schedule B

<table>
<thead>
<tr>
<th>Use or Activity</th>
<th>Required Number of Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office or administrative area</td>
<td>2 per 1,000 square feet GFA</td>
</tr>
<tr>
<td>Indoor sales area</td>
<td>3 per 1,000 square feet GFA</td>
</tr>
<tr>
<td>Indoor storage, warehousing, assembly, vehicular service, or manufacturing area:</td>
<td></td>
</tr>
<tr>
<td>1-3,000 square feet of floor area</td>
<td>3 per 1,000 square feet GFA</td>
</tr>
<tr>
<td>3,001-5,000 square feet of floor area</td>
<td>2 per 1,000 square feet GFA</td>
</tr>
<tr>
<td>5,001-10,000 square feet of floor area</td>
<td>1.25 per 1,000 square feet GFA</td>
</tr>
<tr>
<td>10,001 or more square feet of floor area</td>
<td>0.8 per 1,000 square feet GFA</td>
</tr>
<tr>
<td>Outdoor sales, display, or storage area (3,000 square feet or less)</td>
<td>1.25 per 1,000 square feet GFA</td>
</tr>
<tr>
<td>Outdoor sales, display, or storage area (more than 3,000 square feet)</td>
<td>1 per 1,000 square feet GFA</td>
</tr>
</tbody>
</table>

**NOTE:** The total number of required spaces is cumulative based on the variety of different functions present in a single use.

C. **OFF-STREET PARKING SCHEDULE C:** Uses that reference Schedule C in Table 5.5-1, *Off-Street Parking Schedule A*, have widely varying parking characteristics that make it difficult to establish a single standard. Upon receiving an application for a use subject to Schedule C standards, the Administrator shall apply the off-street parking standard specified for the listed use that is deemed most similar to the proposed use. The Administrator may also establish off-street parking requirements based on a parking
analysis prepared by the applicant. Such analysis shall include estimates of parking demand based on recommendations of the Institute of Transportation Engineers, or other acceptable estimates, and shall include other reliable data collected from uses or combinations of uses that are the same as or comparable with the proposed use. Comparability shall be determined by density, scale, bulk, area, type of activity, and location. The analysis shall document the source of data used to develop the recommendations.

5.5.4 COMPUTATION OF PARKING AND LOADING REQUIREMENTS

A. FRACTIONS
   When measurements of the number of required spaces result in a fractional number, any fraction exceeding 0.5 shall be rounded up to the next higher whole number.

B. MULTIPLE USES
   Lots containing more than one use shall provide parking and loading in an amount equal to the total of the requirements for all uses. No off-street parking space provided for one type of use or building shall be included in calculation of the off-street parking requirements for any other use or building except as prescribed in Section 5.5.7, Alternative Parking Plan, of this Ordinance.

C. AREA MEASUREMENTS
   Unless otherwise specified, all square footage-based parking and loading standards shall be computed based on gross floor area of the use in question. Structured parking within a building shall not be counted as gross floor area in such measurement.

D. OFF-STREET LOADING AND SERVICE AREAS
   Required off-street loading spaces shall not be counted as off-street parking spaces in computation of required off-street parking spaces. Parking spaces located in buildings used for repair garages or car washes, and spaces in drive-through lanes shall not be counted as meeting the required parking.

E. PARKING BASED ON OCCUPANTS
   Except as provided for in this section, when the standards use the number of occupants as a unit of measurement, all calculations shall be based on the occupant load as determined by the city’s adopted Building and Fire Codes.

F. PARKING BASED ON SEATING
   When the standards use seating as a unit of measurement, all calculations shall be based on the occupant load of the areas used for seating as determined by the city’s adopted Building and Fire Codes.

G. PARKING FOR UNLISTED USES
Parking requirements for uses not specifically listed in Table 5.5-1, *Off-Street Parking Schedule A*, shall be determined by the Administrator based on the requirements for the closest comparable use, as well as on the particular parking demand and trip generation characteristics of the proposed use. The Administrator may alternately require the submittal of a parking demand analysis that justifies estimates of parking demand based on the recommendations of the Institute of Transportation Engineers, and includes relevant data collected from uses or combinations of uses that are the same or comparable to the proposed use in terms of density, scale, bulk, area, type of activity, and location.

H. SPECIAL PARKING REQUIREMENTS IN CERTAIN ZONING DISTRICTS

1. Mixed Use Districts
   a. In the Mixed Use District, the total requirement for off-street parking facilities shall be the sum of the requirements for the various uses computed separately.
   b. The total number of required parking spaces in a Mixed Use District may be reduced by the Administrator if the applicant prepares a parking demand study that demonstrates a reduction is appropriate based on the expected parking needs of the development, internal trip capture, and similar factors. The parking demand study shall be prepared in a form and manner prescribed by the Administrator.
   c. Surface parking lots, off-street parking spaces, and associated driving aisles shall not be permitted between the building and pedestrian-oriented streets. However, the Administrator may approve an off-street area for passenger drop-off or pick-up activity such as porte-cochères.

2. Old Town District
   a. Given the mixed use and redevelopment goals of the Old Town District in addition to the focus on walkability, Table 5.5-3 shall establish the parking schedule for all uses in the Old Town District.
Table 5.5-3 Old Town Parking Schedule

<table>
<thead>
<tr>
<th>Old Town Sub-District</th>
<th>Old Town Core</th>
<th>Old Town Transition</th>
<th>Additional Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>Min. Off-Street Parking Requirement</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>All Non-Residential uses and ground floor Commercial Ready spaces</td>
<td>1 space per 500 sq.ft. of building area (the first 2,000 sf of a building shall be exempt from any parking requirement)</td>
<td>1 space per 400 sq.ft. of building area</td>
<td>1. Off-site parking may be provided per Section 5.5.7. Alternative Parking Plan.</td>
</tr>
<tr>
<td></td>
<td>0.5 spaces per each dwelling unit</td>
<td>1.0 space per each dwelling unit</td>
<td>2. Landscaping within surface parking lots shall meet standards in Section 5.2 of this Ordinance.</td>
</tr>
<tr>
<td>Residential uses</td>
<td></td>
<td></td>
<td>3. A shared parking plan or alternative parking plan may be approved by the Administrator as an Alternative Parking Plan</td>
</tr>
<tr>
<td>Lodging uses (hotels and motels)</td>
<td>0.5 spaces per guest room; all other areas shall be parked at the non-residential rate above</td>
<td>0.75 spaces per guest room; all other areas shall be parked at the non-residential rate above</td>
<td>4. On-street parking located along any public street shall not count towards the required off street parking</td>
</tr>
</tbody>
</table>

5.5.5 ACCESSIBLE PARKING

In addition to the required off-street parking identified in Section 5.5.3, *Off-Street Parking Standards*, accessible parking shall be provided for multi-family and all non-residential uses in accordance with the Americans with Disabilities Act and the Texas Accessibility Standards.

5.5.6 DRIVE-THROUGH VEHICLE STACKING

The following standards shall apply to businesses that contain a drive-through establishment, regardless if the drive-through is part of another use (e.g., restaurant or financial institution) or if it is a stand-alone use (e.g., automatic teller machine).

A. LOCATION OF STACKING LANES AND USE OF ORDERING DEVICES

1. Stacking lanes shall not be located between the building and the primary street rights-of-way nor shall they be located adjacent to any single-family residentially zoned property.

2. Ordering devices or menu boards such as audible electronic devices with loudspeakers, automobile service order devices, and similar instruments shall not be audible beyond the property line of the site.

3. No service shall be rendered, deliveries made, or sales conducted within the required front yard or corner side yard; customers served in vehicles shall be parked to the sides and/or rear of the principal building.

4. All drive-through areas, including but not limited to menu boards, stacking lanes, trash receptacles, loudspeakers, drive up windows, and other objects associated with the drive-through area shall be located in the side or rear yard of a property to the maximum extent feasible, and shall not cross, interfere with, or impede any public right-of-way.

B. STACKING SPACE AND LANE REQUIREMENTS: The number of required stacking spaces shall be as provided for in Table 5.5-4, *Stacking Space Requirements*.
C. DESIGN AND DIMENSIONS: Stacking lanes shall be provided for any use having a drive-through establishment and shall comply with the following standards:

1. Drive-through aisles must be physically separated from parking and circulation areas with a five-foot wide landscaped median or island, and:
   a. Cannot interfere with the on-site parking and circulation for other vehicles on the site;
   b. Cannot interfere with on-site parking; and
   c. Cannot result in traffic queuing into a drive aisle, adjacent property or street.
2. Drive-through stacking lanes shall have a minimum width of ten feet.
3. Drive-through by-pass lane shall be provided.

<table>
<thead>
<tr>
<th>TABLE 5.5-4: Stacking Space Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Activity</td>
</tr>
<tr>
<td>------------------------------------------</td>
</tr>
<tr>
<td>Bank, Financial Institution, or Automated Teller Machine (ATM)</td>
</tr>
<tr>
<td>Restaurant</td>
</tr>
<tr>
<td>Full Service or Automated Vehicle Washing Establishment</td>
</tr>
<tr>
<td>Fuel or Gasoline Pump Island</td>
</tr>
<tr>
<td>Other uses with drive-through windows (pharmacy, dry cleaners, etc.)</td>
</tr>
</tbody>
</table>

5.5.7 ALTERNATIVE PARKING PLAN

The Administrator may approve alternatives to providing the number of off-street parking spaces required by Section 5.5.3, Off-Street Parking Standards, in accordance with the following standards.

A. OFF-PREMISE PARKING

The Administrator may permit an off-premise parking facility to accommodate either required or additional parking subject to the following conditions:

1. The off-premise parking facility shall be located within 400 feet from an entrance, as measured along the shortest practical walking route, to the structure for which it will be used.
2. Off-premise parking should be connected to the use by a sidewalk or paved walkway.
3. Residential parking or accessible parking may not be provided in off-premise facilities.
4. Off-premise parking shall have the same or more intensive zoning classification as the primary use served.
B. SHARED PARKING

The Administrator may approve shared parking facilities for developments or uses with different operating hours or different peak business periods if the shared parking complies with all of the following standards:

1. Location: Shared parking spaces shall be located within 400 feet of a public entrance to the uses served unless remote parking shuttle bus service is provided.
2. Zoning Classification: Shared parking areas for non-residential uses shall not be located on residentially zoned property including multi-family residential property.
3. Shared Parking Analysis: Where shared parking is contemplated, the applicant may be required to include parking accumulation analyses as a part of the request for approval. The analysis shall include the parking demand for each hour over a 12- to 24-hour period for a typical high volume day. This will determine the minimum number of spaces that shall be provided. Based on the analysis submitted, if the maximum number of vehicles accumulated during a peak hour or hours for all overlapping uses exceeds the number of spaces that are required to be provided, shared parking shall be limited. A prorated number of shared parking spaces may be permitted based on the justification information of the analysis.
4. Agreement for Shared Parking: A shared parking plan will be enforced through a written agreement among all owners of record. An attested copy of the agreement between the owners of record shall be submitted to the Administrator for review and approval. The applicant shall record the agreement prior to the issuance of a building permit or certificate of occupancy for any use to be served by the shared parking. A shared parking agreement may be terminated if all required off-street parking spaces are to be provided in accordance with the requirements of Section 5.5.3, Off-Street Parking Standards.
5. Shared parking agreements that existed prior to the adoption of this Ordinance shall continue in force.
6. Amendments to pre-existing agreements shall be made pursuant to the terms of this Section and shall be done by written agreement.

C. PUBLIC PARKING

1. Credit for Nearby Public Parking: Spaces available in public parking areas located within 400 feet of the subject use may be counted toward the total amount of required off-street parking if the Administrator determines that the spaces are reasonably available for the use.

D. ADDITIONAL REDUCTIONS IN PARKING

The Administrator may allow an additional reduction in the required number of parking spaces (less than what is determined using the adjusted off-street parking calculation). A parking demand analysis, prepared in accordance with the Administrator’s guidelines by a qualified parking or traffic consultant, substantiating the basis for granting a reduced number of spaces is required.
5.5.8 PARKING FACILITY LOCATION AND DESIGN

A. PARKING SPACE DIMENSIONS

1. No parking space shall be less than 18 feet in length and nine feet in width, except as provided below.

2. Parking spaces may be reduced in length when a tire-stop curb is installed 16 feet from the maneuvering lane and a clear space of two feet is provided for a vehicle to overhang. The overhang is not permitted over public property, sidewalks, a landscaped area, or a setback in which parking is not permitted. Such reduction is permitted only when the width of the maneuvering lane is maintained at 26 feet.

3. A maximum of 20 percent of the required parking spaces may be designed and reserved for compact cars. Compact car parking spaces will be a minimum of eight feet by 16 feet and shall be clearly identified with either a sign or pavement marking limiting the spaces to compact cars.

4. The minimum two-way parking aisle width is 24 feet unless designated as a fire lane in which case the standard for a fire lane shall supersede.

B. DESIGN OF PARKING SPACES: The following shall apply in all zoning districts:

1. Parking Prohibited in Rights-of-Way and Drive Lanes:
   a. No off-street parking facility shall be located, in whole or in part, in a public street or sidewalk, parkway, alley, or other public right-of-way.
   b. No off-street parking or loading space shall be located, either in whole or in part, within any fire lane required by ordinance of the City or within aisles, driveways, or maneuvering areas necessary to provide reasonable access to any parking space.

2. All parking areas, drive aisles, and fire lanes shall be of concrete paving unless alternative paving materials are approved as part of a site plan.

C. PARKING AREA LOCATION AND LAYOUT IN NON-RESIDENTIAL DISTRICTS

The following shall apply in the non-residential zoning districts except in the MU and Old Town Districts.

1. Parking Location: Sites shall be designed with buildings closer to the street with parking located to the side and rear of the site to avoid views of large, paved parking areas from public rights-of-way. However, the Administrator may adjust this requirement based on the prevailing development patterns or future vision for the area in order to be consistent with the established pattern of development along the street or creating a better context for the future of the area.

2. Parking Area Layout: Surface parking areas shall be divided into sub-areas, each accommodating no more than 200 vehicles. Each parking sub-area shall be separated by a minimum 20-foot wide landscaped island, which shall include pedestrian walkways and shade features such as trees or arbors. This technique shall be used to minimize the view of a “sea of parking” between the building and the principal street and to require that the majority of off-street parking be located to the side or rear of the buildings served. Surface parking lots shall comply with the requirements in Section 5.2.4.B, Parking Lot Landscaping and Screening.
3. Circulation Area Design: Circulation areas shall be designed to facilitate the safe movement of vehicles without posing a danger to pedestrians or impeding the function of the parking area. Parking lots shall maintain safe circulation patterns and access to public streets.

4. Parking Area Location and Design in the MU and Old Town Districts: Shall not be located between the principal building and any Pedestrian Priority Street.

5.5.9 MINIMUM OFF-STREET LOADING STANDARDS

A. Off-street facilities shall be provided and maintained for receiving and loading of merchandise, supplies, and materials within a building or on the premises.

B. Required off-street loading facilities may be adjacent to an existing public alley or private service drive, or may consist of a berth within a structure.

C. No portion of a loading facility may extend into a public right-of-way or into an off-street parking facility.

D. The off-street loading spaces or truck berths shall provide maneuvering areas on site to prevent any blockage of public right-of-way.

E. Off-street loading spaces shall be screened in compliance with the provisions of Section 5.3.1, Screening of Service, Loading, and Storage Areas.
5.6 Residential Design Standards

5.6.1 PURPOSE

The standards of this section are intended to:

A. Promote high-quality residential developments that are distinctive, have character, and relate and connect to established neighborhoods;
B. Provide variety and visual interest in the exterior design of residential buildings;
C. Create new neighborhoods that age gracefully and add long term value to the City;
D. Enhance the residential streetscape and diminish the prominence of garages and parking areas; and
E. Protect property values.

5.6.2 SINGLE-FAMILY RESIDENTIAL BUILDING DESIGN STANDARDS

A. APPLICABILITY

1. This section shall apply to all single-family detached dwellings in the Old Town District subject to applicability criteria in Section 5.8.2.B
2. This section shall apply to all new single-family residential development in all other zoning districts with the following exceptions:
   a. Planned Development and Mixed Use districts that have specific design standards and are approved after the adoption date of this Ordinance, and
   b. Any lot platted prior to the adoption of this Ordinance.

B. Façade Design: Façades must be articulated by using color, arrangement, or change in materials to emphasize the façade elements. Exterior wall planes may be varied in height, depth or direction. Design elements and detailing, including the presence of windows and window treatments (for walls that face the public right-of-way), trim detailing, and exterior wall materials, must be continued completely around the structure. Doors and windows must be detailed to add visual interest to the façade.

C. Garage Design

1. All lots less than 40’ in width shall provide garages along alleys.
2. All street facing garages shall be articulated single garage doors. The garage width as a proportion of the front façade shall be no more than 50%.

![Image illustrating appropriate garage design for residential buildings.](image)

3. The following graphics indicate the accepted location and placement of garages (attached or detached).

![Image illustrating appropriate garage location on residential lots.](image)

D. Building Entrances:

1. All buildings shall have at least one primary entry door oriented towards the primary street. The main entry to the home shall be visible from the street.

2. Provide a prominent entry feature (either projected or recessed) that reflects the home’s architectural style. Common projected entries are porches and stoops.

E. Building Materials:

1. Approved Façade Materials: Each residential building facade shall contain a minimum of 65 percent (surface area excluding doors and windows) masonry (natural stone, brick, or 3-step stucco).

2. When using a mix of primary façade materials, a maximum of 2 primary materials shall be permitted on any facade. An even split of materials (i.e., 50/50) on the facades shall not be permitted. One material shall be at least 2/3rds of the façade.
3. Roof Materials: May be shingles (slate, metal, or asphalt), standing seam metal, or tiles (clay or concrete).

5.6.3 MULTI-FAMILY RESIDENTIAL BUILDING DESIGN STANDARDS

A. Applicability:

1. This section shall apply to all single-family attached and multi-family dwellings in the Old Town District subject to applicability criteria in Section 5.8.2.B.

2. This section shall apply to all new multi-family residential buildings in all other zoning districts with the following exceptions:
   a. Planned Development and Mixed Use districts that have specific design standards and are approved after the adoption date of this Ordinance, and
   b. Any lot platted prior to the adoption of this Ordinance.

B. Site Design and Building Orientation

1. Site Access
   a. New multi-family developments with 100 or more units shall have primary access from an arterial street and shall comply with the following standards:
      i. A minimum of one secondary point of ingress/egress into a multi-family development may be required for public safety access as determined by the Fire Department.
      ii. No primary vehicular access from a multi-family development shall be provided on a local street serving existing single-family detached development; however, secondary vehicle access may be provided onto local streets.
   b. New multi-family development with fewer than 100 units may take primary access from a collector street, if approved by the Fire Department.

2. Entry feature design: The following landscaping standards shall apply to the primary entrance:
   a. The main site entry for multi-family developments shall be treated with special landscape elements that will provide an individual identity to the project.
   b. Site entry and access drives for multi-family development shall include at least three (3) of the following:
      i. a minimum 5-foot wide and 50 foot long landscaped median;
      ii. textured paving, interlocking pavers, or other decorative pavement;
      iii. gateway elements such as lighting, bollards, entry fences, or monuments;
      iv. a roundabout containing landscaping, water feature, or artwork; or
      v. other improvements as approved by the Administrator.

3. Building Orientation and Common Open Space
   a. Building Orientation:
      i. Buildings must be oriented towards either the perimeter streets, or an internal drive (i.e. private street) or open space amenity (excludes required yards) that recreates a traditional grid, rather than orientation only to internal parking lots.
ii Garlic entries, carports, parking areas, and parking structures shall be internalized in building groupings or oriented away from the street frontages.

b. Common Open Space:
   i Shall be a minimum of 10% of the gross site area and shall meet standards in Section 5.4 of this Ordinance.
   ii Large open space should be the fundamental organizing element of the site. Common open space should be well defined by buildings and streets. Buildings should be oriented in such a way as to create courtyards and open space areas.
   iii Large existing trees and other natural features should be integrated into the site.
   iv Common open space should be centralized and directly accessible to a majority of the surrounding units. Where possible, it shall be linked by a minimum 5’ sidewalk to adjacent parks, paths, and open space areas.
   v The open space shall be useable areas and no more than 25% of the open space shall be riparian areas or slopes exceeding 3:1.

C. Site Amenities Required: In conjunction with the common open space requirements, all multifamily projects shall provide two or more site amenities listed below for the residents. Amenities shall be centrally located for a majority of the residents, and may be located within the common open space areas.

1. Swimming pool.
2. Sports courts, such as tennis, basketball, or volleyball.
3. Natural open space area with accessible and connected benches.
5. Fountains, art, or sculpture.
6. Playgrounds
7. Other comparable amenity as approved by the Administrator.

D. Building Design:

1. Four-sided architecture: All sides of a multi-family building shall display a comparable level of quality and architectural detailing as on the front elevation.
2. Articulation:
   a. Maximum length of any multi-family residential building shall be 200 feet.
   b. No more than 6 townhomes may be attached in any single block.
   c. Each elevation greater than 30 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 10 percent of the length of the façade, and extending at least 20 percent of the length of the façade.
   d. The elevations of all multi-family buildings shall be articulated through the incorporation of at least five or more of the following:
      i Balconies, a minimum of 25 square feet in area;
ii Bay or box windows;
iii Porches or covered entries;
iv Dormers;
v Awnings or canopies;
vi Structural offsets a minimum of four feet from the principal plane of the facade;
vii Accent materials such as brick, stone, or stucco with banding highlights;
viii Ornamental or decorative window grills and shutters;
ix Vertical elements such as towers or building end-caps that demarcate building modules; or
x Other comparable feature as approved by the Administrator.

3. Building Entrances:
   a. Building entries next to a public street, private drive or parking area must be pedestrian-scaled, providing an expression of human activity or use in relation to building size. Doors, windows, entranceways, and other features such as corners, setbacks, and offsets can be used to create pedestrian scale.
   b. Upper floor residential units shall be accessed via internal corridors and external common balconies on perimeter walls providing access to units are prohibited.

4. Windows:
   a. All walls and elevations on all floors of multiple household buildings must have windows, except when necessary to assure privacy for adjacent property owners as determined by the Administrator.
   b. Windows should be located to maximize the possibility of occupant surveillance of entryways and common areas.

5. Roof Design:
   a. On buildings with pitched roofs, the minimum roof pitch is 6:12.
   b. On buildings where flat roofs are the predominant roof type, parapet walls must vary in height and/or shape once every 50 ft. along a wall.
   c. Changing roof forms or towers must be designed to correspond and denote building elements and functions such as entrances and stairwells.

E. Building Materials:
   1. A minimum of 80% of all exterior surfaces (excluding doors and windows) shall be finished with the following materials: Masonry (natural stone or brick), cultured or cast stone or split faced architectural block (CMU) in natural colors made to look like stone.
   2. Fiber cement siding (hardie plank) may be used on upper floor facades only.
   3. Stucco, concrete block, architectural metal, etc., may be used as secondary exterior materials.
   4. In no case shall a building have more than three building materials on any façade (primary and secondary materials only and excludes any trim details, moldings, or decorations)
F. Roof Materials:
   1. Roof materials must be high quality, durable and consistent with the architectural style established for the overall development.
   2. Acceptable roof materials include asphalt shingles, metal shingles, composite or synthetic shingles, standing-seam metal, or tile roofs.
5.7 Non-Residential Design Standards

5.7.1 PURPOSE

The intent of this section is to establish design and development standards that foster high-quality, attractive, and enduring non-residential development. The standards are intended to:

A. Protect and enhance the character and quality of retail, office, and industrial areas in Haslet;
B. Protect and enhance the long-term market value of property within Haslet;
C. Enhance the human and pedestrian scale of retail and office developments and ensure compatibility between residential neighborhoods and adjacent commercial uses;
D. Mitigate negative visual impacts arising from the scale, bulk, and mass of large commercial and industrial buildings and centers;
E. Promote building designs and construction practices that are enduring and adaptable to multiple uses for extended building lifecycles;
F. Establish a sense of place for the commercial areas in Haslet; and
G. Balance the community’s economic and aesthetic concerns.

5.7.2 APPLICABILITY

A. The general applicability standards in Section 5.1, Applicability of this Article, shall apply to this section.
B. These non-residential design standards shall apply to the following:
   1. All new non-residential buildings and building expansions per Table 5.1-1 in all zoning districts except:
      a. Old Town District (Standards in Section 5.8 shall apply)
      b. Planned Development and Mixed Use Districts that have alternative building design standards adopted as part of any development specific Ordinance.

5.7.3 SITE DESIGN AND BUILDING ORGANIZATION

A. PURPOSE: Site design standards address a development’s relationship to its surrounding natural features, street network, and land uses. They also address the relationship between key elements within the site. Careful site design is critical to the success of non-residential projects, and the standards of this Section should be considered at the outset, and throughout, the design process. The standards of this Section are intended to:
   1. Ensure development is sensitive to the physical characteristics of the site;
   2. Ensure building scale, orientation, and design relates to the surrounding uses and streets, and creates a cohesive visual identity and an attractive street scene, especially Commercial areas;
   3. Ensure site design for efficient pedestrian and vehicular circulation patterns, and create a high-quality pedestrian environment where appropriate;
   4. Promote design environments built to human scale where appropriate; and
5. Ensure delivery, trash, and loading facilities are located so as to be visually appealing and not impede regular vehicular and pedestrian circulation and access routes.

B. BUILDING ORGANIZATION AND ORIENTATION:

1. Individual Buildings
   a. Development composed of one or two buildings shall be oriented so that the front façade faces the primary street. On corner lots, the building(s) shall face the higher street designation per the City’s adopted Thoroughfare Plan unless adjoining development provides a context for street frontage along the lower designation street as determined by the Administrator.
   b. In cases where the longer side of a building is perpendicular to the primary street, the portion of the building facing the primary street shall be designed as a building front with entrances, signage, and transparent windows.

2. Multiple Buildings: Development composed of three or more buildings shall be configured to:
   a. Break up the site into a series of smaller internal “blocks” defined by on-site driveways, private streets, vehicle access ways, pedestrian walkways, or other circulation routes;
   b. Buildings should frame internal streets and parking should be located in the middle of the block;
   c. Large parking areas should be broken up into smaller parking areas defined by internal landscaped drives designed as “quasi” streets;

3. Building Entry Design:
   a. All buildings shall have their primary entrance directly off the street or through a recessed area, courtyard, or plaza located adjacent to the street.
   b. The primary entryway shall be readily apparent as a prominent architectural component from the street, thus creating a focal point. However, non-residential buildings with multiple tenants on the ground floor or multiple primary entrances shall have all entrances treated architecturally.
c. Primary building entrances are to be defined and articulated with architectural elements such as pediments, columns, porticos, porches, and overhangs.

C. HEIGHT TRANSITIONS: Transitions between non-residential buildings and adjoining residential neighborhoods shall be provided by using a combination of the following techniques:

1. Concentrating the tallest buildings at the center of the site or along primary street frontages; or
2. Stepping down the height of buildings along any shared residential lot line or street frontage to the average height of the adjacent residential structures.

5.7.4 BUILDING AND FACADE DESIGN

A. PURPOSE: Building design directly influences the character and function of non-residential development. The standards of this Section are intended to:

1. Ensure that multiple building or phased commercial developments use compatible schemes of materials, colors, and architectural styles to ensure consistency. This includes accessory structures such as freestanding canopies, accessory and maintenance buildings, and dumpster enclosures;
2. Ensuring that individual buildings have a single definitive, consistent style. Mixing of various architectural styles on the same building is discouraged;
3. Ensure that buildings are designed to a human scale; and
4. Encourage adaptable development by designing buildings to be adaptable for multiple uses over time based on changing market demand.

B. 3-SIDED ARCHITECTURE: At least three sides of each building (except any rear or service facades) shall be architecturally finished with comparable levels of materials and detailing (e.g., tiles, moldings, cornices, wainscoting, etc.). Blank walls void of architectural details or other variation are prohibited.

C. BUILDING FORM AND MASS: A single, large, dominant building mass shall be avoided in new commercial buildings and redevelopment projects under this Ordinance. Changes in mass shall be related to entrances, tenant spaces, the integral structure and/or the interior space organization and activities, and not just for cosmetic effect.

D. EXTERIOR WALLS: All exterior walls (with the exception of rear/service facades) shall be designed with a base and top.

1. Base: Façades and walls shall have a recognizable base with (but not limited to):
   a. thicker walls, ledges or sills;
   b. integrally textured materials such as stone or other masonry; or
   c. Storefront windows and displays.

2. Top: Facades and walls shall also have a recognizable top with (but not limited to):
   a. cornice treatments, other than colored stripes or bands alone, with integrally textured materials such as stone or other masonry or differently colored materials;
   b. sloping roof with overhangs and brackets; or
c. stepped parapets.

E. BUILDING ARTICULATION: Buildings shall be designed to reduce apparent mass by dividing facades into a series of smaller components. No individual component shall have a length of more than 60 feet. Components shall be distinguished from one another through two or more of the following:

1. Variations in roof form or variations in roof height or parapet of two feet or more;
2. Changes in wall plane of 10 feet or less in width for 24 inches of more in depth;
3. Variations in the arrangement and recessing of doors and windows;
4. Recognizable changes in texture or material; or
5. Decorative columns.

F. WINDOWS AND TRANSPARENCY:

1. At ground level, buildings shall have a high level of transparency. Façades and walls that face the street, pedestrian walkways, plazas and parking areas (excluding the building rear or side) must have transparent windows (visual transmittance of 0.6 or above) for at least 40% of the façade between 2 ft. and 7 ft. above the grade.
2. Side facades (non-street fronting) must have transparent windows (visual transmittance of 0.6 or above) for at least 20% of the façade between 2 ft. and 7 ft. above the grade.
3. Where the internal arrangement of a building makes it impossible to provide transparency along a portion of a wall as determined by the Administrator, a combination of changing color or texture to imitate the rhythm of windows or storefront displays may substitute for 50% of required transparent areas, except when fronting plaza or sidewalk café areas.

G. ROOF FORMS: Variations in rooflines shall be used to add interest and reduce the scale of large buildings. Roof features shall correspond to and denote building elements and functions such as entrances, arcades, canopies, etc. They shall also complement the character of the overall development.

1. Flat Roofs: Flat roofs shall include parapets that adhere to articulation requirements for the main face of the structure. The average height of the parapet shall not exceed 15 percent of the height of the supporting wall, unless rooftop equipment cannot be sufficiently screened. A three-dimensional cornice treatment is encouraged for parapets. Parapets shall look complete from all sides if visible at any distance from the ground. Parapets shall be constructed of the same material as the primary façade.
2. Sloped Roofs: Pitched roofs shall have a minimum pitch of 4:12 for all structures. This requirement excludes roofs for entries and dormers. Any overhanging eaves shall extend at least 2.5 feet past the supporting walls.

H. DESIGN OF GAS PUMPS AND CANOPIES

1. There shall be at least 20 ft. for one vehicle stacked behind the vehicle at the far end of a row of gas pumps, and room for other vehicles to bypass stacked vehicles at fueling areas.
2. Canopies shall include design elements found on the main building, including color, materials and roof pitch.
3. Canopy support poles shall include decorative corbels consistent with the overall architectural theme of the site, or pole covers at least 18 in. wide with a similar surface material and architectural treatments as the dominant material on the main structure.
4. Canopy fascias must be the same color as the dominant color of the main building. Striping and banding on canopies is prohibited.

5.7.5 BUILDING MATERIALS
A. EXTERIOR WALLS:
   1. All exterior walls, including parking structures, garages, and accessory structures shall be finished with 80 percent of an approved material. A maximum of 20 percent of each elevation may include accent materials not listed on the approved material list but may be approved by the Administrator.
   2. No single building material shall cover more than 70 percent of any street fronting building façade.
   3. The approved material coverage calculation shall not include doors, windows, chimneys, dormers, window boxes, or bay windows that do not extend to the foundation.
B. APPROVED MATERIALS: shall be defined as:
   1. Native stone, brick, or tile laid up unit by unit and set in mortar;
   2. Stucco (exterior portland cement plaster with three coats over metal lath or wire fabric lath);
   3. Cultured stone or cast stone;
   4. Architecturally finished block (i.e. burnished block, split faced concrete masonry units, or architecturally finished tilt wall that is made to look like masonry); and
   5. Architecturally finished pre-cast wall that is profiled, sculptured, or provides three dimensional interest similar to masonry.
C. REAR FACADES: Rear facades that are not adjacent to residential uses or visible from any public street may be constructed with tilt wall concrete, concrete block, or aggregate concrete in addition to the materials permitted in this subsection.
D. ROOF MATERIALS: Sloped or pitched roofs shall be constructed of asphalt shingles, synthetic shingles, metal shingles, standing seam metal, or tile. Flat roofs may be constructed of any industry-standard material as approved by the Administrator, unless prohibited by this section.
E. PROHIBITED MATERIALS: The following materials are prohibited as exterior cladding or roofing materials:
   1. Aluminum siding or cladding (with the exception of Architectural metal which is allowed as an accent material),
   2. Galvanized steel or other bright metal (with the exception of Architectural metal which is allowed as an accent material),
3. Wood or plastic (vinyl) siding,
4. Cementitious fiberboard (may only be allowed on upper floors of buildings with residential or lodging uses),
5. Unfinished or smooth concrete block/masonry units or concrete wall,
6. Exposed aggregate,
7. Reflective, mirrored, or opaque glass, and
8. Wood shingles, corrugated metal, tar paper, and brightly colored asphalt shingle roof materials are prohibited on all roof types.

F. FACADE COLOR: Facade colors shall be low reflectance, subtle, neutral, or earth tone colors. The use of metallic colors, black, or fluorescent colors is prohibited.

5.7.6 SHADE REQUIREMENTS

A. All development shall provide shaded internal pedestrian walkways along at least 50 percent of all building facades with storefront entrances.

B. Buildings should be oriented to minimize direct solar exposure on the primary building façade and areas of high pedestrian activity.

C. Shade may be provided through any or a combination of the following:
   1. Arcades, canopies, or galleries;
   2. Canopy trees;
   3. Trellises or pergolas; or
   4. Any other shading device as approved by the Administrator.
5.8 Old Town Building Design Standards

5.8.1 PURPOSE

Old Town Haslet has a small town historic character that should be preserved by the rehabilitation of existing significant buildings. In addition, new and infill construction in the district shall reflect the character of the district.

The key design principles establish essential goals for development in the Old Town to ensure the preservation, sustainability, and visual quality of this unique environment. Buildings shall be located and designed so that they provide visual interest and create enjoyable, human-scaled spaces. The key design principles are:

A. New buildings/building facades shall utilize building elements and details to achieve compatibility with existing buildings in Old Town.
B. Compatibility is not meant to be achieved through uniformity, but through the use of variations in building elements to achieve individual building identity.
C. Existing homes should be encouraged to be redeveloped to accommodate commercial uses as the market for commercial uses in Old Town evolves.
D. Building facades must include appropriate architectural details and ornament to create variety and interest.
E. Buildings shall be built to, or close to, the sidewalk to define and enhance the pedestrian environment.
F. Open space(s) and plaza with an urban quality shall be incorporated to provide usable public areas integral to the downtown environment.

5.8.2 APPLICABILITY

A. This section shall apply to all new development and redevelopment based on the building type in the Old Town Core and Old Town Transition sub-districts.
B. Existing Single Family Residential Buildings: The standards in Section 5.6.2 shall apply to any exterior remodel or additions to existing single-family residential buildings only to the extent practicable and feasible. In applying the standards in this section, the Administrator, Planning and Zoning Commission, and City Council shall base any modifications to the standards in this section through the site plan application process on:
   1. Whether the exterior remodel is proposed to meet the intent of the Old Town design standards;
   2. Whether the existing single family use being expanded or remodeled does not preclude its conversion to commercial or mixed use in the future;
   3. The proposed remodel does not exacerbate any existing design nonconformity of the street facing facades of the building; and
   4. Other factors including the financial feasibility of meeting the design standards relative to the remaining life of the building.

5.8.3 BUILDING TYPES ESTABLISHED
Building design standards shall be based on the following building types:

A. Commercial, Mixed Use, and Live-Work Buildings: shall include all development that incorporates commercial uses on any floor of a building and residential uses on the upper floors of a building only.

B. Residential Buildings: shall include single-family detached dwellings, single-family attached dwellings, and multi-family dwellings.

5.8.4 COMMERCIAL, LIVE-WORK, AND MIXED USE BUILDING STANDARDS

A. SITE DESIGN AND BUILDING ORGANIZATION

1. BUILDING ORGANIZATION AND ORIENTATION:
   a. Buildings shall be oriented toward Gammill, Main, or Hurley Streets as the primary street with the primary entrance located on that street. If a lot has no frontage on any of these streets, then it shall front FM 156 or any other street. All primary entrances shall be oriented to the public sidewalk along the primary street for ease of pedestrian access.
   b. At key intersections buildings located on corner lots shall utilize variations in building massing to emphasize street intersections as points of interest in the district. Maximum building heights shall be permitted to exceed by 25% for approximately 20% of the building frontage along each street façade.

   Image illustrating the corner height exception

2. Building Entry Design:
   a. All buildings shall have their primary entrance directly off the street or through a recessed area, courtyard, or plaza located adjacent to the street.
   b. The primary entryway shall be readily apparent as a prominent architectural component from the street, thus creating a focal point. However, commercial
and mixed use buildings with multiple tenants on the ground floor or multiple primary entrances shall have all entrances treated architecturally.

c. Primary building entrances are to be defined and articulated with architectural elements such as pediments, columns, porticos, porches, and overhangs.

B. BUILDING AND FACADE DESIGN

1. Pedestrian-Friendly Building Massing and Scale:
   a. A building’s massing shall serve to define entry points and help orient pedestrians.
   b. Buildings and/or facades shall emphasize and frame or terminate important vistas.
   c. Buildings in the OT Core Zone, to the extent practicable, shall maintain a 25’ – 35’ building facade widths or multiples thereof.
   d. Variations in the rhythms within individual building facades shall be achieved within any block of building facades with architectural elements such as bays, columns, doors, windows, etc.
   e. Breaks in the predominant rhythm may also be used to reinforce changes in massing and important elements such as building entrances, terminated vistas, or corner sites.

2. Architectural Elements and Storefronts:
   a. Mixed use buildings shall be designed for ground floor storefronts with tri-partite architecture so that they have a distinct base, middle, and top.

   ![Figure showing desired architectural elements in Mixed Use Buildings]

   **Figures showing desired architectural elements in Mixed Use Buildings**

   b. An expression line or equivalent architectural element shall delineate divisions between floors of all buildings, and a cornice shall delineate the tops of facades that do not utilize a pitched roof. For retail storefronts, a transom, display window area and bulkhead at the base shall be utilized.
c. Infill buildings shall maintain the alignment of horizontal elements along the block.

d. Building entrances may be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades, and others as appropriate. All building elements should be compatible with the architectural style, materials, colors, and details of the building as a whole. Entrances to upper level uses may be defined and integrated into the design of the overall building facade.

C. ROOF FORMS:

1. Variations in rooflines shall be used to add interest and reduce the scale of large buildings. Roof features shall correspond to and denote building elements and functions such as entrances, arcades, canopies, etc. They shall also complement the character of the overall development.

2. Flat Roofs: Flat roofs shall include parapets that adhere to articulation requirements for the main face of the structure. The average height of the parapet shall not exceed 15 percent of the height of the supporting wall, unless rooftop equipment cannot be sufficiently screened. A three-dimensional cornice treatment is encouraged for parapets. Parapets shall look complete from all sides if visible at any distance from the ground. Parapets shall be constructed of the same material as the primary façade.

3. Sloped Roofs: Pitched roofs shall have a minimum pitch of 1:3 (horizontal: vertical) for all structures. This requirement excludes roofs for entries and dormers. Any overhanging eaves shall extend at least 2.5 feet past the supporting walls.

D. WINDOWS AND TRANSPARENCY:

1. At ground level, buildings shall have a high level of transparency. Façades and walls that face the street, pedestrian walkways, plazas and parking areas (excluding the building rear or side) must have transparent windows (visual transmittance of 0.6 or above) for at least 40% of the façade between 2 ft. and 7 ft. above the grade.

2. Side facades (non-street fronting) must have transparent windows (visual transmittance of 0.6 or above) for at least 20% of the façade between 2 ft. and 7 ft. above the grade.

3. Where the internal arrangement of a building makes it impossible to provide transparency along a portion of a wall as determined by the Administrator, a combination of changing color or texture to imitate the rhythm of windows or storefront displays may substitute for 50% of required transparent areas, except when fronting plaza or sidewalk café areas.

E. BUILDING MATERIALS

1. EXTERIOR WALLS:
   a. All exterior walls, including parking structures, garages, and accessory structures shall be finished with 80 percent of an approved material. A maximum of 20 percent of each elevation may include accent materials not listed on the approved material list but may be approved by the Administrator.
   b. No single building material shall cover more than 70 percent of any street fronting building façade.
The approved material coverage calculation shall not include doors, windows, chimneys, dormers, window boxes, or bay windows that do not extend to the foundation.

2. APPROVED MATERIALS: shall be defined as:
   a. Native stone, brick, or tile laid up unit by unit and set in mortar;
   b. Stucco (exterior portland cement plaster with three coats over metal lath or wire fabric lath);
   c. Cultured stone or cast stone;
   d. Architecturally finished block (i.e. burnished block, split faced concrete masonry units, or architecturally finished tilt wall that is made to look like masonry); and
   e. Architecturally finished pre-cast wall that is profiled, sculptured, or provides three dimensional interest similar to masonry.

3. Rear Facades: Rear facades that are not adjacent to residential uses or visible from any public street may be constructed with tilt wall concrete, concrete block, or aggregate concrete in addition to the materials permitted in this subsection.

4. Roof Materials: Sloped or pitched roofs shall be constructed of asphalt, synthetic, or metal shingles, standing seam metal, or tile. Flat roofs may be constructed of any industry-standard material as approved by the Administrator, unless prohibited by this section.

5. Prohibited Materials: The following materials are prohibited as exterior cladding or roofing materials:
   a. Aluminum siding or cladding (with the exception of Architectural metal which is allowed as an accent material),
   b. Galvanized steel or other bright metal (with the exception of Architectural metal which is allowed as an accent material),
   c. Wood or plastic (vinyl) siding,
   d. Cementitious fiberboard (may only be allowed on upper floors of buildings with residential or lodging uses),
   e. Unfinished or smooth concrete block/masonry units or concrete wall,
   f. Exposed aggregate,
   g. Reflective, mirrored, or opaque glass, and
   h. Wood shingles, corrugated metal, tar paper, and brightly colored asphalt shingle roof materials are prohibited on all roof types.

6. Facade Color: Facade colors shall be low reflectance, subtle, neutral, or earth tone colors. The use of metallic colors, black, or fluorescent colors is prohibited.

F. SHADE REQUIREMENTS

1. All development shall provide shade over sidewalks along at least 50 percent of all building facades with storefront entrances.

2. Buildings should be oriented to minimize direct solar exposure on the primary building façade and areas of high pedestrian activity.

3. Shade may be provided through any or a combination of the following:
a. Arcades, canopies, or galleries;
b. Canopy trees;
c. Trellises or pergolas; or
d. Any other shading device as approved by the Administrator.

### 5.8.5 RESIDENTIAL BUILDING STANDARDS

A. All residential (single-family detached) buildings shall meet the design standards for Single-Family Residential Buildings in Section 5.6.2 subject to the applicability criteria in Section 5.8.2.B.

B. All single family attached and multifamily buildings shall meet the standards for Multi-Family Residential Buildings in Section 5.6.3.

### 5.9 Transportation and Connectivity

#### 5.9.1 PURPOSE

The purpose of this section is to support the creation of a highly connected transportation system within the city in order to provide choices for drivers, bicyclists, and pedestrians; increase effectiveness of local service delivery; promote walking and bicycling; connect neighborhoods to each other and to local destinations such as employment, schools, parks, and shopping centers; reduce emergency response times; mitigate the traffic impacts of new development; and free up arterial capacity to better serve regional long-distance travel needs. These standards attempt to avoid the creation of large, isolated tracts without routes for through traffic or pedestrian and bicycle connections.

#### 5.9.2 TRAFFIC IMPACT MITIGATION

The transportation system for new development shall be capable of supporting the proposed development in addition to the existing and future uses in the area. Evaluation of system capacity shall be undertaken through a Traffic Impact Analysis (TIA) unless waived by the City Engineer, a written Traffic Impact Analysis (TIA) meeting City criteria shall be required for all development proposals when trip generation for a development proposal is expected to exceed 2,000 trips per day or as otherwise determined by the City Engineer.

#### 5.9.3 STREETS AND VEHICULAR CIRCULATION

A. STREET STANDARDS

All streets shall meet the standards in Chapter 10, Exhibit A, Subdivision Ordinance, Section 3 or Section 4, as applicable.

B. STREET CONNECTIVITY

1. Purpose: Street and block patterns should include a clear hierarchy of well-connected streets that distribute traffic over multiple streets and avoids traffic congestion on principal routes. Within each development, the access and circulation system should accommodate the safe, efficient, and convenient
movement of vehicles, and pedestrians through the development, and provide ample opportunities for linking adjacent neighborhoods, properties, and land uses. Local neighborhood street systems are intended to provide multiple direct connections to and between local destinations such as parks, schools, and shopping. These connections should knit separate developments together, rather than forming barriers between them.

C. RESIDENTIAL STREETS

1. New developments shall provide street connections to adjacent developments, allowing access between developments for neighborhood traffic and to enhance pedestrian and bicycle connectivity as recommended in the Comprehensive Plan.

2. The use of cul-de-sac streets shall be limited within new developments to the greatest extent possible. The City Council shall have the authority to determine whether or not the use of cul-de-sacs in a development meets the intent of this section during consideration and approval of the Preliminary Plat.

3. Should topography or other constraints require the use of straight local streets that extend more than 600 feet without interruption, a traffic-calming device, or similar feature shall be used to slow traffic and break-up the “runway” appearance. In addition, traffic-calming devices may be required to address public safety concerns.

4. To the maximum extent practicable, streets shall be arranged to follow the natural contours of the site.

D. VEHICULAR ACCESS TO PUBLIC STREETS AND ADJACENT LAND

1. All development shall provide public or private street connections to all existing, adjacent public streets.

2. If there are no adjacent public streets, subdivisions and/or sites shall provide for connections along each boundary abutting adjacent vacant land for future connections spaced at intervals not to exceed 1,000 feet for arterials, 600 feet for other street types, or as otherwise approved.

3. When connections to surrounding streets are proposed or required by the City, public right-of-way or private access easement shall be dedicated and streets developed to existing paved rights-of-way. The Administrator may also require temporary turnarounds to be constructed for temporary cul-de-sacs between development phases.

E. DRIVEWAYS AND ACCESS

1. Every lot shall have access that is sufficient to afford a reasonable means of ingress and egress for emergency vehicles, as well as for those needing access to the property in its intended use.

2. Shared driveway access and/or joint/cross access easements shall be required between adjacent non-residential development sites as determined by the Administrator.

3. All driveways and access shall be designed in conformance with the City’s Standard Details available from the Engineering and Public Works Department.

4. Visibility at Intersections: On all lots or parcels of land on which a front setback is required, no obstruction that will obscure the view of motor vehicle drivers shall
be placed within the triangular area formed by the adjoining street property lines as specified in the City’s adopted infrastructure standards, except that trees may be permitted within said triangular area provided that those trees are placed in the street planter strip and the limbs are pruned to at least six feet above the grade level of the adjacent street.

5.9.4 PEDESTRIAN CIRCULATION

A. SIDEWALKS REQUIRED

Sidewalks shall be installed on both sides of all arterials, collector streets, and local streets, including loop streets and cul-de-sacs, and within and along the frontage of all new development or redevelopment per Table 5.1-1. This requirement shall not apply to local streets in districts in which the minimum lot size is one acre or greater or in steep-slope areas where sidewalks on one side of the street may be approved to reduce excessive slope disturbance, adverse impacts on natural resources, and potential soil erosion and drainage problems. Sidewalks shall be a minimum of five (5) feet in width unless a different standard is approved in a development specific ordinance or any adopted trail or sidewalk plan. Standards for construction of sidewalks shall be as specified in the City’s adopted infrastructure standards.

B. MULTI-FAMILY RESIDENTIAL AND MIXED USE PEDESTRIAN CONNECTIONS

All multi-family residential and mixed use developments shall provide an on-site system of pedestrian walkways that are maintained by the property owner. They shall be a minimum of six feet in width designed to provide direct access and connections to and between the following:

1. The primary entrance or entrances to each building;
2. Any sidewalks, walkways, or multi-use paths on adjacent properties that extend to the boundaries shared with the development;
3. Any parking areas intended to serve the development;
4. Any sidewalk system along the perimeter streets adjacent to the development;
5. Any adjacent residential neighborhoods (planned or existing) where opportunity exists; and
6. Any adjacent or on-site public park, trail system, open space area, greenway, school, or other public or civic use as applicable.

C. NON-RESIDENTIAL ON-SITE PEDESTRIAN CONNECTIONS

1. Applicability: This section shall apply to all commercial and mixed-use development in the NC, GC, OE, MU, OT and PD Districts unless development specific standards are approved as part of any PD or MU District ordinance.
2. All development shall provide a network of on-site pedestrian walkways with a minimum width of six feet to and between the following areas:
   a. Entrances to each commercial building on the site, including pad site buildings; and
b. Public sidewalks or walkways on adjacent properties that extend to the boundaries shared with the subject development.

3. On-site pedestrian walkways and crosswalks shall be identified to motorists and pedestrians using one or more of the following methods:
   a. Changing paving material, patterns, or paving color, but not including the painting of the paving material;
   b. Changing paving height;
   c. Decorative bollards;
   d. Raised median walkways with landscaped buffers; or
   e. Stamped or stained concrete.

4. Pedestrian circulation routes shall be emphasized with special design features that establish them as areas where pedestrians are physically separated from the flow of vehicular traffic and/or are protected from the weather per standards in Section 5.7.6, Shade Requirements. Techniques shall include at least one shade feature and one or more of the following:
   a. Pedestrian light features;
   b. Bollards;
   c. Seat walls or benches;
   d. Wayfinding signs;
   e. Water fountains; and
   f. Landscape planters.
CITY OF HASLET, TEXAS
ZONING ORDINANCE

Article VI – Nonconformities

6.1 Purpose and General Provisions

6.1.1 PURPOSE
This chapter governs uses, structures, lots, and other situations that came into existence legally prior to the effective date of this Ordinance or the effective date of future amendments to this Ordinance, but do not comply with or conform to one or more requirements of this Ordinance. All such situations are collectively referred to as “nonconformities”.

6.1.2 GENERAL POLICY
Nonconformities are deemed to be incompatible with permitted uses and structures in the applicable zoning district and are contrary to the stated purposes of this ordinance. With due regard for the property rights of the persons affected when considered in light of the public welfare and in view of protecting the use and enjoyment of adjacent conforming properties, it is the declared purpose of this section that nonconformities be eliminated and be required to conform to the regulations in this ordinance. Notwithstanding the above, such nonconformity may be continued, subject to the conditions and limitations set forth in this section.

6.1.3 CONTINUATION PERMITTED
Any nonconformity that legally exists on the adoption date of this Ordinance, or that becomes nonconforming upon the adoption of any amendments to this Ordinance may be continued in accordance with the provisions of this article.

6.1.4 DETERMINATION OF NONCONFORMITY STATUS
In all cases, the burden of establishing that any nonconformity is a legal nonconformity shall be solely upon the owner of such nonconformity.

6.1.5 REPAIRS AND MAINTENANCE
Incidental repairs and normal maintenance of nonconformities shall be permitted, per Section 6.4.3.

6.1.6 TENANCY AND OWNERSHIP
The status of a nonconformity is not affected by changes of tenancy, ownership, or management.
6.1.7 **EXCEPTION DUE TO VARIANCE OR MODIFICATION**

This article shall not apply to any development standard or feature that is the subject of a variance or modification granted by the Zoning Board of Adjustment (ZBA). Where a variance or modification has been granted for a development standard that does not otherwise conform to the requirements of this Ordinance, that development standard shall be deemed conforming.

6.1.8 **ENFORCEMENT OF REQUIREMENTS**

The City may withhold necessary permits, inspections, or other approvals to ensure compliance with this article.

6.1.9 **NONCONFORMITY DUE TO GOVERNMENTAL ACTION**

A use, lot, or structure conforming to City ordinances shall not be considered nonconforming in the event a governmental entity reduces the size of the lot on which the structure is located by widening an abutting street or through the exercise, or potential exercise, of the City, County, or State’s eminent domain power. Any status claimed under this subsection must be the result of City, County, or State action only and not otherwise result in a situation that jeopardizes the public health, safety, or welfare. Further, the City, County, or State’s action must make it impossible or highly impracticable for the structure to be brought into conformity with this Ordinance. The right to rebuild or add-on shall not be given to properties described in this subsection. This subsection is intended to provide conforming status for the use, lot, or structure immediately after such City, County, or State action, only with regard to the following requirements:

A. the amount of square footage removed from the structure’s minimum required lot area by the City, County, or State action;
B. the number of linear feet removed from the structure’s minimum required lot depth or width by the City, County, or State’s action;
C. the number of linear feet removed from the structure’s minimum required front setback, side setback, or rear setback by the City, County, or State’s action;
D. the number of then existing properly marked parking spaces removed from the structure’s minimum required off-street parking by the City, County, or State’s action;
E. the increased percentage of lot coverage directly attributable to the City, County, or State’s action; and
F. the amount of landscaping removed from the existing property by the City, County, or state’s action.

6.2 **Nonconforming Uses**

6.2.1 **GENERAL**

Any use of land that was legally in existence and nonconforming on the effective date of this Ordinance and has been in regular and continuous use, but which does not conform
to the use regulations prescribed by this Ordinance, shall be deemed a nonconforming use. However, any single-family use lawfully existing on the effective date of this Ordinance shall be hereafter deemed a lawful use.

6.2.2 CHANGE OF USE

A. A nonconforming use may only be changed to a conforming use allowed in the zoning district in which it is located.

B. Once a nonconforming use is converted to a conforming use, it shall not be changed back to a nonconforming use.

C. A nonconforming use shall not be changed to another nonconforming use.

6.2.3 ENLARGEMENT OR EXTENSION OF NONCONFORMING USE

There shall be no increase in the floor area or the land area devoted to a nonconforming use or other enlargement or extension of a nonconforming use beyond the scope and area of its operation at the time the regulation that made the use nonconforming was adopted. No such nonconforming use shall be moved, in whole or in part, to any portion of the same lot or parcel than that occupied by such use at the effective date of this ordinance.

6.2.4 LOSS OF LEGAL NONCONFORMITY STATUS

A. ABANDONMENT

If a nonconforming use is discontinued or ceases for any reason for a period of more than 180 continuous calendar days, the use shall be considered abandoned. Once abandoned, the legal nonconforming status shall be lost, the right to operate the nonconforming use shall cease, and re-establishment of the nonconforming use shall be prohibited. Any subsequent use of the property shall comply with the regulations of the zoning district in which it is located.

If a nonconforming use is discontinued or ceases, but is re-established within 180 calendar days, then the nonconforming use may continue, provided the nature and degree of the nonconformity will not be changed or increased from that which existed before the nonconforming use was abandoned.

B. DAMAGE OR DESTRUCTION

If the structure in which a nonconforming use is housed, operated, or maintained is destroyed by any means to the extent of more than 50 percent of its replacement value at the time of its destruction, the use may not be re-established except in compliance with all regulations applicable to the zoning district in which it is located.

If the structure in which a nonconforming use is housed, operated, or maintained is partially destroyed, where the damage does not exceed 50 percent of its fair
market value, the nonconforming use may be allowed to continue and the structure may be rebuilt but not enlarged upon approval of a building permit.

In the Old Town Core District, a Nonconforming single-family dwelling use that is involuntarily destroyed in whole or in part due to fire or other calamity may be continued and the structure may be rebuilt to its original condition but not enlarged upon approval of a building permit.

C. ACTION BY THE ZONING BOARD OF ADJUSTMENT

The right to maintain or operate a nonconforming use shall be determined by the ZBA in accordance with the provisions of this Ordinance outlined in Article II – Procedures and Administration.

6.3 Nonconforming Lots

6.3.1 NONCONFORMING LOTS OF RECORD

No use or structure shall be established on a lot of record that does not conform to the lot area, lot width, or lot depth requirements for the zoning district in which it is located established, except as otherwise provided for in this section.

A. Single Family Residential Lots

i. Lot Size: If a lot of record created by a subdivision plat has less width or area than the minimum requirements of the district in which the lot is located, the standard for width or area shall not prohibit the erection of a detached single-family dwelling or an accessory structure provided that:

1. The lot is at least 30 feet in width and 3,000 square feet in area; or
2. The lot width and area do not vary more than 10 percent from the minimum requirements of the district in which the lot is located.

ii. Setbacks. Single-family dwellings with setbacks made nonconforming by the adoption of this Ordinance are exempt from the requirements of this section if the following findings can be made:

1. The proposed addition or alteration will either meet current setback requirements or will not encroach any further into the required setback than the existing structure; and
2. If the proposed alteration or addition is located on the side of the existing dwelling, and there is a minimum distance of 10 feet between the side of the existing structure and the nearest dwelling on the adjoining property.

iii. ROW and Easements. Single family residential parcels with setbacks made nonconforming by the installation of roadways or other easements/property line adjustments created or enacted by a governmental entity are also exempt from the requirements of this section, and shall not be required to address the findings above.

B. Adjacent Lots in Single Ownership

If two or more adjacent and vacant nonconforming lots are in single ownership at any time, and such lots individually have less width or area than the minimum
requirements of the district in which such lots are located, then such lots shall be considered in combination and treated as a single lot or several lots that meet the minimum requirements for the district in which they are located under this Ordinance. Any construction, replacement, or enlargement of a dwelling or building shall require a combination or replatting of all necessary lots in order to achieve compliance with the provisions of this Ordinance.

6.4 Nonconforming Structures or Sites

6.4.1 GENERAL

A nonconforming structure or site is a building or site with improvements, the size, dimension, design, or location of which was lawful prior to the adoption, revision, or amendment of this Ordinance, but which fails to conform to the requirements of the development regulations applicable to the property by reasons of such adoption, revision, or amendment.

6.4.2 CONTINUATION OF NONCONFORMING STRUCTURE OR SITE

Except where prohibited by this article, a nonconforming structure or site may be used for any use allowed in the underlying zoning district, including a legal nonconforming use.

6.4.3 MAINTENANCE AND MINOR REPAIR

The maintenance or minor repair of a nonconforming structure is permitted, provided that the maintenance or minor repair does not extend or expand the nonconforming structure or exacerbate (make worse) any existing nonconformity. For the purposes of this subsection, “maintenance and minor repair” means:

A. Repairs that are necessary to maintain and to correct any damage or deterioration to the structural soundness or interior appearance of a building or structure without expanding or altering the building or structure;

B. Maintenance of land areas to protect against health hazards and promote the safety of surrounding land uses; and

C. Repairs that are required to remedy unsafe conditions that cause a threat to public safety.

6.4.4 ENLARGEMENT AND EXPANSION

A nonconforming structure in which only permitted uses are operated may be enlarged or expanded if the enlargement or expansion neither creates any new nonconformity nor increases the degree of the existing nonconformity of all or any part of such Structure or Site and the enlargement or expansion can be made in compliance with all of the provisions of this Ordinance with respect to the district in which it is located. Such enlargement or expansion shall also be subject to all other applicable City ordinances.

6.4.5 LOSS OF NONCONFORMING STATUS; DAMAGE OR DESTRUCTION

A. CONTINUATION OF NONCONFORMING STRUCTURE OR SITE
The use of a nonconforming structure or site may be continued subsequent to the effective date of this Ordinance, provided that such continuance is in accordance with the provisions of this article and all other applicable codes of the City necessary to ensure adequate protection and safety of adjacent property and the users and occupants of such nonconforming structure.

B. ALTERATION OR ENLARGEMENT OF A NONCONFORMING STRUCTURE OR SITE
Any Nonconforming Structure or Site that is altered beyond what is allowed under Section 6.4.4 above, it shall lose its Nonconforming status and is subject to appeal to the Zoning Board of Adjustment.

C. DAMAGE OR DESTRUCTION OF A NONCONFORMING STRUCTURE OR SITE
If a Nonconforming Structure or Site is allowed to deteriorate to a condition that the Structure is rendered uninhabitable and is not repaired or restored within six (6) months after written notice to the Property Owner that the Structure is uninhabitable and the Nonconforming Structure is voluntarily demolished or is required by law to be demolished, the Structure shall not be restored unless it is complies with all the regulations of the zoning district in which it is located. If a Nonconforming Structure is involuntarily destroyed in whole or in part due to fire or other calamity less than 50 percent of its appraised value and the Structure has not been abandoned, the Structure may be restored to its original condition, provided such work is started within six months of such calamity, completed within eighteen (18) months of work commencement, and no prior nonconformity is increased. In the Old Town Core District, a Nonconforming single-family structure that is involuntarily destroyed in whole or in part due to fire or other calamity may be restored to its original condition, provided that such work is started within six (6) months of such calamity, completed within eighteen (18) months of work commencement, and no prior nonconformity is increased.

D. ACTION BY THE ZONING BOARD OF ADJUSTMENT
The right to maintain or operate a nonconforming structure or site may be determined by the Board of Adjustment in accordance with the provisions of this Ordinance.

6.5 Amortization of Nonconforming Uses, Structures, or Sites

6.5.1 INITIATION OF PROCEEDINGS
The City Council may request the ZBA initiate proceedings to amortize a nonconforming use or structure or site. All actions to amortize a nonconforming use of land or structure or site shall be taken with due regard for the investment of the persons affected when considered in the light of the public welfare, the character of the area surrounding the designated nonconforming use, and the conservation and preservation of property.
6.5.2 CONSIDERATION BY ZONING BOARD OF ADJUSTMENT

A. The ZBA may require the termination of nonconforming uses of land or structure under a plan whereby the value of the structure and facilities can be amortized within a definite period of time, taking into consideration the general character of the neighborhood, degree of incompatibility of the nonconforming use or structure, effect of the nonconforming use or structure on the surrounding area, the necessity for all property to conform to the regulations of this Ordinance and other factors that the ZBA considers relevant.

B. CRITERIA FOR DETERMINING AMORTIZATION PERIOD
The compliance date for discontinuance of a nonconformity shall be prescribed by the Zoning Board of Adjustment at a public hearing, after hearing testimony from the owner, the operator, neighboring property owners, community organizations and other interested parties. In prescribing a reasonable amortization period for the nonconformity and to give the property owner an opportunity to recover his/her investment from the time the nonconformity was established, as allowed by law, the ZBA shall consider the following factors:

i. The owner’s capital investment in structures, fixed equipment and other assets (excluding the land and any inventory and other assets that may be feasibly transferred to another site) on the property before the time the nonconformity commenced. Any such investment made after the nonconformity commenced shall not be included;

ii. Any costs that are directly attributable to the establishment of a compliance date, including demolition expenses, relocation expenses, termination of leases, and discharge of mortgages;

iii. Any return on investment since establishment of the nonconformity, including net income and depreciation;

iv. The anticipated annual recovery of investment, including net income and depreciation; and

Any other factors allowed by law.

C. PROCESS: The ZBA shall conduct a public hearing per the process established in Article II – Procedures and Administration.

D. If the ZBA establishes a termination date for a nonconforming use, the use must cease operations on that date and the owner may not operate it after that date unless it becomes a conforming use.

E. If the ZBA determines that there is no public necessity for establishing a compliance date, the ZBA shall request that the City Council initiate rezoning of the property to bring the said nonconformity into compliance with applicable zoning regulations.
6.6 Illegal Uses

6.6.1 IMMEDIATE TERMINATION OF ILLEGAL USES

A. The violation of any of the provisions of one or more of the following categories or ordinances or requirements shall cause the immediate termination of the right to operate such nonconforming use:

i. Constructing, maintaining, or operating a use conducted in, or associated with, a building or structure erected without a permit from the City;

ii. Operating a use or occupying a building or structure without a valid Certificate of Occupancy from the City;

iii. Operating a use in violation of a valid Certificate of Occupancy;

iv. Unlawful expansion of a nonconforming use or nonconforming structure;

v. Unlawful outside display or storage in required parking spaces;

vi. Violation of any provision of a federal or state statute with respect to a nonconforming use;

vii. Violation of any provision of an ordinance of the City with respect to a nonconforming use.

B. It is the clear intent of this subsection that nonconforming uses that operate unlawfully shall be considered illegal uses. Illegal uses shall not be considered nonconforming regardless of remedial measures taken to resurrect nonconforming status.
7.1 GENERAL RULES OF INTERPRETATION

Unless the context clearly indicates otherwise, the following rules shall apply in interpreting the terms and provisions of this Ordinance.

7.1.1 MEANINGS AND INTENT

All provisions, terms, phrases, and expressions contained in this Ordinance shall be construed according to the general purposes set forth in Article I: General Provisions, Section 1.5, Purpose and Intent, and the specific purpose statements set forth throughout this Ordinance. When, in any specific section of this Ordinance, a different meaning is given for a term defined for general purposes in this article, the specific section's meaning and application of the term shall control.

7.1.2 HEADINGS, ILLUSTRATIONS, AND TEXT

In the event of a conflict or inconsistency between the text of this Ordinance and any heading, caption, figure, illustration, table, or map, the text shall control.

7.1.3 LISTS AND EXAMPLES

Unless otherwise specifically indicated, lists of items or examples that use terms such as “for example,” “including,” and “such as,” or similar language are intended to provide examples and are not exhaustive lists of all possibilities.

7.1.4 COMPUTATION OF TIME

The time in which an act is to be done shall be computed by excluding the first day and including the last day. If a deadline or required date of action falls on a Saturday, Sunday, or holiday observed by the City, the deadline or required date of action shall be the next day that is not a Saturday, Sunday, or holiday observed by the City. References to days are calendar days unless otherwise stated.

7.1.5 REFERENCES TO OTHER REGULATIONS/PUBLICATIONS

Whenever reference is made to a resolution, ordinance, statute, regulation, or document, it shall be construed as a reference to the most recent edition of such regulation, resolution, ordinance, statute, regulation, or document, unless otherwise specifically stated.

7.1.6 DELEGATION OF AUTHORITY

Any act authorized by this Ordinance to be carried out by a specific official of the City may be carried out by a designee of such official.

7.1.7 TECHNICAL AND NON-TECHNICAL TERMS

Words and phrases shall be construed according to the common and approved usage of the language, but technical words and phrases that may have acquired a peculiar and appropriate meaning in law shall be construed and understood according to such meaning.
7.1.8 PUBLIC OFFICIALS AND AGENCIES
All public officials, bodies, and agencies to which references are made are those of the City of Haslet unless otherwise indicated.

7.1.9 MANDATORY AND DISCRETIONARY TERMS
The words “shall,” “must,” and “will” are mandatory in nature, establishing an obligation or duty to comply with the particular provision. The words “may” and “should” are permissive in nature.

7.1.10 SYNONYMOUS TERMS
Unless otherwise specified:
A. The word “building” includes the word “structure” and the word “structure” includes the word “building”;
B. The word “lot” includes the words “building site,” “parcel”, “plot,” or “tract”; and
C. The phrase “used for” shall include the phrases “arranged for,” “designed for,” “intended for,” “maintained for,” “occupied for,” and shall apply exclusively to physically existing uses.

7.1.11 CONJUNCTIONS
Unless the context clearly suggests the contrary, conjunctions shall be interpreted as follows:
A. “And” indicates that all connected items, conditions, provisions, or events apply; and
B. “Or” indicates that one or more of the connected items, conditions, provisions, or events apply.

7.1.12 TENSES, PLURALS, AND GENDER
Words used in the present tense include the future tense. Words used in the singular number include the plural number and the plural number includes the singular number, unless the context of the particular usage clearly indicates otherwise. Words used in the masculine gender include the feminine gender, and vice versa.

7.1.13 UNDEFINED TERMS
For words not defined in this article, refer to the most recent edition of Webster's Dictionary.

7.2 INTERPRETATIONS
The Administrator has final authority to determine the interpretation or usage of terms used in this Ordinance per the standards established in Article 2: Procedures and Administration. Any person may request an interpretation of any term by submitting a written request to the Administrator, who shall respond in writing within 30 days. When interpreting and applying the provisions of this Ordinance, such provisions shall be held to be the minimum requirements for the promotion of the public health, safety, convenience, comfort, and general welfare. Nothing in this Ordinance shall be construed as repealing any existing ordinance regulating nuisances or as permitting or requiring uses that are now prohibited by law.
7.3 GENERAL LAND USE CATEGORIES AND USE TYPES

This section defines the general use categories and use types listed in the tables of allowed uses (Table 4.1-1) in Section 4.1, the tables of allowed accessory uses (Table 4.3-1) in Section 4.3, and the tables of allowed temporary uses (Table 4.4-1) in Section 4.4.

7.3.1 RESIDENTIAL USES

A. HOUSEHOLD LIVING

This use category is characterized by residential occupancy of a dwelling unit by a household. Tenancy is arranged on a month-to-month or longer basis (lodging where tenancy may be arranged for a period of less than 30 days is classified under the “Lodging Facilities” category). Common accessory uses include recreational activities, raising of pets, gardens, personal storage buildings, hobbies, and parking of the occupants’ vehicles. Uses types under this category include:

1. Dwelling, Single-Family Detached
   A detached dwelling having accommodations for and occupied by only one family, and that is not attached to any other dwelling by any means, and is surrounding by open space or yards. This definition does not include mobile homes or manufactured homes.

2. Dwelling, Townhouse (SF-Attached)
   A building that has two or more single-family dwelling units erected in a row as a single building on adjoining lots, each unit being separated from the adjoining unit(s) by a fire wall along the dividing lot line, and each such building being separated from any other building by space on all sides. Each individual townhouse unit has individual front and rear access to the outside. Townhouse units are typically surrounded by common areas owned and maintained by a property owners’ association.

3. Dwelling, Townhouse (Multi-family)
   A building that has at least two but no more than four individual dwelling units on a single lot. Each unit may or may not be separated by a fire wall and shall meet the standards for fire separation between units applicable to a multi-family building. Each individual townhouse unit has individual front and rear access to the outside. This category is distinguished from the Dwelling, multi-family definition by allowing dwelling units to be located side by side and not one over another.

4. Dwelling, Live/Work
   A structure or portion of a structure: (1) that combines a work activity with a residential living area; (2) where the work component is limited to the uses of professional offices, artists’ workshops, studios, or other similar uses and is located on the street level and may be constructed either as separate units or as a single unit; and (3) where the ‘live’ component may be located on the street level behind the ‘work’ component or any other level of the building. Live/work is distinguished from a home occupation otherwise defined herein in that the work use is not required to be incidental to the dwelling unit and customers may be served on site.

5. Dwelling, Multi-Family (4 DU/lot or fewer)
   A dwelling or group of dwellings on one lot containing separate living units for at least two and no greater than four or more families, but which may have joint services or facilities. This category shall include duplexes, triplexes, and quad-plexes. This category is distinguished from the Dwelling, Townhouse multi-family definition by allowing dwelling units to be located on different floors of the same building.
6. **Dwelling, Multi-Family (More than 4 DU/lot)**  
   A dwelling or group of dwellings on one lot containing separate living units for more than four families, but which may have joint services or facilities.

7. **HUD-Code Manufactured Home**  
   A structure defined by and subject to the requirements of the Texas Manufactured Housing Standards Act, as amended. This definition includes the terms “manufactured home” and “manufactured housing.” This definition shall not include “mobile homes” that are defined as pre-1976 units as defined by Texas Manufactured Housing Standards Act, as amended.

B. **GROUP LIVING**  
This category is characterized by residential occupancy of a structure by a group of people who do not meet the definition of “Household Living.” Tenancy is arranged on a monthly or longer basis, and the size of the group may be larger than a family. Generally, Group Living structures have a common eating area for residents. The residents may receive care, training, or treatment, and caregivers may or may not also reside at the site. Accessory uses commonly include recreational facilities and vehicle parking for occupants and staff. Use types under this category include:

1. **Assisted Living Facility (≤ 6 residents)**  
   An establishment, licensed by the State of Texas, that furnishes, in one or more facilities, food and shelter to four or more persons but no more than 6 who are unrelated to the proprietor of the establishment, and provides personal care services as defined by the State of Texas. These establishments may be located in single-family homes and share the house with the care giver. This category includes adult foster care homes and adult care group homes.

2. **Assisted Living Facility (≥ 7 residents)**  
   An establishment, licensed by the State of Texas, that furnishes, in one or more facilities, food and shelter to seven or more persons who are unrelated to the proprietor of the establishment, and provides personal care services as defined by the State of Texas.

3. **Community, Group, or Foster Home**  
   A community-based residential home or facility that provides care for children 24-hours a day as defined and regulated by Chapter 42, Human Resources Code of the Texas State Statutes, or for adults 24-hours a day as defined and regulated by Chapter 123, Human Resources Code, of the Texas state statutes.

4. **Independent Senior Living Facility**  
   A facility containing dwelling units, accessory uses, and support services specifically designed for occupancy by persons 60 years of age or older. Such facilities may include accommodations for people who are fully ambulatory or who require no medical or personal assistance or supervision, as well as accommodations for people who require only limited or intermittent medical or personal assistance.

### 7.3.2 PUBLIC AND INSTITUTIONAL USES

A. **CIVIC AND CULTURAL FACILITIES**  
   Buildings, structures, or facilities owned, operated, or occupied by a governmental entity or nonprofit organization to provide a service to the public. Specific use types include:

1. **Art Gallery, Museum or Special Purpose Recreational Institution**  
   A facility or area that is open to the public and is intended for the acquisition,
preservation, study, and exhibition of works of artistic, historical, cultural, or scientific value or recreational activity.

2. **Civic, Social, Philanthropic or Fraternal Organizations**
   Any organization operating under a nonprofit or similar charter, the activities of which are devoted exclusively to charitable, benevolent, patriotic, employment-related, recreational, or educational purposes not currently listed elsewhere in this Ordinance. Such an establishment may include the preparation and service of food and/or drink for members and their guests only.

3. **Labor and Political Organizations**
   Any organization promoting the interests of organized labor, union employees, national, state, or local political parties or candidates. Included in this category are labor unions, political groups, and political fund raising groups.

4. **Business or Professional Organizations**
   Any organization promoting the business interests of their members, or of their profession as a whole. They may conduct research on new products and services; develop market statistics; sponsor quality and certification standards; lobby public officials; or publish newsletters, books, or other materials for distribution to their members. Included in this category are Chambers of Commerce, professional organizations, and similar uses.

5. **Religious Assembly and Institutions**
   A facility or area for people to gather together for public worship, religious training, or other religious activities including a church, temple, mosque, synagogue, convent, monastery, or other structure, together with its accessory structures, including a parsonage or rectory. This use does not include home meetings or other religious activities conducted in a privately occupied residence. Accessory uses may include meeting rooms and childcare provided for persons while they are attending assembly functions. Schools and other child care services are not accessory uses and shall require approval as separate principal uses.

**B. PARKS AND RECREATION FACILITIES**

Parks, recreation, and open space uses or facilities focus on a range of space types including natural areas, large areas consisting mostly of vegetative landscaping, hardscaping, or outdoor recreation or a combination thereof, community gardens, public greens, public squares, sports playing fields, and public plazas. Land in this category tend to have few structures. Accessory uses may include clubhouses, playgrounds, maintenance facilities, concessions, caretaker’s quarters, and parking. Specific use types include:

1. **Community Garden**
   A facility for cultivation of fruits, flowers, vegetables, or ornamental plants by more than one person or family.

2. **Farmers Market**
   A seasonal and/or periodic outdoor market open to the public, operated by a governmental agency, a non-profit, or other community organization at which regular vendors sell locally grown and made produce and products for home consumption.

3. **Park or Playground**
   A facility or area for recreational, cultural, or aesthetic use owned or operated by a public agency and available to the general public. This definition may include, but is not limited to, plazas, square, greens, lawns, decorative plantings, walkways, active and passive recreation areas, playgrounds, fountains, swimming pools, pavilions, wooded areas, and
water courses.

4. Nature Preserve
   A Nature Preserve includes protected natural habitats including significant environmentally sensitive areas such as wetlands, woodlands, etc. Public access may be limited to protect the nature preserve and there may be research or educational activities held on the land.

5. Recreation Center
   A facility or area for sports or recreation open to the general public for a fee where the activity takes place within an enclosed structure or outside courts and pools. Examples include but are not limited to, gymnasium or indoor arena; basketball, handball, and tennis courts; hockey rinks; swimming pools; and physical fitness centers. This category shall not include entertainment and amusement centers.

C. HEALTH AND HUMAN SERVICES

Health Care Facilities are characterized by activities focusing on medical services, particularly licensed public or private institutions that provide primary health services and medical or surgical care to persons suffering from illness, disease, injury, or other physical or mental conditions. Accessory uses may include laboratories, outpatient, or training facilities, and parking, or other amenities primarily for the use of employees in the firm or building. Specific use types include:

1. Clinics and Labs
   An establishment primarily engaged in furnishing medical and lab services included but not limited to chiropractic, dental, medical, surgical, medical imaging, or other services to individuals on an outpatient basis. This includes the offices of chiropractors, physicians, dentists, and other health practitioners, medical and dental laboratories, outpatient care, and outpatient care facilities. Patients are not kept overnight except under emergency conditions.

2. Nursing and Other Rehabilitative Services
   An establishment that provides inpatient nursing and rehabilitative services and can accommodate five or more patients for extended care. These establishments have licensed health care staff serving patients and other support staff for continuous personal care services. Convalescent homes, convalescent hospitals, inpatient care hospices, nursing homes, and rest homes with nursing care are a few examples of services these establishments provide. This category also includes mental retardation services (not licensed hospital care) to people with mental illness, substance abuse problems, psychiatric convalescent needs, etc. The focus of these services may include health care, but the primary purpose is protective supervision and counseling. Other terms used to describe these services are: alcoholism or drug addiction rehabilitation, mental health halfway houses, group homes for the emotionally disturbed, and psychiatric convalescent homes. Other rehabilitation services establishments in this category provide include boot or disciplinary camps (except correctional), housing services for hearing or visually impaired, disabled, etc.

3. Hospital
   A facility or area for providing human-related health services primarily for in-patient medical or surgical care for the sick or injured and including related facilities such as laboratories, out-patient departments, training facilities, central services facilities, and staff offices that are an integral part of the facilities.
4. Social Assistance and Welfare Services
   Social assistance and welfare services provide public or community related service or charity services directly to individuals. They do not offer residential or accommodation services.

5. Outdoor Donation Stations or Boxes
   Any temporary container, storage unit, box or other receptacle, other than an accessory building or structure, that is located outside of a building intended or used for the holding of charitable or for-profit donated items by the general public, including but not limited to clothing, toys, books, and newspapers. This term shall not include recycling collection points.

6. Funeral Homes and Services (with or without cremation services)
   This category comprises establishments preparing the dead for burial or interment and conducting funerals (i.e., providing facilities for wakes, arranging transportation for the dead, selling caskets and related merchandise). Funeral homes combined with crematories may also be included in this category. If included, crematories are establishments that operate sites or structures reserved for the interment of human or animal remains.

7. Cemetery
   A facility or area used or intended to be used for the interment or burial of the dead, including graveyard, burial park, mausoleum, columbarium, or any other area containing one or more graves.

D. PUBLIC AND OTHER GOVERNMENTAL FUNCTIONS
   An office of a governmental agency that provides administrative and/or direct services to the public, such as, but not limited to: post offices, city halls, employment offices, libraries, museums, police and fire stations, or motor vehicle licensing and registration services. This use does not include utilities as defined elsewhere in this Ordinance.

1. Legislative and Executive Functions
   This category shall include general government administration functions such as City Hall, County or School District Administration functions.

2. Courts (local, state, and federal)
   This category shall include all judicial functions such as courts.

3. Correctional Institutions
   These government establishments manage and operate correctional institutions. Their facilities are generally designed for the confinement, correction, and rehabilitation of offenders sentenced by a court.

4. Public Safety Facility
   This category comprises government-owned or volunteer establishments providing fire and rescue, police, and emergency response services.

5. Other Government Functions
   This category shall be utilized for any other government-owned and/or operated establishments not classified elsewhere in this Ordinance.

E. EDUCATIONAL SERVICE ESTABLISHMENTS
   Public, private, and parochial institutions at the primary, elementary, middle, high school, or post-secondary level, or trade or business schools, that provide educational instruction to students. Accessory uses include play areas, cafeterias, recreational and sport facilities,
auditoriums, and before- or after-school day care. Specific use types include:

1. Child Day Care
   Child day care establishments primarily care for more than six infants and preschool children and often may offer pre-kindergarten education programs. Some provide care services for older children. These facilities are licensed, certified, or registered by the State to provide their respective services.

2. Nursery and pre-school
   These facilities are appropriately licensed, certified, or registered by the State to provide daytime care, training and education for more than six children. This definition may include after-school and summer programs which coincide with the age brackets for public and private schools as provided in this Ordinance.

3. Elementary and Middle Schools
   These are public or private educational facilities that provide the appropriate grade school education that satisfies the compulsory education laws of the State of Texas.

4. Senior and High Schools
   These are public or private educational facilities that provide the appropriate higher grade school education that satisfies the compulsory education laws of the State of Texas.

5. Colleges and Universities
   This category includes public or private junior colleges, colleges, universities, and professional schools. These establishments furnish academic or technical courses and grant degrees, certificates, or diplomas at the associate, baccalaureate, or graduate levels. The requirement for admission is at least a high school diploma or equivalent general academic training. This category may include a Seminary which is an institution for the training of candidates for the priesthood, ministry, or rabbinate.

6. Technical, trade, and specialty schools
   This category includes public or private institutions offer vocational and technical training in a variety of technical subjects and trades such as auto repair, welding, bricklaying, machinery operation, cosmetology, or other similar trades or crafts. The training often leads to job-specific certification.

7.3.3 COMMERCIAL USES

A. AGRICULTURE

The use of land for purposes including farming, dairying, pasturage, horticulture, animal and poultry husbandry, and the necessary accessory uses for treating or storing of farm products and parking of equipment. Specific use types include:

1. Crop Production
   An area for raising or harvesting agricultural crops such as wheat, field forage, and other plant crops intended to provide food or fiber.

2. Support functions for agriculture
   This category comprises support establishments employed by the agriculture and forestry industries. They perform activities associated with production and distribution of forest and agricultural products. Many support establishments are independently run. This category may include farm and farm labor management, agricultural equipment sales and service, and similar functions.

3. Greenhouse, nursery, floriculture
   Establishments in this class grow nursery products, nursery stock, shrubbery, bulbs, fruit
stock, sod, and so forth; or, grow short rotation woody trees with a growth and harvest cycle of 10 years or less for pulp or tree stock. This category shall also include floriculture establishments which grow or produce floriculture or ornamental horticulture products (e.g., cut flowers and roses, cut cultivated greens, potted flowering and foliage plants, and flower seeds).

B. ANIMAL PRODUCTION AND RANCHING

This category is intended for facilities or areas for raising animals (including fish and birds) and the development of animal products, such as meat, fur, or eggs, on a commercial basis. Typical uses include beef, horse, or sheep ranching; other cattle for meat production; poultry; dairy; and fish farming. Establishments keep, graze, breed, or feed animals in ranches, farms, or feedlots. This use does not include raising animals to sell as pets. This category shall not include slaughter houses.

1. Cattle Ranches
   Establishments in this category raise cattle for dairy farming or feed cattle for fattening purposes.

2. Sheep and Goat Farming
   These establishments raise sheep, lambs, and goats, or feed lambs for fattening. Sheep or lambs may be raised for sale or wool production.

3. Fish Hatcheries and Aquaculture
   This class comprises establishments that farm raise finfish, shellfish, or any other kind of animal aquaculture. These establishments use some form of intervention in the rearing process to enhance production, such as holding in captivity, regular stocking, feeding, or protecting from predators.

4. Apiculture
   This class comprises establishments raising bees. These establishments collect and sell honey; and sell queen bees, packages of bees, royal jelly, bees' wax, propolis, venom, or other bee products.

5. Horse and Equine Farming
   This class comprises establishments raising horses, mules, donkeys, and other equines.

C. ANIMAL-RELATED SERVICES

The boarding and care of animals on a commercial basis. Accessory uses may include confinement facilities for animals, parking, and storage areas. Specific use types include:

1. Veterinary Clinic
   A facility for the diagnosis, treatment, or hospitalization of animals. The incidental boarding or breeding of animals is included in this definition.

2. Kennel, Commercial
   A facility or area for keeping four or more dogs, cats, or other household pets or where grooming, boarding, boarding, training, or selling of animals is conducted as a business. This definition does not include a veterinary clinic (as defined in this Ordinance), a pet store, or an animal grooming shop.

3. Stables, Commercial
   A facility or area where horses, mules, or other domestic animals are kept, housed, boarded, lodged, fed, hired, trained, sold, or bred as a commercial activity. The definition includes accessory uses such as riding lessons, clinics, and similar activities.

4. Pet and animal related sales and services (including grooming and care)
These establishments provide animal and pet care services (except veterinary), such as boarding, grooming, sitting, and training.

5. Animal Related Service with outdoor runs
   These establishments shall include any animal related use that has fenced outdoor areas for animals associated with the primary use.

D. AUTO-RELATED SALES AND SERVICE
   This category includes a broad range of uses for the maintenance, sale, or rental of motor vehicles and related equipment. Accessory uses may include incidental repair, storage, and offices. Specific use types include:
   
   1. Motor Vehicle Sales, New
      A motor vehicle retail establishment or “car dealer” operated by a franchised dealer. A “franchised dealer” means a person who holds a franchised motor vehicle dealer’s license issued under the Texas Transportation Code, and is engaged in the business of buying, selling, or exchanging new motor vehicles and servicing or repairing motor vehicles under a manufacturer’s warranty at an established and permanent place of business under a franchise in effect with a manufacturer or distributor. For purposes of this definition, motor vehicles are not considered outside storage. Accessory uses may include the sale of used motor vehicles, auto service, and auto repair activities, as defined elsewhere in this Ordinance.
   
   2. Motor Vehicle Sales, Used
      An establishment operated by a non-franchised or independent dealer, and is engaged in the business of selling used motor vehicles. A “used motor vehicle” is a vehicle that has been sold to a retail customer for purposes other than resale.
   
   3. Large vehicle sales and service
      These establishments retail new or used larger vehicles (not included in car dealers’ category), such as buses, recreational vehicles (RVs), motor homes, and large trucks. Often these establishments also provide repair services and sell replacement parts and accessories.
   
   4. Specialty Vehicle Sales, New
      This class comprises establishments retailing new specialty vehicles. Specialty vehicles include motorcycles, motor scooters, motor bikes, mopeds, off-road all-terrain vehicles, boats, jetskis, and other similar vehicles and trailers. Included in this category are repair services and sales of replacement parts and accessories.
   
   5. Specialty Vehicle Sales, Used
      This class comprises establishments retailing used specialty vehicles. Specialty vehicles include motorcycles, motor scooters, motor bikes, mopeds, off-road all-terrain vehicles, boats, jetskis, and other similar vehicles and trailers. Included in this category are repair services and sales of replacement parts and accessories.
   
   6. Auto Repair and Service, Minor
      A facility or area for the servicing and minor repair of motor vehicles within enclosed service bays or stalls. Typical services include the retail sale and dispensing of lubricating oils, tires, filters, and other limited repair and maintenance work including the replacement of new or reconditioned parts in motorized vehicles of 10,000 pounds or less gross vehicle weight. This definition includes quick-lube shops and tire shops, but does not include any operation included in the definition of “Auto Repair and Service, Major.”
7. **Auto Repair and Service, Major**
   A facility or area for one or more of the following activities:
   a. Reconditioning of any type of motorized vehicle, including any repairs made to vehicles over 10,000 pounds gross vehicle weight.
   b. Collision services, including body, frame, or fender straightening or repair.
   c. Overall painting of vehicles or painting of vehicles in a paint shop or paint booth.
   d. Dismantling of motorized vehicles in an enclosed structure.

8. **Car and Truck Wash**
   A facility or area for the cleaning or steam cleaning, washing, polishing, or waxing of passenger vehicles by machine or hand-operated facilities. A car wash may be:
   a. A single unit type that has a single bay or a group of single bays with each bay to accommodate one vehicle only; or
   b. A tunnel type that allows washing of multiple vehicles in a tandem arrangement while moving through the structure.

9. **Auto-Related Parts and Accessory Sales**
   Primarily comprising of automotive supply stores, these establishments retail new, used, or rebuilt automotive parts and accessories. They may also include repair and installation services. Examples include parts and supply stores, automotive stereo stores, speed shops, truck cap stores, and tires and tube shops.

10. **Car Rental**
    A facility for the rental of cars and passenger truck vehicles. Vehicles kept on the lot for rental purposes are not considered to be outside storage.

11. **RV, Trailers, and Truck Rental**
    Establishments in this classification rent or lease trucks, truck tractors or buses, semi trailers, utility trailers, RVs (recreational vehicles), or off-highway transportation equipment.

12. **Any retail use with Gasoline Sales Pumps**
    A facility or area for the retail sale of motor vehicle fuel dispensed from pumps which typically includes the canopy, circulation, and stacking areas.

E. **RETAIL SALES**

Retail sales establishments sell merchandise directly to the general public from a fixed point-of-sale location. Retail establishments are designed to attract a high volume of walk-in customers and they often have displays of merchandise and sell to the general public for personal or household consumption. Accessory uses may include offices, parking, storage of goods, and assembly, repackaging, or repair of goods for on-site sale. Specific use types include:

1. **Furniture and home furnishings**
   These establishments sell products, such as household furniture (e.g., baby furniture box springs and mattresses) and outdoor furniture, office furniture (except those sold in combination with office supplies and equipment), floor coverings (rugs, carpets, vinyl floor coverings, and floor tile not only ceramic or wood), and window treatments (curtains, drapes, blinds, and shades). Some of these items may be sold in combination with major appliances or home electronics, or in combination with installation and repair services.

2. **Building Materials, Home and Garden Centers**
   These establishments include the retail sale of home building and repair, lawn, and garden
supplies, and construction materials such as brick, lumber, and other similar materials. They may also sell other products, such as plumbing goods, electrical goods, tools, housewares, hardware, and home appliances.

3. Swimming Pool, Spa, and accessory sales and service
These establishments are for the sales, general repair, and maintenance of swimming pools or spas and accessories, including but not limited to outdoor furniture, mechanical equipment, and chemicals.

4. Department Store, Superstore, or Warehouse Club
These establishments are unique in that they have the equipment and staff capable of retailing a large variety of consumer goods from a single, and relatively large location (generally over 80,000 sq.ft.). They retail a wide range of products with no one merchandise line predominate. Products may include: apparel, furniture, appliances and home furnishings, paint, hardware, toiletries, cosmetics, photographic equipment, jewelry, toys, and sporting goods. Merchandise lines may be arranged in separate departments. Use this classification for establishments known as warehouse clubs, superstores or supercenters retailing a general line of groceries in combination with general merchandise.

5. Electronics and Appliances
Establishments in the electronics and appliance stores class retail electronics and appliance merchandise from point-of-sale locations. Products sold at these establishments include household-type appliances, cameras, televisions, stereos, and other electronic goods. These establishments often sell computer hardware and software along with other lines of merchandise.

6. Durable Consumer Goods Sales
Establishments in this retail sales category offer a wide range of product lines that often include: clothing, florists, sporting goods, art supplies, shoes, jewelry, toiletries, cosmetics, photographic equipment, toys, books & magazines, furniture, furnishings, appliances, electronics, automotive parts, and dry goods. Examples of such establishments are: department stores, warehouse clubs, superstores or super centers (with the exception of grocery stores).

7. Grocery Store or Supermarket
Supermarkets and other grocery (except convenience) stores retail a general line of food, such as canned and frozen foods; fresh fruits and vegetables; and fresh and prepared meats, fish, and poultry. Included in this class are meat and seafood markets, delicatessen-type establishments, and establishments retailing baked goods (usually made off-premises). These establishments may include pharmacies, banks, or cafes.

8. Convenience Store
Convenience stores or food marts (except those with fuel pumps) primarily retail a limited line of goods that generally includes milk, bread, soda, and snacks. In high traffic or tourism corridors, they also sell gifts, crafts, maps, and other goods normally associated with travel and tourism.

9. Beer and Wine Sales
These include any retail sales establishment that also sells packaged alcoholic beverages, such as ale, beer, and wine for off-premise consumption only.

10. Pharmacy or Drug store
Pharmacies and drug stores primarily retail prescription or nonprescription drugs and medicines. They may include other household convenience items and cosmetics.
11. Cosmetics and beauty supplies  
    Shall be considered as Durable Consumer Goods

12. Firearm Sales  
    A retail store used for the sale, vending, dealing, exchange, or transfer, of firearms, with or without the sale of ammunition and/or firearm accessories.

13. Pawn Shop  
    A building or premise (other than a bank, savings and loan, or mortgage banking company) used for the business of lending money on the security of pledged goods, or for the business of the purchase of tangible personal property on condition that it may be redeemed or repurchased by the seller for a fixed price within a fixed period of time.

14. Used Goods Sales  
    Establishment for the sale of any goods, materials, or other articles of merchandise that are not new. This definition includes items that have been used or worn previously by another, consignment stores, antique malls, and “cash for gold” businesses.

15. Specialty Retail and Paraphernalia Sales  
    Establishment where the primary use of the building or lease space includes any one or any combination of the following: the sale of cigarette papers, bongs, or other smoking accessories including e-cigarettes. This definition shall include head shops and vapor shops.

16. Any retail sales use with outdoor storage  
    This category shall include any use under the Retail Sales category that includes outdoor storage of merchandise and equipment (with the exception of automobiles).

17. Any retail sales use with gasoline sale pumps  
    This category includes any use under the Retail Sales category that includes gasoline sales pump.

18. Any retail sales use with drive-thru facilities  
    This category includes any use under the Retail Sales category that includes drive-thru or drive-up facilities where customers are served without leaving their vehicles.

F. FINANCIAL AND REAL ESTATE SERVICES

This category includes a range of uses related to retail banking and financial services to individuals and businesses. Specific use types include:

1. Bank, investment, or Financial Institution (without drive-thru service)  
    An establishment, open to the public, for the deposit, custody, loan, exchange or issue of money, the extension of credit, and/or facilitating the transmission of funds and that is licensed by the appropriate state or federal agency as a bank, savings and loan association, or credit union. Accessory uses may include automatic teller machines, offices, and parking.
    This category excludes bail bonds, pawnshops, payday advance/loan businesses, and motor vehicle title loan businesses. Additionally, it excludes regulated lenders licensed in accordance with Chapter 342 of the Texas Finance Code that also offer services as credit access businesses under Chapter 393 of the Texas Finance Code.

2. Bank, investment, or Financial Institution (with drive-thru service)  
    An establishment, open to the public, for the deposit, custody, loan, exchange or issue of money, the extension of credit, and/or facilitating the transmission of funds and that is licensed by the appropriate state or federal agency as a bank, savings and loan association, or credit union. Accessory uses may include automatic teller machines, drive-
thru service, offices, and parking. This excludes bail bonds, pawnshops, payday advance/loan businesses, and motor vehicle title loan businesses. Additionally, it excludes regulated lenders licensed in accordance with Chapter 342 of the Texas Finance Code that also offer services as credit access businesses under Chapter 393 of the Texas Finance Code.

3. Alternative Financial Institution
A payday advance/loan business or a motor vehicle title loan business. An alternative financial institution does not include state or federally chartered banks, community development financial institutions, savings and loans, credit unions, or regulated lenders licensed in accordance with Chapter 342 of the Texas Finance Code. If a regulated lender licensed in accordance with Chapter 342 of the Texas Finance Code also offers services as a ‘credit service organization’ and/or a ‘credit access business’ under Chapter 393 of the Texas Finance Code, that business is an alternative financial establishment.

4. Real Estate Services
Establishments in this category comprise of those that are in the business of selling or leasing real estate including residential, retail, office buildings, manufactured homes and sites, vacant lots, and acreage. It also includes real estate appraisers (which estimate the market value of real estate), and other establishments performing real estate related services while not leasing buildings.

5. Property Management Services
This category comprises establishments that manage real property for others. Management includes performing various services associated with overall operation of property, such as collecting rents, and overseeing services such as maintenance, security, and trash removal. Included in this category are owner-leasers and establishments renting real estate and then acting as leasers in subleasing it to others. Establishments may manage the property themselves or have another establishment manage it for them.

G. RENTAL AND LEASING SERVICES
Establishments in the rental and leasing category include establishments that provide tangible goods, such as computers, video games, consumer goods, and industrial machinery and equipment, to customers in return for a periodic rental or lease payment. This category does not include car and truck rental which are included in the Auto-related sales and service category.

1. Recreational and Consumer Goods Rental
These establishments rent recreational goods, such as skis, canoes, bicycles, sailboats, etc. This category also includes establishments that rent personal and household type goods. Establishments generally provide short-term rental although in some instances, the goods may be leased for longer periods of time. These establishments often operate from a retail-like or store-front facility. Rental items include: home health equipment; consumer electronics equipment, such as televisions, stereos, and refrigerators; clothing, such as formal wear, costumes, (except laundered uniforms and work apparel); furniture; and party supplies.

2. Commercial and Industrial Machinery Leasing and Rental
These establishments rent or lease: a) office machinery and equipment, such as computers, office furniture, duplicating machines (i.e., copiers), or facsimile machines; b) heavy equipment without operators used for construction, mining, or forestry, such as bulldozers, earthmoving equipment, well-drilling machinery and equipment, or cranes; c)
other non-consumer machinery and equipment, such as manufacturing equipment; metalworking, telecommunications, motion picture, or theatrical equipment; institutional (i.e., public building) furniture; or agricultural equipment without operators.

3. Video, Music, and Software Rental
These establishments rent video, music, software, and other intellectual property.

H. FOOD AND BEVERAGE SERVICES
Businesses that serve prepared food or beverages for consumption on or off the premises. Accessory uses may include food preparation areas, offices, and parking. Specific use types include:

1. Bar or Drinking Establishment
An establishment, licensed by the State for the sale of alcoholic beverages, that derives more than 75 percent of the establishment's gross revenue from the on-premise sale of alcoholic beverages for on-premise consumption.

2. Full-service Restaurant
Full-service restaurants provide food services to patrons who order and are served while seated (i.e. waiter/waitress service) and pay after eating. They may provide this service in combination with selling alcoholic beverages, providing takeout services, or presenting live nontheatrical entertainment. If alcoholic beverages are sold for on-premise consumption, such sales may not constitute more than 75% of the gross sales of the establishment.

3. Café or self-service Restaurant
These provide self-service food services where patrons order or select items and pay before eating. Food and drink may be consumed on premises, taken out, or delivered to customers' location. Some establishments in this category may provide food services in combination with selling alcoholic beverages as long as such sales constitute no more than 75% of the gross sales of the establishment. This category includes cafeterias, which use cafeteria-style serving equipment, a refrigerated area, and self-service beverage dispensing equipment, and which display food and drink items in a continuous cafeteria line.

4. Restaurant with take out or delivery service only
A food establishment that is open to the public, where food and beverages are prepared primarily for carry-out by the consumer or delivery by the establishment and not for consumption on the premises. This classification may include pizza delivery, specialty food and beverage shops, or baked goods shops. This classification does not include mobile food establishments.

5. Snack, coffee, juice, ice cream, or specialty food sales
These prepare and serve specialty snacks, such as ice cream, frozen yogurt, cookies, or popcorn, or serve nonalcoholic beverages, such as coffee, juices, or sodas for consumption on or near the premises. These establishments may carry and sell a combination of snack, nonalcoholic beverage, and other related products (e.g., coffee beans, mugs, and coffee makers) but generally promote and sell a unique food or beverage item.

6. Catering Service
A food establishment without on-site banquet facilities that provides, prepares, and/or serves food at off-site locations for groups, where all food and service expenses are paid by the group and not for individual sale.

7. Any food and beverage establishment with drive-thru or drive-up facility
This category shall include any food and beverage establishment with drive thru or drive-up facilities where customers are served without having to leave their vehicles.

8. Any food and beverage establishment with outdoor or sidewalk service
   Any outdoor eating and/or drinking area located on a public sidewalk or parkway and containing removable tables, chairs, planters, or related appurtenances.

I. LODGING FACILITIES
This category includes for-profit establishments where lodging, meals, and the like are provided to transient visitors and guests for a defined period. Specific use types include:

1. Limited Service Hotels/Motels, including extended stay or residence hotels
   A building or group of buildings providing transient lodging accommodations to the general public for compensation, where each guest room may be accessed from an interior or exterior hallway. Accessory uses may include meeting rooms, clubhouse, and recreational facilities intended for the use of residents and their guests. This definition shall not include other dwelling units as defined by this Ordinance.

2. Hotel, Full Service
   A building or group of buildings providing transient lodging accommodations to the general public for compensation, where each guest room is accessed from an interior corridor, and that includes ancillary facilities and services such as restaurants, meeting rooms, personal services, recreational facilities, daily housekeeping service, and 24-hour front desk service.

J. BUSINESS, PROFESSIONAL, AND TECHNICAL SERVICES
This category includes a range of office and business services and facilities that include executive, management, administrative, medical, professional and business support services not specifically listed elsewhere in this Ordinance, but not involving the sale of merchandise except as incidental to a permitted use. Accessory uses may include cafeterias, health facilities, parking, or other amenities primarily for the use of employees in the firm or building.

1. Offices for business, professional, or technical services
   This category includes offices for corporate, professional, scientific, and technical services for others. Such services require a high degree of expertise and training. This category includes call/customer service centers, offices for real estate, insurance, property management, investment, employment, travel, advertising, law, architecture, design, engineering, accounting, research and development, and similar offices.

2. Offices for Administrative Services
   Typical office establishments in any business area fall in this category. They provide a variety of standard administrative services. These establishments are typically associated with white-collar workers. These may be independent establishments or part of conglomerates that serve one or more companies.

3. Services related to buildings (janitorial, landscaping, cleaning, etc.)
   These establishments provide services, such as pest control, janitorial activities, landscaping, carpet and upholstery cleaning, and other services for buildings and dwellings.

4. Medical and Dental Offices
   These establishments include offices for medical, dental, and related professionals.

K. PERSONAL SERVICES
This is category includes establishments that provide individual services related to personal needs directly to customers at the site of the business, or that receive goods from or return goods to the customer, which have been treated or processed at that location or another location.

1. **General Personal Services**
   - An establishment, whether for compensation or not, that provides care, advice, aid, maintenance, repair, treatment, or assistance, not including the practice of a profession and the wholesale or retail sale of goods. Typical examples include barber/beauty shop, spa/salon, shoe repair, tailor, laundry or dry cleaning services, handcrafted or instructional arts studio, photography studio, safe deposit boxes, travel bureau, house cleaning services, weight reduction centers, florist (excluding greenhouses), or pet grooming shop. Boarding is not an incidental use to pet shops or pet grooming shops. This category shall not include the specific categories defined below.

2. **Bail bond services**
   - An establishment that solicits, negotiates, and executes bonds or other security to guarantee the appearance in court of a person accused of a crime.

3. **Massage Therapy**
   - Any building, room, place, or establishment other than where regularly licensed non-medical or non-surgical manipulative exercises or devices are practiced upon the human body manually or otherwise by a licensed massage therapist, physician, surgeon, dentist, occupational or physical therapist, chiropractor, or osteopath, with or without the use of therapeutic, electrical, mechanical, or bathing devices.

4. **Tattoo parlor or piercing studio**
   - An establishment whose principal business activity, either in terms of operation or as held out to the public, is the practice of one or more of the following: (1) placing of designs, letters, figures, symbols, or other marks upon or under the skin of any person, using ink or other substances that result in the permanent coloration of the skin, by means of the use of needles or other instruments designed to contact or puncture the skin; (2) creation of an opening in the body of a person for the purpose of inserting jewelry or other decoration.

L. **RECREATION AND ENTERTAINMENT, INDOOR**

This category includes uses that provide recreation or entertainment activities within an enclosed environment. Accessory uses may include concessions, snack bars, parking, and maintenance facilities. Specific use types include:

1. **Banquet or Meeting Facility**
   - An establishment that is leased on a temporary basis before the day of the event by individuals or groups who reserve the facility to accommodate private functions, including, but not limited to, banquets, weddings, anniversaries, receptions, business and organizational meetings, and other similar functions, to which the general public is not admitted and for which no admission charge is imposed. Such establishments may include kitchen facilities for the preparation of food or catering of food and areas for dancing, dining, and other entertainment activities that customarily occur in association with banquets, weddings, or receptions.

2. **Fitness Club, Gym, or Sports Club**
   - These establishments operate fitness and recreational sports facilities, or, provide services for fitness or recreational sports teams, clubs, or individual activities within enclosed structures. The facilities-operating establishments to be classified here include, but are
not limited to: fitness clubs, gyms, enclosed arenas, enclosed recreational ball parks and courts, and more.

3. Games Arcade
A building, facility, or other place that contains one or more mechanical or electronic machines or equipment for amusement. This category shall not include gambling establishments.

4. Skating Rink (ice, roller skating, etc.)
A facility open to the public and used primarily for the activity of ice or roller skating.

5. Bowling, Billiards, Pool, Bingo, etc.
This category comprises establishments operating bowling alleys, billiards or pool tables, or bingo games. These establishments often provide food and beverage services.

6. Indoor Amusement Establishment
This category shall include facilities for a wide variety of sport, entertainment, games of skill, or recreation to the general public for a fee where the activity takes place within an enclosed structure. Examples include but are not limited to bowling, billiards, darts, paintball, laser tag or similar activities; gymnasium or indoor arena; basketball, handball, soccer, and tennis courts; hockey rinks; swimming pools; physical fitness centers; and amusement devices. This category shall not include amusement devices that include gambling games.

7. Shooting Club
This category includes indoor facilities especially designed for the safe discharge and use of handguns, rifles, or other firearms for the purpose of sport-shooting or military/law enforcement training.

8. Theater (movie, music, drama, or dance)
A structure that is open to the public and is used for dramatic, operatic, musical, motion picture, or other performance or entertainment-related activities, where admission is charged per performance or event, and where there is no audience participation other than as spectators. Such establishments may include incidental services such as food and beverage sales and other concessions.

M. RECREATION AND ENTERTAINMENT USES, OUTDOOR
This category includes uses that provide recreation or entertainment activities inside and/or outside of an enclosed environment. Accessory uses may include concessions, snack bars, parking, and maintenance facilities. Specific use types include:

1. Outdoor Amusement Establishment
This category shall include uses that provide a variety of outdoor activities for entertainment and recreation including amusement rides, basketball, baseball, batting cages, go-cart tracks, tennis courts, amusement and theme parks, water parks, marinas, water sports, and other activities not specifically listed under this general category. This category may include indoor arcade facilities and food and beverage sales as well.

2. Golf Course
A tract of land laid out with a course having nine or more holes for the playing of golf, including any accessory clubhouse, driving range, offices, restaurant, concession stand, picnic tables, pro shop, maintenance facilities, or similar accessory uses or structures.

3. Country Club
A facility or area laid out for recreational, athletic, and social purposes, with limited membership, and the use of which is primarily restricted to members and their guests.
golf course may be included as an additional principal use. Accessory uses may include retail sales, a club house, and other recreational facilities.

4. Shooting Club
A facility or area for the sport of shooting at targets to test accuracy in rifle, pistol, or archery practice, owned or operated by a corporation, association, or persons, and conducted outside of an enclosed structure. This category includes skeet shooting facilities, target ranges, archery, and similar activities.

5. Miniature Golf Establishment
These establishments operate miniature golf courses, and typically provide the necessary equipment to patrons. These establishments are distinct from golf courses and country clubs and may be in conjunction with other outdoor or indoor recreation and entertainment uses.

N. OTHER COMMERCIAL USES

1. Surface Parking Lots
As a principal use, a surface parking area that is operated as a business enterprise with a service charge or fee being paid to the owner or operator for the storage or parking of privately owned vehicles, and is not reserved or required to accommodate occupants, clients, customers, or employees of a particular establishment or premises.

2. Structured Parking
As a principal use, a structure for parking that is operated as a business enterprise with a service charge or fee being paid to the owner or operator for the storage or parking of privately owned vehicles, and is not reserved or required to accommodate occupants, clients, customers, or employees of a particular establishment or premises.

3. Sexually-Oriented Business
This category shall include any commercial enterprise in which the primary business is the offering of a service or the selling, renting, or exhibiting of devices or any other items intended to provide sexual stimulation or sexual gratification to the customers. This category shall include, but not be limited to, adult arcades, adult bookstores or adult video stores, adult cabarets, adult motels, adult motion picture theaters, or nude model studios.

7.3.4 INDUSTRIAL USES

A. MANUFACTURING
This category includes establishments involved in the manufacturing, processing, fabrication, packaging, or assembly of goods. Manufacturing establishments are located in plants, factories, or mills and employ power-driven machines and materials-handling equipment. Natural, constructed, raw, secondary, or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Custom industry is included, such as establishments primarily engaged in the on-site production of goods by hand manufacturing involving the use of hand tools and small-scale equipment. Goods are generally not displayed or sold on site, but if so, such activity is a subordinate part of sales. Relatively few customers come to the manufacturing site. Accessory activities may include retail sales, offices, cafeterias, parking, employee recreational facilities, warehouses, storage yards, repair facilities, truck fleets, and caretaker’s quarters. Specific use types include:

1. Food and Beverage Processing
A facility or area in which food for human consumption in its final form, such as candy, baked goods, tortillas, soda, beer, and ice cream is produced, and the food is distributed to retailers or wholesalers for resale on or off the premises. Food or beverage processing using mechanized assembly line production of canned or bottled goods is excluded from this definition.

2. Microbrewery, micro distillery, winery
   A microbrewery is a small-scale brewing facility designed for the production of malt liquors such as beer and ale, using grains such as oats, hops, rice, wheat, and barley, designed and managed to brew no more than 75,000 barrels of beer per year. A micro distillery is a small-scale facility designed for the manufacture, bottling, labeling, packaging, and sale of distilled spirits and other liquors. A winery is a facility designed for the manufacture, bottling, labeling, packaging, and sale of wine containing not more than 24 percent alcohol by volume.

3. Paper and Printing Materials
   Establishments in this category primarily manufacture paper and offer printing-related products. Excluded are photosensitive papers, which are classified in chemical and plastics. Printing establishments print products (e.g. newspapers, books, periodicals, and greeting cards) and perform support activities, such as bookbinding, plate making services, and data imaging. Clothing printers are included if their primary activity is printing, not clothing manufacturing (e.g. T-shirt printing is included, but fabric printing is not).

4. Furniture and related products
   These establishments manufacture furniture and related articles, such as mattresses, window blinds, cabinets, fixtures, furniture parts, and frames. Processes include the cutting, bending, molding, laminating, and assembling of materials, such as wood, metal, glass, plastics, and rattan. Aesthetic and functional design also plays an important part in the production of furniture. Design services may be performed by the furniture establishment’s work force or may be purchased from industrial designers.

5. Machinery, Appliance, Electrical Equipment, Electronics, and components
   Establishments in this subcategory include a range of manufacturing activities. It includes establishments that make machinery for particular applications, such as agriculture, construction, mining, ventilation, industrial/commercial heating and cooling, and metalworking. It also includes establishments manufacturing electrical products, including motors and generators and manufacturers of household appliances, including heaters, refrigerators, and air conditioners.

6. Transportation Equipment and Automobiles
   Establishments in this subcategory produce equipment for transporting people and goods. Although transportation equipment is a type of machinery, assembly tends to be distinct from the production processes common in the machinery manufacturing.

7. Miscellaneous Manufacturing
   This category includes all other manufacturing establishments not classified elsewhere. Some of these include jewelry, silverware, dolls, toys, games, musical instruments, office supplies, inks, and signs.

8. Chemicals, Metals, and Heavy Manufacturing
   Establishments in this category transform or refine chemicals or metals, and manufacture products from chemicals or metals. Establishments in this category include petroleum or coal products; chemical, plastics, or rubber products; or primary metal manufacturing.

B. WHOLESALE TRADE
Wholesaling is an intermediate step in the distribution of merchandise. Wholesalers either sell or arrange the purchase of goods to other businesses and normally operate from a warehouse or office. They may be located in an office building or a warehouse. Unlike retailers, their warehouses and offices have little or no display of merchandise. Whether the establishment is in a warehouse or an office building depends on a combination of activity and structure-type dimensions. Subcategories include durable and nondurable goods.

1. Durable Goods
   Establishments in the durable goods subcategory sell or arrange the purchase or sale of capital or durable goods to other businesses. These establishments wholesale products, such as motor vehicles, furniture, construction materials, machinery and equipment (including household-type appliances), metals and minerals (except petroleum), sporting goods, toys and hobby goods, recyclable materials, and parts. Durable goods generally have life expectancy of at least three years.

2. Nondurable Goods
   Establishments in the nondurable goods subcategory sell or arrange the purchase or sale of nondurable goods to other businesses. These establishments wholesale products, such as paper products, chemicals, drugs, textiles, apparel, footwear, groceries, farm products, petroleum products, alcoholic beverages, books, magazines, newspapers, flowers, and tobacco products. Nondurable goods generally have a life expectancy of less than three years.

C. WAREHOUSE AND STORAGE
   These service establishments operate warehouse and storage facilities for wholesale trade, general merchandise, refrigerated goods, and other warehouse products. They provide the facilities to store goods but do not sell the goods they handle. They may also provide a range of services related to the distribution of goods, such as labeling, breaking bulk, inventory control and management, light assembly, order entry and fulfillment, packaging, pick and pack, price marking and ticketing, and transportation arrangement. This category also includes commercial mini-storage or self storage facilities. There is little on-site sales activity with the customer present. Accessory uses may include offices, truck fleet parking, and maintenance areas.

1. Cold Storage Plant
   A facility or area where refrigerated or frozen materials are processed, sold, packaged, or kept in protective storage, such as food, furs, or other products.

2. Distribution Center or Warehouse
   This category includes buildings or areas for storage, wholesale, and/or distribution of manufactured products, supplies, and equipment. This definition excludes the bulk storage of materials that are flammable or explosive or that create hazardous or commonly recognized offensive conditions.

3. Self-Storage or Mini Storage
   A facility or area where enclosed storage space, divided into separate smaller compartments, is provided for use by individuals to store personal items or by businesses to store materials for operation of a business establishment at another location. Related activities, such as retail sale of packing and moving materials and the rental of moving equipment, including vans and trucks, are allowed as incidental uses.

4. Any Industrial Use with Outdoor Storage
   This category includes any use in the industrial use category that provides outside (with or without roof) storage of equipment, inventory and materials, or finished products.
D. CONSTRUCTION RELATED BUSINESSES

These establishments either build buildings or structures, or perform additions, alterations, reconstruction, installation, and repairs. They may also provide building demolition or wrecking services. Establishments engaged in blasting, test drilling, landfill, leveling, earthmoving, excavating, land drainage, and other land preparation are included as well. This category reflects the unique processes and site needs such as equipment and material storage, etc. of these establishments.

1. Machinery related contractor’s yards and storage
   A facility or area for the outdoor storage of building materials, tools, heavy machinery, dump trucks, or commercial and heavy equipment used in relation to construction uses and related businesses.

2. Specialty Trade Contractors
   Establishments in this category specialize in construction activities, such as plumbing, painting, and electrical work. Special trade contractors usually work at the job site, although they may have shops for storage, prefabrication and other work. Specialty trade contractors include carpentry, floor, tile, roof, concrete, electrical, glass, glazing, masonry, drywall, painting, plumbing, HVAC, and similar activities.

3. Asphalt or Concrete Batch Plants
   A facility or area, which is not temporary in nature, for mixing concrete or asphalt.

4. Excavation Related Services
   These establishments provide a range of excavation related services needed for development and building construction. Activities performed include shaft drilling, foundation digging, foundation drilling, and grading.

5. Wrecking and Demolition Establishment (including junk or salvage yard)
   These establishments provide wrecking and demolition of buildings and structures; this includes underground tank removal and the dismantling of non-hazardous steel oil tanks. This category also includes establishments that provide wrecking or disassembling of automobiles, trucks, tractors, or machinery of any kind, or for the storing or leaving of worn out, wrecked, or abandoned automobiles, trucks, tractors, stoves, refrigerators, or machinery of any kind or of any of the parts thereof, or for the maintenance or operation of such place for the accumulation of rubbish of any description such as old iron, glass, paper or other waste that may be used again in some form. Some of these establishments may sell materials derived from demolishing operations.

E. MINING AND EXTRACTION

These establishments extract natural mineral solids (coal and ores), liquid minerals (crude petroleum), and gases (natural gas). Mining includes quarrying, well operations, beneficiating (e.g., crushing, screening, washing, and flotation), and other preparations customarily performed at the mine site, or as a part of mining activity. Specific subcategories include:

1. Oil and Natural Gas Extraction (Wells and production)
   Establishments in this category operate and develop oil and gas field properties. Activities include exploration for crude petroleum and natural gas; drilling, completing, and equipping wells; operation of separators, emulsion breakers, desilting equipment, and field gathering lines; and all other activities in the preparation of oil and gas until shipment. This category includes establishments that produce crude petroleum, that mine and extract oil from shale, that produce natural gas, and that recover hydrocarbon liquids from oil and gas field gases.
2. **Nonmetallic Mining or Quarry**
   This category comprises establishments that mine, quarry, or develop the mine site for dimension stone (i.e., rough blocks and slabs of stone) or limestone (including related rocks, such as dolomite, cement rock, marl, travertine, and calcareous tufa) or bituminous limestone and bituminous sandstone, crushed stones, sand, gravel, clay, etc. Included in this category are preparation plants that beneficiate limestone (e.g., by grinding or pulverizing) and cut stones as well.

F. **TRANSPORTATION RELATED USES**
   Physical facilities involved in the movement of people or goods, which may include highways, flight-related facilities, rail transit lines, and other similar facilities.

1. **Air transportation related uses**
   A facility or area for the landing and taking off of fixed or rotary wing aircraft. This uses shall include any terminal, air traffic control towers, hangars, and other related facilities. It shall also include heliports for the landing and takeoff of helicopters.

2. **Rail transportation related uses**
   A facility or area for the maintenance, repair, or storage of bus, rail (including freight), or other transit vehicles.

3. **Other local, regional, intercity transportation uses (public and commercial)**
   This category shall include all other transportation related activities and storage, including but not limited to: school bus transportation, rural and special needs transit operations, local transit, inter-city bus, charter bus, and similar establishments.

4. **Taxi and Limousine Service**
   These establishments provide passenger transportation by automobile or van, not over regular routes or regular schedules. Taxicab owner/operators, taxicab fleet operators, and taxicab organizations are included. Also included are limousine and luxury sedan establishments, which may provide an array of specialty and luxury passenger transportation services.

5. **Courier, Messenger, and Postal Service**
   Establishments in this category include courier and messenger services that provide air, surface, or combined courier delivery services of parcels and messages within or between metropolitan areas or urban centers. These establishments may form a network including local, and point-to-point pick-up and delivery. This category also includes USPS establishments that perform one or more postal services, such as sorting, routing, and delivery on a contract basis. This category shall not include customer service and retail operations of such courier, messenger, or postal service. These shall be considered under the Business, Professional, and Technical Services category or Public or Governmental Functions (USPS).

6. **Truck and Freight Transportation Services**
   Establishments in the truck and freight transportation category provide over the-road transportation of cargo using motor vehicles, such as trucks and tractor trailers. This category includes general freight trucking and specialized freight trucking. General freight transportation establishments handle a wide variety of commodities, generally palletized, and transported in a container or van trailer. Specialized freight transportation requires specialized equipment due to the size, weight, shape, or other inherent characteristics of the cargo. These establishments may be located in conjunction with Warehouse and Storage establishments.
G. UTILITIES AND UTILITY SERVICES

The use of land for lines and facilities related to the provision, distribution, collection, transmission, or disposal of water, storm and sanitary sewage, oil, gas, power, information, telecommunication and telephone cable, and facilities for the generation of electricity.

1. Utility Lines, Towers or Metering/Pumping Station
   Local utilities such as electrical power, telephone, gas, water, and sewer drainage lines; air pollution monitoring stations; in-line facilities such as gas regulating stations and water wells or pumping stations; sewage pumping stations; telephone exchange, switching and transmitting equipment; and electrical transmission lines operated by a municipality or a franchised utility company.

2. Sewer, solid waste, recycling and related services
   Establishments in this subcategory collect, treat, and recycle or dispose of waste materials. Establishments locally haul waste materials; operate materials recovery facilities (i.e., sort recyclable materials from trash); provide remediation services (i.e., the cleanup of contaminated sites); operate sewer systems or sewage treatment facilities; or provide septic pumping or other miscellaneous waste management services.

3. Natural Gas, Petroleum, fuel related services
   This encompasses: (1) establishments operating fuel (gas or petroleum) distribution systems (e.g., mains, meters); (2) fuel marketers that buy fuel from the well and sell it to a distribution system; (3) fuel brokers or agents that arrange the sale of fuel over fuel distribution systems operated by others; and (4) establishments that transmit and distribute fuel to final consumers.

4. Electric Utility Services (including generating plants and substations)
   A facility or area that generates electricity from mechanical power produced by solar, gas, coal, wind, hydraulic power sources, or nuclear fission franchised by the State. This category also includes electric transmission lines, substation facilities for transforming electricity for distribution to individual customers.

5. Telecommunications equipment and facilities (building mounted)
   This category includes any telecommunications equipment and facilities attached to an existing building or tower not built for the exclusive purpose of hosting such facilities or equipment.

6. Telecommunications Towers
   Any structure that is designed and constructed primarily for the purpose of supporting one or more antennae that transmit information (audio, video, data) in the form of electromagnetic signals to one or more receivers without the use of a physical connection between the transmitting and receiving source. The term includes but is not limited to lattice towers, guyed towers, and monopole towers. The term does not include a clock tower, bell tower, steeple, light pole, power pole, water tower, or similar structure that incidentally supports antennae. Towers may be freestanding or building-mounted, and may be concealed or unconcealed. An auxiliary structure housing electronic communications equipment is permitted as part of this use. The following definitions shall apply to terms related to telecommunications towers and equipment standards per this Ordinance:
   a. Antenna
      Any structure or device used to collect, receive, transmit, or radiate electromagnetic waves. Antennae may be mounted on towers or on buildings, and may be concealed or unconcealed.
b. Antenna Array
   An arrangement of antennae and their supporting structures.

c. Antenna, Dish
   An antenna that is parabolic or bowl-shaped and that receives and/or transmits signals in a specific directional pattern.

d. Antenna, Panel
   An antenna which receives and/or transmits signals in a directional pattern.

e. Antenna, Stealth
   An antenna that is effectively camouflaged or concealed from view.

f. Antenna, Telecommunications
   An antenna used to provide a telecommunications service. This excludes lightning rods, private mobile radio systems, amateur radio antennas less than 50 feet (15 meters) in height, and whip antennas less than four inches (10 centimeters) in diameter and less than 10 feet (three meters) in height.

g. Antenna, Whip
   An omni-directional dipole antenna of cylindrical shape that is no more than six inches (15 centimeters) in diameter.

h. Tower, Stealth
   A clock tower, church steeple, bell tower, utility pole, light standard, flagpole, or similar structure, designed to support and camouflage or conceal the presence of telecommunications antennae. This definition includes a monopole tower with antennae concealed inside the tower.

7. Small Cell or Network Nodes
   This category shall include equipment at a fixed location that enables wireless communications between user equipment and a communications network as regulated and defined by Chapter 284 of the TxLGC.

8. All other Utility related uses (Other Than Listed)
   A facility or area for a utility installation not specifically listed in this Ordinance.

7.3.5 ACCESSORY USES AND STRUCTURES

A. ACCESSORY BUILDINGS OR USE
   A structure or use that:

   1. Is clearly incidental to and customarily found in connection with a principal building or use and is located on the same lot as the principal building or use served;
   2. Is subordinate to and serves a principal building or a principal use and is subordinate to the principal building or principal use served; and
   3. Contributes to the comfort, convenience, or necessity of occupants, business, or industry in the principal building or use served.

B. ALTERNATIVE ENERGY SYSTEM
   A facility or system that provides energy production or generation by alternative or renewable sources of energy such as solar, wind, nuclear, geothermal, etc., that can replace or supplement traditional fossil-fuel sources.

C. CARE TAKER’S QUARTERS
   A dwelling unit intended for an employee or owner who looks after or takes charge of goods
or property. The unit shall be either inside or attached to a main structure by a common wall. The unit is a complete, independent living facility with provisions for cooking, eating, sanitation, and sleeping.

D. CARPORT
A roofed structure with two or more open sides used for vehicle shelter and parking. A carport may either be free standing or attached to the primary building.

E. COMMUNITY CENTER, PRIVATE
A facility or area that is an integral part of a residential subdivision or planned development and that is used by the residents of the project or development for a place of meeting, recreation, or social activity, but not primarily to render a service that is customarily carried on as a business. Such facilities include but are not limited to swimming pools, saunas, hot tubs, game courts, playgrounds, community clubhouse, cabana, pavilion or roofed areas, leasing office, laundry facilities, and other similar uses. This use need not be located on the same lot as the property it serves.

F. ACCESSORY DWELLING UNIT (GARAGE)
A separate, second dwelling unit (also known as a granny flat) from the primary residence on a lot for use as an independent residential use. Such a unit may be constructed as part of a residential garage (attached or detached) or accessory structure on the lot. The secondary living unit is only for use by family members or relatives.

G. ACCESSORY DWELLING UNIT (PRIMARY STRUCTURE)
A separate, second dwelling unit (also known as a granny flat) from the primary residence on a lot for use as an independent residential use. Such a unit may be located in the primary structure and may have a separate outside entrance. The secondary living unit is only for use by family members or relatives.

H. RESIDENTIAL GARAGE (DETAACHED)
An enclosed and detached structure that is accessory to the primary residence and designed for the parking and storage of vehicles by the occupants of the building, and with no facilities for mechanical service or repair of a commercial or public nature.

I. SURFACE PARKING
Shall be the provision of unenclosed off-street parking located directly on a paved surface on land. Surface parking may have overhead protection, but open on the sides.

J. STORAGE SHED (RESIDENTIAL)
Shall be a non-habitable structure on the lot for storage of household and related items.

K. SWIMMING POOL, PRIVATE
A swimming pool constructed for the exclusive use of the residents of a single-family or multi-family development.

L. HOME-OCCUPATION
A business or occupation, undertaken by a resident of the property that is customarily conducted in a residential dwelling unit and that is clearly incidental and secondary to the use of the dwelling.

M. ELECTRIC VEHICLE CHARGING STATION
A public or private surface parking space served by battery charging station equipment that
has as its primary purpose the transfer of electric energy (by conductive or inductive means) to a battery in an electric vehicle.

N. OUTDOOR STORAGE
Shall include any area (including maneuvering area) on a site used for the long term (more than twenty-four hours) retention of materials, machinery, equipment, and/or commodities, including raw, semi-finished, and finished materials, whether such materials, machinery, equipment, or commodities are to be bought, sold, repaired, stored, incinerated, or discarded. New or used motor vehicle sales and rental display and parking shall not be defined as outside storage.

O. RECYCLING COLLECTION CENTER
An enclosed trailer, storage box or facility used for the collection and temporary storage of empty beverage containers, aluminum, glass, plastic, paper, clothing, or similar materials for recycling purposes. This definition includes automated can banks that crush cans as they are deposited. This definition does not include donation boxes for clothing, toys, household goods, and similar items.

P. SIDEWALK CAFÉ
Any outdoor eating and/or drinking area located on or adjacent to a public sidewalk or parkway and containing removable tables, chairs, planters, or related appurtenances.

7.3.6 TEMPORARY USES
A. CONSTRUCTION OFFICE
A facility or area used as a temporary field construction office.

B. CONSTRUCTION STORAGE YARD
A facility or area for the temporary outdoor storage of construction equipment and materials associated with an active permit to demolish or construct.

C. TEMPORARY REAL ESTATE SALES OFFICE
A facility or area used as a temporary office to sell real estate within a specified area or subdivision.

D. MODEL HOME
A house in a newly built development that is furnished and decorated to be shown to prospective buyers.

E. FESTIVALS AND CIVIC EVENTS (INCLUDES CARNIVAL, CIRCUS, OR AMUSEMENT RIDES)
A facility or area for a temporary traveling show or exhibition that has no permanent structure or installation, including but not limited to a carnival, circus, or riding device(s) operated for a fee.

F. GARAGE SALES
Is the periodic sale of miscellaneous household goods, often held in the garage or front yard of someone’s residence.

G. TEMPORARY STORAGE CONTAINERS OR PODS
Shall mean purpose-built, box-like containers designed for temporary storage of goods and/or equipment typically used during moving or remodeling. Such containers are uniquely designed for ease of loading to and from a transport vehicle.
H. MOBILE VENDING
Any vehicle (motorized or nonmotorized) designed to be portable and not permanently attached to the ground from which food is peddled, vended, sold for sale or given away. This category includes but is not limited to food trucks, hotdog stands, ice cream trucks, snow cone stands, etc.

I. SEASONAL SALES
Shall include temporary outside display and sales of products related to seasonal events including but not limited to fall, winter, spring, and summer events and holidays.

J. OTHER TEMPORARY OUTSIDE DISPLAY AND SALES
Shall include all other temporary outside display and sales not included in any other defined category.

K. ANY OTHER TEMPORARY USE OR STRUCTURE (OTHER THAN LISTED ABOVE)
Shall include all other temporary uses or structures not defined in this section.

7.3.7 AIRPORT RELATED DEFINITIONS AND TERMS
A. DEFINITIONS
1. Airport. The area of land referred to as the Alliance Airport which is designed and set aside for the landing and taking off of aircraft, and used or to be used in the interest of the public for such purpose. The term includes an area with installations relating to flights, including installations, facilities, and bases of operations for tracking flights or acquiring data concerning flights.
2. Airport development zone. That portion of the Alliance Airport Development Zone (ADZ) located within the corporate limits of the City of Haslet.
3. Airport hazard. A structure or object of natural growth that obstructs the airspace required for the taking off, landing, and maneuvering of aircraft or that interferes with visual, radar, radio, or other systems for tracking, acquiring data relating to, monitoring, or controlling aircraft.
4. Airport height control area. The Alliance Airport Height Control Area (HCA) is more particularly described in the Zoning Map.
5. Airport overlay boundaries. The boundaries of the Alliance Airport Overlay (AAO) are described by the limits of the Airport Height Control Area (HCA) as defined in the Zoning Map.
6. Alliance Airport Overlay (AAO). The overlay as described and defined in Article 3.6. Overlay District Standards.
7. Alliance Airport Overlay boundaries. The boundary of the AAO is defined by the limits of the HCA, which contains the ADZ. Both the limits of the HCA and ADZ are shown on the official Zoning Map of the City of Haslet.
8. Compatible land use. A use of land adjacent to the airport that does not endanger the health, safety, or welfare of the owners, occupants, or users of the land because of levels of noise or vibrations or the risk of personal injury or property damage created by the operations of the airport, including the taking off and landing of aircraft.
9. Floor area ratio. The quotient of the net floor area divided by the gross lot area.
10. Haslet airport development zone. That portion of the Alliance Airport Development Zone (ADZ) located within the corporate limits of the City of Haslet.
11. Haslet height control area. That portion of the airport height control area located within
the corporate limits of the City of Haslet.
7.4 General Terms Defined

Accessory Use and/or Structure
A use or structure that is subordinate in size or purpose to the principal use or structure of the same lot or parcel of ground and serving a purpose customarily incidental to the use of the principal structure or use of land. An accessory structure may be attached or detached.

Accessory Structure, Detached
A structure that has no wall in common with the principal building or is not under an extension of the main roof of the principal building. Examples of detached accessory structure include, but are not limited to, garages, farm structures, home workshops and tool houses, barns, carports, playhouses, sheds, private greenhouses, enclosed gazebos, storage buildings, boathouses and docks, wind-generating devices, and swimming pool pumphouses. Buildings connected by roofed breezeways are separate buildings.

Administrator
Shall be the City Administrator or his/her designee responsible for administering the provisions of this Ordinance.

Annexion
Is the process whereby the city expands its boundaries by adding a specific geographic area.

Architecturally Finished
A finish characterized by a uniform appearance pertaining to materials, features, characteristics, or details most often specified for exposed surfaces used to build or ornament a structure.

Arterial Roadway
Shall be as defined by the city’s adopted Master Thoroughfare Plan.

Articulation
Off-sets, projections, recessed walls, windows, doors, and similar features that provide variation to a building facade and its roof line.

Automobiles
Any vehicle propelled by mechanical power for general passenger use on the road, such as cars, vans, or passenger trucks. For purposes of this Ordinance, this definition shall not include freight trucks (18 wheelers), campers, RVs, and recreational trailers, equipment such as construction equipment, forklifts, farm implements, and neighborhood electric vehicles or golf carts.

Awning
A roof-like cover, often of fabric, metal, or glass, designed and intended for protection from the weather or as a decorative embellishment, and that projects from a wall or roof of a structure over a window, walk, or door.

Banding
Narrow inlay of a color or grain which contrasts with the surface it decorates. Also refers to other long narrow ornamentation, such as painting or carving.

Bedroom
A habitable room that is used primarily for sleeping in any dwelling unit.

Berm
A mound of soil, either natural or man-made, used to screen and visually separate, in part or entirely, one area, site, or property from the view of another area.
Block
A tract of land bounded by streets or by a combination of streets and public parks, cemeteries, railroad right-of-way, airport boundaries, or corporate boundary lines of the city.

Block Face
Is one side of a street, from one intersection to the next.

Block Perimeter
Is the sum total of all block face dimensions circumscribed by public or private streets or pedestrian facilities with public access easements.

Build
To erect, construct, convert, enlarge, reconstruct, restore, or alter a building, structure, or infrastructure.

Breezeway
Is a roofed, often open, passage connecting two buildings (such as a house and garage) or halves of a building. A roofed breezeway is not an extension of any building that it connects, and does not combine two or more buildings into a single building.”

Building
Any structure which is built for the support, shelter, or enclosure or partial enclosure of persons, animals, chattels, or movable property of any kind.

Building, Detached
A building surrounded by yards or open space on its own building lot, or buildings in a building group that are physically detached one from the other.

Build-to Line
A line established, in general, parallel to the front property line, to which the front façade of the building shall be built to.

Build-to Zone
Is an area between the minimum and maximum front setbacks within which the front façade of the building shall be located.

Building Frontage Build-out
Is the percentage of a building’s front façade that is required to be located within the Build-to Zone (BTZ) as a proportion of the lot’s width along the fronting public street. Required driveways, stairs to access entrances, parks, plazas, squares, improved forecourts, and pedestrian breezeway frontages shall count towards the required building frontage.
Building Official
The officer or other designated authority charged with the administration and enforcement of City Ordinances related to construction, building, plumbing, electrical, or mechanical work.

Building, Principal or Primary
The main building on a lot in which a principal use of the lot on which it is located is conducted.

Caliper
For newly installed trees and landscaping, the caliper is the diameter of the trunk measured six inches above ground level. For existing trees, the caliper is the diameter of the trunk, measured at breast height, which is typically four and one-half feet above the ground.

Canopy
A roof-like cover or structure, including an awning or marquee, which projects from the wall of a building over a door, entrance, window, or sidewalk café area.

Certificate of Occupancy
A certificate issued by the Building Official prior to using or occupying a non-residential or multi-family structure or building.

Change in Use
Changing permitted uses between land use categories in the use tables in Article 3, Use Standards.

Collector Roadway
Shall be as defined by the city’s adopted Master Thoroughfare Plan.

Comprehensive Plan
The plan adopted by the City Council as the official policy to guide development of the city and its extraterritorial jurisdiction. The Comprehensive Plan includes any applicable sub-area, neighborhood, sector, or district plans; and other supporting elements, studies, and documents as may be adopted by the City Council.

Cladding
The exterior building finish.

Co-location
A single telecommunications tower and/or site used by more than one telecommunications service provider.

Column
An architectural support of definite proportions, usually cylindrical in shape, with shaft, capital, and sometimes a base. A column may be free-standing or attached to a wall.

Commercial Ready
Means a ground floor space constructed to meet commercial occupancy standards with respect to entrance and window treatment and floor-to-floor height in order to accommodate ground floor commercial uses (including but not limited to office, retail, restaurant, entertainment, and lobbies for lodging uses).

Conical Surface
A surface extending outward and upward from the periphery of the horizontal surface at a slope of 20- to-one for a horizontal distance of 4,000 feet.

Cornice
The uppermost horizontal molded projection or other uppermost horizontal element located at the top of a building or portion of a building.
Courtyard
A landscaped open space in the center of a block with no street frontage, and that is inwardly oriented and large enough to allow for public activities and sunlight during midday.

Development or to Develop
“Development” shall mean:

1. The construction of one or more new buildings or structures on one or more building lots;
2. The existence of a building on a building lot;
3. The use of open land for a new use;
4. Any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations, or storage of equipment or materials; or,
5. “To develop” shall mean to create a development.

Display
The exhibition of goods, wares, or merchandise for retail sale, rental, or lease.

Dwelling Unit
Shall be a self-contained unit of accommodation of one or more rooms including kitchen designed as a residence for occupancy by one household for the purpose of cooking, living and sleeping. This definition shall include single-family dwellings, two-family dwellings, and multiple family dwellings, but not include hotels or motels.

Dwelling Unit, Accessory
See under Accessory Use definitions Section 7.3.5.

Dwelling, Attached
A dwelling which is joined to another dwelling at one or more sides by a partial wall or walls.

Dwelling, Detached
A dwelling which is entirely surrounded by open space on its building lot.

Encroachment
Means any structural or non-structural element such as a sign, awning, canopy, terrace, or balcony that extends into a setback, into the public right-of-way, or above a height limit.

Entryway
The doorway into a building along with the architectural treatments that accompany it.

Exterior Insulation and Finish System (EIFS)
A multi-layered exterior wall system typically consisting of insulation board that is secured to the exterior wall surface with a specially formulated adhesive and/or mechanical attachment; a durable, water-resistant base coat, which is applied on top of the insulation and reinforced with fiber glass mesh for added strength; and a durable finish coat which is both colorfast and crack-resistant.

Extra Territorial Jurisdiction (ETJ)
Shall be the area outside the city’s incorporated limits where the city can legally exercise its planning authority.

Facade
Any exterior wall or face of a building that encloses or covers usable space. Multiple buildings on the same lot will each be deemed to have separate facades. A roof shall not be included in the definition of a facade.
Family
Individuals living together as a single housekeeping unit in which not more than four individuals are unrelated to the head of the household by blood, marriage, or adoption. The term expressly excludes residents of an assisted living facility, boarding house, fraternity or sorority house, private dorm, halfway house, or nursing home, as defined by this Ordinance.

Fence or Wall
A barrier composed of posts connected by boards, rails, panels, or wire for the purpose of physically enclosing an area or separating parcels of land. The term “fence” does include retaining walls if such walls provide enclosure and/or separation of parcels.

Fenestration
Window treatment in a building or building facade. Also, a general term used to denote the pattern or arrangement of openings, i.e., windows and doors, in a facade.

Freeway or Highway
Shall be any regional or interstate high speed roadway with controlled access.

Freeway or Highway Frontage Road
Frontage road (also known as an access road, service road, parallel road, etc.) is a local road running parallel to a freeway or a highway. A frontage road is often used to provide access to adjoining properties and development.

Forecourt
An open, unoccupied space, typically located in the front of a lot, bounded on more than one side by the walls of a building or buildings and used as a primary means of access to all or any part of said buildings.

Grade
The average of the finished ground surface elevations measured at the highest and lowest exterior corners of a structure.

Gross Floor Area (GFA)
When applied to a building, the area in square feet measured by taking outside dimensions of the building at each floor, excluding however, the floor area of basements or attics when not occupied or used.

Ground Cover
Plants and turfs that normally reach a height of less than two feet upon maturity, installed in such a manner so as to form a continuous cover over the ground.

Height, Building
Shall be the vertical distance measured from the average finished grade next to the building to (a) to the highest point of the roof surface or parapet, if a flat roof; (b) to the deck line of a mansard roof; or to the mean height level between eaves and ridge for a gable, hip or gambrel roof.

Horizontal Surface
A horizontal plane 150 feet above the established airport elevation, the perimeter of which in plan coincides with the perimeter of the horizontal zone.

Human Scale
The proportional relationship of a particular building structure and its façade elements such as doors and windows to the human form and function. Human scale relates the size and/or height of a structure to the height and mass of a pedestrian traveling along the sidewalk or street adjacent to that structure or element.

Institutional
Nonprofit organizations such as public schools, religious institutions, and government facilities.
Irrigation System
A method of providing the proper amount of water for the particular type of plant material used.

iSWM Standards
*integrated* Stormwater Management program by the North Central Texas Council of Governments (NCTCOG).

ITE’s Designing Walkable Urban Thoroughfares Manual by Daisa, James M.

Joint or Cross Access Easements
Shall be the coordination of shared easements and driveway access between adjoining properties with the goal of allowing users to travel across each other’s lot to reach adjoining properties or street(s).

Landscape Architect
A person licensed to practice landscape architecture pursuant to the laws of the State of Texas.

Landscape Area
An area which is covered by grass, ground cover, or other natural plant materials, including screening.

Landscape Setback
An area where landscaping is setback from any travel lane, parking space, or maneuvering areas.

Lanscaping
Living plant material, including but not limited to grass, trees, shrubs, berms, water forms, and planters.

Live-Work Dwelling
Means a dwelling unit that is also used for work purposes, provided that the ‘work’ component is restricted to the uses of professional office, artist’s workshop, studio, or other similar uses and is located on the street level and constructed as separate units under a condominium regime or as a single unit. The ‘live’ component may be located on the street level (behind the work component) or any other level of the building. Live-work unit is distinguished from a home occupation otherwise defined by the Ordinance in that the work use is not required to be incidental to the dwelling unit, non-resident employees may be present on the premises and customers may be served on site.

Lot
A platted parcel of land intended to be separately owned or developed, and that is recorded in the property records of Tarrant or Denton County, Texas.

Lot, Adjoining or Adjacent
Any lot, parcel, or piece of land that shares with the lot under consideration a common lot line, alley, or any point of tangency.

Lot Area
That area of a horizontal plane bounded by the front, side, and rear lot lines, including any portion of an easement which may exist within such property lines, and exclusive of approved access easements or rights-of-way for public street, private street, alley, or rail purposes.

Lot, Corner
A lot situated at the intersection of two or more streets.

Lot Coverage
The percentage of the lot area that is covered by a building or structure.
Lot Depth
The average horizontal distance between the front and rear lot lines.

Lot, Interior
A lot other than a corner lot.

Lot Line, Front
That boundary of a lot that abuts a public street, private street, or approved access easement. On corner lots, the front lot line shall be the shorter line abutting a public street, private street, or approved access easement.

Lot Line, Interior
A lot line which is common to two lots.

Lot Line, Rear
That boundary of lot that is opposite the front lot line and that is most nearly parallel with the front lot line.

Lot Line, Side
That boundary that is not a front or rear lot line.

Lot of Record
An area of land designated as a lot on a plat of a subdivision recorded in the Plat Records of Tarrant or Denton County, Texas, pursuant to statute, with the respective County Clerk.

Lot Width
The horizontal distance between side lot lines measured at the required front setback line.

Meandering
Taking a sinuous course with curves in alternate directions.

Major Amendment
Means a requested amendment to an approved plan (Concept, Development, or Site Plan) that is substantially different from the originally approved plan as determined by the Administrator per this Ordinance.

Minor Amendments
Means a requested amendment to an approved plan (Concept, Development, or Site Plan) that are nominal with no substantive changes to the development intensity or character.

Mixed-Use Development or Building
The development of a tract of land, building, or structure in a compact urban form with a residential use and a non-residential use as permitted by the applicable zoning district from the land use categories listed in Article IV, Use Standards. The layout of a mixed-use development may be vertical or horizontal in design.

NACTO’s Urban Street Design Guide
Urban Street Design Guide. New York City: National Association of City Transportation Officials. (most recent edition)

Nonconforming Lot
A lot that does not conform to the lot area, width, or depth requirements of the zoning district in which it is located, and as further defined in Article VI, Nonconformities.

Nonconforming Building or Structure or Site
Any existing structure or site improvements that were erected according to all applicable City ordinances at the time, but which does not now comply with all the regulations applicable to the district in which the structure or site is located, and as further defined in Article VI, Nonconformities.
Nonconforming Use
Generally, the use of an existing property or structure after the effective date of this Ordinance, which does not comply with the use regulations applicable to the district in which the property is located, and as further defined in Article VI, Nonconformities.

Open Space
Is publicly accessible open land in the form of parks, courtyards, forecourts, plazas, greens, playgrounds, squares, etc. provided to meet the standards in of this Ordinance. Open space may be privately or publicly owned and/or maintained.

Owner, Property
Each and every person or entity who is a record owner of a fee simple interest or an undivided fee simple interest in a parcel of land per the County Tax Records. If such parcel is subject to a condominium or other multi-ownership regime, the owners’ association representing such multi-ownership regime, and not individual unit owners, shall be deemed the owner thereof.

Parapet
That portion of the wall which extends above the roof line.

Parking Lot
Paved surfaces used for the storage of vehicles for limited periods of time, including but not limited to: truck parking; motor vehicle display, loading, or storage areas; and/or boat sales.

Parking Lot Screen
Is a freestanding wall or living fence or combination fence built along the any lot’s street frontage in order to screen a parking lot or a loading/service area from view along the street.

Parkway
The area of right-of-way between the curb and the property line normally publicly owned and consisting of a variable width.

Pedestrian-Oriented Street
As identified on the approved Master Concept Plan, future streets in the MU District shall be designated as “Pedestrian” oriented. Pedestrian-oriented streets prioritize pedestrian safety and walkability and facades along Pedestrian-oriented streets shall be designed to a higher standard that other streets in the MU District.

Pedestrian-Oriented Development Frontage
Shall be the percentage of the linear street or block frontage within each MU Sub-district that is designated as a Pedestrian-Oriented Street.

Person
An individual, firm, partnership, corporation, company, association, joint stock association, or body politic, and includes a trustee, receiver, assignee, administrator, executor, guardian, or other representative.

Playground
An outdoor area designed for unorganized recreational play. Playgrounds may consist of open space or informal play areas containing equipment such as swings, jungle gyms, seesaws, merry-go-rounds, backstops, goals, and similar equipment. Areas designed specifically for organized athletic events or containing buildings, bleachers, paved surfaces, field lights, or outdoor speakers, are not included within the definition of playground.

Plaza
A predominantly hard-surfaced space that is a portion of a block with a minimum of one side open to the street and other edges defined by buildings. Building edges should contain continuous retail, restaurant, or
public uses at grade to animate and support the open space. Unlike intimate scale urban gardens, a plaza may contain a primary entrance to an adjacent building.

**Portico**
A roofed entrance porch, often supported by columns or pillars.

**Primary Entrance**
Means the public entrance located along the front of a building facing a street or sidewalk and provides access from the public sidewalk to the building. It is different from a secondary entrance which may be located at the side or rear of a building providing private controlled access into the building from a sidewalk, parking or service area.

**Public Utility or Utilities**
The City of Haslet and any corporation or authority franchised by the City of Haslet to provide water, sewer, refuse collection, natural gas, electricity, telecommunication, or similar services on a community-wide basis.

**Recreational Area**
An area devoted to facilities and equipment for recreational purposes, swimming pools, sports courts, playgrounds, community clubhouses, and other similar uses.

**Relative**
A person related by blood, marriage, or adoption.

**Right-of-way**
A public or private area that allows for the passage of people or goods. Right-of-way includes passageways such as freeways, streets, bike paths, alleys, and walkways. A public right-of-way is a right-of-way that is dedicated or deeded to the public for public use and under control of a public agency.

**Right-of-Way Vacation**
Shall mean abandonment of a street, alley, or other public way from public use and reversion to private ownership.

**Salvage**
Any discarded, abandoned, junked, wrecked, dismantled, worn out, or ruined motor vehicles (including automobiles, trucks, tractor trailers, and buses), motor vehicle parts, boats, travel trailers, trailers, cranes, machinery or equipment, machinery or equipment parts, recreational vehicles, and/or any junk.

**Service Bay**
A part of a building or structure used for providing maintenance, installation, or service to a single vehicle.

**Screening or Screening Device**
A barrier of stone, brick, pierced brick or block, uniformly colored wood, vegetation, or other permanent material of equal character, density, and design.

**Screening Shrub**
Shrubs which provide a dense, evergreen, opaque visual barrier.

**Setback**
An open space, other than a court, on a lot unoccupied and unobstructed from the ground upward, unless specifically otherwise permitted in this Ordinance.
Setback, Rear
A yard extending across the rear of a lot and being the minimum horizontal distance between the rear lot line and the rear façade of the principal building or any projections thereof other than steps, unenclosed balconies, or unenclosed porches.

Setback, Side (Interior)
A yard extending from the side lot line that is not adjacent to a street and being the minimum horizontal distance between any side façade of the primary building or projections thereof and the side lot line.

Setback, Street Side
A yard extending from the side lot line that is adjacent to a street and being the minimum horizontal distance between any side façade of the primary building including any enclosed projections and the side lot line.

Setback, Street Front
A yard extending along the primary street frontage of a lot and being the minimum horizontal distance between the street right-of-way line and main building façade (including any enclosed projections) with the primary building entrance.

Shared Parking
One or more parking facilities shared by multiple users on separate lots.

Sidewalk
A paved walkway along the side of a street.

Sill
The horizontal member forming the bottom of a window or exterior door frame.

Site
The total area of a lot or tract of land, from property line to property line, including any land subject to any easement or license. A site shall be a homogeneous parcel under single ownership or unified control.

Stoop
A small porch, platform, or staircase leading to the entrance of a building.

Story or Floor
That portion of a building, other than a basement, included between the surface of any floor and the surface of the next floor above it, or if there is no floor above it, then the space between the floor and the ceiling above the floor of such story. This includes any mezzanine or loft which may comprise only a portion of a full floor plate.

Street
A public way for vehicular traffic.

Street Frontage
The length of property along a street.

Streetscape
The area between the building and edge of the vehicular or parking lanes. The principal streetscape components are curbs, sidewalks, street trees, tree planters, bicycle racks, litter containers, benches, and street lights. Treatments may also include a range of provisions such as paving materials; street, pedestrian, and wayfinding signs; parking meters; utility boxes; public art; water features; bollards; informational signage; and other elements.

Street Tree
Trees planted within the streetscape.
Structure
An object, including a mobile object, constructed or installed by man, including, but not limited to, buildings, poles, water towers, cranes, smokestacks, earth formations, and overhead transmission lines.

Sub-district
Means an area designation within the MU or OT zoning district that is intended to preserve and/or create a development character that is distinct from other sub-districts.

Telecommunications
The transmission, between or among points specified by the user, of audio and/or visual information of the user’s choosing, without change in the form or content of the information as sent and received.

Telecommunications Service
The offering of telecommunications for a fee directly to the public, or to such classes of users as to be effectively available directly to the public, regardless of the facilities used.

Tower, Height
The distance measured from grade to the highest point of any and all components of the structure, including antennae, hazard lighting, and other appurtenances, if any.

Transitional Surfaces
These surfaces extend outward at 90-degree angles to the runway centerline and the runway centerline extended at a slope of seven feet horizontally for each foot vertically from the sides of the primary and approach surfaces to where they intersect the horizontal surface.

Tree, Shade or Canopy
A perennial woody plant, single or multiple trunk, with few if any branches on its lower part, which at maturity will obtain a minimum six inch caliper.

Tree, Ornamental
A perennial woody plant generally of 25 feet or less at maturity that may branch to the ground and has significant seasonal color, texture, or other ornamental characteristics.

Tree, Protected
Any existing tree of at least six caliper inches that is indicated to be retained after development of the site.

Use
When applied to land or buildings, the purpose or activity for which such land or building thereon is designed, arranged, or intended, or for which it is occupied or maintained.

Variance
An adjustment in the application of the specific regulations of this Ordinance to a particular piece of property, which, because of special circumstances uniquely applicable to it, is deprived of privileges commonly enjoyed by other properties in the same vicinity and zone, and which adjustment remedies disparity in privileges.

Wainscoting
Decorative paneling covering the lower three to four feet of an interior wall, usually made of wood in a plain design, or may be painted or varnished.

Xeriscape
A concept to conserve water through creative landscaping and use of native plants. The main principles of xeriscape are:
1. reduction of turf area;
2. use of drought-tolerant and native or adapted plant materials;
3. grouping of plants with similar water requirements; and
4. an irrigation system designed to meet plant needs.

Zoning District
An area designation for which the regulations governing the area, height, and use of buildings and land are uniform.

Zoning Map
The map or maps, either physical or electronic, incorporated into this Ordinance as a part hereof by reference thereto that identify the different zoning districts established by this Ordinance.
APPENDIX A
PLANT LIST

The following plant list shall be used to select plant materials as required by landscape standards in the City of Haslet Zoning Ordinance Article V Design and Development Standards, as well as City plantings in parkways and medians. The plants were chosen because they are native or are adapted to this region. The appropriate plant for the specific location shall be selected by a registered landscape architect based on its mature size, growth habit, and soil, light, and water requirements. Other species that are drought tolerant and adaptive may be used for planting within the City. The use of alternative species may only be permitted with the approval of the Administrator.

The use of native plant material ensures the following:
- Creates and maintains the unique character of Haslet
- Ensures a native plant legacy
- Limits water use
- Reduces maintenance requirements
- Promotes civic responsibility to support indigenous materials of the local ecology

### Canopy or Shade Trees

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shumard Red Oak</td>
<td>Quercus shumardii</td>
</tr>
<tr>
<td>Live Oak</td>
<td>Quercus virginiana</td>
</tr>
<tr>
<td>Cedar Elm</td>
<td>Ulmus crassifolia</td>
</tr>
<tr>
<td>Big Tooth Maple</td>
<td>Acer grandidentatum</td>
</tr>
<tr>
<td>Bald Cypress</td>
<td>Taxodium distichum</td>
</tr>
<tr>
<td>Bur Oak</td>
<td>Quercus macrocarpa</td>
</tr>
<tr>
<td>Red Maple “October Glory”</td>
<td>Acer rubrum ‘October Glory’</td>
</tr>
<tr>
<td>Chinquapin Oak</td>
<td>Quercus muhlenbergii</td>
</tr>
<tr>
<td>Lacebark Elm</td>
<td>Ulmus parvifolia</td>
</tr>
<tr>
<td>Texas Ash</td>
<td>Fraxinus texensis</td>
</tr>
</tbody>
</table>

### Understory or Ornamental Trees

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Possumhaw Holly</td>
<td>Ilex decidua</td>
</tr>
<tr>
<td>Texas Redbud</td>
<td>Cercis Canadensis var. texensis</td>
</tr>
<tr>
<td>Flameleaf Sumac</td>
<td>Rhus lanceolate</td>
</tr>
<tr>
<td>Vitex</td>
<td>Vitex angus-castus</td>
</tr>
<tr>
<td>Shantung Maple</td>
<td>Acer truncatum</td>
</tr>
<tr>
<td>Desert Willow</td>
<td>Chilopsis linearis</td>
</tr>
<tr>
<td>Chitalpa Tashkentensis</td>
<td>Chitalpa Tashkentensis</td>
</tr>
<tr>
<td>Mexican Buckeye</td>
<td>Ungnadia speciose</td>
</tr>
<tr>
<td>Yaupon holly</td>
<td>Ilex vomitoria</td>
</tr>
<tr>
<td>Wax Myrtle</td>
<td>Myrica cerifera</td>
</tr>
<tr>
<td>Eve’s Necklace</td>
<td>Sophora affinis</td>
</tr>
<tr>
<td>Indigo Bush</td>
<td>Amorpha fruticosa</td>
</tr>
<tr>
<td>Mexican Plum</td>
<td>Prunus Mexicana</td>
</tr>
<tr>
<td>Rusty Blackhaw</td>
<td>Viburnum rufidulum</td>
</tr>
<tr>
<td>Western Soapberry</td>
<td>Sapindus saponaria var. drummondii</td>
</tr>
<tr>
<td>Crape myrtle</td>
<td>Lagerstroemia indica</td>
</tr>
<tr>
<td>Mesquite Tree</td>
<td>Prosopis glandulosa</td>
</tr>
</tbody>
</table>
## Evergreen Trees

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cherry Laurel</td>
<td>Prunus caroliniana</td>
</tr>
<tr>
<td>Savannah Holly</td>
<td>Ilex opaca X atenuata ‘Savannah’</td>
</tr>
<tr>
<td>Nellie R. Stevens Holly</td>
<td>Ilex X ‘Nellie R. Stevens’</td>
</tr>
<tr>
<td>Eastern Red Cedar</td>
<td>Juniperus virginiana</td>
</tr>
</tbody>
</table>

## Shrubs

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Abelia ‘Edward Goucher’</td>
<td>Abelia x grandiflora ‘Edward Goucher’</td>
</tr>
<tr>
<td>Common Buttonbush</td>
<td>Cephalanthus occidentalis</td>
</tr>
<tr>
<td>Soft Leaf Yucca</td>
<td>Yucca recurvifolia</td>
</tr>
<tr>
<td>Texas Sage</td>
<td>Leucophyllum frutescens ‘Compacta’</td>
</tr>
<tr>
<td>Dwarf Wax Myrtle</td>
<td>Myrica cerifera var. pumila</td>
</tr>
<tr>
<td>American Beautyberry</td>
<td>Callicarpa americana</td>
</tr>
<tr>
<td>Common Elderberry</td>
<td>Sambucus nigra ssp. Canadensis</td>
</tr>
<tr>
<td>Smooth Sumac</td>
<td>Rhus glabra</td>
</tr>
<tr>
<td>Green Cloud Texas Sage</td>
<td>Leucophyllum frutescens ‘Green Cloud’</td>
</tr>
<tr>
<td>Swamp Rose</td>
<td>Rosa palustris</td>
</tr>
<tr>
<td>Yellow Bells</td>
<td>Tecoma stans</td>
</tr>
<tr>
<td>Texas Lantana</td>
<td>Lantana urticoides</td>
</tr>
<tr>
<td>Earth Kind Rose</td>
<td>Rosa hybrida</td>
</tr>
<tr>
<td>Autumn Sage</td>
<td>Salvia greggii</td>
</tr>
<tr>
<td>Red Yucca</td>
<td>Hesperaloe parviflora</td>
</tr>
</tbody>
</table>

## Tall to Medium Ornamental Grass

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Miscanthus ‘Adagio’</td>
<td>Miscanthus sinensis ‘Adagio’</td>
</tr>
<tr>
<td>Maiden Grass</td>
<td>Miscanthus sinensis ‘Gracillimus’</td>
</tr>
<tr>
<td>Morning Light</td>
<td>Miscanthus sinensis ‘Morning Light’</td>
</tr>
<tr>
<td>Indian Grass</td>
<td>Sorghastrum nutans</td>
</tr>
<tr>
<td>Lindheimer’s Muhly</td>
<td>Muhlenbergia lindheimer</td>
</tr>
<tr>
<td>Gulf Muhly</td>
<td>Muhlenbergia capillaris</td>
</tr>
</tbody>
</table>

## Medium to Low Ornamental Grasses

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bushy Bluestem</td>
<td>Andropogon glomeratus</td>
</tr>
<tr>
<td>Mexican Feather Grass</td>
<td>Stipa tenuissima</td>
</tr>
<tr>
<td>Weeping Love Grass</td>
<td>Eragrostis curvula</td>
</tr>
<tr>
<td>Inland Sea Oats</td>
<td>Chasmanthium latifolium</td>
</tr>
<tr>
<td>Little Bluestem</td>
<td>Schizachyrium</td>
</tr>
<tr>
<td>Big Bluestem</td>
<td>Andropogon gerardii</td>
</tr>
<tr>
<td>Sideoats Grama</td>
<td>Bouteloua curtipendula</td>
</tr>
<tr>
<td>Mexican Feather Grass</td>
<td>Stipa tenuissima</td>
</tr>
<tr>
<td>Yaka Jima Silver Grass</td>
<td>Miscanthus sinensis ‘Yaku Jima’</td>
</tr>
</tbody>
</table>

## Turf Grasses

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Buffalo Grass</td>
<td>Bucheloe dactyloides</td>
</tr>
<tr>
<td>Common Bermuda Grass</td>
<td>Cynodon dactylon</td>
</tr>
</tbody>
</table>
Groundcovers and Vines

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Coral Honeysuckle</td>
<td>Lonicera sempervirens</td>
</tr>
<tr>
<td>Virginia Creeper</td>
<td>Parthenocissus quinquefolia</td>
</tr>
<tr>
<td>Purple Wintercreeper</td>
<td>Euonymous fortune ‘Coloratus’</td>
</tr>
<tr>
<td>Texas Wisteria</td>
<td>Wisteria frutescens</td>
</tr>
<tr>
<td>Crossvine</td>
<td>Bignonia capreolata</td>
</tr>
</tbody>
</table>