

## Appendix A - ZONING

### ORDINANCE NO. 819

An ordinance amending in its entirety the Zoning Ordinance of the City of Deer Park, Texas, No. 283, adopted October 24, 1963, as amended, this ordinance establishing zoning regulations and districts in the City of Deer Park, Texas, in accordance with a comprehensive plan, regulating and restricting the height, number of stories, size, type and character of construction of buildings and other structures, the area of lots and buildings that may be occupied, the size of lots, yards, courts and other open places, the density of population, the location and uses of buildings, structures and land for predevelopment, commerce, trade, industry, residences and other purposes; establishing the boundaries of such districts, regulating and restricting the occupancy, improvement, erection, placement, construction, removal, reconstruction, demolition, conversion, alteration, repair and use of buildings, structures, signs and land within such districts, providing uniform regulations for the several classes and kinds of uses, buildings and structures, the types and character of construction and uses within the several districts; adopting a map setting forth the several districts, adopting certain regulations, restrictions, limitations, performance standards and provisions applicable to such districts and requiring compliance with all of the provisions of this ordinance, defining terms used in this ordinance, and setting forth its purpose and objective, providing for vehicular loading and parking, providing for accessory buildings and uses for nonconforming uses of buildings, structures and land; providing for certain exceptions, modifications and special conditions to the uses established, providing the procedure to obtain specific use permits in certain instances, providing for completion of structures under construction at the time of passage of this ordinance; providing for administrative procedure and for the duties of the city Director of planning and inspections in connection with the administration of this ordinance; providing for building permits and certificates of occupancy; providing for pending litigation and prior violations; providing for a board of adjustment and the powers and procedure thereof; providing the procedure for amendments; providing for severability; prescribing a penalty by fine of not less than \$25.00 nor more than \$2,000.00 for violations, each day violations are permitted to exist constituting a separate offense.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DEER PARK, TEXAS

That Ordinance No. 283 of the City of Deer Park, Texas, known as the Zoning Ordinance, passed and approved October 24, 1963, together with all amendments thereto, is hereby amended in its entirety to read as follows:

#### FOOTNOTE(S):

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**Editor's note**—Appendix A, derived from Ord. No. 819, adopted August 24, 1971, is included herein as enacted including section designations and catchlines. Where the term "section" was erroneously used, it has been changed to "section." Amendments to the ordinance are indicated by parenthetical history notes following amended provisions. The absence of a history note indicates that the provision remains unchanged from the original ordinance. Obvious misspellings and punctuation errors have been corrected without notation. For stylistic purposes, headings and catchlines have been made uniform and the same system of capitalization, citation to state statutes, and expression of numbers in text as appears in the Code of Ordinances has been used. Additions made for clarity are indicated by brackets.

**Charter reference**— Planning and zoning, art. VIII.

**State Law reference**— Regulation of land use, structures, businesses and related activities, V.T.C.A., Local Government Code § 211.001 et seq.

## Table of Contents

How to Use This Ordinance? .....	18
1. Content Organization and Page Layout .....	18
2. Symbols and User Notes .....	18
3. Reading the Ordinance .....	18
5. Zoning Matrix.....	20
6. Zoning Map.....	23
Section 1. Zoning General Provisions .....	24
1.01 Title.....	24
1.02 Authority.....	24
1.03 Purpose.....	24
1.03.1. Implementation of the Comprehensive Plan.....	24
1.03.2. Zoning Ordinance Intent. ....	24
1.03.3. Zoning Ordinance Considerations.....	25
1.04 Official Zoning District Map. ....	25
1.04.1. Official Zoning District Map. ....	25
1.04.2. Management, Physical Locations, and Maintenance of the Official Zoning District Map.....	25
1.04.3. Incorporating Updates to the Official Zoning District Map. ....	26
1.04.4. Changes or Amendments Reflected on the Map.....	26
1.04.5. Replacement of a Damaged, Destroyed, or Lost Official Zoning District Map.....	26
1.04.6. Informational Zoning Maps with Updates.....	27
1.05 Compliance Required / Interpretation / Rules of Construction. ....	27
1.05.1. Compliance Required. ....	27
1.05.2. Interpretation.....	27
1.05.3. Rules of Construction.....	27
1.06 Zoning Map Reproduction. ....	28
1.07 Zoning Violations. ....	28
Section 2. Zoning Land Use Regulations .....	29
2.01 Uses Permitted by District.....	29
2.02 Classification of New and Unlisted Uses.....	29
2.02.1. Existence of New and Unlisted Uses. ....	29
2.03 Conditional Development Standards.....	29

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

2.04	Regulations for Specific Uses.....	29
2.05	Compliance Required. ....	29
2.05.1.	Applicability.....	29
2.05.2.	Compliance with Zoning District.....	29
2.06	Interpretation.....	30
2.06.1.	Restrictiveness.....	30
2.06.2.	Abrogation.....	30
2.06.3.	Cumulative Effect.....	30
2.06.4.	Error Correction.....	30
2.06.5.	Rules of Construction.....	30
2.07	Nonconformities.....	31
2.07.1.	Intent of Provisions.....	31
2.07.1.1.	Existence of Nonconformities.....	31
2.07.1.2.	Incompatible Uses.....	31
2.07.2.	Establishment of Nonconforming Status.....	31
2.07.2.1.	Nonconformities.....	31
2.07.2.2.	Illegal Status.....	32
2.07.2.3.	Time of Adoption.....	32
2.07.3.	Burden of Demonstrating Nonconforming Status.....	32
2.07.4.	Abandonment of Nonconforming Use or Structures.....	32
2.07.5.	Changing Uses and Nonconforming Rights.....	33
2.07.6.	Expansion of Nonconforming Uses and Structures.....	33
2.07.7.	Restoration of Nonconforming Structures.....	34
2.07.8.	Movement of Nonconforming Structures.....	34
2.07.9.	Completion of Structures.....	34
2.07.10.	Loss of and Reinstatement of Nonconforming Status.....	35
2.07.11.	Nonconforming Use Created by Acquisition of Right-of-Way (ROW).....	35
2.07.11.1.	Determination of a Lawful Conforming Structure.....	35
2.07.11.2.	Cases in which the Owner Receives Compensation for Screening or Landscaping.....	35
2.07.11.3.	Cases in which the Owner Receives Compensation for Demolition.....	36
2.08	Accessory Buildings and Uses.....	36
2.08.1.	Residential Accessory Buildings and Uses.....	36

PART II – CODE OF ORINANNCES  
APPENDIX A - ZONING

2.08.2.	Nonresidential Accessory Buildings.....	37
2.08.3.	Nonresidential Accessory Uses Allowed on the First Floor of Multiple-Family Developments .....	37
2.08.4.	Small Wind Energy Systems .....	37
2.08.4.1.	Accessory Use .....	37
2.08.4.2.	Building Permit Required .....	37
2.08.4.3.	General Standards .....	37
2.08.4.4.	Freestanding Systems – Additional Standards. ....	38
2.08.4.5.	Roof-Mounted Systems – Additional Standards. ....	38
2.08.5.	Single-Family or Duplex Residential Flags and Flagpoles.....	39
2.08.5.1.	Scope. ....	39
2.08.5.2.	Setbacks.....	39
2.08.5.3.	Size.....	39
2.08.5.4.	Number.....	39
2.08.5.5.	Manner of Display.....	39
Section 3.	Zoning Districts .....	40
3.01	Zoning District Authorization. ....	40
3.01.1.	Zoning Districts.....	40
3.01.2.	Effect of Zoning District Change. ....	40
3.01.3.	Interpretation of District Boundaries. ....	40
3.02	Zoning Districts Established.....	40
3.02.1.	Purpose.....	40
3.02.2.	Zoning Districts Established.....	40
3.03	Establishment and Interpretation of District Boundaries.....	41
3.03.1.	Zoning Map.....	41
3.03.2.	District Boundaries.....	42
3.03.3.	Location of District Boundaries .....	42
3.03.4.	Exempt Districts.....	42
3.04	Interpretation of District Bulk and Area Regulations.....	42
3.04.1.	General.....	42
3.05	Specific Use Permit.....	42
Section 4.	Predevelopment Districts.....	43
4.01	Purposes.....	43

PART II – CODE OF ORINANNCES  
APPENDIX A - ZONING

4.02	Permitted Uses.....	43
4.02.1.	Principal Uses. ....	43
4.02.2.	Accessory Uses.....	43
4.03	Bulk and Area Regulations. ....	43
4.04	Off-street Parking and Loading Requirements. ....	44
4.05	Living Area. ....	44
Section 5.	Residential Districts .....	45
5.01	Purpose.....	45
5.02	District Descriptions.....	45
5.02.1.	Single Family (SF) District. ....	45
5.02.1.1.	Permitted Uses.....	45
5.02.1.1.1.	Principal Uses. ....	45
5.02.1.1.2.	Accessory Uses.....	46
5.02.1.2.	Bulk and Area Regulations. ....	46
5.02.1.3.	Off-street Parking and Loading Requirements. ....	46
5.02.1.4.	Living Area. ....	47
5.02.1.5.	Covered Parking in SF3.....	47
5.02.2.	Two Family (TF) District.....	47
5.02.2.1.	Permitted Uses.....	47
5.02.2.1.1.	Principal Uses. ....	47
5.02.2.1.2.	Accessory Uses.....	47
5.02.2.2.	Bulk and Area Regulations. ....	47
5.02.2.3.	Off-street Parking and Loading Requirements. ....	48
5.02.2.4.	Living Area. ....	48
5.02.3.	Patio Home (PH) District.....	48
5.02.3.1.	General Purpose and Descriptions. ....	48
5.02.3.2.	Permitted Uses.....	48
5.02.3.3.	Area Regulations. ....	49
5.02.4.	Townhome (TH) District.....	50
5.02.4.1.	General Purpose and Descriptions. ....	50
5.02.4.2.	Permitted Uses.....	50
5.02.4.3.	Area Regulations. ....	50

PART II – CODE OF ORINANNCES  
APPENDIX A - ZONING

5.02.5. Multifamily (MF) District.....	51
5.02.5.1. MF1 district.....	51
5.02.5.1.1. Permitted Uses.....	51
5.02.5.1.2. Accessory Uses.....	51
5.02.5.2. Bulk and Area Regulations. ....	52
5.02.5.3. General Regulations.....	52
5.02.5.4. Off-street Parking and Loading Requirements.....	52
5.02.5.5. Living Area. ....	53
5.02.6. MF2 district.....	53
5.02.6.1. Permitted Uses.....	53
5.02.6.1.1. Principal Uses. ....	53
5.02.6.1.2. Accessory Uses.....	53
5.02.6.2. Bulk and Area Regulations. ....	53
5.02.6.3. Transitional Regulations. ....	53
5.02.6.4. General Regulations.....	54
5.02.6.5. Off-street Parking and Loading Requirements. ....	54
5.02.6.6. Living Area. ....	54
5.02.7. Manufactured Homes Parks (MP) District.....	55
5.02.7.1. Permitted uses. ....	55
5.02.7.1.1. Principal Uses. ....	55
5.02.7.1.2. Accessory Uses.....	55
5.02.7.2. Bulk and Area Regulations. ....	55
5.02.7.3. Off-street Parking and Loading Requirements.....	56
5.03 Special types of residential development. ....	56
5.03.1. Building groups.....	56
5.03.1.1. Minimum Lot Area.....	56
5.03.1.2. Access To a Public Street.....	57
5.03.1.3. Compliance With Other Ordinance Requirements.....	57
5.03.2. Townhouses.....	57
5.03.2.1. Minimum Site.....	57
5.03.2.2. Off-street Parking Areas.....	57
5.03.2.3. Usable Open Space.....	57

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

5.03.2.4.	Common Areas - Ownership and Maintenance. ....	57
5.03.2.5.	Public Access.....	58
5.03.3.	Manufactured Home Parks.....	58
5.03.3.1.	Minimum Site.....	58
5.03.3.2.	Usable Open Space.....	58
5.03.3.3.	Accessory Commercial Use. ....	58
5.03.3.4.	Other Regulations.....	58
Section 6.	Planned Unit Development (PUD) Districts.....	59
6.01	Intent.....	59
6.02	Permitted Uses.....	59
6.03	Planned Unit Development Requirements. ....	59
6.04	Submission of Application and Plan.....	59
6.05	Approval Procedures.....	60
6.06	Development Plan.....	61
6.07	Contents of Development Plan.....	61
6.08	Development of a District. ....	62
6.09	Plan Amendments. ....	62
Section 7.	Commercial Districts .....	63
7.01	Purposes. ....	63
7.02	District Descriptions.....	63
7.02.1.	Office and Professional (OP) District.....	63
7.02.1.1.	Permitted Uses.....	63
7.02.1.1.1.	Principal Uses. ....	63
7.02.1.1.2.	Accessory Uses.....	64
7.02.1.2.	Bulk and Area Regulations. ....	64
7.02.1.3.	Nonresidential Buildings. ....	64
7.02.1.4.	Residential Buildings.....	64
7.02.1.5.	Mixed Buildings.....	64
7.02.1.6.	Off-street Parking and Loading Requirements.....	64
7.02.2.	Neighborhood Shopping (NS) District.....	64
7.02.2.1.	Permitted Uses.....	64
7.02.2.1.1.	Principal Uses. ....	65

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

7.02.2.1.2.	Accessory Uses.....	65
7.02.2.2.	Bulk and Area Regulations. ....	65
7.02.2.3.	Nonresidential Buildings. ....	65
7.02.2.4.	Mixed Buildings. ....	65
7.02.2.5.	Off-street Parking and Loading Requirements.....	66
7.02.3.	Highway (HD) District. ....	66
7.02.3.1.	Permitted Uses.....	66
7.02.3.1.1.	Principal Uses. ....	66
7.02.3.1.2.	Accessory Uses.....	66
7.02.3.2.	Bulk and Area Regulations. ....	67
7.02.3.3.	Off-street Parking and Loading Requirements.....	67
7.02.4.	General Commercial (GC) District.....	67
7.02.4.1.	Permitted Uses.....	67
7.02.4.1.1.	Principal Uses. ....	67
7.02.4.1.2.	Accessory Uses.....	68
7.02.4.2.	Bulk and Area Regulations. ....	68
7.02.4.3.	Off-street Parking and Loading Requirements.....	68
Section 8.	Industrial Districts .....	69
8.01	Purpose.....	69
8.02	District descriptions.....	69
8.02.1.	Industrial Park (M1) District. ....	69
8.02.1.1.	Permitted Uses.....	69
8.02.1.1.1.	Principal Uses .....	69
8.02.1.1.2.	Accessory Uses .....	70
8.02.1.2.	Bulk and Area Regulations .....	70
8.02.1.3.	Off-street Parking and Loading Requirements .....	70
8.02.2.	General Industrial (M2) District .....	70
8.02.2.1.	Permitted Uses.....	70
8.02.2.1.1.	Principal Uses .....	70
8.02.2.1.2.	Accessory Uses .....	71
8.02.2.2.	Bulk and Area Regulations .....	71
8.02.3.	Intensive Industrial (M3) District .....	71

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

8.02.3.1.	Permitted Uses.....	71
8.02.3.1.1.	Principal Uses .....	71
8.02.3.1.2.	Accessory Uses .....	72
8.02.3.2.	Bulk and Area Regulations .....	72
Section 9.	Development Standards Tables.....	73
9.01.1.	Purpose.....	73
9.01.2.	Establishment of Area Regulations and Standards.....	73
9.01.3.	Additional Area Regulations and Standards.....	73
9.01.4.	Residential Districts Development Standards.....	74
9.01.5.	Nonresidential Districts Development Standard.....	75
Section 10.	Use Groups.....	76
10.01	Listings .....	76
10.01.1.	Group 1. Agriculture .....	76
10.01.2.	Group 2. Agriculture .....	76
10.01.3.	Group 3. Single-family Dwellings .....	76
10.01.4.	Group 4. Two-family dwellings.....	77
10.01.5.	Group 5. Townhouses and Patio Homes .....	77
10.01.6.	Group 6. Multiple-family Dwellings .....	77
10.01.7.	Group 7. Apartment Hotels, Student Housing.....	77
10.01.8.	Group 8. Hotel .....	77
10.01.9.	Group 9. Manufactured home parks.....	77
10.01.10.	Group 10. Community Facilities.....	78
10.01.11.	Group 11. Community Facilities.....	79
10.01.12.	Group 12. Public Utility and Related Facilities.....	79
10.01.13.	Group 13. Off-street Parking, Accessory, Special .....	80
10.01.14.	Group 14. Medical Offices and Related Facilities.....	80
10.01.15.	Group 15. General Offices and Related Facilities .....	80
10.01.16.	Group 16. Convenience Goods and Services.....	81
10.01.17.	Group 17. Eating Places with Beer and Wine.....	82
10.01.17.1.	Permitted uses.....	82
10.01.18.	Group 18. Shopping-type Consumer Goods and Related Services .....	82
10.01.19.	Group 19. Service Stations and Drive-in Restaurants.....	84

PART II – CODE OF ORINANNCES  
APPENDIX A - ZONING

10.01.20.	Group 20. Local Consumer Services .....	84
10.01.20.1.	Off-street parking spaces required:.....	85
10.01.21.	Group 21. Major Commercial Recreation Facilities .....	85
10.01.22.	Group 22. Semiprivate Clubs, Taverns and Nightclubs .....	86
10.01.23.	Group 23. Automobile Sales and Service Establishments .....	86
10.01.26.1.	Off-street parking spaces required:.....	86
10.01.24.	Group 24. Industrial Group A .....	86
10.01.33.1.	Permitted Uses:.....	86
10.01.33.2.	Off-street parking spaces required.....	87
10.01.25.	Group 25. Industrial Group B .....	87
10.01.34.1.	Permitted Uses:.....	87
10.01.34.2.	Off-street parking spaces required.....	88
10.01.26.	Group 26. Industrial Group C .....	88
10.01.35.1.	Permitted Uses:.....	88
10.01.35.2.	Off-street parking spaces required.....	89
10.01.27.	Group 27. Industrial Group D .....	89
10.01.27.1.	Permitted Uses:.....	89
10.01.27.2.	Off-street parking spaces required.....	91
10.01.28.	Group 28. Outdoor Advertising .....	91
10.01.28.1.	Permitted Uses:.....	91
10.01.29.	Group 29. Shipping Containers and Shipping Container Storage Yards.....	91
10.01.29.1.	Permitted Uses:.....	91
10.01.30.	Group 30. Manufactured Homes and Trailers.....	91
10.01.30.1.	Permitted Uses:.....	91
10.01.31.	Group 31. Tank Truck Facilities .....	91
10.01.31.1.	Permitted Uses:.....	91
10.01.32.	Group 32. Highway Services .....	91
10.01.32.1.	Permitted Uses:.....	91
10.01.33.	Group 33. General Commercial Zoning District .....	91
10.01.33.1.	Permitted Uses:.....	91
10.01.34.	Group 34. Industrial Parks District and General Industrial District .....	92
10.01.34.1.	Principal Uses: .....	92

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

10.01.34.2. Permitted uses.....	92
10.01.35. Group 35. Industrial Zoning District.....	92
10.01.35.1. Specific Use Permit (SUP) Required:.....	92
10.01.35.2. Parking requirements:.....	92
10.01.36. Group 36. Industrial Equipment Rental ( <i>Industrial Zoning District</i> ).....	92
10.01.37. Group 37. Light Industrial District.....	93
10.01.37.1. Permitted uses.....	93
Section 11. Performance Standards.....	94
11.01 Screening Requirements for Residential and Nonresidential Properties .....	94
11.01.1. Screening Required Between Nonresidential and Residential .....	94
11.01.2. When the Nonresidential Use is Responsible for Constructing the Screening Wall.....	94
11.01.3. When a Residential Use is Responsible for Constructing the Screening Wall .....	94
11.01.4. Screening Walls for Loading Docks.....	94
11.01.5. Screening Wall Materials.....	95
11.01.6. Screening Wall Design.....	95
11.01.7. Mechanical Equipment Screening Requirements for Nonresidential Properties .....	95
11.01.7.1. General.....	95
11.01.7.2. Ground-Mounted Mechanical Equipment.....	96
11.01.7.3. Roof-Mounted Mechanical Equipment .....	96
11.01.8. Screening of Outdoor Waste Storage for Nonresidential, Single-Family Attached, and Multiple-Family Residential Properties .....	96
11.01.8.1. General.....	96
11.01.8.2. Screening Required .....	96
11.01.8.3. Incidental Use Requirement and Location Standards.....	96
11.02 Off-Street Parking and Loading Requirements .....	97
11.02.1. Applicability.....	97
11.02.2. General Requirements.....	97
11.02.3. Parking Space Schedule: Single-Family and Duplex Uses.....	97
11.02.4. Parking Space Schedule: Multi-Family Uses .....	97
11.02.5. Parking Space Schedule: Nonresidential Uses Applicable to All Districts .....	98
11.02.6. Off-Street Parking and Regulations.....	98
11.02.7. Parking Requirements for New or Unlisted Use.....	98

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

11.02.8.	Circulation and Parking Requirements for all Nonresidential Developments .....	98
11.02.9.	Handicap Parking Space(s) .....	98
11.02.10.	Parking Space Design Details .....	98
11.02.11.	Off-Street Loading Space: All Districts.....	98
11.02.12.	Vehicle Stacking Requirements .....	99
11.03	Lighting Standards .....	99
11.03.1.	Purpose .....	99
11.03.2.	General Requirements.....	99
11.03.3.	Illumination Levels .....	101
11.03.4.	Method of Measurement .....	101
11.03.5.	Exterior Lighting Plan .....	101
11.03.6.	Prohibited.....	102
11.03.7.	Exemptions .....	102
Section 12.	Conditional Use Standards .....	104
12.11	General.....	104
12.12	Heliport or helistop.....	104
12.13	Car Washing Establishments.....	104
12.14	Carnival, Circus, Tent Revivals or Similar Temporary Open-air Enterprises. ....	104
12.15	Cemetery/Mortuary/Funeral Home. ....	105
12.16	Child Care.....	105
12.17	Churches and Other Place of Worship. ....	105
12.18	Construction Facilities, Accessory. ....	106
12.19	Convalescent home, nursing home or maternity home.....	106
12.20	Drive-in theater. ....	106
12.21	Earth Moving and Excavation; Mining, Including Quarrying, Depositing Construction Materials, Rock, Stone, Gravel, Sand, Clay, Earth or Minerals on the Ground.....	107
12.22	Equipment and Machinery Sales and Rental, Minor .....	107
12.23	Gasoline Service Stations. ....	107
12.24	Golf driving range. ....	108
12.25	Greenhouses.....	108
12.26	Home occupations.....	109
12.27	Junkyard.....	109

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

12.28	Keeping of pets and other household or domestic animals. ....	109
12.29	Keeping or raising of animals. ....	110
12.30	Newspaper distribution station. ....	110
12.31	Off-street parking and loading; temporary, incidental or for a special event. ....	110
12.32	Private Art Gallery, Museum or Library. ....	110
12.33	Property Owners' Association. ....	111
12.34	Sanitarium; institution for children or the aged; hospital for mental, narcotics, or alcoholic patients; penal institution; or similar institution. ....	111
12.35	Storage of flammable liquids and gases. ....	111
12.36	Subdivisions office. ....	111
12.37	Swimming pool. ....	112
12.38	Tavern, nightclub ( <i>when permitted</i> ) and semiprivate clubs. ....	112
12.39	Storage facilities or mini warehouses for storage of personal items. ....	112
12.40	Shipping containers and shipping container storage yards. ....	112
Section 13. Exceptions and Modifications .....		113
13.01.	General. ....	113
13.02.	Existing Lots of Record. ....	113
13.02.1.	May be used as a building site: ....	113
13.02.2.	Front and rear yard requirements: ....	113
13.02.3.	Side yard requirements: ....	113
13.03.	Front yard exceptions and modifications. ....	113
13.03.1.	Established yard greater than required by the yard provisions of this ordinance: ....	113
13.03.2.	Established yard less than required by the yard provisions of this ordinance: ....	114
13.03.3.	Varying front yard requirements on same street frontage: ....	114
13.03.4.	Existing lots of record: See Section 13.02. ....	114
13.04.	Rear yard exceptions and modifications. ....	114
13.04.1.	Where rear yard abuts an alley: ....	114
13.04.2.	Where lot in commercial or industrial district backs on side of lot in predevelopment or residential district: ....	114
13.04.3.	Existing lots of record and lots reduced by public acquisition: See Section 13.02. ....	115
13.05.	Side yard exceptions and modifications. ....	115
13.05.1.	Variation of distance between residential structures: ....	115
13.05.2.	Reduction in width of one side yard: ....	115

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

13.05.3.	Where lot in commercial or industrial district sides on side of lot in predevelopment or residential district:	115
13.05.4.	Existing lots of record and lots reduced by public acquisition: See Section 13.02	115
13.06.	Projections into required yards	115
13.06.1.	Certain architectural features:	115
13.06.2.	Fences, walls and hedges: Fences, walls and hedges may be located in required yards as follows:	116
13.07.	Height limit exceptions	116
13.08.	Setback regulations	116
13.09.	Residential lot widths; front building line	116
Section 14.	General Provisions	117
14.01.	Accessory Off-Street Parking; Special	117
14.02.	Accessory buildings and improvements	117
14.02.1.	General	117
14.02.2.	Time of construction	117
14.02.3.	Location	117
14.02.4.	Maximum rear yard coverage	118
14.03.	Reduction of required area of space	118
14.04.	Areas and other dimensional requirements not transferable	119
14.05.	Unsafe buildings	119
14.06.	Use of required front yard	119
14.07.	Through lots	119
14.08.	Bulk and area provisions applying to mixed buildings	119
14.09.	Reserved	119
14.10.	Off-street loading and parking requirements	119
14.10.1.	Off-street loading requirements	119
14.10.2.	Off-street parking requirements	120
14.11.	Screening fences	121
14.12.	Reserved	121
14.13.	Nonconforming Uses and Nonconforming Structures	121
14.13.1.	Distinction Between Nonconforming Structures and Nonconforming Uses	121
14.13.2.	Continuing Existing Nonconforming Uses and Structures	121
14.13.3.	Use or Structure Previously Nonconforming	122

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

14.13.4.	Limitations on Nonconforming Uses.....	122
14.13.5.	Limitations on Nonconforming Structures.....	122
14.13.6.	Cessation of Use of Building or Land.....	122
14.13.7.	Discontinuance of a Nonconforming Open Use of Land.....	122
14.13.8.	Reserved.....	122
14.13.9.	Replacement of Damaged or Destroyed Nonconforming Uses or Structures.....	123
14.13.10.	Repairs to Nonconforming Uses; Limitation.....	123
14.13.11.	Amortization of Nonconforming Uses.....	123
14.13.12.	Preserving Rights in Pending Litigation and Violations Under Existing Ordinances.....	123
Section 15.	Zoning Development Review Bodies .....	124
15.01	City Council .....	124
15.02	Planning and Zoning Commission.....	124
15.02.1.	Establishment .....	124
15.03	Board of Adjustment.....	124
15.03.1.	Establishment .....	124
15.04	Summary of Approval Authority.....	124
Section 16.	Zoning Application Submittal and Processing Procedures.....	125
16.02	General Application Processing .....	125
16.01.1.	Universal Application Contents .....	125
16.01.2.	Universal Application Fees .....	125
16.01.3.	Payment of all Indebtedness Attributable to the Subject Property .....	125
16.01.4.	Action by Director of Public Works or other designee .....	125
16.01.5.	Action by the City.....	126
16.01.6.	Conditions.....	126
16.02	Pre-Application Meeting .....	126
16.02.1.	Purpose .....	126
16.02.2.	Pre-Application Conference before the Submission of Plans and Applications .....	126
16.01	Complete Applications .....	127
16.03.1.	Applicability.....	127
16.03.2.	Determination of Completeness for Zoning Related Applications.....	127
Section 17.	Zoning Development Review Procedures .....	128
17.01	Zoning Text and Map Amendments.....	128

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

17.01.1.	Two Types of Zoning Amendments .....	128
17.01.2.	Process Requirements.....	128
17.01.3.	Planning and Zoning Commission Public Hearing Required .....	128
17.01.4.	Sign Posting for a Zoning Map Amendment Related to a Particular Property .....	128
17.01.5.	City Council Public Hearing Required.....	129
17.01.6.	Three-Fourths City Council Vote Required for Protested Amendments .....	129
17.02	Notice Requirements for Board of Adjustment Actions.....	129
17.02.1.	Application to the Board of Adjustment.....	129
17.02.2.	Signs At least ten (10) days prior to the public hearing before the Board, the Applicant shall cause a sign, clearly visible to passersby, to be placed and maintained on such property.....	130
17.03	Creation of Building Site .....	130
17.03.1.	Conditions Required for Building Site, Tract, or Lot Creation .....	130
17.03.2.	Building Permit Issuance Requires a Plat of Record .....	130
17.04	Certificates of Occupancy and Compliance .....	130
17.04.1.	Applicability .....	130
17.04.2.	Process.....	131
17.04.3.	Recordation .....	131
17.017	Site Plans.....	131
17.05.1.	Purpose .....	131
17.05.2.	Applicability .....	131
17.05.3.	Approval and Process .....	131
17.05.4.	Submission of Site Plan Applications.....	132
17.05.5.	Site Plan .....	132
17.05.6.	Site Plan Amendments .....	134
17.05.7.	Revocation of Site Plan Approval .....	135
17.05.8.	Design Standards and Specifications .....	135
17.06	Planned District (PD) Application and Review .....	135
17.06.1.	Applicability .....	135
17.06.2.	Site Plan .....	135
17.06.3.	Effect and Imposed Conditions .....	136
17.07	Specific Use Permits (SUPs).....	136
17.07.1.	General.....	136

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

17.07.2.	Specific Use Permit Application Process .....	136
17.07.3.	Specific Use Permit Regulations.....	137
17.07.4.	Specific Use Permit Expiration and Extension .....	137
17.07.5.	Amendments Required for Changes .....	137
Section 18.	Zoning Relief Procedures .....	138
18.01	Zoning Regulation Appeal.....	138
18.01.1.	Types of Appeals .....	138
18.01.3.	Appeals Procedure to the City Council or Board of Adjustment .....	138
18.02	Zoning Variance .....	139
18.03	Zoning Special Exception .....	139
18.04	Fees.....	139
Section 19.	Enforcement .....	140
19.01	Violation and penalty.....	140
19.02	Enforcement [official].....	140
Section 20.	Amendments .....	141
20.01	General.....	141
20.02	Application for amendment.....	141
20.03	Attendance at hearings. ....	141
20.04	Hearing and notice; Planning and Zoning Commission. ....	141
20.05	Action by Planning and Zoning Commission.....	142
20.06	Action by the City Council.....	142
20.07	Reapplication. ....	142
Section 21.	Zoning Definitions .....	143
21.01	Terms and Words Defined. ....	143



# How to Use This Ordinance?

## 1. Content Organization and Page Layout

The Zoning Ordinance is organized into **ten sections**, which are further divided using standard outline hierarchy. The content and page layout are designed to promote a clear understanding of requirements, as well as quick retrieval of relevant standards, procedures and other information. The following key assists with navigating through this document.

## 2. Symbols and User Notes

The following symbols are used throughout the Zoning Ordinance:

 indicates the term is defined in Section 2, Definitions. (Note: Not every defined term is designated with a  symbol. Consult Section 2, Definitions, for a list of all defined terms.)

## 3. Reading the Ordinance

Rules have been established to assist with interpreting the ordinance. Below are some rules to keep in mind when reading this document:

- ☒ Sometimes there may be general and specific regulations that pertain to one particular aspect of site design. In such instances, the specific regulations must be followed.
- ☒ Discrepancies between text and an illustration (including its caption) may occur. In the case of such discrepancies, the text is considered the accurate source of information.
- ☒ The use of the word shall carries significant meaning. Shall regulations must be followed. Requirements that use the word may are discretionary, meaning that the requirement is at the discretion of the Planning Commission or Zoning Board of Appeals.
- ☒ **Section 2**, Definitions, contains over 330 terms. If a term is not listed in this section, it will carry the meaning customarily assigned to it.
- ☒ Conjunctions are often used and must be read accurately:
  - AND indicates that all connected items, conditions, provisions or events shall apply.
  - OR indicates that the connected items, conditions, provisions or events may apply singly or in any combination. (OR may also be read “and/or”)
  - EITHER ... OR indicates that the connected items, conditions, provisions or events shall apply singly, but not in combination.

☑ The following abbreviations are used: Section is §; article is art.; parcel descriptions and identifications may be by the Harris County Appraisal District parcel identification numbers used on the city property tax roll.

What is a link?

A link allows for quick reference to a relevant section. By ‘clicking’ a link, the user is taken directly to a page in the Ordinance or another reference document. The user may return to the original page by clicking the ‘previous view’ button in Adobe Acrobat Reader.

What information is linked?

All blue text is linked to either another page within the Zoning Ordinance, a separate City ordinance or document, or an external website.

In addition, several other features of the document are linked to allow users to navigate through the ordinance. Click on any of the following features to quickly locate another section:

Section tabs located on the side of each page are linked to the Contents page of each section.

Use Matrix district headings are linked to the corresponding district regulations page in Section 3.

Zoning Map Legend headings are linked to the corresponding district regulations page in Section 3.

5. Zoning Matrix

Below is a quick reference table that summarizes district regulations. Consult Section 3 Zoning Districts for additional requirements and exceptions to the information below. It is recognized that new types of land use will develop and forms of land use not presently anticipated may seek to locate in the City. If the Director is unable to classify the use under one of the existing listed uses, then the Director shall initiate a zoning text amendment pursuant to procedures set forth in this ordinance.

USE TYPE	Residential										Non-residential					Industrial		
	SF1 - Single Family District	SF2 - Single Family District	SF3 - Single Family District	2F - Two Family District	PH - Patio Home District	TH - Townhome District	MF1 - Multifamily District	MF2 - Multifamily District	MH - Manufactured Home District	MX - Mixed-use District	OP - Office Professional District	NS - Neighborhood Services District	CS - Community Services District	GC - General Commercial District	HD - Highway District	M1 - Industrial Park District	M2 - General Industrial District	M3 - Intensive Industrial District
Adult Living Single Family Community	P	P	P	P	P	P	P	P		P		S	S					
Agriculture (Field Crops, etc.)	P	P	P	P			P	P	P	P								#
Art Gallery/Museum										P	S	P	P	P	S			
Auto Parts Sales, Outside														P	P	S	P	#
Automobile: Repair														S	P	S	S	
Automobile: Sales & Service														P	P	S	S	#
Automobile: Storage																S	P	P
Boat: sale, service, & repair														P	P	S	S	#
Car Washing Establishment										P	S	P	P	P	P			
Cemetery/Mortuary/Funeral Home											S		P	P				
Child Care	#	#	#	#	#	#	#	#	#	P	#	P	P	P				
Civic/Community/Convention Center							S	S	S	P	P	P	P	P	P	S		
Dance Hall										S				S	P			#
Farmer's Market										P		P	P	P	P			
Gas Service Station							#	#	#	#	#	#	#	#	#	#	#	#
Golf Course Driving Range										#	#	#	#	#	#	#		
Governmental Office	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Gymnastic/Dance Studio										P	S	P	P	P				
Health/Fitness Center										P	S	P	P	P				
Heavy Truck Sales														S	P	P	P	#
Heavy Truck/Bus Repair															P	P	P	#
Helistop																S	S	#
Home Occupations	#	#	#	#	#	#	#	#	#	#								

PART II – CODE OF ORINANNCES  
APPENDIX A - ZONING

	Residential										Non-residential					Industrial		
	SF1 - Single Family District	SF2 - Single Family District	SF3 - Single Family District	2F - Two Family District	PH - Patio Home District	TH - Townhome District	MF1 - Multifamily District	MF2 - Multifamily District	MH - Manufactured Home District	MX - Mixed-use District	OP - Office Professional District	NS - Neighborhood Services District	CS - Community Services District	GC - General Commercial District	HD - Highway District	M1 - Industrial Park District	M2 - General Industrial District	M3 - Intensive Industrial District
USE TYPE																		
Hospital										P	P	P	P	P	P	S		
Hotel										S	S		S	S	P	S	S	
Indoor Gun/Archery Range														S	S	S		
Laundromat/Dry Cleaners										P		P	P	P				
Laydown Yard																#	#	#
Library (Public Branch)	S	S	S	S	S	S	S	S		P	S	P	P	P	S			
Manufactured Home									P									
Message Therapy										P	S	P	P	P				
Motorcycle: sale, service, & repair														P	P	S	S	#
Multifamily Residence							P	P	P	P								
Office - Administrative, Medical, or Professional										P	P			S	S	S		
Office - Warehouse or Distribution Center															S	P	P	
Outdoor Advertising																		#
Outside Storage & Display															S			
Pawn Shop															S	S	P	P
Place of Worship	#	#	#	#	#	#	#	#	#	#	#	#	#	#	#	#	#	
Portable Building Sales																S	S	S
Private Utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Public Park / Trail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	S	S
Reception/Banquet/Meeting Hall										S	S							
Recreational Vehicle/Truck Parking Lot or Garage														S	S	S	P	P
Recreational Vehicle: Sales & Services														S	P	S	P	#
Recycling Plant																S	P	P
Rehabilitation Care Facility/Institution											S		S	S	S	S		
Research & Development Center											P					P	S	
Restaurant										P	S	P	P	P	P	S		
Restaurant, Drive-in										P	S	P	P	P	P	S		#
Retail Stores & Shops										P	S	P	P	P	S			
Retirement Housing				P	P	P	P	P	P	P		S						
Salvage Yard															#	#	#	#

PART II – CODE OF ORINANNCES  
APPENDIX A - ZONING

	Residential										Non-residential					Industrial		
	SF1 - Single Family District	SF2 - Single Family District	SF3 - Single Family District	2F - Two Family District	PH - Patio Home District	TH - Townhome District	MF1 - Multifamily District	MF2 - Multifamily District	MH - Manufactured Home District	MX - Mixed-use District	OP - Office Professional District	NS - Neighborhood Services District	CS - Community Services District	GC - General Commercial District	HD - Highway District	M1 - Industrial Park District	M2 - General Industrial District	M3 - Intensive Industrial District
USE TYPE																		
School District Bus Yard														S	P	P	S	
School, Private	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	S	
School, Public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	S	
Sewage Treatment Plant/Pumping Station	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Single-Family Residence (Detached)	P	P	P		P	P			P	P								
Small Engine Repair Shop														P	P		S	
Storage or Wholesale Warehouse														#	#	#	#	
Tattoo Parlor, Tavern, Nightclub, & Semiprivate Clubs															#		#	#
Taxidermist														P		P	P	
Theater, Neighborhood									P			P	P	P	S			
Townhome						P	P	P		P								
Trailer Rental															P	P	P	#
Transit Center														S	S	P	P	P
Truck Terminal																P	P	P
Two-Family Residence (Duplex)				P						S								
Utility Distribution/Transmission Line	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Veterinarian Clinic and/or Kennel, Indoor										#		#	#	#	#	#		
Veterinarian Clinic and/or Kennel, Outdoor														#	#	#	#	
Water Treatment Plant	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S

## **6. Zoning Map**

**INSERT ZONING MAP**

SECTION 1 – ZONING GENERAL PROVISIONS

## Section 1. Zoning General Provisions

### 1.01 Title.

This ordinance and subsequent regulations of the City of Deer Park, Texas shall be known as, and may be cited and referred to as the “Deer Park Zoning Ordinance”

### 1.02 Authority.

This Zoning Ordinance is adopted pursuant to the authority granted by the U.S. Constitution, the Texas Constitution, and the laws of the State of Texas, specifically including Chapter 211 (*municipal zoning authority*) of the Texas Local Government Code, and the home rule charter of the City of Deer Park.

### 1.03 Purpose.

#### 1.03.1. Implementation of the Comprehensive Plan.

The zoning regulations and districts established in this zone have been made in accordance with the Comprehensive Plan for the purpose of promoting the health, safety, and general welfare of the City. The zoning regulations and districts have been designed to lessen the congestion in the streets; to secure safety from fire, panic and other dangers; to ensure adequate light and air; to prevent the overcrowding of land, to avoid undue concentration of population; and to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements. The zoning regulations and districts have been designed to achieve the following purposes:

- Lessen congestion in the streets;
- Secure safety from fire, panic and other dangers;
- Promote health and the general welfare;
- Provide adequate light and air;
- Prevent the overcrowding of land;
- Avoid undue concentration of population; and
- Facilitate the adequate provision of transportation, water, wastewater, schools, parks, and other public requirements.

All land, buildings, structures or appurtenances thereon located within the City of Deer Park, Texas, which are hereafter occupied, used, erected, altered, removed, placed, demolished or converted shall be occupied, used, erected, altered, removed, placed, demolished or converted in conformance with the zoning regulations prescribed for the zoning district in which such land or building is located, as hereinafter provided.

#### 1.03.2. Zoning Ordinance Intent.

The zoning regulations and districts have been designed to lessen the congestion in the streets; to secure safety from fire, panic and other dangers; to ensure adequate light and air; to prevent the overcrowding

SECTION 1 – ZONING GENERAL PROVISIONS

of land, to avoid undue concentration of population; and to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.

**1.03.3. Zoning Ordinance Considerations.**

The zoning regulations and districts have been made with reasonable consideration, among other things, for the character of the district, and its peculiar suitability for the particular uses specified; and with a view to conserving the value of building and encouraging the most appropriate use of land throughout the City consistent with the Comprehensive Plan. The Comprehensive Plan has been used as a guide to develop the regulations within this Zoning Ordinance.

**1.04 Official Zoning District Map.**

**1.04.1. Official Zoning District Map.**

1. The Official Zoning District Map shall be labeled the “Official Zoning District Map of the City of Deer Park, Texas,” shall be signed by the City Secretary and the Mayor on the date of adoption, and shall be maintained as a physical hard-copy file and an electronic file. In the case of a dispute, the hard-copy shall control.
2. The “Official Adoption Date” and the “Last Amended Date” shall be shown on the Official Zoning District Map.

**1.04.2. Management, Physical Locations, and Maintenance of the Official Zoning District Map.**

1. Three (3) identical copies of the Zoning District Map shall be adopted and shall bear the signature of the Mayor and the attestation of the City Secretary. The three (3) official copies of the Zoning District Map shall be filed and maintained as follows:
  - a. One (1) copy shall be filed with the City Secretary and retained as an original record and shall not be changed in any manner.
  - b. One (1) copy shall be filed with the Building Official or other designee and shall be maintained with all changes and subsequent amendments for observation in issuing building permits and enforcing the Zoning District Map.
  - c. One (1) copy shall be filed in the office of the Director of Public Works or other designee and shall be maintained by posting thereon all changes and amendments.
3. The Director of Public Works or other designee or other designee shall maintain an electronic file of the official Zoning District Map, as it was originally adopted.

An additional copy of the original Zoning District Map shall be placed in the Office of the Chief Building Official or other designee.

SECTION 1 – ZONING GENERAL PROVISIONS

- a. The copy shall be used for reference and shall be maintained up-to-date by posting thereon all subsequent amendments and shall be identified as the Current Zoning District Map.
- b. In order to provide and maintain a current-to-date and accurate map of all zoning district boundaries, the City shall maintain electronic mapping files or other similar Geographic Information System (GIS) files of the Official Zoning District Map with all approved zoning amendments.
- c. In case of any question involving a district designation within the City, the updated copy of the Official Zoning District Map on file in the office of the Chief Building Official is presumed correct, and the person challenging the accuracy of that copy has the burden of presenting the Official Zoning Map, together with the ordinances amending the Map, to prove the inaccuracy of the updated copy.

**1.04.3. Incorporating Updates to the Official Zoning District Map.**

- The Director of Public Works or other designee shall be responsible for updates to the official Zoning District Map.
- The Director of Public Works or other designee's copy of the official Zoning District Map shall be used for reference and shall be maintained by incorporating all subsequent amendments enacted by official action of the City Council.
- The Director of Public Works or other designee shall use all reasonable means to protect the official Zoning District Map from damage, and to ensure the accurate restoration of the map file if damage or destruction of the original file occurs.

**1.04.4. Changes or Amendments Reflected on the Map.**

- Any changes or amendments made to the zoning district boundaries shall be incorporated into the Zoning District Map files (*i.e., physical and electronic*) promptly after the amendment has been approved by the City Council.
- The Director of Public Works or other designee shall maintain a descriptive log of amendments to the map.
- The Director of Public Works or other designee shall use all reasonable means to ensure that no changes are made to the official Zoning District Map without authorization by official action of the City Council.

**1.04.5. Replacement of a Damaged, Destroyed, or Lost Official Zoning District Map.**

- In the event that the official Zoning District Map file becomes damaged, destroyed, lost or difficult to interpret for any reason, the City Council may adopt a new official Zoning District Map by ordinance following a public hearing.
- The new official Zoning District Map shall replace and supersede any prior official Zoning District Map.
- As a true replacement map, the new official Zoning District Map shall not amend or otherwise change district boundaries or classifications from the prior official Zoning District Map.

SECTION 1 – ZONING GENERAL PROVISIONS

**1.04.6. Informational Zoning Maps with Updates.**

- Informational zoning maps that are intended to represent the official Zoning District Map, with updated changes in zoning districts and boundaries as they are made, may be made from time to time and placed on physical display and on the City's website.
- The Director of Public Works or other designee shall be responsible for all informational zoning maps and the frequency of updates.

**1.05 Compliance Required / Interpretation / Rules of Construction.**

**1.05.1. Compliance Required.**

All land, buildings, structures or appurtenances located within the city shall conform to the zoning regulations prescribed for the zoning district in which such land or building is located, or subject to penalties as provided for by Code.

**1.05.2. Interpretation.**

1. Restrictiveness. Where the regulations in this ordinance are either more restrictive or less restrictive than comparable conditions imposed by any other provision of any other applicable law, ordinance, resolution, rule or regulation of any kind, the regulations that are more restrictive and impose higher standards shall govern.
2. Abrogation. These regulations are not intended to abrogate any easement, covenant or other private agreement, provided that where the requirements of these regulations are more restrictive or impose higher standards or regulations than such easement, covenant or other private agreement, the requirements of these regulations shall govern.
3. Cumulative Effect. These regulations are cumulative and may impose additional limitations upon all other laws and ordinances previously passed or that may be passed in the future on any subject matter set forth in these regulations.
4. Error Correction. In the event that any property or zoning district set forth on the Zoning District Map as provided in Section 1.04 Official Zoning District Map of this ordinance is misnamed, designated incorrectly, the boundaries are incorrect or the property is omitted, in part or in whole, the Zoning District Map may be amended and/or supplemented by the property owner of a tract, the City Council, or the Planning and Zoning Commission may submit an application to the Director of Public Works or other designee to initiate the error correction process, which shall be processed as a zoning map amendment.

**1.05.3. Rules of Construction.**

The language set forth in these regulations is to be interpreted in accordance with the following rules of construction:

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 1 – ZONING GENERAL PROVISIONS

1. Number. The singular number includes the plural, and the plural the singular.
2. Tense. The present tense includes the past and future tenses, and the future the present.
3. Mandatory and Permissive Language. The word “shall” and “must” are mandatory while the word “may” is permissive.
4. Gender Terms. The masculine gender includes the feminine.
5. Parentheses. Any word appearing in parentheses directly after a word herein defined shall be construed in the same sense as the word.
6. Conflicts. If there is an expressed conflict:
  - a. The text of this ordinance controls over the charts or any other graphic display in this ordinance; and
  - b. The use regulations control over the district regulations in this ordinance.

**1.06 Zoning Map Reproduction.**

Reproductions for information purposes may be made of the Official or Current Zoning District Map.

**1.07 Zoning Violations.**

Any person, firm, or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of the Zoning Ordinance shall be fined not more than \$2,000 for each violation. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 2 – ZONING LAND USES REGULATIONS

## Section 2. Zoning Land Use Regulations

### 2.01 Uses Permitted by District.

Land and buildings in each of the zoning districts may be used for any of the specified uses in Section 3.02 Use Chart. No land shall be used and no building or structure shall be erected, altered, or converted for any use other than those specified as a permitted use in the district in which the land is located

### 2.02 Classification of New and Unlisted Uses.

#### 2.02.1. Existence of New and Unlisted Uses.

Any use not listed in the Use Chart is prohibited

### 2.03 Conditional Development Standards.

The following conditional development standards shall apply:

### 2.04 Regulations for Specific Uses.

### 2.05 Compliance Required.

#### 2.05.1. Applicability.

Compliance with the Zoning Ordinance shall apply to all land, buildings, structures or appurtenances located within the City which are hereafter:

- Occupied;
- Used;
- Erected;
- Altered;
- Removed;
- Placed;
- Demolished; or
- Converted.

#### 2.05.2. Compliance with Zoning District.

Compliance with the Zoning Ordinance shall apply to all land, buildings, structures or appurtenances located within the City which are hereafter:

The land, buildings, structures or appurtenances described in 3.06.01 shall be in conformance with the zoning regulations prescribed for the zoning district in which such land or building is located as hereinafter provided.

SECTION 2 – ZONING LAND USES REGULATIONS

**2.06 Interpretation.**

**2.06.1. Restrictiveness.**

Where the regulations imposed herein are either more restrictive or less restrictive than comparable conditions imposed by any other provision of any other applicable law, ordinance, resolution, rule or regulation of any kind, the regulations which are more restrictive and impose higher standards are the requirements that shall govern.

**2.06.2. Abrogation.**

The provisions of these regulations are not intended to abrogate any easement, covenant or other private agreement, provided that where the requirements of these regulations are more restrictive or impose higher standards or regulations than such easement, covenant or other private agreement, the requirements of these regulations shall govern.

**2.06.3. Cumulative Effect.**

The provisions of these regulations are cumulative and additional limitations upon all other laws and ordinances heretofore passed or which may be passed hereafter governing any subject matter set forth in the provisions of these regulations.

**2.06.4. Error Correction.**

In the event that any property or Zoning District set forth on the Zoning District Map as provided in Section 1.04 of this ordinance is misnamed, designated incorrectly, the boundaries are incorrect or the property is omitted, in part or in whole, the Zoning District Map may be amended and/or supplemented according to the following.

1. Applicants. The property owner of said tract, the City Council, or the Planning & Zoning Commission may submit an application to the Director to initiate the error correction process.

**2.06.5. Rules of Construction.**

The language set forth in these regulations shall be interpreted in accordance with the following rules of construction.

1. Number. The singular number includes the plural, and the plural the singular.
2. Tense. The present tense includes the past and future tenses, and the future the present.
3. Mandatory and Permissive Language. The word “shall” and “must” are mandatory while the word “may” is permissive.
4. Gender Terms. The masculine gender includes the feminine.
5. Parentheses. Any word appearing in parentheses directly after a word herein defined shall be construed in the same sense as the word.

SECTION 2 – ZONING LAND USES REGULATIONS

6. Conflicts. If there is an expressed conflict:

- a. The text of this ordinance controls over the charts or any other graphic display in this ordinance; and
- b. The use regulations control over the district regulations in this ordinance.

## **2.07 Nonconformities.**

### **2.07.1. Intent of Provisions.**

#### **2.07.1.1. Existence of Nonconformities.**

a. A Nonconformity Describes:

The City Council has determined that it is in the best interest of the City for nonconforming uses and structures to be brought into conformance with the Zoning Ordinance at the earliest reasonable time. The purpose of this section is to establish provisions for the allowance and potential alteration of uses, lots or structures that do not conform to currently applicable zoning standards or regulations, but that were in conformance with standards in place at the time of their inception, and have been rendered nonconforming due to a change in the applicable standards and regulations.

b. Nonconformities occur in three (3) general categories, or combination thereof.

i. Nonconforming Uses.

ii. Nonconforming Structures.

A nonconforming structure can have lesser setbacks, yard, or height lot area, or dimension requirement than required by this ordinance.

iii. Nonconforming Lots.

A nonconforming lot can be conforming as to lot area or dimension requirement.

c. It is the declared intent of this section that nonconforming uses and nonconforming structures eventually be eliminated and be required to comply with the regulations of the Zoning Ordinance, having due regard for the property rights of the person affected, the public welfare, and the character of the surrounding area.

#### **2.07.1.2. Incompatible Uses.**

Nonconformities are hereby declared incompatible with the permitted uses in the districts involved.

### **2.07.2. Establishment of Nonconforming Status.**

For purposes of interpretation of this subsection, any uses, structures and/or lots which in whole or part are not in conformance with current zoning standards shall be considered as follows.

#### **2.07.2.1. Nonconformities.**

Those uses, structures, or lots which in whole or part do not conform to current zoning standards, but were legally established prior to the date of adoption of this Zoning Ordinance, at which time they were in conformance with applicable standards shall be considered Legal Nonconformities. Such uses, structures, or lots may be maintained or potentially altered subject to the provisions of this section.

SECTION 2 – ZONING LAND USES REGULATIONS

**2.07.2.2. Illegal Status.**

Those uses, structures, or lots, other than residential accessory buildings, which in whole or part are not in conformance with current zoning standards and were not in conformance with applicable standards at the time of their inception are not considered Nonconformities. These uses, structures, or lots are considered illegal uses, structures, or lots and shall not be approved for any alteration or expansion, and the owners thereof shall undertake necessary remedial measures to reach conformance with current standards, or be discontinued.

**2.07.2.3. Time of Adoption.**

Any use, platted lot, or structure that is a lawful use at the time of the adoption of this Ordinance or any amendment to this Zoning Ordinance that is placed in a district wherein such use, platted lot, or structure is not otherwise permitted shall be deemed legal nonconforming.

**2.07.3. Burden of Demonstrating Nonconforming Status.**

The burden of establishing that any nonconformity is a legal nonconformity as defined in this section shall be borne by the owner or proponent of such conformity.

**2.07.4. Abandonment of Nonconforming Use or Structures.**

1. A Nonconforming Use shall be considered abandoned and surrendered, forfeited, and lost when evidence presented to the Director of Public Works or other designee indicates that a structure designed or arranged for a Nonconforming Use has ceased to be used in a bona fide manner as a Nonconforming Use for a period of six (6) consecutive calendar months. For purposes of calculating the six (6) month period, a use is abandoned upon the occurrence of the first of any of the following events:
  - a. On the date when the use of land is physically vacated;
  - b. On the date the use ceases to be actively involved in the sale of merchandise or the provision of services;
  - c. On the date of termination of any lease or contract under which the nonconforming use has occupied the land; or
  - d. On the date a final reading of water and/or power meters is made by the applicable utility provider(s).
2. A Nonconforming Use, when abandoned, shall not be resumed and any further use shall be in conformity with the provisions of this Zoning Ordinance.
3. Any Nonconforming Use that does not involve a permanent type of structure or operation and that is moved from the premises shall be considered to have been abandoned.
4. Abandonment of a Nonconforming Use requires proof of intention to abandon.
5. Unless the nonconforming rights are reinstated pursuant to 2.07.4(1) Reinstatement of Nonconforming Rights, and abandoned use shall not be instituted on that parcel or other parcel in any district which does not permit the abandoned use.

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 2 – ZONING LAND USES REGULATIONS

6. Prohibited Expansion or Reoccupation. A Nonconforming Use or Nonconforming Structure shall not be expanded, reoccupied with another Nonconforming Use, or increased as of the adoption date of this Zoning Ordinance, except as provided in 2.07.6 Expansion of Nonconforming Uses and Structures.
7. Single-Family Residential Uses.
  - a. Conforming single-family residential uses on platted lots approved prior to the Zoning Ordinance adoption date, which may now be nonconforming due to stricter standards, shall be deemed in conformance with this Zoning Ordinance as long as the use of the lot is allowed in the respective district.
  - b. Only the lot size, depth, width, and setbacks shall be allowed to be less than the regulations prescribed in the zoning district in which it is located. All other regulations of this Zoning Ordinance shall be met, or the lot shall be considered nonconforming.
8. Existing Platted Lots are Conforming Lots. Any existing vacant lot platted prior to the Zoning Ordinance adoption date that was legally conforming shall be deemed a conforming lot.

**2.07.5. Changing Uses and Nonconforming Rights.**

1. Nonconforming Use of Conforming Use. Any nonconforming use may be changed to a conforming use, and once a change is made, the use shall not be changed back to a nonconforming use.
2. Nonconforming Use to Another Nonconforming Use. A nonconforming use may not be changed to another nonconforming use.
3. Conforming Use In a Nonconforming Structure. Where a conforming use is located in a Nonconforming Structure, the use may be changed to another conforming use by the process outline in 4.06.F Expansion of Nonconforming Uses and Structures.

**2.07.6. Expansion of Nonconforming Uses and Structures.**

An expansion of a Nonconforming Use or Nonconforming Structure is allowed in accordance with the following.

1. Nonconforming Use Expansion in Existing Building. A Nonconforming Use may be enlarged, increased, or extended within an existing building provided:
  - a. No structural alteration may be made on or in the existing building except those required by law to preserve the building in a structurally sound condition.
  - b. Work may be done in any period of 12 consecutive months on ordinary repairs, or on repair or replacement of nonbearing walls, fixtures, wiring or plumbing, to an extent not exceeding 51 percent of the current replacement value of the building.
  - c. The number of dwelling units or rooms in a nonconforming residential use shall not be increased so as to exceed the number of dwelling units or rooms existing at the time the use became a nonconforming use.
2. Nonconforming Use Prohibited From Expansion Beyond Existing Building. A Nonconforming Use located within any building shall not be extended to occupy any land outside the building.

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 2 – ZONING LAND USES REGULATIONS

3. Off-Street Loading and Parking. A Nonconforming Use shall not be enlarged, increased, or extended to occupy a greater area of land than was occupied at the time the land became a Nonconforming Use, except to provide off-street loading or off-street parking space.
4. Residential Lot Exemption. The minimum residential lot areas for the various zoning districts shall be in accordance with their respective districts except that a lot having less than required by this Ordinance that was an official Lot of Record prior to the effective date may be used for a single-family dwelling.
5. Expansion of Nonconforming Structures with Conforming Uses. Buildings or structures that do not conform to the area regulations or development standards in this ordinance but where the uses are deemed conforming shall not increase the gross floor area greater than 10% from the date when the building became nonconforming.
6. Reuse of Nonconforming Structure by Conforming Uses Allowed.
  - a. Nonconforming Structures that have been abandoned and do not meet the current area regulations or development standards shall be allowed to be re-occupied by a conforming use.
  - b. If re-occupied by a conforming use, then the new conforming use shall meet the applicable parking and fire lane requirements for health, safety, and welfare reasons.

**2.07.7. Restoration of Nonconforming Structures.**

1. Total or Partial Destruction. If a Nonconforming Structure is destroyed by fire, the elements, or other natural catastrophic event, it may be rebuilt, but the existing square footage or function of the Nonconforming Structure cannot be expanded. The construction must comply with all current building codes, and zoning regulations in effect at the time the structure was permitted. The construction must commence within 12 months of the date of destruction. The failure of the owner to start such reconstruction within 12 months shall forfeit the owner's right to restore or reconstruct the structure except in conformance with this ordinance.
2. If the owner of a Nonconforming Structure has a Nonconforming Use and fails to begin reconstruction of the destroyed structure within 12 months of the date of destruction, then the Nonconforming Structure and Nonconforming Use shall be deemed to be discontinued or abandoned.

**2.07.8. Movement of Nonconforming Structures.**

A Nonconforming Structure may be relocated within the same platted lot, and shall comply with all setback and screening requirements.

**2.07.9. Completion of Structures.**

Nothing in this ordinance shall require any change in the plans, construction, or designated use of the following:

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 2 – ZONING LAND USES REGULATIONS

1. Approved Building Permit. A building or structure for which a Building Permit has been issued or a Site Plan approved prior to the effective date, provided that the permit or Site Plan shall expire in accordance with the time periods set forth in this Zoning Ordinance.
2. Building in the Approval Process. A building or structure for which a complete Application for a Building Permit was accepted by the Director of Public Works or other designee on or before the effective date, provided however, that such Building Permit shall comply with all applicable ordinances in effect on the date such application was filed.

**2.07.10. Loss of and Reinstatement of Nonconforming Status.**

1. Loss of Nonconforming Rights Status. If the Director of Public Works or other designee determines that a Nonconforming Use has met the definition of abandonment and has lost its nonconforming rights, the use shall not be instituted on that parcel or other parcel in any district that does not permit the discontinued use.
2. Any Nonconforming Use that does not involve a permanent type of structure or operation and that is moved from the premises shall be considered to have been abandoned.
3. Application for Nonconforming Rights Reinstatement
  - a. The owner or operator of the abandoned Nonconforming Use may submit a writing application to the Board of Adjustment to have the nonconforming rights reinstated.
  - b. Written Application for reinstatement of nonconforming rights must be made within 10 business days after the Director of Public Works or other designee issues the written notice of determination that a use has been permanently abandoned.
4. Board of Adjustment Decision. The Board of Adjustment may reinstate nonconforming rights only if the Board of Adjustment finds that the use was not discontinued for six (6) months or more. The failure of the owner and/or operator to remove on-premise signs shall not be considered (on its own) evidence of a continuing use.

**2.07.11. Nonconforming Use Created by Acquisition of Right-of-Way (ROW).**

**2.07.11.1. Determination of a Lawful Conforming Structure.**

Where a lot, tract, or parcel is occupied by a lawful structure, and where the acquisition of ROW by eminent domain proceedings, dedication, or purchase by the City, the County, the State, or a Federal Agency creates a nonconforming structure, lot, or setback, the structure shall be deemed a lawful conforming structure, to the extent the nonconformity results from the acquisition of the ROW. In the event the structure is partially or totally destroyed by natural causes, the structure may be rebuilt

**2.07.11.2. Cases in which the Owner Receives Compensation for Screening or Landscaping.**

In the event the owner of an interest in real property receives compensation for screening or landscaping in the form of curative measures or damages to the remainder in a ROW acquisition,

SECTION 2 – ZONING LAND USES REGULATIONS

the owner shall relocate required fencing or landscaping originally located on the acquired property to the remainder of the tract as closely as practicable to the required setback.

**2.07.11.3. Cases in which the Owner Receives Compensation for Demolition.**

A Certificate of Occupancy and Compliance shall not be issued for any structure for which compensation has been paid for the demolition of the structure or for other curative measures until such time that the structure meets all applicable ordinances or the curative measures for which the compensation was paid have been completed. For purposes of this section, “curative measures” are those actions, corrections, repairs, and/or improvements identified in an appraisal or similar valuation analysis prepared in the context of considering damages to the remainder suffered as a result of the acquisition of a portion of property.

**2.08 Accessory Buildings and Uses.**

**2.08.1. Residential Accessory Buildings and Uses.**

1. The following regulations apply to accessory buildings servicing lots zoned for residential uses.
2. Accessory buildings and uses incidental to other permitted uses are permitted within residential zoning district and include private garages, carports, tool house, lath or greenhouse as hobby (*no business*), home workshop, children’s playhouse, private stables (*no rental*), barns, or coops (*no rental*); private swimming pool and garden shelter.
3. The following regulations apply to guest house operating as accessory buildings or as a use attached to the main building.
  - a. A guest house shall not be less than 600 square feet (SF) when built over a garage, nor less than 750 SF when free-standing, and shall not contain more than 1,000 SF of living area or 30 percent of the main structure, whichever is less.
    - i. Nothing herein shall authorize the occupancy or the use of a guest house by anyone other than a bona fide guest or servant employed by the occupant of the main structure on such lot, estate or land.
    - ii. A guest house may be constructed as a part of the main building.
  - b. Any accessory building for human habitation shall not be occupied until the main dwelling has been completed.
  - c. Only one (1) guest house shall be allowed on an individual tract of land.
  - d. Guest House shall not be leased or rented.
4. Accessory Buildings and Use Limitations within the Manufactured Housing (MH) District
  - a. An accessory building necessary to store equipment for several dwelling units or provide a service function for several dwelling units shall not be occupied as a place of abode.
  - b. Any accessory building that is not a part of the main building shall be separated from the main building by a minimum of 10 feet.
5. Architectural Elements for Residential Accessory Buildings
  - a. All accessory buildings 200 SF and larger shall meet the building material requirements of Building Façade Material Standards.

SECTION 2 – ZONING LAND USES REGULATIONS

- b. The color and materials of the roof of the accessory building must closely resemble the color and materials of the roof of the main building unless the accessory building is prefabricated or pre-finished.

**2.08.2. Nonresidential Accessory Buildings**

1. In the nonresidential districts, an accessory building shall not exceed the height of the main building and shall not exceed 50 percent of the floor area of the main building, and shall be used for purposes accessory and incidental to the main use.

**2.08.3. Nonresidential Accessory Uses Allowed on the First Floor of Multiple-Family Developments**

1. If a multiple-family density bonus is approved by the City Council, then the first floor of the multiple-family building may be occupied by any use allowed within the LR, Local Retail District.
2. The nonresidential accessory use shall be allowed only if the accessory use is within the same building as an active multiple-family use and is located on the first floor of said building.

**2.08.4. Small Wind Energy Systems**

**2.08.4.1. Accessory Use**

A small wind energy system is allowed as an accessory use in all residential zoning districts.

**2.08.4.2. Building Permit Required**

No small wind energy system shall be installed without first obtaining a building permit issued by the Building Official.

**2.08.4.3. General Standards**

- Small wind energy systems (*equipment or tower*) shall not be located in a required setback.
- The minimum distance between the ground and any part of a rotor blade must be at least 20 feet.
- Small wind energy systems may not be illuminated, nor may they bear any signs or advertising.
- Small wind energy systems must have automated braking, governing, or feathering system to prevent uncontrolled rotation, over-speeding, and excessive pressure on the support structure, rotor blades, and turbine components.
- Installation shall meet the requirements of the electrical code.
- Maximum voltage turbine output to a single-family or two-family dwelling is 600 Volts per electrical code.
- Noise produced by small wind energy systems may not exceed 55 dBA measured at the property line.

SECTION 2 – ZONING LAND USES REGULATIONS

- Small wind energy systems must not cause any interference with normal radio and television reception in the surrounding area, with any public safety agency or organization (*including but not limited to police, fire, and ambulance*) radio transmissions, or with any microwave communications link. The owner shall bear the cost to conduct a study to determine interference, and of immediately eliminating any such interference should any occur, or must immediately shut down the system or parts of the system causing the interference.
- A finish (*paint/surface*) must be provided for the small wind energy system that reduces the visibility of the facility, including the rotors. In most circumstances this condition may be satisfied by painting the support structure and rotors with flat light haze gray paint. If the support structure is unpainted it must be of a single color throughout its height. The owner must maintain the finish, painted or unpainted, so that no discoloration is allowed to occur.
- The diameter of the area swept by the rotors may not exceed 12 feet.
- Guy wires or other accessories cannot cross or encroach on any ROW or over above ground electrical utilities lines.

**2.08.4.4. Freestanding Systems – Additional Standards.**

Small wind energy systems may be mounted on a tower detached from other structures on the lot.

1. Setback. The minimum setback from any property line, overhead utility line, or public ROW shall be a distance equal to the vertical distance from the ground to the tip of a wind generator blade when the tip is at its highest point unless the affected utility, property owner, or governmental entity grants written permission for a lesser setback. In addition to the system's structures, guy wires associated with towers shall meet applicable setbacks for the zoning district.
2. Height. Freestanding systems measured from the top blade may not exceed 47 feet in height.
3. Security. Support structures for freestanding systems must be unclimbable from the ground to a height of at least 15 feet.
4. Number. A maximum of one (1) freestanding small wind generator system may be allowed on a building site.

**2.08.4.5. Roof-Mounted Systems – Additional Standards.**

Small wind energy systems may be mounted on the roof of a structure as an appurtenance.

- a. Height. Roof-mounted systems measured from the top blade may not be more than five (5) feet over the maximum allowed height for the structure.
- b. Number. A maximum of one (1) roof-mounted small wind generator system may be allowed on a building site.
- c. Engineering Report. Before any roof-mounted system is mounted the property owner must submit a report prepared by a licensed professional engineer attesting to the fact that the structure to which the system will be mounted is or will be sufficiently strong to support the system and to withstand the wind, vibratory, and other loads to which it would be subjected as a result of mounting the system on it. This report is subject to approval by the Building Official prior to the mounting of the system.

SECTION 2 – ZONING LAND USES REGULATIONS

**2.08.5. Single-Family or Duplex Residential Flags and Flagpoles.**

**2.08.5.1. Scope.**

The regulations set out in this section apply to flags and detached flagpoles for single-family and duplex homes in all residential zoning districts.

**2.08.5.2. Setbacks.**

The minimum setback from any property line, overhead utility line, or public ROW shall be a distance equal to the vertical distance from the ground to the top of the pole.

**2.08.5.3. Size.**

- a. The height of a flag pole shall not exceed 25 feet measured from the natural grade.
- b. The size of the flag shall be appropriate for the height of the flag pole, but each individual flag shall in no event exceed 24 SF in area.

**2.08.5.4. Number.**

- a. No more than one (1) flagpole shall be allowed per building site or lot.
- b. No more than two (2) flags may be mounted vertically and/or displayed on the flagpole located on a building site or lot. Furcated poles with multiple mounting structures shall not be allowed.
- c. Small flags (*not to exceed 24 SF*) mounted in stanchions on the face/eaves of buildings and flags that are displayed flush to the face of the building are not limited in number.

**2.08.5.5. Manner of Display.**

Flags and insignia of any government should be displayed in an approved manner pursuant to federal guidelines in Title 4, United States Code, Chapter 1 (*the Federal Flag Code*).

## Section 3. Zoning Districts

### 3.01 Zoning District Authorization.

This Chapter contains regulations for 18 zoning districts, and the boundaries of those zoning districts are delineated on the Official Zoning District Map.

#### 3.01.1. Zoning Districts.

The location and boundaries of the districts have been established by ordinance and are shown and delineated on the Official Zoning District Map.

#### 3.01.2. Effect of Zoning District Change.

The reclassification of property to a new zoning district is an amendment of the Official Zoning District Map and shall be recorded on the Official Zoning District Map.

#### 3.01.3. Interpretation of District Boundaries.

The district boundary lines shown on the Official Zoning District Map are designed to run regularly along streets, alleys or property lines. When uncertainty exists as to the boundaries of the districts on the Official Zoning District Map, the following rules apply unless indicated otherwise:

- Center Lines. Boundaries approximately following the centerlines of streets or highways shall be construed to follow such centerlines.
- Platted Lot Lines. Boundaries approximately following platted lot lines shall be construed as following such lot lines.
- City Limit Lines. Boundaries approximately following city limits shall be construed as following such city limits.
- Railroad Lines. Boundaries following railroad lines shall be construed to be the middle of the railroad easement or ROW.

Distances not specifically indicated on the Official Zoning District Map shall be determined by the scale of the map.

### 3.02 Zoning Districts Established.

#### 3.02.1. Purpose.

The purpose of this section is to create zoning districts, to specify the nature and components of the permitted development within them, and to establish regulations regarding the physical character and intensity of development in order to protect the public health, safety and welfare.

#### 3.02.2. Zoning Districts Established.

The City is hereby divided into the following zoning districts. The use, height and area regulations as set out herein apply to each district. The districts established herein shall be known as the following.

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 3 – ZONING DISTRICTS

District Group Designation	District Symbol	District Name
<b>Special Zoning Districts</b>		
Special Zoning Districts	PUD	Planned Unit Development District
	PD	Predevelopment District
<b>Residential Zoning Districts</b>		
Residential districts	SF1	Single-Family Residential District 1
	SF2	Single-Family Residential District 2
	SF3	Single-Family Residential District 3
	2F	Two-Family Residential ( <i>Duplex</i> ) District
	PH	Patio Home District
	TH	Townhome District
	MF1	Multiple-Family Low Density District 1
	MF2	Multiple-Family High Density District 2
	MH	Manufactured Home Parks District
<b>Nonresidential Zoning Districts</b>		
Commercial	OP	Office & Professional District
	NS	Neighborhood Shopping District
	CS	Community Service District
	HD	Highway District
	GC	General Commercial District
	MX	Mixed-Use District
<b>Industrial Districts</b>		
Industrial districts	M1	Industrial Park District
	M2	General Industrial District
	M3	Intensive Industrial District

The single-family dwelling district is comprised of the SF1, SF2 and SF3 districts; the multiple-family district is comprised of the MF1 and MF2 districts.  
(Ord. No. 1679, § V, 11-1-1983)

### 3.03 Establishment and Interpretation of District Boundaries.

#### 3.03.1. Zoning Map.

The boundaries of the districts are as shown on the map designated as "zoning map," signed by the mayor and city secretary, and said map shall form part of this ordinance to the same extent as if included herein.

SECTION 3 – ZONING DISTRICTS

**3.03.2. District Boundaries.**

Unless otherwise indicated on the zoning map, the district boundaries are property lines or the center lines of streets, alleys, or railroad tracks, or the projections thereof, or lines at specified distances therefrom, as same existed at the time of enactment of this ordinance.

**3.03.3. Location of District Boundaries .**

Where uncertainty exists as to the boundaries of any zoning district, or where the boundaries of a street or property existing on the ground are at variance with those shown on the zoning map, the board of adjustment, upon written application or upon its own motion, shall determine the location of such boundaries.

**3.03.4. Exempt Districts.**

Since separate agreements exist between industry and the City of Deer Park, the provisions of this zoning ordinance shall not apply to those districts designated as M3 intensive industrial districts on the zoning map as defined in Sub-section 3.03.1 and included as a part of this ordinance.

**3.04 Interpretation of District Bulk and Area Regulations.**

**3.04.1. General.**

Unless otherwise indicated, the bulk and area regulations shall be interpreted to establish maximum or minimum permissiveness as follows:

Lot Area	minimum
Lot Area per Dwelling Unit	minimum
Lot Width	minimum
Usable Open Space	minimum
Front Yard	minimum
Rear Yard	minimum
Side Yards	minimum
Height	maximum

**3.05 Specific Use Permit.**

Uses which are regulated by a specific use permit when authorized in any district shall first have complied with the review and administrative procedures set forth under Section 17.06.

SECTION 4 – PREDEVELOPMENT DISTRICTS

## Section 4. Predevelopment Districts

### 4.01 Purposes.

The regulations for the predevelopment district are designed to preserve temporarily, in agricultural use, land which may be suited for eventual development in some urban use, pending the need and proper timing for the economical provisions of major streets, utilities and other facilities.

### 4.02 Permitted Uses.

#### 4.02.1. Principal Uses.

Principal uses permitted in a predevelopment district are limited to those included in the use groups set forth below, subject to the indicated district regulations. Detailed lists of permitted uses in the various use groups are set forth in Section 10 of this chapter.

Use Groups	District Regulations
Group 1. Agriculture ( <i>field crops, etc.</i> )	None
Group 2. Animal Husbandry	Special conditions as set forth in Section 8.16
Group 3. Single-family Dwellings	None
Group 10. Community Facilities	Specific use permit by City Council & conditions as indicated in Section 10.
Group 11. Community Facilities	Same as Group 10.
Group 12. Public Utility & Similar Facilities	Same as Group 10.
Group 28. Outdoor Advertising	Special conditions as set forth in Section 8.20

#### 4.02.2. Accessory Uses.

Accessory uses to any of the above principal uses.

### 4.03 Bulk and Area Regulations.

In a predevelopment district, any use of land and any structure shall be subject to the following bulk and area regulations:

Lot Area	3 acres
Lot Area per Dwelling Unit	3 acres
Lot Width	200 feet
Front Yard	25 feet
Rear Yard	20 feet
Side Yard	5 feet minimum 10 feet aggregate
Height	35 feet

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 4 – PREDEVELOPMENT DISTRICTS

**4.04 Off-street Parking and Loading Requirements.**

The number of off-street parking spaces required shall be as set forth in Section 10, and developed as provided by Section 14.01. Off-street loading requirements are set forth in Section 14.01.

**4.05 Living Area.**

The minimum living area of a single-family dwelling when constructed in any predevelopment district shall be 1,000 SF.

SECTION 5 – RESIDENTIAL DISTRICTS

## Section 5. Residential Districts

### 5.01 Purpose.

The regulations for residential districts are designed to:

- Protect the residential character of areas so designated by excluding therefrom principal commercial and industrial activities;
- Encourage a suitable environment for family life by permitting appropriate neighborhood facilities such as churches, schools, and playgrounds;
- Permit certain institutions and utility facilities considered necessary in or compatible with residential neighborhoods;
- Preserve openness of the living areas and to avoid overcrowding by requiring certain minimum yards, open spaces, and site areas, and maximum bulk of structures;
- Provide for access of light and air to windows and for privacy, as far as possible, by controls over the spacing and height of buildings and other structures;
- Make available areas suitable for a variety of dwelling types and densities to permit a wide range of individual choice;
- Ensure the provision of adequate off-street parking space to provide for the parking needs of the permitted uses;
- Protect residential areas against hazardous, offensive or objectionable influences;
- Protect residential areas against heavy traffic and against through traffic of all kinds.

### 5.02 District Descriptions.

#### 5.02.1. Single Family (SF) District.

##### 5.02.1.1. Permitted Uses.

##### 5.02.1.1.1. Principal Uses.

Principal uses permitted in an SF district are limited to those included in the use groups set forth below, subject to the indicated district regulations. Detailed lists of permitted uses in the use groups are set forth in Section 14.

Use Groups	District Regulations
Group 1. Agriculture ( <i>field crops, etc.</i> )	None
Group 3. Single-family Dwellings	None
Group 10. Community Facilities	Specific use permit by City Council, & conditions as indicated in Section 10.
Group 11. Community Facilities	Same as Group 10.
Group 12. Public Utility & Related Facilities	Same as Group 10.
Group 13. Off-street Parking, Accessory, Special	Specific use permit by City Council, & conditions as set forth in Section 14.01

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 5 – RESIDENTIAL DISTRICTS

**5.02.1.1.2. Accessory Uses.**

Accessory uses to any of the above principal uses.

**5.02.1.2. Bulk and Area Regulations.**

<b>SF1 District</b>	
Lot Area	6,900 SF
Lot Width	65 feet
Front Yard	25 feet
Rear Yard	20 feet
Side Yard	5 feet minimum 10 feet aggregate
Height	Principal building – 35 feet Accessory structure – 15 feet
<b>SF2 District</b>	
Lot Area	5,000 SF
Lot Width	50 feet
Front Yard	25 feet
Rear Yard	15 feet
Side Yard	5 feet minimum 10 feet aggregate
Height	Principal building – 35 feet Accessory structure – 15 feet
<b>SF3 District</b>	
Lot Area	4,000 SF
Lot Width	40 feet
Front Yard	20 feet
Rear Yard	10 feet
Side Yard	0 feet minimum 10 feet aggregate
Height	Principal building – 35 feet Accessory structure – 15 feet

(Ord. No. 1679, § VI, 11-1-1983)

**5.02.1.3. Off-street Parking and Loading Requirements.**

The number of off-street parking spaces required shall be as set forth in Section 10, and developed as provided by Section 14.01  
(Ord. No. 1679, § VI, 11-1-1983)

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 5 – RESIDENTIAL DISTRICTS

**5.02.1.4. Living Area.**

The minimum living area of a single-family dwelling when constructed in any SF single-family district shall be 1,000 SF.  
(Ord. No. 1679, § VI, 11-1-1983)

**5.02.1.5. Covered Parking in SF3.**

There shall be required two (2) covered and enclosed parking spaces in SF3 districts.  
(Ord. No. 1679, § VI, 11-1-1983)

**5.02.2. Two Family (TF) District.**

**5.02.2.1. Permitted Uses.**

**5.02.2.1.1. Principal Uses.**

Principal uses permitted in a TF district are limited to those included in the use group set forth below, subject to the included district regulations. Detailed lists of permitted uses in the use groups are set forth in Section 10.

Use Groups	District Regulations
Group 1. Agriculture ( <i>field crops, etc.</i> )	None
Group 3. Single-family Dwellings	None
Group 4. Two-family Dwellings	None
Group 10. Community Facilities	Specific use permit by City Council, & conditions as indicated in Section 10.
Group 11. Community Facilities	Same as Group 10.
Group 12. Public Utility & Related Facilities	Same as Group 10.
Group 13. Off-street Parking, Accessory, Special	Specific use permit by City Council, & conditions as set forth in Section 14.01

**5.02.2.1.2. Accessory Uses.**

Accessory uses to any of the above principal uses.

**5.02.2.2. Bulk and Area Regulations.**

In a TF district, any use of land and any structure shall be subject to the following bulk and area regulations:

Lot Area:	
One-family Dwelling	5,000 SF
Two-family Dwelling	7,000 SF
Lot Area Per Dwelling Unit:	
One-family Dwelling	5,000 SF

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 5 – RESIDENTIAL DISTRICTS

Two-family Dwelling	3,500 SF
<b>Lot Width:</b>	
One-family Dwelling	50 feet
Two-family Dwelling	70 feet
Front Yard	25 feet
Rear Yard	15 feet
<b>Side Yard:</b>	
One-family Dwelling	5 feet minimum 10 feet aggregate
Two-family Dwelling	9 feet minimum 20 feet aggregate
Height	Principal building – 2 story Accessory structure – 15 feet

(Ord. No. 1830, § 3, 11-19-1985)

**5.02.2.3. Off-street Parking and Loading Requirements.**

The number of off-street parking spaces required shall be as set forth in Section 14, and developed as provided by Section 14.01. Off-street loading requirements are set forth in Section 14.01

(Ord. No. 1679, § VI, 11-1-1983)

**5.02.2.4. Living Area.**

The minimum living area of a single-family dwelling and for each unit in a two-family dwelling when constructed in any TF two-family district shall be 1,000 SF.

(Ord. No. 1679, § VI, 11-1-1983)

**5.02.3. Patio Home (PH) District.**

**5.02.3.1. General Purpose and Descriptions.**

The PH District is provided to allow for development of "zero-lot line" homes in a modified residential district, which encourages greater use of the side yard areas. Clustered lot patterns with a common usable open space system can be incorporated as an integral part of the development.

**5.02.3.2. Permitted Uses.**

1. Zero-lot line, or patio home, residential detached dwellings in a platted subdivision.
2. Community Owned or Multiple Ownership Areas.

Open space, community center, an access gate, an entrance guard facility, recreational building and facilities are permitted uses provided they are incidental to the above-described residential uses, are approved on a Final Plat, and meet the following conditions.

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 5 – RESIDENTIAL DISTRICTS

- a. In accordance with the Subdivision Ordinance, a HOA shall be established to maintain open space, recreational areas, and other commonly owned facilities.
  - The developer is responsible for drafting the HOA documents pertaining to the HOA's responsibilities to maintain these areas.
  - Major creek areas delineated as the City's linear park system shown on either the City's Parks Master Plan or City's Hike & Bike Trail Master Plan shall not count towards the required open space. The Major Creeks areas not shown as part of either plan may count toward the required open space where lots do not back to the open space.
- b. Prior to approval of a Final Plat, a document establishing the HOA shall be submitted to the city for review and approved by the City Attorney for conformance with all requirements and other applicable ordinances.
  - The City Attorney shall review and approve the HOA documents pertaining to maintenance of the HOA areas prior to their recording at the County.
  - The developer is responsible for reimbursement of the City Attorney's fees for reviewing these documents.

**5.02.3.3. Area Regulations.**

Property and buildings shall conform to the related standards.

1. For lots with a zero (0) side yard setback
  - a. A roof overhang equipped with a gutter may extend a maximum of eight (8) inches into a neighboring property. No other roof overhangs or extensions from a wall may extend into a neighboring lot.
  - b. The closest exterior roofline to an adjacent property shall be storm guttered if the general slope of the roof falls toward the neighboring property. Gutters shall include returns to direct the water to the lot of origin.
  - c. The "zero" side shall be designated on the Final Plat. All access, maintenance, and use easements shall be provided on preliminary and Final Plats.
  - d. A five (5) foot wide access, maintenance, and use easement shall be dedicated on the Final Plat for all lots adjacent to lots with a "zero" side. The purpose of this easement is to give the adjoining owner access for maintenance of his/her dwelling.
  - e. The majority of one side of the structure shall be located within three (3) feet of one side lot line. Building walls which are located adjacent to the "zero" side of the lot shall not have any doors, windows, ducts, grills, vents, or other openings. This requirement precludes exterior walls forming enclosures for courts, patios, or similar indentations to the "zero" wall.
2. Center Option Lots
  - a. Lots not using a zero (0) side yard setback shall be considered center option lots.
  - b. Center option lots shall conform to the related standards
3. Minimum Rear Yard
  - a. 12 feet

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 5 – RESIDENTIAL DISTRICTS

- b. 20 feet for structures accommodating required off-street parking if provided from a dedicated street or private alley

**5.02.4. Townhome (TH) District.**

**5.02.4.1. General Purpose and Descriptions.**

The TH District provides for the development of attached residential dwelling units in structures built to accommodate three to eight units per structure.

Open space is encouraged in this District through provisions set forth in the standards for the District.

**5.02.4.2. Permitted Uses.**

1. Community Owned or Multiple Ownership Areas. Common open space, community centers, an access gates, an entrance guard facilities, recreational buildings and facilities are permitted uses provided they are incidental to the above-described residential uses, are approved on a Final Plat, and meet the following conditions.
  - a. In accordance with the Subdivision Ordinance, a homeowners association (HOA) shall be established to maintain open space, recreational areas, and other commonly owned facilities.
    - i. The developer is responsible for drafting the HOA documents pertaining to the HOA's responsibilities to maintain these areas.
  - b. Prior to approval of a Final Plat, a document establishing the HOA shall be submitted to the city for review and approved by the City Attorney for conformance with all requirements and other applicable ordinances.
    - i. The City Attorney shall review and approve the HOA documents pertaining to maintenance of the HOA areas prior to their recording at the County.
    - ii. The developer is responsible for reimbursement of the City Attorney's fees for reviewing these documents.

**5.02.4.3. Area Regulations.**

Property and buildings shall conform to the related standards listed within [2.06.04. Residential Districts Development Standards](#) (Page 85) and the following regulations. If there is a conflict between [2.06.04.](#) and the following regulations, the following regulations shall control.

1. Minimum Front Yard. 25 feet
2. Minimum Side Yard.
  - a. Five (5) feet from a side property line when adjacent to open space lots or amenity center lots.
  - b. 15 feet from a side property line when adjacent to detached residential dwelling units.

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 5 – RESIDENTIAL DISTRICTS

- c. 20 feet from a side property line when adjacent to a dedicated street.
- 3. Minimum Rear Yard. 20 feet, 60 feet when the building is in excess of one (1) story and adjacent to a Single Family Zoning District.
- 4. Structure Separation. Structures on the same parcel shall have the following setbacks and/or minimum distance between structures.
  - a. Minimum Front Yard: 25 feet
  - b. Minimum Side Yard: 10 feet between buildings without openings (*windows*); 15 feet between buildings with openings and when adjacent to side street; 60 feet when building is in excess of one story in height and adjacent to Single Family Zoning District
  - c. Minimum Rear Yard: 20 feet; 60 feet when the building is in excess of one story and adjacent to a Single Family Zoning District.

**5.02.5. Multifamily (MF) District.**

**5.02.5.1. MF1 district.**

**5.02.5.1.1. Permitted Uses.**

Principal uses permitted in an MF1 district are limited to those included in the use groups set forth below, subject to the indicated district regulations. Detailed lists of permitted uses in the use groups are set forth in Section 10.

Use Groups	District Regulations
Group 1. Agriculture ( <i>field crops, etc.</i> )	None
Group 3. Single-family Dwellings	None
Group 4. Two-family Dwellings	None
Group 5. Townhouses	Subject to regulations set forth in Section 4.32.
Group 6. Multiple-family Dwellings	None
Group 10. Community Facilities	Specific use permit by City Council & conditions as indicated in Section 10.
Group 11. Community Facilities	Specific use permit by City Council, & conditions as set forth in Section 10.
Group 12. Public Utility & Related Facilities	Same as Group 11.
Group 13. Off-street Parking, Accessory, Special	Specific use permit by City Council, & conditions as set forth in Off-street loading and parking requirements

**5.02.5.1.2. Accessory Uses.**

Accessory uses to any of the above principal uses.

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 5 – RESIDENTIAL DISTRICTS

**5.02.5.2. Bulk and Area Regulations.**

In an MF1 district, any use of land or any structure shall be subject to the following bulk and area regulations.

**5.02.5.3. General Regulations.**

<b>Lot Area:</b>	
Townhouse Individual Lot	2,500 SF*
One-family Dwelling	6,000 SF
Two-family Dwelling	8,000 SF
Three-family Dwelling	Units × area per unit
Dwelling for 4 or More Families	Units × area per unit
<b>Lot Area Per Dwelling Unit:</b>	
Townhouse Individual Lot	2,500 SF*
One-family Dwelling	6,000 SF
Two-family Dwelling	4,000 SF
Three-family Dwelling	4,000 SF
Dwelling for 4 or More Families	4,000 SF
<b>Lot Width:</b>	
Townhouse	25 feet
One-family Dwelling	60 feet
Two-family Dwelling	70 feet
Three-family Dwelling	80 feet
Dwelling for 4 or More Families	90 feet
Front Yard	25 feet
Rear Yard	20 feet
<b>Side Yard:</b>	
One-family Dwelling	7 feet minimum – 15 feet aggregate
Two-family Dwelling	9 feet minimum – 20 feet aggregate
Multiple Dwelling	10 feet minimum – 20 feet aggregate
Height	Principal building – 1 story Accessory structure – 15 feet
*Plus 900 SF of useable open space per unit as specified under Section 4.32.	

**5.02.5.4. Off-street Parking and Loading Requirements.**

The number of off-street parking spaces required shall be as set forth in Section 10, and developed as provided by Section 14.01. Off-street loading requirements are set forth in Section 14.01

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 5 – RESIDENTIAL DISTRICTS

**5.02.5.5. Living Area.**

The minimum living area of each dwelling unit constructed in the MF1 district shall be:

- i. 1,000 SF for a single-family dwelling and for each unit in a two-family dwelling.
- ii. 650 SF for each unit of a townhouse or unit in a multiple dwelling.

**5.02.6. MF2 district.**

**5.02.6.1. Permitted Uses.**

**5.02.6.1.1. Principal Uses.**

Principal uses permitted in an MF2 district are limited to those included in the use groups set forth below, subject to the included district regulations. Detailed lists of permitted uses in the various use groups are set forth in Section 10.

Use Groups	District Regulations
Group 1. Agriculture ( <i>field crops, etc.</i> )	None
Group 3. Single-family Dwellings	None
Group 4. Two-family Dwellings	None
Group 5. Townhouses	Subject to regulations set forth in Section 4.32.
Group 6. Multiple-family Dwellings	None
Group 7. Apartment Hotels	None
Group 10. Community Facilities	Specific use permit by City Council, & conditions as indicated in Section 10.
Group 11. Community Facilities	Same as Group 10.
Group 12. Public Utility & Related Facilities	Same as Group 10.
Group 13. Off-street Parking, Accessory, Special	Specific use permit by City Council, & conditions as set forth in Section 14.01

**5.02.6.1.2. Accessory Uses.**

Accessory uses to any of the above principal uses.

**5.02.6.2. Bulk and Area Regulations.**

In an MF2 district, any use of land or any structure shall be subject to the following bulk area regulations:

**5.02.6.3. Transitional Regulations.**

The bulk and area regulations for that portion of a zoned lot in the MF2 district which is contiguous with or across the street from a PD, predevelopment or SF, single-family district shall be the same as the general regulations set forth in paragraph B, except that within a 300-foot transitional zone, the minimum lot area per dwelling unit shall be 4,000 SF and the maximum height of the principal building and accessory structure shall be one story.

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 5 – RESIDENTIAL DISTRICTS

**5.02.6.4. General Regulations.**

<b>Lot Area:</b>	
One-family Dwelling	6,000 SF
Two or More Family Dwelling	7,000 SF
Townhouse Individual Lot	2,000 SF*
<b>Lot Area Per Dwelling Unit:</b>	
One-family Dwelling	6,000 SF
Two-family Dwelling	3,500 SF
Townhouse Individual Lot	2,000 SF*
Three-family Dwelling	2,000 SF
Dwelling for 4 or More Families	2,000 SF
<b>Lot Width:</b>	
One-family dwelling	60 feet
Two or More Family Dwelling	70 feet
Townhouse	20 feet
<b>Yards:</b>	
Front Yard	20 feet
Rear Yard	20 feet
<b>Side Yard:</b>	
One-family Dwelling	7 feet minimum – 15 feet aggregate
Two-family Dwelling	9 feet minimum – 20 feet aggregate
Multiple-family Dwelling	10 feet minimum – 20 feet aggregate townhouse building – 10 feet for each end of building
Height	Principal building 2 stories, not to exceed 35 feet overall Accessory structures 15 feet
*Plus 900 SF of usable open space per unit as specified under Section 4.32.	

**5.02.6.5. Off-street Parking and Loading Requirements.**

The number of off-street parking spaces required shall be as set forth in Section 10, and developed as provided by Section 14.01. Off-street loading requirements are set forth in Section 14.01

**5.02.6.6. Living Area.**

The minimum living area of each dwelling unit constructed in the MF2 district shall be:

- i. 1,000 SF for a single-family dwelling and for each unit in a two-family dwelling.

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 5 – RESIDENTIAL DISTRICTS

- ii. 650 SF for each unit of a townhouse or unit in a multiple dwelling.

**5.02.7. Manufactured Homes Parks (MP) District.**

**5.02.7.1. Permitted uses.**

**5.02.7.1.1. Principal Uses.**

Principal uses permitted in an MP district are limited to those included in the use groups set forth below, subject to the included district regulations. Detailed lists of permitted uses in the various use groups are set forth in Section 10.

Use Groups	District Regulations
Group 1. Agriculture ( <i>field crops, etc.</i> )	None
Group 3. Single-family Dwellings	None
Group 9. Manufactured Home Parks	Conditions as indicated in Section 4.33.
Group 10. Community Facilities	Specific use permit by City Council, & conditions as indicated in Section 10.
Group 11. Community Facilities	Same as Group 10.
Group 12. Public Utility & Related Facilities	Same as Group 10.
Group 13. Off-street Parking, Accessory, Special	Specific use permit by City Council, & conditions as set forth in Section 14.01

**5.02.7.1.2. Accessory Uses.**

Accessory uses to any of the above principal uses.

**5.02.7.2. Bulk and Area Regulations.**

In an MP district, any use of land or any structure shall be subject to the following bulk and area regulations:

Lot Area:	
One-family dwelling	6,000 SF
Manufactured homes park	40,000 SF
Lot area per dwelling unit:	
One-family dwelling	6,000 SF
Manufactured home	4,000 SF
Lot Width:	
One-family dwelling	60 feet
Manufactured home parks	115 feet
Front yard	25 feet

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 5 – RESIDENTIAL DISTRICTS

Rear yard	20 feet
<b>Side Yard:</b>	
One-family dwelling	7 feet minimum 15 feet aggregate
Manufactured home	5 feet minimum 12 feet aggregate
Height	Principal building—35 feet overall

**5.02.7.3. Off-street Parking and Loading Requirements.**

The number of off-street parking spaces required shall be as set forth in Section 10, and developed as provided by Section 14.01. Off-street loading requirements are set forth in Section 14.01

**5.03 Special types of residential development.**

Provisions regulating special types of residential development are set forth in paragraphs [Sections] 4.31 to 4.34 inclusive. These special types of development include building groups, townhouses and manufactured home parks.

**5.03.1. Building groups.**

In those districts where dwelling groups and apartment house groups are permitted uses, the building official may issue a building permit for the erection of such a building group, provided that the development conforms to the following minimum conditions and requirements:

**5.03.1.1. Minimum Lot Area.**

The area of the lot on which the building group is to be erected shall be at least equal to the aggregate of the minimum lot areas otherwise required for the individual buildings in the group.

1. Fronting Separations. Each residential building in the group shall front either on a street or other permanent public open space at least 30 feet wide or on a common yard or outer court. The least width of such yard, if flanked by buildings on one side only, shall be:

1 to 1.5 stories	30 feet
2 stories	35 feet
<b>If flanked by buildings on both sides, the least width of such yard shall be:</b>	
1 to 1.5 stories	40 feet
2 stories	50 feet

2. Separation Other Than Fronting. In each case, the distance between principal buildings, other than the distances specified immediately above, shall not be less than the sum of the least widths of the affected yards required in the district in which the building group is to be located.

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 5 – RESIDENTIAL DISTRICTS

3. Separation From Lot Lines. The distance between principal buildings and the nearest zoning lot lines, other than a front lot line, shall be not less than 20 feet.

**5.03.1.2. Access To a Public Street.**

Every residential structure in the building group shall be within 60 feet of a public street or of a private access roadway or drive, having a minimum paved width of 20 feet, provided the length of such private access road be a maximum of 500 feet measured from the street to the end of a turnaround. Pavement design including turnaround shall comply with the improvement standards of the city's subdivision regulations.

**5.03.1.3. Compliance With Other Ordinance Requirements.**

Except as modified in this subparagraph 5.03.1, such building group shall conform to all the requirements of this ordinance for the district in which it is to be located.

**5.03.2. Townhouses.**

In those districts where townhouses are a permitted use, the building official may issue a building permit for the erection of townhouses, provided that the development conforms to the following minimum conditions and requirements:

**5.03.2.1. Minimum Site.**

The minimum gross site area for a townhouse development shall be 15,000 SF. In determining compliance with this provision, no part of a lot shall be counted unless it is of such size, shape, topography, and location as to make it usable for individual townhouse lots, common parking or recreation areas, or necessary pedestrian ways.

**5.03.2.2. Off-street Parking Areas.**

If the required off-street parking facilities are not provided on the individual townhouse lots, they shall be provided on common areas, located within 200 feet of each lot so served, measured along a route of pedestrian access.

**5.03.2.3. Usable Open Space.**

There shall be at least 900 SF of common recreation area per townhouse lot; the minimum area of any common recreation area shall be 6,000 SF, and the minimum width of any such area shall be 60 feet. Each required common recreation area shall be within 300 feet of all the townhouse lots it is intended to serve, measured along a route of pedestrian access. Each required common recreation area shall be appropriately graded, turfed, surfaced, or otherwise landscaped and provided with suitable drainage facilities.

Pedestrian ways and swimming pools may be included as part of the required usable open space having the required minimum width, but off-street parking areas and service drives may not be included in such areas.

**5.03.2.4. Common Areas - Ownership and Maintenance.**

For any land or facilities to be used in common by residents of the development, there shall be provisions made for the establishment of a property owner's association to own, manage and maintain such common facilities.

SECTION 5 – RESIDENTIAL DISTRICTS

**5.03.2.5. Public Access.**

Each individual townhouse lot shall abut on a public street.

**5.03.3. Manufactured Home Parks.**

Manufactured home parks may be established provided the development conforms to the following minimum conditions and requirements:

**5.03.3.1. Minimum Site.**

The minimum gross area for a manufactured home parks development shall be 40,000 SF. In determining compliance with this provision, no part of a lot shall be counted unless it is of such size, shape, topography and location as to make it usable for individual manufactured home lots, common recreation areas or necessary vehicular or pedestrian ways.

**5.03.3.2. Usable Open Space.**

There shall be at least 600 SF of usable open space per individual manufactured home; the minimum width of any such [open space] shall be 80 feet. Each required common area shall be within 300 feet of all the manufactured homes it is intended to serve, measured along a route of pedestrian access. Each required common area shall be appropriately graded, turfed, or otherwise landscaped, and provided with suitable drainage facilities.

**5.03.3.3. Accessory Commercial Use.**

In a manufactured home park contained [containing] at least 100 dwelling units, there may be provided for the convenience of the residents of the development [an] accessory commercial area, provided the commercial area meets the following conditions:

1. The gross floor area devoted to commercial purposes shall not exceed two SF for each manufactured home site in the manufactured home park development.
2. No commercial parcel shall be closer than 300 feet to any property in an SF, TF or MF district outside the development.
3. Any commercial parcel shall be governed by the requirements of the Neighborhood Shopping (NS) district. No illuminated signs shall be visible outside the premises.

**5.03.3.4. Other Regulations.**

The development shall conform with the Manufactured Home, chapter 58 of Code the of the City

SECTION 6 – PLANNED UNIT DEVELOPMENT (PUD) DISTRICTS

## **Section 6. Planned Unit Development (PUD) Districts.**

### **6.01 Intent.**

The planned unit development district allows for a development containing uses or a combination of uses in a design that would not otherwise comply with the regulations of the primary zoning districts, but does provide an overall design, increased open space, or other features or amenities that results in a superior development or offer special benefits to the community. A planned unit development district may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts while greater flexibility is given to allow special conditions or restrictions which would otherwise allow the development to occur. A planned unit development district may not be used for the primary purpose of avoiding the zoning regulations applicable to the primary zoning districts. Procedures are established herein to insure against misuse of increased flexibility.

(Ord. No. 2782, § I, 10-16-2001)

### **6.02 Permitted Uses.**

Any use permitted in this ordinance shall be permitted in a PUD district if such use is specified in the amending ordinance granting a planned unit development district. The size, location, appearance, and method of operation may be specified to the extent necessary to insure compliance with the purpose of this ordinance.

### **6.03 Planned Unit Development Requirements.**

1. Development requirements for each PUD district shall be set forth in the amending ordinance granting the PUD district and shall include, but may not be limited to; uses, density, lot area, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, lighting, project phasing or scheduling, management associations and other requirements as the City Council and Planning and Zoning Commission may deem appropriate.
2. In the PUD district, uses shall conform to the standards and regulations of the base zoning district to which it is most similar. The particular zoning district must be stated in the granting ordinance.
3. The ordinance granting a PUD district shall include a statement as the purpose and intent of the PUD granted therein. A specific list is required of variances in each district or districts and general statement citing the reason for the PUD request.
4. The planned unit development district shall conform to all other sections of Ordinance 819 (*the Zoning Ordinance*) unless specifically excluded in the granting ordinance.
5. A district containing only residential uses will not be created unless it contains at least ten acres. A district containing both residential and nonresidential uses will not be created unless it contains at least 25 acres of land. The Planning and Zoning Commission may recommend approval of and the council may approve a district with less land than specified in this section, if the developer clearly demonstrates that a smaller district would achieve the intent of the district.

(Ord. No. 2782, § I, 10-16-2001)

### **6.04 Submission of Application and Plan.**

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 6 – PLANNED UNIT DEVELOPMENT (PUD) DISTRICTS

1. Written request and fee for the establishment of a planned unit development district must be accompanied by a conceptual plan and/or final development plan. The conceptual plan or final development plan must be submitted in the form and manner specified by the Director of Public Works or other designee (*referred to herein as the "Director"*).
  2. The conceptual plan, which does not contain the detail required of the final development plan, is intended to provide sufficient information for public comment and for the Planning and Zoning Commission and council to make a preliminary, but not final, determination on the merits of development, without requiring the applicant to incur the expense of preparing a final development plan. In addition to any other information required by the Director, the conceptual plan must contain the following minimum information.
    - a. A list of proposed land uses and the acreage devoted to each type of use;
    - b. A general site plan showing the approximate location of buildings, parking lots, and streets, the maximum building height, and the setbacks from all boundaries;
    - c. The maximum densities for residential uses and the maximum floor area for nonresidential uses;
    - d. Significant environmental features including fault lines, wet lands, floodplains, and watercourses;
    - e. The areas devoted to common open space;
    - f. Stormwater detention system;
    - g. A general landscape plan;
    - h. Major signs; and
    - i. Information relating to the transition between and buffering of differing land uses.
  3. The final development plan is intended to provide all the detailed information of development including all the regulations that will apply to the district. The final development plan submitted must include all the information required by the conceptual plan, but in specific detail, and all the information specified by the Director.
- (Ord. No. 2782, § 1, 10-16-2001)

## 6.05 Approval Procedures.

1. A PUD district may be created by the City Council approving by ordinance a conceptual plan or a final development plan. City approval of a conceptual plan does not give the owner any development rights in the premises; it only gives the owner the right to proceed with the submission of a final development plan. The creation of a PUD district is an amendment to the existing zoning district classification and will be considered by the Planning and Zoning Commission and City Council, after public notice and hearing, in the same manner as other changes in zoning district classification.
2. If a district is created upon approval of a conceptual plan, a final development plan must be submitted to the Director within one year of the date the conceptual plan was approved. If the final development plan submitted substantially complies with the conceptual plan, the Director may submit the final development plan to the Planning and Zoning Commission and to the council for consideration with or without further public notice or hearing. If the final development plan submitted does not substantially comply with the conceptual plan approved for the district, the notice and hearing procedures applicable to a change in zoning classification apply to approval of the final development plan. The final development plan is not effective unless approved by ordinance of the City Council.
3. If a final development plan is not submitted within the required time, the Director will initiate a rezoning of the land to the previous zoning district classification. Upon the written request of the owner and for good cause shown, the Director may extend the time for submitting a final

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 6 – PLANNED UNIT DEVELOPMENT (PUD) DISTRICTS

development plan for up to one year. Any further extensions must be approved by the City Council, upon the recommendation of the Planning and Zoning Commission.

4. If development of the district has not been initiated by the issuance of a building permit for land within the district within two (2) years of the date of the approval of the final development plan, the final development plan automatically expires. The council may, prior to expiration of the final development plan, for good cause shown and upon written application of the owner, extend for up to one year the time for which the final development plan is valid. If the final development plan expires, the Director will initiate rezoning of the property back to the previous zoning classification.

(Ord. No. 2782, § I, 10-16-2001)

## **6.06 Development Plan.**

This plan shall set forth the final plans for development of the PUD District and shall conform to the date presented and approved on the conceptual plan. Changes of detail on the development plan, which differ from the original concept plan, but do not alter the basic relationship of the proposed development to adjacent property, and which do not alter the uses permitted or increase the density, building height or coverage of the site, or which do not decrease the off-street parking ratio or reduce the yards provided at the boundary of the site, or does not significantly alter any open space plans as indicated on the approved conceptual plan may be authorized by the Planning and Zoning Commission without public hearing. If an agreement cannot be reached by the Planning and Zoning Commission regarding whether a development plan conforms to the original concept plan, the Planning and Zoning Commission shall follow the procedures for public hearing for zoning change before final approval of the plan. Approval of the development plan shall be the basis for issuance of a building permit, but does not release the applicant of the responsibility to submit plans to the building official for a building permit. For any residential district, a final plat shall qualify as the development plan. The development plan may be submitted for the total area of the PUD or for any section or part as approved on the conceptual plan. The development plan must be recommended for approval by the Planning and Zoning Commission and approved by the City Council, but a public hearing is not required unless there is change from the approved original concept plan. A public hearing for the development plan shall be required if the hearing requirement is specifically stated at the time of conceptual plan approval in the original amending ordinance.

(Ord. No. 2782, § I, 10-16-2001)

## **6.07 Contents of Development Plan.**

The development plan shall include:

1. A site inventory analysis including a scale drawing showing existing vegetation, natural watercourses, creeks or bodies of water and an analysis of planned changes in such natural features as a result of the development. This should include a delineation of any flood-prone areas.
2. A scale drawing showing any proposed public or private streets and alleys; buildings sites or lots; and areas reserved as parks, parkways, playgrounds, utility easements, school sites, street widening, and street changes; the description of existing and proposed utility services, including size of water and sewer mains; the location and width for all curb cuts and the land area of all abutting sites and the zoning classification thereof on an accurate survey of the tract with a topographical contour interval of not more than five feet.
3. A site plan for proposed building complexes showing the location of separate buildings and the minimum distance between buildings, and between building property lines, street lines, and alley lines. Also to be included on the site plan is a plan showing the arrangement and provision of off-street parking, and the size and location for ingress and egress to any nonresidential uses.

SECTION 6 – PLANNED UNIT DEVELOPMENT (PUD) DISTRICTS

4. A landscape plan showing turf areas, screening walls, ornamental planting, any wooded areas and trees to be planted.
5. An architectural plan showing elevations and signage style to be used throughout the development in all districts, except single-family and two-family, may be required by the Planning and Zoning Commission or City Council if deemed appropriate.
6. All development plans may have supplemental data describing standards, regulations or other data [data] pertinent to the development of the planned unit development district which is to be included in the text of the amending ordinance.

(Ord. No. 2782, § I, 10-16-2001)

**6.08 Development of a District.**

Development or construction must not begin in a PUD District unless and until the council has approved a final development plan for the district. A district must be constructed, developed and maintained in compliance with the approved final development plan. If the zoning regulations governing height or setback of structures, building lot coverage, off-street parking requirements, signs or other regulations that apply to primary districts are omitted as part of the regulations governing any planned development district, the regulations for the most comparable primary zoning district, as determined by the Director, apply to the PUD district as though specifically contained in the ordinance governing the district.

(Ord. No. 2782, § I, 10-16-2001)

**6.09 Plan Amendments.**

Except as herein provided, an amendment to a conceptual plan or final development plan must be processed in the same manner as required for the approval of the district. The Director may approve minor amendments to a final development plan to correct errors, make adjustments, or other minor revisions that do not.

1. Increase the density or intensity of development;
2. Substantially alter the arrangement of buildings, increase the number of buildings, change the use of building space or reduce a required yard or setback;
3. Substantially alter the configuration of streets or lots;
4. Substantially alter the vehicular circulation or placement of parking lots;
5. Increase the height of buildings;
6. Reduce the effectiveness of open space or landscaped areas; or
7. Conflict with other regulations established for the district.

(Ord. No. 2782, § I, 10-16-2001)

SECTION 7 – COMMERCIAL DISTRICTS

## Section 7. Commercial Districts

### 7.01 Purposes.

The commercial districts established under Section 7 are designed to further the general purpose of this ordinance and more particularly to achieve the following purposes:

1. Help meet the requirements for commercial services and goods of the Deer Park trade area by making available a wide range of suitable sites for commercial activities;
2. Help develop sound, efficient, and stable commercial areas and to minimize the possibly adverse effects of commercial uses on other land uses and thoroughfares, by various means, including the following:
  - a. Differentiating among the types and purposes of commercial districts and providing districts permitting only certain carefully limited uses to fulfill such purposes;
  - b. Requiring the meeting of performance standards with respect to permitted uses, in order to protect other uses from fire and other hazards and from adverse influences;
  - c. Establishing bulk and area controls to help minimize congestion and to encourage compatibility between adjoining districts;
  - d. Required off-street loading and parking facilities in most districts to minimize congestion and facilitate traffic flow;
  - e. Controlling the number, area, location, and types of signs permitted;
  - f. Providing for freedom of architectural and site design; and
  - g. Protecting the character of commercial districts and their peculiar suitability for commercial uses.
3. To provide opportunities for investment, including maximum choice of sites consistent with sound development of residential areas and thoroughfares.

### 7.02 District Descriptions.

#### 7.02.1. Office and Professional (OP) District.

##### 7.02.1.1. Permitted Uses.

##### 7.02.1.1.1. Principal Uses.

Principal uses permitted in an OP district are limited to those included in the use groups set forth below, subject to the indicated district regulations. Detailed lists of permitted uses in the use groups are set forth in Section 10.

Use Groups	District Regulations
Group 1. Agriculture (field crops, etc.)	None
Group 10. Community Facilities	Specific use permit by City Council, & conditions as indicated in Section 10.
Group 11. Community Facilities	Same as Group 10.
Group 12. Public Utility & Related Facilities	Same as Group 10.

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 7 – COMMERCIAL DISTRICTS

Group 13. Off-street Parking Accessory, Special	Specific use permit by City Council, & conditions as set forth in Section 14.01
Group 14. Medical Offices & Related Facilities	None
Group 15. General Offices & Related Facilities	None

(Ord. No. 1692, § II, 12-20-1983; Ord. No. 1715, § II, 3-20-1984)

**7.02.1.1.2. Accessory Uses.**

Accessory uses to any of the above principal uses.

**7.02.1.2. Bulk and Area Regulations.**

In an OP district, any use of land or structures shall be subject to the following bulk and area regulations:

**7.02.1.3. Nonresidential Buildings.**

Front Yard*	40 feet
Side Yard, Interior* ( <i>adjacent to residential</i> )	10 feet
Side Yard, Interior* ( <i>adjacent to commercial</i> )	5 feet
Side Yard, Exterior*	10 feet
Side Yard, Exterior* ( <i>corner lot, on thoroughfares</i> )	40 feet
Rear Yard*	12 feet
Height	60 feet

\*Apply regulations under Sections 9.23, 9.32 and 9.43 when abutting a predevelopment or residential district.  
(Ord. No. 1883, § II, 12-16-1986)

**7.02.1.4. Residential Buildings.**

The bulk and area provisions of the SF2 districts shall apply.

**7.02.1.5. Mixed Buildings.**

The provisions of Section 10.08 shall apply.

**7.02.1.6. Off-street Parking and Loading Requirements.**

The number of off-street parking spaces required shall be as set forth in Section 10, and developed as provided by Section 14.01. Off-street loading requirements are set forth in Section 14.01.

**7.02.2. Neighborhood Shopping (NS) District.**

**7.02.2.1. Permitted Uses.**

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 7 – COMMERCIAL DISTRICTS

**7.02.2.1.1. Principal Uses.**

Principal uses permitted in an NS district are limited to those included in the use groups set forth below, subject to the included district regulations. Detailed lists of permitted uses in the use groups are set forth in Section 10.

Use Groups	District Regulations
Group 1. Agriculture ( <i>field crops, etc.</i> )	None
Group 10. Community Facilities	Specific use permit by City Council & conditions as indicated in Section 10.
Group 11. Community Facilities	Specific use permit by City Council & conditions as indicated in Section 10.
Group 12. Public Utility & Related Facilities	Specific use permit by City Council, & conditions as indicated in Section 10.
Group 14. Medical Offices & Related Offices	None
Group 15. General Offices & Related Facilities	None
Group 16. Convenience Goods & Services	None

(Ord. No. 1692, § II, 12-20-1983; Ord. No. 1715, § II, 3-20-1984)

**7.02.2.1.2. Accessory Uses.**

Accessory uses to any of the above principal uses.

**7.02.2.2. Bulk and Area Regulations.**

In an NS district any use of land or any structure shall be subject to the following bulk and area regulations:

**7.02.2.3. Nonresidential Buildings.**

Front Yard*	40 feet
Side Yard, Interior* ( <i>adjacent to residential</i> )	10 feet
Side Yard, Interior* ( <i>adjacent to commercial</i> )	5 feet
Side Yard, Exterior*	10 feet
Side Yard, Exterior* ( <i>corner lot, on thoroughfares</i> )	40 feet
Rear Yard*	12 feet
Height	35 feet

\*Apply regulations under Sections 9.23, 9.32 and 9.43 when abutting a predevelopment or residential district.  
(Ord. No. 1883, § III, 12-16-1986)

**7.02.2.4. Mixed Buildings.**

The provisions of Section 10.08 shall apply.

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 7 – COMMERCIAL DISTRICTS

**7.02.2.5. Off-street Parking and Loading Requirements.**

The number of off-street parking spaces required shall be as set forth in Section 10, and developed as provided [in] Section 14.01. Off-street loading requirements are set forth in Section 14.01

**7.02.3. Highway (HD) District.**

**7.02.3.1. Permitted Uses.**

**7.02.3.1.1. Principal Uses.**

Principal uses permitted in [an] HD district are limited to those included in use groups set forth below, subject to the indicated district regulations. Detailed lists of permitted uses in the use groups are set forth in Section 10.

Use Groups	District Regulations
Group 1. Agriculture ( <i>field crops, etc.</i> )	None
Group 8. Hotel & Transient Housing	None
Group 10. Community Facilities	Specific use permit by City Council, & conditions as indicated in Section 10.
Group 11. Community Facilities	Same as Group 10.
Group 12. Public Utility & Related Facilities	Same as Group 10.
Group 14. Medical Offices & related Facilities	None
Group 15. General Offices & related Facilities	None
Group 16. Convenience Goods & Services	None
Group 17. Eating Places with Beer & Wine	Eating places serving alcoholic beverages must be enclosed food establishments that receive a minimum of 51 percent of their monthly gross receipts for the sale of service of food, without dancing, except where there is a private party.
Group 18. Shopping-type Consumer Goods & Related Services	None
Group 19. Service Stations & Drive-in Restaurants	Conditions as indicated in Section 10.
Group 23. Automobile Sales & Service Establishments	None
Group 28. Outdoor Advertising	Conditions as set forth in Section 8.20
Group 30. Manufactured Homes & Trailers	None

(Ord. No. 1692, § II, 12-20-1983; Ord. No. 1715, § II, 3-20-1984; Ord. No. 1830, § 14, 11-19-1985; Ord. No. 3085, § I, 5-16-2006)

**7.02.3.1.2. Accessory Uses.**

Accessory uses to any of the above principal uses.

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 7 – COMMERCIAL DISTRICTS

**7.02.3.2. Bulk and Area Regulations.**

In an HS district any use of land or any structure shall be subject to the following bulk and area regulations:

Front Yard*	40 feet
Side Yard, Interior* ( <i>adjacent to residential</i> )	10 feet
Side Yard, Interior* ( <i>adjacent to commercial</i> )	5 feet
Side Yard, Exterior*	10 feet
Side Yard, Exterior* ( <i>corner lot, on thoroughfares</i> )	40 feet
Rear Yard*	12 feet
Height	35 feet

\*Apply regulations under Sections 9.23, 9.32 and 9.43 when abutting a predevelopment or residential district.

(Ord. No. 1883, § V, 12-16-1986)

**7.02.3.3. Off-street Parking and Loading Requirements.**

The number of off-street parking spaces required shall be as set forth in Section 10 and developed as provided by Section 14.01. Off-street loading requirements are set forth in Section 14.01

**7.02.4. General Commercial (GC) District.**

**7.02.4.1. Permitted Uses.**

**7.02.4.1.1. Principal Uses.**

Principal uses permitted in [a] GC district are limited to those included in the use groups set forth below, subject to the indicated district regulations. Detailed lists of permitted uses in the use groups are set forth in Section 10.

Use Groups	District Regulations
Group 1. Agriculture ( <i>field crops, etc.</i> )	None
Group 10. Community Facilities	Specific use permit by City Council, & conditions as indicated in Section 10.
Group 11. Community Facilities	Same as Group 10
Group 12. Public Utility & Related Facilities	Same as Group 10
Group 14. Medical Offices & Related Facilities	None
Group 15. General Offices & Related Facilities	None
Group 16. Convenience Goods & Services	None
Group 18. Shopping-type Consumer Goods & Related Services	None
Group 19. Service Stations & Drive-in Restaurants	Conditions as indicated in Section 10.

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 7 – COMMERCIAL DISTRICTS

Group 20. Local Consumer Services	Conditions as indicated in Section 10.
Group 21. Major Commercial Recreation Facilities	Specific use permit by City Council, & conditions as indicated in Section 10.
Group 23. Automobile Sales & Related Service Establishments	None
Group 33. Light specialty shops	Specific use permit by City Council.

(Ord. No. 1692, § II, 12-20-1983; Ord. No. 1715, § II, 3-20-1984; Ord. No. 2758, § I(2), 6-5-2001; Ord. No. 2761, § I, 6-19-2001)

**7.02.4.1.2. Accessory Uses.**

Accessory uses to any of the above principal uses.

**7.02.4.2. Bulk and Area Regulations.**

In a GC district any use of land or any structure shall be subject to the following bulk and area regulations:

Front Yard*	40 feet
Side Yard, Interior* ( <i>adjacent to residential</i> )	10 feet
Side Yard, Interior* ( <i>adjacent to commercial</i> )	5 feet
Side Yard, Exterior*	10 feet
Side Yard, Exterior* ( <i>corner lot, on thoroughfares</i> )	40 feet
Rear Yard*	12 feet
Height	35 feet

\*Apply regulations under Sections 9.23, 9.32 and 9.43 when abutting a predevelopment or residential district.  
(Ord. No. 1883, § VI, 12-16-1986)

**7.02.4.3. Off-street Parking and Loading Requirements.**

The number of off-street parking spaces required shall be as set forth in Section 10 and developed as provided by Section 14.01. Off-street loading requirements are set forth in Section 14.01

SECTION 8 – INDUSTRIAL DISTRICTS

## Section 8. Industrial Districts

### 8.01 Purpose.

The industrial districts established under Section VI are designed to further the general purposes of this ordinance and are more particularly to achieve the following purposes:

1. To meet the needs of the City's expected future industrial economy by making available sites suitable for all types of manufacturing and related activities.
2. To protect residences by separating them from manufacturing activities and by prohibiting the use of such space for new residential development.
3. To protect manufacturing and related development against congestion by limiting the bulk of buildings in relation to the land around them and to one another, and by providing space off public streets for parking and loading facilities.

### 8.02 District descriptions.

#### 8.02.1. Industrial Park (M1) District.

##### 8.02.1.1. Permitted Uses

##### 8.02.1.1.1. Principal Uses

Uses permitted in an M1 district are limited to those included in the use groups set forth below, subject to the indicated district regulations provided that such permitted uses shall not create any danger to health or safety to occupants of surrounding areas and do not create any offensive noise, vibration, smoke, dust, odor, heat or glare, and by reason of high volume in relation to size and weight of merchandise handled, create unobjectionable generation of truck traffic. Detailed lists of permitted uses in the use groups are set forth in Section 10.

Use Groups	District Regulations
Group 1. Agriculture ( <i>field crops, etc.</i> )	None
Group 10. Community Facilities	Specific use permit by City Council, & conditions as indicated in Section 10.
Group 11. Community Facilities	Same as Group 10.
Group 12. Public Utility & Related Facilities	Same as Group 10.
Group 15. General Offices & Related Facilities	None
Group 19. Service Stations & Drive-in Restaurants	Conditions as indicated in Section 10.
Group 23. Automobile Sales & Service Establishments	Conditions as indicated in Section 10.
Group 24. Industrial Group A	None
Group 25. Industrial Group B	None
Group 26. Industrial Group C	None

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 8 – INDUSTRIAL DISTRICTS

Group 30. Manufactured Homes & Trailers	None
Group 34. Industrial Park District & General industrial District	Specific use permit by City Council & conditions as indicated in Section 10.

(Ord. No. 1639, § II(3), 2-15-1983; Ord. No. 1679, § II, 11-1-1983; Ord. No. 1830, § 14, 11-19-1985; Ord. No. 2827, § I(1), 7-16-2002; Ord. No. 2876, § I(2), 2-4-2003)

**8.02.1.1.2. Accessory Uses**

Accessory uses to any of the above principal uses.

**8.02.1.2. Bulk and Area Regulations**

In an M1 district any use of land or any structure shall be subject to the following bulk and area regulations:

Lot Area	20,000 SF
Lot Width	100 feet
Front Yard	40 feet
Side Yard	15 feet
Rear Yard	20 feet
Height	50 feet

(Ord. No. 1198, § 1, 7-6-1976)

**8.02.1.3. Off-street Parking and Loading Requirements**

The number of off-street parking spaces required shall be as set forth in Section 10, and developed as provided by Section 14.01. Off-street loading requirements are set forth in Section 14.01

**8.02.2. General Industrial (M2) District**

**8.02.2.1. Permitted Uses**

**8.02.2.1.1. Principal Uses**

Uses permitted in an M2 district are limited to those included in the use groups set forth below subject to the indicated district regulations provided that such permitted uses shall not create any danger to health or safety to occupants of surrounding areas and do not create any offensive noise, vibration, smoke, dust, odor, heat or glare. Detailed lists of permitted uses in the use groups are set forth in Section 10.

Use Groups	District Regulations
Group 1. Agriculture ( <i>field crops, etc.</i> )	None
Group 11. Community Facilities	Specific use permit by City Council, & conditions as indicated in Section 10.
Group 12. Public Utility & Related Facilities	Same as Group 10.

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 8 – INDUSTRIAL DISTRICTS

Group 15. General Offices & Related Facilities	None
Group 19. Service Stations & Drive-in Restaurants	Conditions as indicated in Section 10.
Group 21. Major Commercial Recreation Facilities	Conditions as indicated in Section 10.
Group 22. Taverns, Nightclubs & Semiprivate Clubs	Special conditions as set forth in Section 8.27
Group 23. Automobile Sales & Service Establishments	Conditions as indicated in Section 10.
Group 24. Industrial Group A	None
Group 25. Industrial Group B	None
Group 26. Industrial Group C	None
Group 28. Billboards	Special conditions as set forth in Section 8.20
Group 30. Manufactured Homes & Trailers	None
Group 34. Industrial Park District & General Industrial District	Specific use permit by City Council & conditions as indicated in Section 10.

(Ord. No. 1639, § II(4), 2-15-1983; Ord. No. 1679, § II, 11-1-1983; Ord. No. 1830, § 14, 11-19-1985; Ord. No. 2827, § I(1), 7-16-2002; Ord. No. 2876, § I(2), 2-4-2003)

**8.02.2.1.2. Accessory Uses**

Accessory uses to any of the above principal uses.

**8.02.2.2. Bulk and Area Regulations**

In an M2 district, any use of land or any structure shall be subject to the following bulk and area regulations:

Front Yard	25 feet
Side Yard*	None
Rear Yard	20 feet

\*Apply exceptions under Sections 9.23, 9.32 and 9.43 when abutting a predevelopment or residential district.

**8.02.3. Intensive Industrial (M3) District**

**8.02.3.1. Permitted Uses**

**8.02.3.1.1. Principal Uses**

Uses permitted in an M3 district are limited to those included in the use groups set forth below subject to the indicated district regulations provided that such permitted uses shall not create any danger to health or safety to occupants of surrounding areas and do not create any offensive noise, vibration, smoke, dust, odor, heat or glare. Detailed lists of permitted uses in the use groups are set forth in Section 10.

Use Groups	District Regulations
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PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 8 – INDUSTRIAL DISTRICTS

Group 1. Agriculture ( <i>field crops, etc.</i> )	None
Group 2. Agriculture ( <i>animal husbandry</i> )	Special conditions as set forth in Section 8.27
Group 12. Public Utility & Related Facilities	Specific use permit by City Council & conditions indicated in Section 10.
Group 15. General Offices & Related Facilities	None
Group 19. Service Stations & Drive-in Restaurants	Conditions as indicated in Section 10.
Group 21. Major Commercial Recreation Facilities	Conditions as indicated in Section 10.
Group 22. Tavern, Nightclubs & Semiprivate Clubs	Special conditions as set forth in Section 8.27
Group 23. Automobile Sales Service Establishments	Conditions as indicated in Section 10.
Group 24. Industrial Group A	None
Group 25. Industrial Group B	None
Group 26. Industrial Group C	None
Group 27. Industrial Group D	None
Group 28. Outdoor Advertising	Special conditions as set forth in Section 8.20
Group 29. Shipping Containers & Shipping Container Storage Yards	Special conditions as indicated in Sections VII & VIII.
Group 30. Manufactured Homes & Trailers	None
Group 31. Tank Truck Facilities	None

(Ord. No. 1679, § III, 11-1-1983; Ord. No. 1830, § 14, 11-19-1985; Ord. No. 1883, § VIII, 12-16-1986)

**8.02.3.1.2. Accessory Uses**

Accessory uses to any of the above principal uses.

**8.02.3.2. Bulk and Area Regulations**

In an M1 district, any use of land or any structure shall be subject to the following bulk and area regulations:

Lot Area	20,000 SF
Lot Width	100 feet
Front Yard	25 feet
Side Yard*	None
Rear Yard	20 feet

\*Apply exceptions under Sections 9.23, 9.32 and 9.43 when abutting a predevelopment or residential district.

SECTION 9 – DEVELOPMENT STANDARDS CHART

## **Section 9. Development Standards Tables.**

### **9.01.1. Purpose.**

The purpose of this section is to establish common area regulations and standards for each zoning district. This section provides one location within this Ordinance where the common area regulations and standards can be found. The common area regulations and standards are divided into two sections, the residential Section 9.01.04 Residential Districts Development Standards (Page 71), and nonresidential Section, 9.01.05 Nonresidential Districts Development Standards (Page 72).

### **9.01.2. Establishment of Area Regulations and Standards.**

The area regulations and standards for each zoning districts are established within 9.01.4 Residential Districts Development Standards (Page 71) and 9.01.05 Nonresidential Districts Development Standards (Page 72).

### **9.01.3. Additional Area Regulations and Standards.**

Additional area regulations and standards may apply to specific zoning districts and may be found within the other sections of this Ordinance.

of Deer Park, and all other applicable city and state regulations.

SECTION 5 – RESIDENTIAL DISTRICTS

9.01.4. Residential Districts Development Standards.

Residential Districts Development Standards Chart

Development Standards	AG - Agricultural District	RE - Residential Estate District	SF1 - Single Family Residential 1	SF 2 - Single Family Residential 2	SF 3- Single Family Residential 3	2f - Two-Family Residential (Duplex) District	PH - Patio Home District		TH - Townhome District	MF 1 - Multi-Family Low Density District 1	MF 2 - Multi-Family District High Density 2	MH - Manufactured Home District
							Zero Side Option	Center Option				
Minimum Front Yard Setback	40 FT	40 FT	25 FT	25 FT	20 FT	25 FT	15 FT	15 FT	15 FT	25 FT	20 FT	25 FT
Minimum Side Yard Setback	20 FT / 25 FT on corner lots	15 FT / 25 FT on corner lots	5 FT / 10 FT corner lots	5 FT / 10 FT corner lots	0 FT / 10 FT corner lots	9 FT / 20 FT corner lots	0 FT on one side & 10 FT on the other side / 15 FT corner lots	7 FT on both sides / 15 FT corner lots	5 FT on both sides / 10 FT corner lots	10 FT / 20 FT corner lots	10 FT / 20 FT corner lots	5 FT / 10 FT corner lots
Minimum Rear Yard Setback	25 FT	25 FT	20 FT	15 FT	10 FT	15 FT	12 FT / 20 FT if off-street parking is required		5 FT	20 FT	20 FT	20 FT
Minimum Lot Area	5 AC	15,000 SF	6,900 SF	5,000 SF	4,000 SF	7,000 SF	3,200 SF	3,600 SF	2,500 SF	Units x Area/Unit	2,00 SF / DU	4,000 SF
Minimum Lot Width	150 FT	100 FT	65 FT	50 FT	40 FT	70 FT	40 FT	40 FT	25 FT	90 FT	70 FT	40 FT
Minimum Lot Depth	250 FT	150 FT	110 FT	100 FT	100 FT	100 FT	80 FT	90 FT	100 FT	N/A	N/A	100 FT
Minimum Dwelling Area	800 SF	800 SF	800 SF	800 SF	800 SF	3,500 SF	800 SF	800 SF	800 SF	650 SF	650 SF	650 SF
Maximum Height Feet / Stories	35 FT / 2.5	35 FT / 2.5	35 FT / 2.5	35 FT / 2.5	35 FT / 2.5	35 FT / 2	35 FT / 2.5	35 FT / 2.5	30 FT / 2	35 FT / 2	35 FT / 2	20 FT
Accessory Structure	15 FT	15 FT	15 FT	15 FT	15 FT	15 FT	15 FT	15 FT	15 FT	15 FT	15 FT	15 FT
Maximum Lot Coverage (All buildings)	N/A	20%	60%	60%	60%	60%	70%	70%	65%	N/A	N/A	N/A

SECTION 5 – RESIDENTIAL DISTRICTS

9.01.5. Nonresidential Districts Development Standard.

Non-residential Districts Development Standards Chart

Development Standards	OP - Office & Professional District	NS - Neighborhood Shopping District	CS - Community Services District	HD - Highway District	GC - General Commercial District	MX - Mixed-Use District	Industrial Districts		
							Industrial Park District	General Industrial District	Intensive Industrial District
Minimum Front Yard Setback	40 FT	40 FT	40 FT	40 FT	40 FT		40 FT	25 FT	25 FT
Minimum Side Yard Setback (interior adjacent to residential)	10 FT	10 FT	10 FT	10 FT	10 FT		15 FT	N/A	15 FT
Minimum Side Yard Setback (interior adjacent to commercial)	5 FT	5 FT	5 FT	5 FT	5 FT		15 FT	N/A	15 FT
Minimum Side Yard Setback (exterior)	10 FT	10 FT	10 FT	10 FT	10 FT		15 FT	N/A	15 FT
Minimum Side Yard Setback (exterior corner lot on major thoroughfares)	40 FT	40 FT	40 FT	40 FT	40 FT		15 FT	N/A	15 FT
Minimum Rear Yard Setback	12 FT	12 FT	12 FT	12 FT	12 FT		20 FT	20 FT	20 FT
Minimum Lot Area	10,000 SF	6,500 SF	7,000 SF	12,500 SF	8,000 SF		20,000 SF	20,000 SF	20,000 SF
Minimum Lot Width	60 FT	100 FT	100 FT	125 FT	100 FT		100 FT	100 FT	100 FT
Minimum Lot Depth	N/A	100 FT	100 FT	125 FT	100 FT		100 FT	100 FT	100 FT
Minimum Dwelling Area	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Maximum Height Feet	60 FT	35 FT	35 FT	35 FT	35 FT	35 FT	50 FT	N/A	N/A
Maximum Lot Coverage	40%	45%	45%	50%	60%	85%	75%	80%	80%
Maximum FAR	0.5:1	1:1	0.5:1	4:01	0.5:1		N/A	N/A	N/A

SECTION 10 – USE GROUPS

## Section 10. Use Groups

### 10.01 Listings

The use groups referred to in the use districts are herein listed in numerical order. Within the use groups the permitted uses are listed in alphabetical order. Special conditions applicable to a use are shown thus ( ) [surrounding a section number].

In the event that a use has not been listed within any use group, the building official shall, upon application determine the use group in which said use belongs, taking into consideration the character of the use group and the uses included in said use group.

#### 10.01.1. Group 1. Agriculture

Field crops. Use Group 1 consists of agricultural uses which are compatible with nearby residential uses.

Permitted Uses	Off-Street Parking Spaces Required
Field crops	None
Greenhouses (Section 8.13)	
Horticulture	None
Truck gardening	None

#### 10.01.2. Group 2. Agriculture

Animal husbandry.

Permitted Uses	Off-Street Parking Spaces Required
Breeding, raising, grazing (Section 8.17) or boarding of animals for commercial purposes	None
Dairy farm; egg farm; apiary	None
Veterinarian treating farm animals on premises	None

#### 10.01.3. Group 3. Single-family Dwellings

Permitted Uses	Off-Street Parking Spaces Required
Single-family dwelling	3 per dwelling unit
SF-1 & SF-2 single-family dwellings	3 per dwelling unit
SF-3 single-family dwelling	2 enclosed & covered, plus 2 additional off-street

(Ord. No. 1679, § VII, 11-1-1983; Ord. No. 1830, § 5, 11-19-1985)

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 10 – USE GROUPS

**10.01.4. Group 4. Two-family dwellings.**

Permitted Uses	Off-Street Parking Spaces Required
Duplex dwelling	2 per dwelling unit
Duplex dwelling group	2 per dwelling unit

**10.01.5. Group 5. Townhouses and Patio Homes**

Permitted Uses	Off-Street Parking Spaces Required
Townhouses	2 per dwelling unit

**10.01.6. Group 6. Multiple-family Dwellings**

Permitted Uses	Off-Street Parking Spaces Required
Apartment house	2.0 per efficiency or 1 BR apartment
Apartment house group	2.5 per 2 BR apartment 2.0 per 3 or more BR apartment
Boarding[house], lodging house	1.0 per guest room for boarding[house] or lodginghouse

**10.01.7. Group 7. Apartment Hotels, Student Housing**

Permitted Uses	Off-Street Parking Spaces Required
Apartment Hotel	1 per guest room
Dormitory	1.5 per sleeping room
Fraternity	1.5 per sleeping room
Sorority	1.5 per sleeping room

**10.01.8. Group 8. Hotel**

Permitted Uses	Off-Street Parking Spaces Required
Hotel	1 per guest room

**10.01.9. Group 9. Manufactured home parks.**

Permitted Uses	Off-Street Parking Spaces Required
Manufactured home parks	2 per manufactured home accommodation

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 10 – USE GROUPS

**10.01.10. Group 10. Community Facilities**

Use Group 10 consists of public and quasi-public uses which:

- Are needed in residential areas to serve educational, recreational or religious requirements of the residents; or
- Can ordinarily perform their functions most effectively in a residential environment, unaffected by objectionable influences from adjacent industrial or general commercial uses; and
- Are not significantly objectionable to adjacent residential uses, and meet all conditions set forth in this ordinance with respect to environment regulations; and
- Are, therefore, permitted in residential districts, as well as in predevelopment, commercial and M-1 districts by specific use permit of the City Council.

Facilities needed to serve the residents of the immediate neighborhood or group of neighborhoods, rather than the entire community:

Permitted Uses	Off-Street Parking Spaces Required
Church or other place of worship, including:	
Sunday school facilities (Section 8.05	1 for each 6 seats
Day nursery (Section 8.04	1 per employee
Library, public branch	1 per 400 SF of floor area
Park, playground	None
Parish house; parsonage, rectory	2 per dwelling unit
School, private	1 per 500 SF floor area, plus 1 per employee
School, public elementary	1 per employee, incl. staff
School, public secondary	1 per 500 SF floor area, plus 1 per employee

Facilities needed to serve residents of the entire community, or the public at large, but which need a residential environment:

Permitted Uses	Off-Street Parking Spaces Required
Child care (Section 8.04	1 per employee on maximum shift
Convalescent home, nursing home or maternity home (Section 8.07	1 per 3 beds
Golf course, public	5 per hole
Home for the aged (Section 8.23	1 per 3 beds
Hospital other than animal hospital	1 per 3 patient beds, excluding bassinets
Monastery, convent, novitiate	1 per 15 beds
Religious retreat facilities	1 per 3 beds

Other public or quasi-public facilities that are not significantly objectionable to adjacent residential uses:

Permitted Uses	Off-Street Parking Spaces Required
Art gallery (Section 8.21	1 per 400 SF floor area

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 10 – USE GROUPS

Museum (Section 8.21)	1 per 400 SF floor area
Library, private (Section 8.21)	1 per 400 SF floor area
Newspaper stand	None
Cemetery, public or privately owned	None

**10.01.11. Group 11. Community Facilities**

Use Group 11 consists of public, quasi-public and private facilities which:

- Are needed in residential areas to serve recreational requirements of the residents; or
- Can ordinarily perform their functions most effectively in a residential or commercial environment, unaffected by objectionable influences from adjacent heavy industrial uses; or
- Provide seasonal use of open land on a temporary basis; and
- Can be significantly objectionable to immediately adjacent residential uses, even though they meet all conditions set forth in this ordinance with respect to environmental regulation; and
- Are, therefore, permitted in all districts except M-3 by specific use permit of the City Council, except in the case of Christmas tree and wreath sales, which may be conducted in predevelopment, residential, and OP districts only by temporary occupancy permit.

Permitted Uses	Off-Street Parking Spaces Required
Auditorium having seating capacity for 1,000 or less	1 per 5 seats
Baseball diamond or football field, public	1 per 6 seats for patron use
Christmas tree & wreath sales	1 per 400 SF floor area
Stadium & fieldhouse	1 per 400 SF floor area
Club or lodge, private	1 per 400 SF floor area
College or university	1 per 6 seats for patron use
College or university playfield	1 per 300 SF floor area
Recreation center, public	[1 per 300 SF floor area]
Swimming pool, public	1 per 300 SF pool & deck area
Tennis court, public	1.5 per court

**10.01.12. Group 12. Public Utility and Related Facilities**

Use Group 12 consists of public, quasi-public or private facilities which:

- Are needed in residential areas to service public utility or similar requirements of the residents; or
- Have technical location requirements necessitating specific locations; and
- Can be significantly objectionable to residential, commercial and light industrial uses, even though they meet all conditions set forth in this ordinance with respect to environment regulations; and
- Are therefore permitted in certain agricultural, residential, commercial and industrial districts, only by specific use permit of the City Council.

Public utility and related facilities either needed in residential areas to serve the residents thereof, or having technical locational requirements necessitating specific locations:

Permitted Uses	Off-Street Parking Spaces Required
Bus terminal	1 each employee
Electric substation	1 each employee

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 10 – USE GROUPS

Gas or oil metering or regulation station	1 each employee
Heliport or helistop (Section 8.01)	1 each employee
ROW; railroad, pipeline, or other utility	1 each employee
Sewage disposal plant or lift station	1 each employee
Railroad team tract	1 each employee
Telephone exchange	1 each employee
Tower, communications, non-accessory	1 each employee
Water filtration plant, pumping station, or storage facility	1 each employee

Temporary uses of open land:

Permitted Uses	Off-Street Parking Spaces Required
Extraction of clay, gravel, sand or topsoil:	
Mining, quarry (Section 8.09	None

(Ord. No. 1198, § 4, 7-6-1976)

**10.01.13. Group 13. Off-street Parking, Accessory, Special**

Use Group 13 consists of off-street parking lots, accessory to uses in commercial and industrial districts, but permitted in certain other districts, under conditions set forth in Section 14.01 by specific use permit of the City Council.

**10.01.14. Group 14. Medical Offices and Related Facilities**

Use Group 14 consists of medical offices and related facilities suitable for locating in close proximity to residential areas, in order to provide convenient service to the residents of those areas.

Offices:

Permitted Uses	Off-Street Parking Spaces Required
Chiropractor	1 per 200 SF of floor area
Dentist	1 per 200 SF of floor area
Family counselor	1 per 200 SF of floor area
Medical doctor	1 per 200 SF of floor area
Osteopathic doctor	1 per 200 SF of floor area
Notary public	1 per 200 SF of floor area

Related or similar facilities:

Apothecary	1 per 200 SF of floor area
Medical or dental laboratory	1 per 200 SF of floor area

**10.01.15. Group 15. General Offices and Related Facilities**

Use Group 15 consists of general offices and uses which are compatible with or complementary to general offices and nearby residential areas, as follows:

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 10 – USE GROUPS

Permitted Uses	Off-Street Parking Spaces Required
Bank; savings & loan associations	1 per 300 SF of floor area
Blueprinting & similar reproduction processes	1 per 600 SF of floor area
Business machines: sales, service & rental	1 per 300 SF of floor area
Commercial off-street parking facilities	None
Data processing or computing service	1 per 500 SF of floor area or 1 per 1.5 employees, whichever is larger
Funeral home; ambulance	1 per 3 seats, 1 per service
Laboratory: Scientific or testing	1 per 500 SF of floor area or 1 per 1.5 employees, whichever is larger
Office of any kind	1 per 300 SF of floor area
Printing, limited to 2,500 SF of floor area	1 per 500 SF of floor area or 1 per 1.5 employees, whichever is larger
Store selling architects', artists', engineers' or office supplies	1 per 300 SF of floor area

**10.01.16. Group 16. Convenience Goods and Services**

Use Group 16 consists of convenience goods stores and personal service establishments which provide local consumer and transient needs and have a small service area and are, therefore, distributed throughout the city:

Permitted Uses	Off-Street Parking Spaces Required
A. Convenience goods stores:	1 per 200 SF of floor area
Confectionery or nut store; Bookstore; Delicatessen; Drugstore; Florist shop	
Food store, including bakery (retail only) meat, fish, seafood, dairy products	
Gift, novelty or souvenir store	
Hardware store	
Ice vending establishment	
Newsstand, tobacco store	
Variety store	
Wine & beer sales of off-premises consumption	
B. Personal service establishment:	1 per 200 SF of floor area
Altering, pressing, repairing or reweaving of apparel	
Barbershop	
Custom dressmaker; custom milliner; custom tailor	

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 10 – USE GROUPS

Dry cleaning pick-up or self-service	
Laundry pick-up or self-service	
Optician, optometrist	
Post office or postal station	
Shoe repair	
Eating place, enclosed	
C. Personal improvement services:	1 per 300 SF of floor area
Art teaching studio	
Artist studio	
Charm school	
Dance teaching studio	
Drama teaching studio	
Handicraft teaching studio	
Music teaching studio	
Photography (contact) studio	
D. Personal service establishments:	1 per 100 SF of floor area
Beauty shop	

**10.01.17. Group 17. Eating Places with Beer and Wine**

**10.01.17.1. Permitted uses.**

Eating places, enclosed, where beer and wine is served incidental to the serving of food, without dancing or entertainment.

**10.01.18. Group 18. Shopping-type Consumer Goods and Related Services**

Use Group 18 consists of stores selling goods which are ordinarily purchased less frequently than convenience goods and which often are affected by style and comparative shopping considerations. These stores tend to sell to a community-wide or regional market, rather than the more restricted local market served by convenience goods stores:

Permitted Uses	Off-Street Parking Spaces Required
A. Stores:	1 per 200 SF of floor area, except as otherwise noted
Art & handicraft supply store	
Auto accessories store, no tire recapping	
Antique store	1 per 300 SF floor area
Camera & photographic supplies: sales & rental	
Department store	

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 10 – USE GROUPS

Dry goods store	
Floor covering sales	1 per 300 SF floor area
Freight reclamation	1 per 300 SF floor area
Furniture store	1 per 300 SF floor area
Garden supply store, nursery stock	1 per 300 SF floor area
Home furnishings store	
Household electronics equipment sales	
Interior decorating shop	1 per 300 SF floor area
Household appliance store	
Jewelry, sales & repair	
Leather goods, sales & repair	1 per 300 SF floor area
Manufacturing of baked goods, candy delicatessen foods, & ice cream for retail sales on the premises only	
Music, musical instruments, phonograph record shop	
Orthopedic or medical appliance store	
Paint & wallpaper store	
Party & novelty supply sales	
Pet shop	
Picture framing sales	
Religious goods	
Stationery store	
Sporting goods sales	
Toy store	
Typewriter store	
B. Service establishments:	1 per 200 SF of floor area, except as otherwise noted
Auto rental agency	
Auction room	
Bridge studio	2 per 300 SF floor area
Billiard parlor	2 per 300 SF floor area
Bowling alley	3 per alley
Candy kitchen	
Delivery & express service	1 per 400 SF floor area
Locksmith shop	1 per 400 SF floor area
Saddle shop	1 per 300 SF floor area

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 10 – USE GROUPS

Sewing machines sales & repair	1 per 200 SF floor area
Taxi stand & dispatcher station	Minimum area
Theater or auditorium, enclosed, having less than 1,000 person seating capacity	1 space per 5 seats
Veterinarian: office only	1 space per 400 SF floor area

**10.01.19. Group 19. Service Stations and Drive-in Restaurants**

Use Group 19 consists of certain facilities catering almost entirely to persons in their automobiles and sometimes so operated as to cause appreciable adverse effects on adjoining residential and retail commercial uses, and therefore, not appropriate for prime retail districts:

Permitted Uses	Off-Street Parking Spaces Required
Gasoline service station (Section 8.11	4 per enclosed service bay
Drive-in restaurant	1 per 300 SF of lot area

**10.01.20. Group 20. Local Consumer Services**

Use Group 20 consists of establishments engaged primarily in providing household and automotive maintenance and similar services which:

- Fulfill recurrent needs of residents of nearby areas; and
- Have relatively small service areas and are therefore distributed throughout the city; and
- Are generally incompatible with primary retail districts because they break the continuity of retail frontage.

Permitted Uses	Off-Street Parking Spaces Required
A. Stores:	1 per 300 SF floor area, except as otherwise noted
Automobile air conditioners, heaters, radios, seat covers; sales[,] installation[,] servicing & repair	
Automobile batteries, mufflers, glass, convertible tops; sales & installation	
Auto drivers training school	
Automobile tires: sales, installation & repair, but not including recapping or rebuilding of tires	
Building materials & lumber: retail sales	
Monument sales, with incidental processing to order, but not including the shaping of headstones	
Used clothing & house wares sales	1 per 300 SF floor area, except as otherwise noted
B. Service establishments:	
Animal hospital serving household pets & similar small animals; breeding, raising, or	

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 10 – USE GROUPS

boarding of household pets or similar small animals for commercial purposes, kennel (Section 8.17)	
Automobile laundry (Section 8.02)	
Automobile service garage, minor	
Bicycle sales, rental & repair	
Cabinetmaker shop	
Contractor or construction offices or shops: air conditioning, building, cement, electrical, heating, masonry, painting, plumbing, refrigeration, roofing, & ventilating	
Custodial or janitorial services	
Deodorizing	
Golf driving range; pitch & putt course; miniature golf (Section 8.12)	2 per tee or hole
Pawnshop	1 per 300 SF floor area, except as otherwise noted
Household equipment, repairs: appliances, electronics equipment, yard equipment	
Household equipment, rental: primarily household needs including chairs, party equipment, sick room equipment, tools, & similar sections, but not including industrial or major construction equipment	
Sign painting	
Storage facilities or mini-warehouses for storage of personal items, dealing directly with customers	
Taxidermist	
Tool sharpening	
Upholstering shop dealing directly with consumers	

**10.01.20.1. Off-street parking spaces required:**

- 1 per 300 SF floor area, except as otherwise noted.  
(Ord. No. 1198, § 2, 7-6-1976)

**10.01.21. Group 21. Major Commercial Recreation Facilities**

Use Group 21 consists of large commercial recreation facilities capable of generating substantial traffic volumes and having potentially adverse effects on nearby residential, commercial or light industrial areas.

Permitted Uses	Off-Street Parking Spaces Required
Amusement park	1 per 1,100 SF lot area

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 10 – USE GROUPS

Commercial stadium, arena or auditorium having more than 1,000 person seating capacity	1 per 5 seats
Dancehalls	1 per 200 SF
Drive-in theater (Section 8.08	1 per outside speaker
Riding academy or public stable	None (Sub-section 8.172)
Skating rink	1 per 500 SF floor area

**10.01.22. Group 22. Semiprivate Clubs, Taverns and Nightclubs**

Permitted Uses	Off-Street Parking Spaces Required
Club, semiprivate (Section 8.27	1 per 500 SF floor area
Nightclub (Section 8.27	
Tavern (Section 8.27	

**10.01.23. Group 23. Automobile Sales and Service Establishments**

Use Group 23 consists of automobile and related vehicles sales and service establishments, including open use of land, having limited objectionable characteristics to other retail and service establishments.

Permitted Uses	Off-Street Parking Spaces Required*
Automobile leasing	
Automobile repair, major	
Automobiles & trucks, new & used: sales & servicing	
Boats: sales & repair	1 per 300 SF floor area
Motorcycles & scooters: sales & repair	
Trucks: sales, repair, & rental	

**10.01.26.1. Off-street parking spaces required:**

- 1 per 400 SF floor area, except as otherwise noted.  
(Ord. No. 1830, § 12, 11-19-1985)

**10.01.24. Group 24. Industrial Group A**

Use Group 24 consists of light industrial activities, including processing activities which:

- Are ordinarily conducted in such a way as to comply with a high level of performance standards; and
- Produce articles of high value relative to bulk, and therefore, generate very low truck traffic.

**10.01.33.1. Permitted Uses:**

- Art needle work, hand weaving or tapestries.
- Bakery products: limited to 7,500 SF of floor area per establishment.

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 10 – USE GROUPS

- Book binding and tooling.
- Carpentry, custom woodworking or custom furniture making.
- Custom ceramic products.
- Custom hair products.
- Custom orthopedic or medical appliances.
- Jewelry manufacturing from precious metals.
- Medical, dental or drafting instruments; optical goods; or similar precision instruments.
- Printing or publishing, including engraving and photoengraving, without floor area limitation.
- Watch making.

**10.01.33.2. Off-street parking spaces required.**

- In nonmanufacturing or processing facilities, one per 300 SF of floor area for office area, and one per 600 SF of floor area for warehouse and shop area.
- In manufacturing or processing facilities one per each 1½ employees.

(Ord. No. 1715, § V, 3-20-1984)

**10.01.25. Group 25. Industrial Group B**

Use Group 25 consists of manufacturing and nonmanufacturing activities which:

- Are ordinarily conducted in such a way as to comply with a high level of performance standards; and
- Produce articles of only moderately high value relative to bulk and thus are likely to generate moderate truck traffic.

**10.01.34.1. Permitted Uses:**

- Manufacturing or processing of the following products:
  - Apparel or other textile products from textiles or other prepared materials, including hat bodies and similar products.
  - Beverages, nonalcoholic.
  - Bottling works, for all beverages.
  - Brooms or brushes.
  - Cameras or other photographic equipment, except film.
  - Canvas products.
  - Clocks or similar products.
  - Fur goods, not including tanning or dyeing.
  - Ice, dry or natural.
  - Motion picture.
  - Novelty products.
  - Orthopedic or medical appliances, including artificial limbs, braces, supports, or stretchers, or similar appliances.
  - Scenery construction.
  - Statuary, mannequins, figurines, or religious or church art goods, excluding foundry operations.
  - Umbrellas and parasols.
- Nonmanufacturing activities:
  - Cold storage plant
  - Laundry plant
  - Moving; storage; parking; crating
  - Warehouse, except for goods whose warehousing or storage is listed separately herein
  - Wholesale distributors, except for goods whose distribution is listed separately herein

SECTION 10 – USE GROUPS

**10.01.34.2. Off-street parking spaces required.**

- In nonmanufacturing or processing facilities, one per 300 SF of floor area for office area, and one per 600 SF of floor area for warehouse and shop area.
- In manufacturing or processing facilities one per each 1½ employees.

(Ord. No. 1715, § V, 3-20-1984)

**10.01.26. Group 26. Industrial Group C**

Use Group 26 consists of manufacturing and nonmanufacturing activities which are ordinarily conducted in such a way as to generate moderate adverse effects on certain other uses and thus to comply with a moderate level of performance standards.

**10.01.35.1. Permitted Uses:**

- Manufacturing or processing of the following products:
  - Automobiles, trucks or trailers, including parts; engine rebuilding.
  - Boats.
  - Carpets.
  - Ceramic products, including pottery, small glazed tile, or similar products.
  - Chemicals: compounding or packaging.
  - Cosmetics or toiletries.
  - Electrical appliances, including lighting fixtures, irons, fans, toasters, electric toys, or similar appliances.
  - Electrical equipment assembly, including home radio or television receivers, home-movie equipment, or similar products, but not including electrical machinery.
  - Electrical supplies, including wire or cable assembly, switches, lamps, insulation, dry cell batteries, or similar products.
  - Food products, except slaughtering of meat, or manufacturing of vinegar, sauerkraut, or pickles, or similar products.
  - Glass products, from previously manufactured glass.
  - Hair, felt, or feather products, except washing, curing, or dyeing.
  - Hosiery.
  - Ink or inked ribbon.
  - Jute, hemp, sisal, or oakum products.
  - Leather products, including shoes, machine belting, or similar products.
  - Luggage.
  - Machines, business, including typewriter, accounting machines, calculators, card-counting equipment, or similar products.
  - Machinery, miscellaneous, including washing machines, firearms, refrigerators, air conditioning, commercial motion picture equipment, or similar products.
  - Machine tools, including metal lathes, metal presses, metal stamping machines, woodworking machines, and similar products.
  - Mattresses, including rebuilding or renovating.
  - Metal finishing, plating, grinding, sharpening, polishing, cleaning, rustproofing, heat treating, or similar processes.
  - Motorcycles, including parts.
  - Musical instruments, including pianos or organs.
  - Paper products, including envelopes, stationery, bags, boxes, shipping containers, bulk goods, tubes, wallpaper, or similar products.
  - Pecan shelling.
  - Perfumes or perfumed soaps, compounding or packaging only.
  - Pharmaceutical products.
  - Plastic products, including tableware, phonograph records, buttons, or similar products.

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 10 – USE GROUPS

- Poultry or rabbit packing or slaughtering.
- Silverware, plate or sterling.
- Soap or detergents, packaging only.
- Sporting or athletic equipment, including balls, baskets, cues, gloves, bats, racquets, rods, or similar products.
- Steel products: miscellaneous fabrication or assembly, including steel cabinets, doors, fencing, metal furniture, or similar products.
- Textiles: spinning, weaving, manufacturing, dyeing, or printing; canvas goods, knit goods, yarn, thread or cordage.
- Tools or hardware, including bolts, nuts, screws, doorknobs, drills, hand tools, cutlery, hinges, house hardware, locks, nonferrous metal castings, plumbing, appliances, or similar products.
- Toys.
- Upholstering, bulk, excluding shops dealing directly with consumers.
- Vehicles, children's, including bicycles, scooters, wagons, baby carriages, or similar vehicles.
- Venetian blinds, window shades, or awnings.
- Wax products.
- Wood products, including furniture, boxes, crates, baskets, pencils, cooperage, or similar products.
- Nonmanufacturing activities:
  - Agricultural suppliers; feed, seed, livestock medication, not including farm machinery.
  - Building supplies and lumber yards: retail or wholesale.
  - Plumbing fixture supplies: retail or wholesale.

**10.01.35.2. Off-street parking spaces required.**

- In nonmanufacturing or processing facilities, one per 300 SF of floor area for office area, and one per 600 SF of floor area for warehouse and shop area.
- In manufacturing or processing facilities one per each 1½ employees.

(Ord. No. 1715, § V, 3-20-1984)

**10.01.27. Group 27. Industrial Group D**

Use Group 27 consists of manufacturing and nonmanufacturing activities which are ordinarily conducted in such a way as to generate substantial adverse effects on certain other uses and thus to comply with a low level of performance standards.

**10.01.27.1. Permitted Uses:**

- Manufacturing of the following products:
  - Asphalt or asphalt products.
  - Beverages, alcoholic, including beer or ale.
  - Brick, tile, or clay.
  - Cement, lime, or plaster of paris.
  - Charcoal or fuel briquettes.
  - Chemicals, including acids, acetylene, aniline dyes, ammonia, bleaching compounds, carbide, caustic soda, cellulose, chlorine, cleaning or polishing preparations, exterminating agents, hydrogen or oxygen, industrial alcohol, potash; plastic materials, synthetic resins, or rayon yarns, coal, coke or tar products, including manufacturing gas.
  - Cotton ginning or processing.
  - Distillation of bones or wood.
  - Excelsior or packing materials.

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 10 – USE GROUPS

- Fat rendering.
- Fertilizers.
- Food products, without limitations as to type.
- Foundries, ferrous or nonferrous.
- Gas or gas products.
- Gelatin, glue, or size.
- Glass or large glass products, including structural or plate glass or similar products.
- Grain milling or processing.
- Graphite or graphite products.
- Gypsum.
- Hair, felt, or feathers, bulk processing, washing, curing, or dyeing.
- Film, photographic.
- Incineration or reduction of garbage, offal.
- Insecticides, fungicides, disinfectants, or related industrial or household chemical products.
- Leather or fur tanning, curing, finishing, or dyeing.
- Linoleum or oil cloth.
- Machinery, heavy.
- Metal or metal ores, reduction, refining, smelting, or alloying.
- Metal alloys or foil, miscellaneous, including solder, pewter, brass, bronze, or tin, lead, or gold foil, or similar products.
- Metal or metal products: treatment or processing, including enameling, japanning, lacquering, galvanizing, or similar processes.
- Metal casting or foundry products, heavy, including ornamental iron works or similar products.
- Monument works, with no limitation on processing.
- Oil well drilling.
- Paint, enamel, lacquer, turpentine or varnish.
- Petroleum or petroleum products, refining, including gasoline or other petroleum products with a closed cup flashpoint of less than 105 degrees Fahrenheit.
- Plastic, raw.
- Porcelain products, including bathroom or kitchen equipment or similar products.
- Railroad equipment, including railroad cars and locomotives.
- Rubber, natural or synthetic, including tires, tubes, or similar products.
- Soaps or detergents.
- Steel structural products, including bars, girders, rails, wire rope, or similar products.
- Solvent extracting.
- Slaughtering or packing.
- Stone processing or stone products, including abrasives, asbestos, stone screening, stone cutting, stone works, sand or lime products, or similar products or processes.
- Sugar refining.
- Tar or tar products.
- Textile bleaching.
- Vinegar, pickles, or similar products.
- Wood or lumber processing, including sawmills or planing mills, excelsior, plywood or veneer, wood preserving treatment, or similar products or processes.
- Wool scouring or pulling.
- Nonmanufacturing activities:
  - Junkyard
  - Slaughterhouse, animal auction

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 10 – USE GROUPS

**10.01.27.2. Off-street parking spaces required.**

- In nonmanufacturing or processing facilities, one per 300 SF of floor area for office area, and one per 600 SF of floor area for warehouse and shop area.
- In manufacturing or processing facilities one per each 1½ employees.

(Ord. No. 1122, § 2, 5-27-1975; Ord. No. 1715, § V, 3-20-1984)

**10.01.28. Group 28. Outdoor Advertising**

**10.01.28.1. Permitted Uses:**

- Outdoor advertising signs.
- Off-street parking spaces required: None.

**10.01.29. Group 29. Shipping Containers and Shipping Container Storage Yards**

**10.01.29.1. Permitted Uses:**

- Shipping container storage yard.

(Ord. No. 1639, § II(2), 2-15-1983)

**10.01.30. Group 30. Manufactured Homes and Trailers**

**10.01.30.1. Permitted Uses:**

- Sales, repair and rental of manufactured homes and trailers (*including camping trailers*).

(Ord. No. 1830, § 13, 11-19-1985)

**10.01.31. Group 31. Tank Truck Facilities**

**10.01.31.1. Permitted Uses:**

- Dispatching, handling, maintenance, repair, storing or parking of tank trucks which are used to haul or transport any flammable or hazardous products.

(Ord. No. 1883, § VII, 12-16-1986)

**10.01.32. Group 32. Highway Services**

**10.01.32.1. Permitted Uses:**

- Tattoo parlors.

(Ord. No. 2737, §§ 2, 3, 1-2-2001)

**10.01.33. Group 33. General Commercial Zoning District**

**10.01.33.1. Permitted Uses:**

- Light fabrication shop making small precision parts only inside enclosed structure, using no overlay or fabrication welding, using no overhead cranes and creating minimum noise.

(Ord. No. 2758, § I, 6-5-2001; Ord. No. 2761, § I, 6-19-2001)

SECTION 10 – USE GROUPS

**10.01.34. Group 34. Industrial Parks District and General Industrial District**

**10.01.34.1. Principal Uses:**

Lay down yards/outdoor storage:

- Allowed only in the M1.
- Any area that can be viewed from a public ROW shall be enclosed by a solid eight-foot fence. If the area abuts another zoned district other than an industrial district, that area will need to be enclosed by a solid eight-foot fence.
- The area needs to be surfaced with some hard surface to control dust at all times.
- The area cannot encroach on the front building line. The lay down yards/outdoor storage, which abut other industrial zoned districts, do not have to conform to the side or back setback line.
- Equipment or material stored on-site shall be free from any hazardous and combustible materials.

**10.01.34.2. Permitted uses:**

Shipping containers:

1. Shipping containers are allowed in the M1 industrial park district and M2 general industrial district for shipping purposes only and must conform to the following requirements:
  - i. No shipping container may be used for storage purposes;
  - ii. Shipping containers may not be stacked and must be placed on a concrete or asphalt surface;
  - iii. The shipping containers must be completely enclosed by a solid fence that is a minimum of six inches above the shipping containers and a maximum height of eight feet from the ground;
  - iv. The use of the shipping containers must be in connection with the business at the location but not the primary business;
  - v. The use of shipping containers in the M1 industrial park district and M2 general industrial district must have a specific use permit before any containers are placed at the location.

**10.01.35. Group 35. Industrial Zoning District**

**10.01.35.1. Specific Use Permit (SUP) Required:**

- Bulk Warehouses

**10.01.35.2. Parking requirements:**

- Parking requirements shall be one space per 300 SF of office and one space per 2,500 SF of warehouse.

(Ord. No. 2827, § I, 7-16-2002; Ord. No. 2876, § I(2)—(8), 2-4-2003; Ord. No. 2908, § I(2)—(4), 8-5-2003)

**10.01.36. Group 36. Industrial Equipment Rental (*Industrial Zoning District*)**

- All equipment, machinery, containers, etc., that can be viewed from a public ROW, shall be enclosed by a solid eight-foot fence. If the equipment, machinery, containers, etc. abuts another zoned district other than an industrial district, that area will need to be enclosed by a solid eight-foot fence.
- All equipment, machinery, containers, etc., need to be on a hard surface to control dust at all times and containers may not be stacked.

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 10 – USE GROUPS

- All equipment, machinery, containers, etc., stored on site shall be free from any hazardous and combustible materials.

(Ord. No. 2930, § 1(2)—(4), 11-18-2003)

**10.01.37. Group 37. Light Industrial District**

**10.01.37.1. Permitted uses.**

- Recreational vehicle parks.

(Ord. No. 3138, §§ 2, 3, 3-6-2007)

## Section 11. Performance Standards

### 11.01 Screening Requirements for Residential and Nonresidential Properties

#### 11.01.1. Screening Required Between Nonresidential and Residential

1. A solid screening wall separating a nonresidential zoning district from a residential zoning district shall be up to required pursuant to this section, except when deemed physically impractical by the Director of Public Works or other designee.
2. A required screening wall shall be at least 6'6 in height, unless specifically permitted or required by this section or unless approved by a PD, Planned Development District, Site Plan, Specific Use Permit.

#### 11.01.2. When the Nonresidential Use is Responsible for Constructing the Screening Wall

1. When nonresidential construction abuts the boundary of any property in a residential zoning classification, the Developer of the nonresidential use shall erect the screening wall along the common property line.
2. The design and construction material of the screening wall shall be as specified in this section.

#### 11.01.3. When a Residential Use is Responsible for Constructing the Screening Wall

1. When residential construction abuts the boundary of any property in a nonresidential zoning classification, the Developer of the residential use shall erect the screening wall along the common boundary before the issuance of a Certificate of Occupancy and Compliance.
2. The design and construction material of the screening wall shall be as specified in this section.

#### 11.01.4. Screening Walls for Loading Docks

1. Nonresidential uses with loading docks or delivery entrances that front a Collector Street or Arterial Street shall be screened by a minimum 10 foot tall masonry screening wall to obscure views of loading docks and loading spaces.
2. Loading docks and delivery entrances within the LI, Light Industrial District and HI, Heavy Industrial District are exempt.
3. The following standards apply if service or loading dock areas are adjacent to residential uses.

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 11 – PERFORMANCE STANDARDS

- a. Service/loading areas shall be screened from view at a height of 10 feet at the residential property line.
- b. This 10 foot wall must screen the entire loading dock or space.
- c. Screening materials shall utilize similar masonry materials to the building's façades.
- d. Service/loading areas shall be located at the side or rear of buildings.

**11.01.5. Screening Wall Materials**

1. Any screening wall required by this section shall be constructed of the following materials:
  - a. Brick, stone, or split-face concrete masonry unit; or
  - b. Pre-cast concrete wall or poured-in-place concrete wall with a similar wall with a similar appearance as brick, stone or split-face concrete masonry unit.
2. All construction materials shall be earth-tone or traditional masonry colors including white.
  - a. Where a masonry screening wall is constructed of split-face concrete masonry units or pre-cast concrete or poured-in-place concrete with a similar appearance as brick, the decorative or split-face side of the wall shall face the adjacent residential properties or street.
  - b. An unfinished Haydite block wall or a wall with non-traditional masonry colors shall be prohibited.
  - c. Smooth-faced concrete masonry units shall not be permitted as a construction material for a screening fence.

**11.01.6. Screening Wall Design**

1. All masonry walls shall be constructed with the same masonry materials as the main building.
2. The screening wall shall be designed and constructed to prevent any drainage or erosion problems.
3. A minimum five (5) foot wide screening fence maintenance easement shall be provided on all lots abutting the required screening along the full length of the required screening fence, unless separated by an alley. If platting, such easement shall be shown on the Preliminary Plat and Final Plat.

**11.01.7. Mechanical Equipment Screening Requirements for Nonresidential Properties**

**11.01.7.1. General**

- a. In all nonresidential development, all mechanical equipment, whether ground-mounted, roof-mounted or otherwise attached to the building, shall be screened from view.
- b. Mechanical equipment areas shall be constructed, located, and screened to prevent interference with the peace, comfort, and repose of the occupants of any adjoining building or residence.
- c. The location, construction, and screening of all mechanical equipment shall be shown on the site plan or design drawings.

SECTION 11 – PERFORMANCE STANDARDS

**11.01.7.2. Ground-Mounted Mechanical Equipment**

- a. Ground-mounted mechanical equipment, with the exception of an electricity delivery provider's distribution equipment, shall be placed behind a screening wall or living screen equal or greater than one foot (1') above the height of the unit.
- b. The screening wall shall be constructed of masonry materials.

**11.01.7.3. Roof-Mounted Mechanical Equipment**

- a. Roof-mounted mechanical equipment shall be screened from view with a parapet wall, mansard roof or alternative architectural element.
- b. The height of the screening element shall be equal to or greater than the height of the mechanical unit(s) provided that the element shall not extend more than six feet (6') above the roof.
- c. When the height of a mechanical unit exceeds the maximum permitted height of the screening feature, an additional roof setback for the unit shall be required at a ratio of two horizontal feet (2') for each additional one foot (1') of vertical height above the maximum six feet (6').
- d. Screening for mechanical equipment shall apply to new building construction only.

**11.01.8. Screening of Outdoor Waste Storage for Nonresidential, Single-Family Attached, and Multiple-Family Residential Properties**

**11.01.8.1. General**

- a. Waste storage areas housing (refuse containers, dumpsters, or similar facilities) shall be constructed, located, and screened to prevent interference with the peace, comfort, and repose of the occupants of any associated or neighboring building or residence.
- b. The location, construction, and screening of all waste storage areas shall be shown on the site plan or design drawings.

**11.01.8.2. Screening Required**

Refuse containers, trash dumpsters/containers, trash compactors, box compactors, and other similar containers shall be screened on three sides with a masonry screening wall that shall be constructed to a minimum height of one foot (1') above the container height, but shall not exceed eight feet (8') in height.

- a. The container shall be screened by the masonry wall capable of screening the area.
- b. The screening wall shall be similar to or extensions of the development's architectural design.

**11.01.8.3. Incidental Use Requirement and Location Standards**

Refuse containers, trash dumpsters/containers, trash compactors, box compactors, and other similar containers that are used for waste disposal purposes shall:

- a. Only be allowed as an incidental use, and
- b. Only be allowed when located behind the building line established by the structure and not within any required landscaped area.

SECTION 11 – PERFORMANCE STANDARDS

## 11.02 Off-Street Parking and Loading Requirements

### 11.02.1. Applicability

1. No building or structure or part thereof shall be erected, altered, or converted for any permitted use unless vehicle parking is provided according to the following standards, unless subject to an exception.
2. Vehicle parking shall be provided on the lot or tract, on an immediately contiguous lot or tract, or within 300 feet of such building or structure.
3. An established use lawfully existing at the effective date of this Zoning Ordinance need not provide vehicle parking that meets this Ordinance. No existing vehicle parking in connection with a legal use, at the effective date of this Zoning Ordinance, may be reduced below the minimum number of spaces as hereinafter required.

### 11.02.2. General Requirements

1. Parking Areas and Driveways. Unless otherwise noted, parking areas and driveways shall be curbed, paved with cement concrete and maintained to City specifications.
2. Parking Space Dimension (Standard). In all zoning districts, all parking spaces shall not be less than 9 feet by 20 feet.

### 11.02.3. Parking Space Schedule: Single-Family and Duplex Uses

1. The minimum off street parking spaces for single-family and duplex uses shall be two (2) spaces for each dwelling unit, in addition to any garage parking spaces.
2. No off-street parking shall be allowed in any front yard area, except on a paved driveway.
3. No parking area or vehicle storage space shall be used for the storage or parking of any vehicle with more than two axles.
4. No inoperable vehicle may be parked on the street or driveway.

### 11.02.4. Parking Space Schedule: Multi-Family Uses

1. Off-street parking shall be provided behind the front building line in the side or rear yard of the lot or tract of land upon which a multi-family building is constructed.
2. Off-street parking shall be provided to meet the requirements of the residents and their guests in each multi-family project according to the following standards:
  - One space for each studio unit,
  - One and one-half (1-1/2) spaces for each one-bedroom unit,

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 11 – PERFORMANCE STANDARDS

- Two (2) spaces for each unit with (2) bedrooms,
  - Two and one-half (2-1/2) spaces for each unit with three (3) or more bedrooms, plus one additional space for each four (4) units in development.
3. No parking area or vehicle storage shall be used for the storage or parking of any vehicle with more than two axles.
4. No inoperable vehicle may be parked on the street or driveways.

**11.02.5. Parking Space Schedule: Nonresidential Uses Applicable to All Districts**

**11.02.6. Off-Street Parking and Regulations**

1. In computing the parking requirements for any building or development, the total parking requirements shall be the sum of the specific parking space requirements for each class of use included in the building or development.
2. Floor Area of a structure devoted to off-street parking of vehicles shall be excluded in computing the off-street parking requirements of any use.

**11.02.7. Parking Requirements for New or Unlisted Use**

Where questions arise concerning the minimum off-street parking requirements for any use not specifically listed, the requirements may be determined by the Director of Public Works or other designee as those of a similar use.

**11.02.8. Circulation and Parking Requirements for all Nonresidential Developments**

1. Applicability. The regulations provided in this section shall apply to all nonresidential development.
2. Parking Aisles. Parking aisles shall generally be designed perpendicular to the front of the primary building in the development.
3. Wheel Stops and/or Bollards. If curbs are not provided, then parking spaces that face and are adjacent to a building or required landscaped area shall utilize wheel stops and/or bollards within 12 inches from the end of the space.

**11.02.9. Handicap Parking Space(s)**

Handicap parking space(s) shall be provided according Americans Disability Act (ADA) Standards for Accessible Design, as may be amended. Current requirements are as follows:

**11.02.10. Parking Space Design Details**

Each standard off-street surface parking space size shall be in accordance with the design standards as shown on the following illustrations for space size and design.

**11.02.11. Off-Street Loading Space: All Districts**

SECTION 11 – PERFORMANCE STANDARDS

All nonresidential uses having 50,000 square feet or more of gross floor area shall provide adequate off-street facilities for loading and unloading of merchandise and goods within or adjacent to the building, in such a manner as not to obstruct freedom of traffic movement of the public streets, alleys, or sidewalks.

1. All drives and approaches shall provide adequate space and clearances to allow for the maneuvering of trucks off-street.
2. Each site shall provide a designated maneuvering area for trucks.
3. No maneuvering shall take place in the ROW, all maneuvering shall be on-site.

**11.02.12. Vehicle Stacking Requirements**

1. **Single Stacking Space Required after the Final Window, Food Pick-Up Window, or Stopping Point**  
A single stacking space shall be provided after the final window, order board, or stopping point to allow vehicles to pull clear of the transaction area prior to entering an intersecting on-site driveway or maneuvering aisle.
2. **Visibility Triangle Requirement for Drive-Through Lanes**  
Buildings and other structures shall have a ten (10) foot visibility triangle at the end point of drive-through lane to provide adequate visibility to allow vehicles to safely exit the drive-through lane prior to merging into intersecting driveways or maneuvering aisles.

**11.03 Lighting Standards**

**11.03.1. Purpose**

The purpose of this subsection is to:

1. Reduce the problems created by improperly designed and installed outdoor lighting;
2. Reduce problems of glare on operators of motor vehicles, pedestrians and land uses;
3. Minimize light trespass;
4. Reduce the energy and financial costs of outdoor lighting by establishing regulations, which limit the area that certain kinds of outdoor lighting fixtures can illuminate; and
5. Preserve the night sky as a natural resource.

**11.03.2. General Requirements**

The following standards shall apply to all exterior lighting except public street lighting and other lighting (see the City's engineering standards for lighting requirements in a public ROW) that is specifically exempted by this subsection.

**Shielded Light Source Required**

All luminaries located on nonresidential use properties shall be designed so that the light source (bulb or lamp) is completely shielded from direct view of at a point 3 feet above grade on the lot line abutting a residentially used or zoned property.

In all other instances, the light source must be completely shielded from direct view of at a point 6 feet above grade on the lot line..

**Light Emitting Diode (LED) Lighting Required**

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 11 – PERFORMANCE STANDARDS

All exterior lighting governed by this section shall be LED luminaires and no other form or type of luminaire, such as a metal halide lamp, is permitted.

Light Trespass (foot-candle) Limitation

All luminaires located on private property shall be designed or positioned so that the maximum illumination at the property line next to a residentially used or zoned property shall not exceed one-quarter ( $\frac{1}{4}$ ) foot-candle and shall not exceed one-half ( $\frac{1}{2}$ ) foot-candle adjacent to a street ROW.

Canopy Lighting

Lighting recessed for canopies covering fueling stations at automobile service stations and drive-through facilities shall not illuminate abutting properties and the luminaires shall be designed so that the light source and lenses (bulb or lamp) are completely shielded from direct view at a point 5 feet above the grade on the lot line.

Outdoor Advertising Lighting

Wall or Roof Lighting

Wall or roof lighting may be used to illuminate the pedestrian walkways, entrance areas and yard areas within 30 feet of the building.

No wall or roof lighting shall be used to illuminate areas for motor vehicle parking or access unless the Building Official finds the following:

That the proposed lighting is not in conflict with the stated purpose;

That the proposed lighting will not unreasonably harm or restrict public health, safety and welfare or create a nuisance; and

The proposed lighting will not result in an impairment of vision creating a hazard for vehicular or pedestrian traffic.

Open Area Used for Motor Vehicle Parking, Storage or Access

Any open area used for motor vehicle parking, storage or access may be illuminated with freestanding luminaires.

Freestanding luminaires are permitted to be a maximum of 30 feet in height.

When a luminary is located within 100 feet of a residentially used or zoned property the maximum permitted luminaire height shall be 20 feet.

All luminaires must have a total cutoff angle equal to or less than 90 degrees.

The use of exterior lighting with a cutoff angle greater than 90 degrees shall be permitted only when the Building Official finds the following:

That the proposed lighting is not in conflict with the stated purpose;

That the proposed lighting will not unreasonably harm or restrict public health, safety and welfare or create a nuisance; and

The proposed lighting will not create a hazard for vehicular or pedestrian traffic.

Signs

Externally illuminated signs, advertising displays, building identification, and monument signs shall use top mounted light fixtures which shine light downward and that are fully shielded or upward with pin-pointed light which are fully shielded.

Flags, Statues, and Other Similar Objects

Outdoor light fixtures used to illuminate flags, statues, or any other objects mounted on a pole, pedestal, or platform shall use a very narrow cone of light for the purpose of confining the light to the object of interest and minimize spill-light and glare.

Buildings

Building façades and architectural features of buildings may be floodlighted when the following conditions are met:

SECTION 11 – PERFORMANCE STANDARDS

Floodlight fixtures are equipped with shields and are located so as to limit the fixture's direct light distribution to the façade or feature being illuminated;

The configuration of the floodlight installation shall block all view to the floodlight fixture's lamps from adjacent properties; and

The maximum luminance of any floodlighted surface does not exceed the foot-candles specified in the Illuminating Engineering Society of North America Lighting Handbook for floodlighting surfaces.

**11.03.3. Illumination Levels**

1. Engineering Society of North America Lighting Handbook

The illumination levels contained in the Illuminating Engineering Society of North America Lighting Handbook, as amended from time to time, shall be used as a guide for providing adequate and safe illumination levels.

2. Private and/or Public Development Project

The Building Official may require conformance with the illumination levels contained in the Lighting Handbook, Illuminating Engineering Society of North America as part of the review and approval of a private and/or public development project.

**11.03.4. Method of Measurement**

1. Light Measuring Meter

a. The light measuring meter shall have a color and cosine-corrected sensor with multiple scales and shall read within an accuracy of plus or minus five (5) percent.

b. It shall be tested, calibrated, and certified by an independent commercial photometric laboratory or the manufacturer within one (1) year of its use.

2. Measurements / Readings

a. Illumination levels shall be measured in foot-candles with a meter sensor in a horizontal position at an approximate height of three (3) feet above grade.

b. Maximum illumination readings are to be taken directly beneath the luminaires.

**11.03.5. Exterior Lighting Plan**

1. Submission

a. Applicability

A lighting plan shall be required anytime exterior lighting is proposed, or modified, that is associated with a use of greater intensity than a one (1) or two (2) family dwelling.

b. Submission Official

The lighting plan shall be submitted to the Building Official

c. Submission Criteria

The submission shall contain but shall not necessarily be limited to the following:

i. Plans indicating the location of the exterior lighting on the premises, and the type of illuminating devices, fixtures, lamps, supports, reflectors, and other devices;

ii. Description of the illuminating devices, fixtures, lamps, supports, reflectors, and other devices and the description may include, but is not limited to, catalog cuts by manufacturers and drawings (including sections where required) and height of the luminaires; and

iii. Photometric plan and data sheets, such as that furnished by manufacturers, or similar to that furnished by manufacturers, showing the angle of cut off or light emissions.

d. Once the plan is approved by the Building Official, the exterior lighting of the property shall conform to the approved lighting plan.

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 11 – PERFORMANCE STANDARDS

- e. A lighting plan required by this section shall expire at the same time that the approved Site Plan for which it was submitted expires.
2. Additional Submission
  - a. The above required plans, descriptions and data shall be sufficiently complete to enable the reviewer to readily determine whether compliance with the requirements of this Ordinance will be secured.
    - i. If such plans, descriptions and data cannot enable this ready determination, by reason of the nature or configuration or the devices, fixtures, or lamps proposed, the Applicant shall additionally submit as evidence of compliance.
  - b. Before issuance of a Certificate of Occupancy and Compliance or within thirty (30) calendar days of receiving a Certificate of Occupancy and Compliance, the Applicant or his/her designee shall submit to the Building Official a photometric plan, stamped by a certified testing laboratory or engineering firm that the installed lighting is in compliance with this Ordinance.
3. Lamp or Fixture Substitution

Should any outdoor light fixture or the type of light source therein be changed after the issuance of the Building Permit and/or Certificate of Occupancy and Compliance, a change request with adequate information, as required above, must be submitted to the Building Official for review and approval prior to the substitution.

**11.03.6. Prohibited**

1. Lighting Fixtures
  - a. "Cobra head" type lighting fixtures having dished or "drop" lenses or refractors that house other than incandescent light sources shall be prohibited.
2. Flickering or Flashing Lights

Flickering or flashing lights shall be prohibited.

**11.03.7. Exemptions**

The following are exempt from the standards contained in this Ordinance.

1. Decorative Seasonal Lighting

Decorative seasonal lights used for temporary purposes.
2. Residential Dwellings
  - a. Lighting for residential dwellings, provided that:
    - i. The lamps have a power rating of less than or equal to 75 watts,
    - ii. A cutoff component is incorporated in the design of the luminaires, and
    - iii. The lighting level at the property line shall not exceed the maximum level specified within this Ordinance.
  - b. The maximum lighting level at the property line may be exceeded in cases where the lamp is turned on and off by a motion sensor and the lamp is not on for a continuous period exceeding ten (10) minutes.
3. Luminous Tube Lighting

Luminous tube lighting is exempt from this Ordinance.
4. Specific Signs

Signs of the type of constructed of translucent materials and wholly illuminated from within are exempt from the shielding requirement.
5. Temporary Emergency Lighting

Temporary emergency lighting used by police, fire fighters, or other emergency services, as well as all vehicular luminaires.
6. Hazard Warnings

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 11 – PERFORMANCE STANDARDS

Hazard warning luminaires, which are required by federal and state regulatory agencies.

7. Residential Party Lights
  - a. Residential party lights for social gatherings. Such temporary outdoor lighting includes, but is not limited to, strings of lights and lanterns.
  - b. The party lights shall be removed within a two (2) weeks after a social gathering.
8. Specific Recreation
  - a. Because of their unique requirement for nighttime visibility and their limited hours of operations, ball diamonds, playing fields and tennis courts are exempted from the general standards of this section.
  - b. Lighting for these outdoor recreational uses shall be shielded to minimize light and glare from spilling over onto a residentially used or zoned property.
  - c. The maximum permitted illumination at the residential property line shall not exceed two (2) foot-candles.
9. Public Street or Sidewalk Projects. The City may vary from these requirements as part of the approval of public street or sidewalk projects.

SECTION 13 – EXCEPTIONS AND MODIFICATIONS

## Section 12. Conditional Use Standards

### 12.11 General

Sections 11.02 through 11.37 describe the special conditions under which certain uses are permitted in certain districts. In addition to these conditions, the general provisions set forth in Section 14 shall apply to every permitted use, unless otherwise exempted elsewhere in this ordinance. Failure to maintain compliance with the conditions set forth herein shall constitute a violation of this ordinance.

It is recognized that new types of land use will develop and forms of land use not presently anticipated may seek to locate in the City. If the Director is unable to classify the use under one of the existing listed uses, then the Director shall initiate a zoning text amendment pursuant to procedures set forth in this ordinance.

### 12.12 Heliport or helistop.



Heliport or helistop shall be located no nearer than 600 feet to any other property in a residential district; shall provide runways or other landing spaces only so located and oriented that aircraft landing and taking off do not normally pass directly over a residential district below 200 feet elevation above grade. Proponents shall also be responsible to show that adequate measures will be taken to prevent offensive dust, noise, vibrations, and bright lights; and that the field in question meets the standards of the Federal Aviation Administration (FAA) for the particular class of field proposed to be developed.

### 12.13 Car Washing Establishments.

Car washing establishments shall provide paved parking space on the lot for not less than ten automobiles per washing lane, and all parts of the operation shall be visibly screened on all property lines abutting property in a residential district, and any entrance thereto or exit therefrom shall be by way of a paved public street.

### 12.14 Carnival, Circus, Tent Revivals or Similar Temporary Open-air Enterprises.

Carnival, circus, tent revival or similar temporary open-air enterprises shall be permitted in any zoning district upon obtaining a temporary occupancy permit from the City Council after it has ascertained that such carnival, circus, tent revival or similar temporary open-air enterprise shall have access drives so located as to minimize traffic hazards. The proponents shall show to the satisfaction of the City Council that adequate measures will be taken to prevent odor, dust, noise, lights and traffic from becoming a nuisance to uses on other properties. Each temporary occupancy permit for such enterprise shall be valid for a period of not more than seven days and shall not be granted for more than three such periods for the same location within any 90-day period.

(Ord. No. 1198, § 5, 7-6-1976)



SECTION 13 – EXCEPTIONS AND MODIFICATIONS

**12.15 Cemetery/Mortuary/Funeral Home.**

Permitted by Specific Use Permit and subject to the following development standards:

- The site shall front or side to a minor or major thoroughfare;
- Parking and drive aisles shall be screened from adjacent residential uses by a screening wall, minimum of six (6) feet in height, or by a combination of open fencing and living screening materials;
- The number and location of driveways shall be determined by Engineering Services;
- The application shall contain information indicating how the traffic generated by the use will not negatively impact the residential neighborhood;
- Additional screening, landscape buffers and other development criteria may be required by the Planning & Zoning Commission and City Council to address potential impacts of the use on adjacent properties;
- The maximum height shall be one story, 30 feet;
- All buildings shall be designed to have an appearance of a single family dwelling including the pitch and composition of the roof; and
- Unless otherwise noted, all other requirements of the applicable Single Family District shall apply.

**12.16 Child Care.**

Child care uses, including day nursery, day care center, or nursery, shall be subject to the following conditions:

1. In SF1, SF2, SF3, PH, TH, and OP Districts such uses shall be operated only as an accessory to a church, or privately as a home occupation when care is limited to six (6) children or less.
2. In all districts where permitted the following requirements shall be provided:
  - a. The site shall contain a minimum area of 250 SF per child; and
  - b. There shall be provided a minimum outdoor play space of 80 SF per child, per group occupying the space at one time, and such space shall be fenced on all sides from any adjacent property in a residential district by a solid fence or wall at least four feet in height.
3. Notwithstanding anything to the contrary herein, a public independent school district is not required to obtain a SUP for the operation of a day-care in a public school.

**12.17 Churches and Other Place of Worship.**

Churches and other place of worship, including Sunday School facilities, shall have any principal entrance or entrances on a primary or secondary thoroughfare or on a minor street within 300 feet of a primary or secondary thoroughfare, and shall meet the bulk and area regulations set forth in the district in which located, except for the following provisions:

District	Minimum Interior Side Yard and Rear Yard
SF-1, SF-2	50 feet
MF-1, MF-2	15 feet

SECTION 13 – EXCEPTIONS AND MODIFICATIONS

**12.18 Construction Facilities, Accessory.**

1. Construction facilities, accessory, including temporary batching plant for asphaltic or Portland cement concrete, or temporary building, or yard for construction materials, and equipment shall be permitted in any zoning district upon obtaining a temporary occupancy permit from the City Council after it is ascertained that such batching plant, yard, or building is both incidental to and necessary for construction within two miles of the plant, yard, or building. Each temporary occupancy permit for such plant, yard or building shall specify the location of the proposed facility and the area to be served thereby. Each such temporary occupancy permit shall be granted for a period of not more than 180 days, and such permits shall not be granted for the same location for more than four such periods during any 30-month period. The applicant shall show to the satisfaction of the building official that adequate measures will be taken to prevent odor, dust, noise, lights, drainage, and traffic from becoming an annoyance to uses on other properties. Ingress to and egress from such facilities shall be only from major thoroughfares, provided, however, that the board of adjustment may approve a location on a minor thoroughfare if the board finds that such location would give rise to less traffic on residential streets than would a feasible location on a major thoroughfare.
2. Use of temporary office buildings may be permitted within an industrial zoned district subject to the following conditions:
  - a. Within six months of the placement of any temporary office building, a building permit for a permanent building would be required.
  - b. The permanent building must be occupied within 12 months and all temporary office buildings must be removed from the site within 30 days unless an extension is granted by the City Council.
  - c. One 12-month temporary occupancy permit may be issued for each site upon the approval of the City Engineer.
  - d. Any extension of the temporary occupancy permit may be applied for but the extension would require the approval of the City Council.



(Ord. No. 2826, § 1, 7-16-2002; Ord. No. 2846, § 1, 9-17-2002; Ord. No. 3056, § 1, 11-15-2005; Ord. No. 3060, § 1, 12-6-2005)

**12.19 Convalescent home, nursing home or maternity home.**

No ingress or egress (*other than a service entrance on an alley*) shall be more than 50 feet from a primary or secondary thoroughfare.

No building, work or play area shall be nearer to a zoning lot in a residential district than 150 feet.

**12.20 Drive-in theater.**

The projection screen shall be located not less than 300 feet from any residential district, and shall not be located as to be visible from any thoroughfare within 1,000 feet thereof. A solid fence at least ten feet high shall enclose the site and shall be maintained in a satisfactory condition. No outside speakers will be permitted, other than those speakers designed for use inside the patron's vehicle.

SECTION 13 – EXCEPTIONS AND MODIFICATIONS

**12.21 Earth Moving and Excavation; Mining, Including Quarrying, Depositing Construction Materials, Rock, Stone, Gravel, Sand, Clay, Earth or Minerals on the Ground.**

Earth moving and excavation; mining, including quarrying, depositing construction materials, rock, stone, gravel, sand, clay, earth or minerals on the ground shall not be construed to be a permitted use in any district, except the M-3 district, unless and until the City Engineer has given written approval, except for the following defined extractions and deposits:

- Excavations for the foundation or basement of any building or for a swimming pool for which a building permit has been issued, or deposits on the earth of any building or construction materials to be used in a structure for which a building permit has been issued.
- Grading of any parcel of land for a permitted use where no bank is left standing and exposed for more than ten feet in vertical height, or when less than 1,000 cubic yards of earth is removed from the premises.
- Grading in a subdivision, which has been approved by the city in accordance with the City of Deer Park subdivision regulations (*Chapter 98 of this Code*) and any amendments thereto.

The City Engineer shall have the power to grant a written approval, revocable and valid for specified periods of time, to permit deposits on the earth of rock, stone, gravel, sand, earth, minerals, or building or construction materials. The City Engineer shall make such inspections as he deems necessary to ensure that all work is in accordance with the approval.

(Ord. No. 2825, § 1, 7-16-2002)

**12.22 Equipment and Machinery Sales and Rental, Minor**

Use must be completely maintained within the main structure.

**12.23 Gasoline Service Stations.**

Gasoline service stations to the extent that they are permitted in any district are subject to the following conditions:

1. A solid fence or wall at least 8 feet in height shall be erected and maintained to screen service station operations from any adjoining property in a Residential or OP District;
2. No sign, except a sign designating the brand, grade, and price of gasoline affixed to a gasoline pump, shall be permitted within 50 feet of any property in a Predevelopment or Residential District so as to be visible from such property;
  - a. For the purposes of this section, a residential lot means a lot on which a residential use is located, a lot zoned residential, or a lot designated as residential on the Comprehensive Land Use Plan.
  - b. Gas pumps do not have to meet the spacing requirement if:
    - i. A major thoroughfare separates the accessory gas pumps from the residential lot; or
    - ii. The Future Land Use Plan designates a lot as residential, but City Council subsequently rezones the property to a nonresidential zoning district and no residential use is located on the lot.
3. No gasoline pump or servicing facility shall be located within 25 feet of any property in a Predevelopment or Residential District; and

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 13 – EXCEPTIONS AND MODIFICATIONS

4. In an NS district the following additional specific conditions shall apply to gasoline service stations:
  - a. Any permitted sign shall be stationary and shall conform in all respects to the applicable regulations pertaining to signs; and
  - b. No station shall have more than two (2) lubrication hoists, and any such hoist or hoists shall be located within an enclosed structure.

Convenience Stores with Gas Pumps shall be subject to the following development standards:

1. Gas pumps are permitted by right at a maximum of two (2) corners at an intersection of two (2) major thoroughfares;
  - a. Within the GC – General Commercial District, if two (2) gas pumps are currently located at two (2) corners at an intersection of two (2) major thoroughfares, then a convenience store with gas pumps may be located at a third (3<sup>rd</sup>) corner of said intersection along Center Street, SH 225, and Underwood Road upon approval of a Specific Use Permit.
2. Roofs of convenience stores and pump canopies shall be pitched;
3. A maximum of 10 pump islands shall be permitted. This restriction shall not limit the number of fuel dispensers per pump island;
4. Canopy support columns shall be fully encased with masonry materials that are complementary to that used on the main building; and
5. The canopy band face shall be of a color consistent with the main structure or an accent color and may not be backlit or used as signage.

**12.24 Golf driving range.**

Golf driving range, commercial shall be located only on a major street. The tee area shall be not less than 200 feet from any property in a residential district or less than 20 feet from any street. Lighting shall be shielded and directed away from any adjacent residential property.



**12.25 Greenhouses.**

Greenhouses as permitted in the respective districts shall be subject to the following limitations:

District	Minimum Interior	
	Side Yard & Rear Yard	Other Regulations
Predevelopment	15 feet	None
Residential	15 feet	Only as accessory to a permitted residential use not exceeding 500 SF
Commercial or Industrial	15 feet from any lot line of an adjoining residential lot	Only as an accessory to a permitted use

SECTION 13 – EXCEPTIONS AND MODIFICATIONS

**12.26 Home occupations.**

Home occupations in those residential districts in which permitted shall be subject to the following conditions:

- In any dwelling unit, all home occupations, collectively, shall not occupy more than 25 % of the gross floor area of one floor of said dwelling unit, nor more than 300 SF of the gross floor area whichever is greater, but these limitations shall not apply to foster family care, boarding[house] or lodginghouse.
- A home occupation shall not require internal or external structural alterations or involve construction features or the use of mechanical equipment, chemicals, or natural elements not customarily used in dwellings for the personal service of the residents.
- There shall not be more than one nonresident worker in any dwelling unit.
- Electrical power used in connection with the home occupation shall be limited to three horsepower.
- In any residential district where permitted the following specific home occupations shall be subject to the conditions designated below:
  - Foster family care shall be limited to the care of not more than four foster children per dwelling unit, except that there may be more than four foster children if they are all members of the same family.
  - Lodging and boarding shall be limited to not more than four persons not members of the resident family.
  - Signs or other devices advertising the home occupation are prohibited in residential areas.

(Ord. No. 1715, § VII, 3-20-1984)

**12.27 Junkyard.**

Junkyard shall be effectively screened from any district, other than an M-2 district, and from any state or federal highway within 700 feet by a solid fence or wall at least eight (8) feet in height which shall have no merchandise affixed thereon.



**12.28 Keeping of pets and other household or domestic animals.**

Keeping of pets and other household or domestic animals, only for personal enjoyment or household use and not for any commercial purpose, shall be permitted as follows in any predevelopment or residential district:

- Not more than two dogs and two cats over eight months old.
- Cages or other fixed means of restraining pigeons, hamsters, or any other animals not regulated herein shall be not less than 25 feet from any zoning lot line in a predevelopment or residential district.

In any district other than a predevelopment or residential district the same distance separations established for the respective animals above shall be maintained from any dwelling, or from any zoning lot line of a lot upon which a dwelling or eating place is established.

SECTION 13 – EXCEPTIONS AND MODIFICATIONS

**12.29 Keeping or raising of animals.**

Keeping or raising of animals, for purposes other than for personal enjoyment, to the extent that it is permitted in any district, is subject to the following conditions:

- Animal hospital, pound, or shelter; commercial kennel for cats or dogs; veterinarian's office with animals on the premises; pet shop, and other similar uses of a commercial nature:
- In a CS district no outdoor runs are permitted. All facilities where animals are kept, received, or treated shall be within a completely enclosed building or buildings.
- In a GC district, outdoor animal runs are permitted, provided all parts of such runs are a minimum of 200 feet from all zoning lot lines, and all screened from view from all such lines by a solid wall, fence, or building.
- No incineration of animal refuse shall be permitted in any district other than the M-3 district.
- The building official shall require reasonable proof that adequate measures will be taken to prevent odor, dust, noise, and drainage from becoming a nuisance to uses on other properties.
- Riding academy or public stable:
- All areas where animals are kept or ridden shall be fenced or otherwise confined not less than 25 feet from any adjoining property.
- Raising of animals for food shall be permitted in the following districts only as provided for below:
- Raising or keeping of other small domestic animals, including but not limited to beehives, chickens, game fowl, and rabbits, shall be permitted in any predevelopment or residential district, provided such animals are kept for personal use only, and that there be no more than eight such animals per acre or a prorated number thereof, and that such animals are kept no less than 125 feet from any dwelling or any zoning lot line.
- There shall be no sale on the premises of such animals or any animal products for food or for other purposes.
- The customary keeping of pets for personal enjoyment, only as provided for in Section 12.28 shall not be prohibited hereunder.

**12.30 Newspaper distribution station.**

Newspaper distribution station shall be maintained in a slightly condition with newspapers, wrappers, and waste materials stored and handled within a completely enclosed structure until removed from the premises.

**12.31 Off-street parking and loading; temporary, incidental or for a special event.**

Off-street parking and loading, temporary, incidental, or for a special event of a noncommercial nature may be permitted by the City Council by the issuance of a temporary occupancy permit, provided, however, that each permit shall be valid only for the duration of the designated special event, and provided further that if the designated special event is a seasonal activity, the permit may be granted for the entire season but restricted in use to designated dates and times in which the event is to occur.

**12.32 Private Art Gallery, Museum or Library.**

Private art gallery, museum, or library shall be located not less than 15 feet from any adjoining residential property and shall have its principal entrance or entrances on a primary or secondary thoroughfare.

SECTION 13 – EXCEPTIONS AND MODIFICATIONS

**12.33 Property Owners' Association.**

Property owners' association, as required by this ordinance, shall be created for the perpetual care and maintenance of that portion of a development which is under common and undivided ownership by persons owning individual parcels within the development. Approval of the subdivision of any such development shall not be granted until title to the individual lots provides for the establishment of the required property owners' association and for the association's maintenance and care of all private land and facilities under common ownership and clearly defines liability or responsibility of the individual property owners or the association for the following, all of which shall be secured by a lien on the property:

- Any joint operation and maintenance of utilities.
- Tax obligations.
- Insurance.
- Assessments or dues.
- Maintenance of walks, drives, recreation areas, parking or loading areas.

In addition, title to the individual lots shall show how control of the association is vested, and shall provide that the conditions set forth above shall be an unexpiring part of such title until such time as all of the development is under the control of one person.

**12.34 Sanitarium; institution for children or the aged; hospital for mental, narcotics, or alcoholic patients; penal institution; or similar institution.**

Sanitarium; institution for children or the aged; hospital for mental, narcotics, or alcoholic patients, penal institution; or similar institution, but not including convalescent or nursing home or maternity home as provided in Section 12.08 shall be subject to the following:

- No ingress or egress (other than a service entrance on an alley) shall be on any street other than a primary or secondary thoroughfare.
- There shall be a solid fence or wall six feet in height maintained in a good condition adjacent to any zoning lot in a residential district.
- No building or work area shall be nearer to a zoning lot in a residential district than 200 feet.

**12.35 Storage of flammable liquids and gases.**

The storage of flammable liquids and gases shall comply with the following articles of the National Fire Codes, Vol. 1, as such articles may from time to time be revised: (a) Article No. 30, with respect to flammable liquids, (b) Article No. 58, with respect to liquefied petroleum gas.

**12.36 Subdivisions office.**

Subdivision office, temporary, is permitted as follows upon receipt of a permit granted by the building official for a period not to exceed two years. If it finds cause, the board of adjustment may grant an extension to this time period limitation:

- A temporary subdivision office, both incidental and necessary for the sale or rental of newly platted or newly constructed property, shall be located within a subdivision to which it is appurtenant.
- Reserved.

SECTION 13 – EXCEPTIONS AND MODIFICATIONS

**12.37 Swimming pool.**

Any swimming pool in any district shall:

- Comply with the yard provisions of the district in which it is located.
- Be so walled, fenced, or otherwise enclosed as to prevent uncontrolled access.
- Be screened by a masonry wall or solid fence at least six feet high on any side facing the property line of any zoning lot in a residential district, if said pool is located within any part of a required side or rear yard.

No swimming pool shall be permitted in any residential district unless such pool is (1) owned and operated by a public agency, or (2) accessory to a use permitted in such district. Except for a pool owned and operated by a public agency, no pool shall be permitted in a residential district unless the pool is intended for the use of, and is used by, only the occupants of the principal use of the property on which the pool is located and their guests.

**12.38 Tavern, nightclub (when permitted) and semiprivate clubs.**

Tavern, nightclub, and semiprivate clubs (when permitted) in the M-2 and M-3 industrial districts shall have all public entrances a minimum of 50 feet away from the zoning lot line of any property used principally for a residence, and in no case shall the entrance face adjoining residential properties.

**12.39 Storage facilities or mini warehouses for storage of personal items.**

Storage facilities or mini warehouses for storage of personal items shall not be constructed or be a permitted use in any district unless and until a specific use permit shall first have been secured from the City Council. Storage facilities or mini warehouses for storage of personal items must be constructed so that all structural members, including floors, roofs and their supports, are of steel, iron, concrete or of other noncombustible material, and in which the exterior walls are of noncombustible construction having a fire resistance rating of not less than two hours.

**12.40 Shipping containers and shipping container storage yards.**

Shipping containers shall only be placed upon land that holds a specific use permit for a shipping container storage yard. Shipping containers shall not be stacked more than three high, except that they may be stacked up to four high on any area within a shipping container storage yard which repairs containers and utilizes a gantry crane to stack containers being repaired or stored. All shipping containers stored, handled or repaired shall be empty of all hazardous materials, including toxic, flammable or explosive substances.

The City Council of the City of Deer Park, in granting specific use permits, shall have the authority to require landscaping of the buffer zone and may require that no buildings, structures, or parking lots be allowed within the buffer zone. Each shipping container storage yard shall maintain clamps on hand at all times to secure all containers within its storage yard, in the event of high winds or an emergency. All shipping containers shall be stacked or placed upon areas paved with concrete, asphalt or stabilized soil which meets the requirements and specifications of the ordinances of the City of Deer Park relative to such areas to be paved with concrete, asphalt or stabilized soil.

SECTION 13 – EXCEPTIONS AND MODIFICATIONS

## Section 13. Exceptions and Modifications

### 13.01. General.

The requirements and regulations specified hereinbefore shall be subject to the following exceptions, modifications, and interpretations.

### 13.02. Existing Lots of Record.

#### 13.02.1. May be used as a building site:

Any zoning lot in any district which was under separate ownership and of record on the date of adoption of this ordinance, or amendment thereof, or which has been reduced to not less than two-thirds of the minimum required lot area, lot width, or both, and where no adjoining undeveloped land fronting on the same street was under the same ownership on said date, may be used as a building site even though such lot fails to meet the applicable minimum requirements for lot area, lot width, or both. With respect to such lots, yard dimensions and other requirements not involving lot area or width shall be complied with, subject to Sub-sections 13.02.2 and 13.02.3

#### 13.02.2. Front and rear yard requirements:

On any such lot, the front and rear yard requirements shall not operate to reduce the depth of such lot below 70 feet, provided, however, that the application of this exception shall not be permitted to reduce:

- Any front yard below 10 percent of the depth of the lot; or
- Any rear yard below 15 percent of the depth of the lot, or ten feet, whichever is greater.

#### 13.02.3. Side yard requirements:

On any such lot, the side yard requirements shall not operate to reduce the width of the lot below ten feet, provided, however, that the application of this exception shall not be permitted to reduce:

- Any interior yard below 10 percent of the width of the lot; or
- Any exterior side yard below 20 percent of the width of lot or eight (8) feet, whichever is greater.

### 13.03. Front yard exceptions and modifications.

#### 13.03.1. Established yard greater than required by the yard provisions of this ordinance:

In any district where 35 percent or more of the frontage on one side of a street between two intersecting streets is improved with buildings, the front yards of which do not vary more than eight feet from the average of the front yards of such buildings, no building shall project into the average front yard so established, but this exception shall not be interpreted to require a front yard of more than:

- a. 50 feet in any predevelopment, residential or OP district.
- b. 75 feet in any NS, CS, OP or any industrial district.

In determining the percentage of frontage, the widths of developed lots shall be used; in determining the average front yard, the widths of buildings fronting on the street shall be used.

SECTION 13 – EXCEPTIONS AND MODIFICATIONS

**13.03.2. Established yard less than required by the yard provisions of this ordinance:**

Where a new building is proposed to be erected or an existing building is proposed to be enlarged on a street where the frontage on the same side of the street between two intersecting streets is developed with one or more existing buildings that have a front yard or yards of lesser depth than required by this ordinance, then one of the following conditions shall apply; however, in no event shall the following be permitted to reduce a front yard to less than ten feet:

- a. Where the proposed building is to be located not more than 200 feet from such existing buildings on both sides, and there are no intervening buildings, then the front yard shall be established by a line drawn between the two nearest front corners of such adjacent buildings on the two sides.
- b. Where the proposed building is to be located not more than 200 feet from one such existing building on one side, then the front yard shall be established by a line drawn from the nearest front corner of the existing building to the established front yard line at a slope of one foot depth to ten feet of frontage.
- c. Where the proposed building is to be located more than 200 feet from all such existing buildings, then the proposed building shall conform with the front yard established herein for such district.
- d. Where the proposed building is to be located between and adjacent to two existing buildings that conform to the front yard requirements of such district, or between such a building and an intersecting street, then the proposed building shall conform to the front yard setback established for such district, regardless of the front yards established by other existing buildings in the same block.

**13.03.3. Varying front yard requirements on same street frontage:**

Where the frontage on one side of a street between two intersecting streets is in zoning districts having two or more different front yard requirements, the required front yard for any zoning lot on such frontage shall be determined as follows:

- a. In predevelopment and residential districts, the required front yard shall be the deepest front yard required in any predevelopment and residential district in such frontage.
- b. In commercial and industrial districts, the required front yard shall be the deepest front yard required in any predevelopment, residential, commercial or industrial district in such frontage.

**13.03.4. Existing lots of record: See Section 13.02.**

**13.04. Rear yard exceptions and modifications.**

**13.04.1. Where rear yard abuts an alley:**

In computing the required depth of a rear yard for any building where such yard abuts on an alley, the depth of the lot may be considered as extending to the center of said alley, and the required depth of the rear yard as being measured from the centerline of said alley.

**13.04.2. Where lot in commercial or industrial district backs on side of lot in predevelopment or residential district:**

In the case of a reversed corner lot where the rear of a lot in a commercial or industrial district abuts upon the side of a lot in any predevelopment or residential district, there shall be a rear yard of not less than 12 feet, provided further that where a public alley separates the rear of the lot in the commercial or industrial district and the side of the lot in any predevelopment or residential district, no rear yard shall be required.

SECTION 13 – EXCEPTIONS AND MODIFICATIONS

**13.04.3. Existing lots of record and lots reduced by public acquisition: See Section 13.02**

**13.05. Side yard exceptions and modifications.**

**13.05.1. Variation of distance between residential structures:**

The distance between residential structures on the same zoning lot may be varied, when authorized by the board of adjustment, where the side wall of the adjacent residence is broken or otherwise irregular. In such case the average distance between residences shall not be less than the otherwise required least distance; provided, however, that such distance shall not be less at any point than one-half of the otherwise required least distance.

**13.05.2. Reduction in width of one side yard:**

The width of one side yard may be reduced, when authorized by the board of adjustment, to a width not less than three feet, provided, however, that the sum of the widths of the two side yards on the same zoning lot is not less than the combined required minimum for both side yards. Such reduction may be authorized only when the board finds it to be warranted by the location of existing buildings or conducive to the desirable development of two or more lots.

**13.05.3. Where lot in commercial or industrial district sides on side of lot in predevelopment or residential district:**

Where a side of a zoning lot in a commercial or industrial district abuts upon a side of a zoning lot in a predevelopment or residential district, there shall be a side yard not less than seven feet six inches wide on such side of the lot in the commercial or industrial district.

Where a zoning lot in a commercial or industrial district backs up to and abuts upon the side yard of a zoning lot in a predevelopment or residential district, the exterior side yard of the commercial or industrial district shall be the same as the required front yard of the predevelopment and residential district.

**13.05.4. Existing lots of record and lots reduced by public acquisition: See Section 13.02**

**13.06. Projections into required yards.**

**13.06.1. Certain architectural features:**

Certain architectural features may project into required yards and courts as follows:

- Cornices, belt courses, sills or other architectural features, may project a distance not exceeding four (4) inches.
- Canopies and eaves may project a distance not exceeding three (3) feet.
- Fire escapes may project a distance not exceeding four (4) feet.
- Stair and necessary landings may project a distance not to exceed three (3) feet. Such stair and landing shall be unenclosed except for protective railings.
- Bay windows, balconies and chimneys may project a distance not exceeding two (2) feet, provided that such features do not occupy, in the aggregate, more than one-third of the length of the building wall on which they are located.

SECTION 13 – EXCEPTIONS AND MODIFICATIONS

**13.06.2. Fences, walls and hedges: Fences, walls and hedges may be located in required yards as follows:**

1. If no solid fence exceeds at any point six (6) feet or an average of seven (7) feet in height above the natural elevation of the surface of the ground at such point, they may be located in any required yard or court, provided that on a corner lot, abutting in the rear the side lot line of another lot in a residential district, no such fence, wall, or hedge within 25 feet of the common lot line shall be closer to the side street lot line than one-half the least depth of the front yard required on such other lot fronting the side street.
2. On any corner lot, no fence, wall, hedge or other structure or planting more than three (3) feet in height above curb level shall be erected, placed, or maintained within the triangular area formed by the intersecting street lines and a straight line joining said street lines at points the distance of which from the point of intersection of the street lines is equal to the sum of the required front and exterior side yards.

**13.07. Height limit exceptions.**

Chimneys and similar structures: When authorized by the board of adjustment, zoning district height limitations may be exceeded by the following structures: chimneys, church steeples, flagpoles, grain elevators, distribution lines, towers and poles, radio and television antennas, water towers, and similar structures.

**13.08. Setback regulations.**

Where any ordinance of the City of Deer Park requires on any street a setback different from that required by the yard provisions of this ordinance, the former shall prevail.

**13.09. Residential lot widths; front building line.**

In all residential districts, the lot width, at the front building line, shall be the minimum lot width as specified in the bulk and area regulations for that district.

(Ord. No. 1830, § 4, 11-19-1985)

SECTION 14 – GENERAL PROVISIONS

## Section 14. General Provisions

### 14.01. Accessory Off-Street Parking; Special.

The City Council may authorize by specific use permit an accessory off-street parking lot on (1) any zoning lot in a residential district which abuts, either directly or across an alley, a commercial district or an industrial district, or on (2) any zoning lot in an OP district which abuts, either directly or across an alley, any other commercial district or an industrial district, subject to the following requirements:

- Permitted use. Such lot shall be used solely for the parking of passenger automobiles, as a use accessory to one or more principal uses located in said commercial or industrial districts and shall not be used as a commercial parking lot.
- Proximity to Commercial or Industrial Districts. No part of the lot shall be more than 300 feet from the nearest boundary of a commercial or industrial district.
- Entrance Location. Each entrance and exit of such lot shall be at least 20 feet from any other property in a residential district.
- Signs. Only signs for the direction of traffic or for the identification of the lot shall be established or maintained on such lot.
- Other Requirements. Such lot shall be subject to all requirements of this section which are applicable generally to off-street parking lots and to any additional requirements or conditions which the City Council may find necessary for the protection of adjacent property.

### 14.02. Accessory buildings and improvements.

#### 14.02.1. General:

An accessory building may be erected as an integral part of a principal building, except when the accessory building is a stable or other structure for housing animals, or it may be connected with the principal building by a breezeway or similar roofed structure, or it may be erected completely detached from the principal building.

#### 14.02.2. Time of construction:

No accessory building shall be constructed on any lot prior to the time of construction of the principal building to which it is accessory.

#### 14.02.3. Location:

1. An accessory building erected as an integral part of the principal building shall be made structurally a part thereof, shall have a common wall therewith, and shall comply in all respects with the requirements of this ordinance applicable to the principal building. An enclosed accessory building for off-street parking of automobiles which is erected within 10 feet of a principal building shall comply in all respects with the requirements of this ordinance and the fire code applicable to the principal building.

(Ord. No. 1830, § 2, 11-19-1985)

2. A carport is defined as an open sided structure attached to an automobile garage on one end or side and supported by poles or decorative posts. The supporting framework shall be of wood or

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 14 – GENERAL PROVISIONS

metal. The roof covering shall be wood, metal or a composition material considered permanent in nature. A carport is to be used for temporary parking of motor vehicles used on a day to day basis. No carport is allowed to substitute for a garage as defined, or required by any existing ordinances. A carport, although considered a permanent structure, cannot be used for any purpose other than motor vehicle or trailer parking.

Carport construction is governed by the following regulations:

- a. Roof. Not to exceed 20 feet length overall. Eave height not to exceed the height of the eave of the nearest building.
- b. Corner posts no further than 18 feet from the face of the permanent structure that measures the most setback from the property line.
- c. Sides must remain open, except for that portion of the side or end covered by attachment to an existing house or garage.
- d. No carport shall be erected nearer than five feet to the front property line when measured from the longest projection of the roof line, eave, or decorative overhang; except when there is a 20 foot setback line, the five (5) foot requirement shall not apply. In such case, the carport shall not be extended nearer than one foot of the property line.

The purpose of this subsection is to allow the erection of carports in the front of a building, projecting toward the front lot line. This section is not intended to restrict the erection of a carport or accessory structure, in accordance with existing sections, on any side or rear lot.

3. Except as provided under paragraphs [Sub-sections] 14.02.3(1) and 14.02.3(2) hereof, an accessory building shall be located on the rear two-thirds of the zoning lot (but this limitation shall not apply to carports, provided the required front yard is observed) and at least ten feet from any dwelling existing or under construction on the same lot. No accessory building shall be located closer than three feet to any interior lot line, unless such lot line abuts an alley. In the case of a corner lot, said accessory building shall not project in front of the front building line required or existing on the adjacent lot, nor closer than 20 feet from the street line from which vehicular access is gained. These provisions relating to accessory buildings shall be effective with respect to such buildings, even though other provisions of this ordinance require wider or deeper yards for principal buildings.

**14.02.4. Maximum rear yard coverage:**

Accessory buildings shall not cover more than 30 percent of the area of the required rear yard.

**14.03. Reduction of required area of space.**

No lot, yard, court, parking area, or usable open space shall be reduced in area or dimension so as to make said area or dimension less than the minimum required by this ordinance; and, if already less than the minimum required by this ordinance, said area or dimension shall not be further reduced. However, this section shall not be interpreted to prevent the erection of a single-family dwelling within any residential district when a portion of a lot is acquired for a public purpose, provided that the remaining lot area and lot width are not less than two-thirds of the required minimum and that all other requirements of this ordinance are complied with.

SECTION 14 – GENERAL PROVISIONS

**14.04. Areas and other dimensional requirements not transferable.**

The lot, open space, or yard areas required by this ordinance for a particular building shall not be diminished and shall not be included as part of the required lot, open space, or yard area of any other building. If such areas for a particular building are diminished below the minimum required herein, the continued existence of such building shall be deemed to be a violation of this ordinance.

**14.05. Unsafe buildings.**

Nothing in this ordinance shall prevent the strengthening or restoring to a safe condition of any part of any building or structure declared unsafe by proper authority.

**14.06. Use of required front yard.**

No portion of any required front yard in a residential district may be used for any purpose other than for required access drives and parking thereon, for landscaping, or for signs as permitted in the district, provided, however, that off-street parking which becomes nonconforming by virtue of this section, shall not be required to be discontinued.

**14.07. Through lots.**

In any residential district, a front yard as required for the district in which a through lot is located shall be required along both the front and the rear street lot lines.

**14.08. Bulk and area provisions applying to mixed buildings.**

In a mixed building in any district, the bulk and area regulations applicable to nonresidential buildings shall apply, except as follows:

- Usable open space shall be provided, as required for residential buildings.
- Yards and courts shall be provided contiguous to all exterior walls of dwelling units in a multiple use building where such walls contain windows or doors, in the same manner and to the same extent as is required for any residential building, but such yards or courts need not extend below the elevation of the lowest floor of the dwelling units having such walls.

**14.09. Reserved.**

**14.10. Off-street loading and parking requirements.**

**14.10.1. Off-street loading requirements:**

- General. Every building or structure hereafter constructed in any district for commercial, institutional and industrial purposes requiring the receipt or distribution by vehicles of material or merchandise shall provide and maintain on the same lot with such building, at least one off-street loading space for the first 10,000 SF or fraction thereof of gross floor area, and one additional such loading space for each 10,000 SF or major fraction thereof of gross floor area so used in excess of 10,000 SF, except that no more than three off-street loading spaces shall be required for any commercial use, nor more than five off-street loading spaces for any industrial use.
- Size. Each loading space shall be not less than ten feet in width, 35 feet in length and 14 feet in height.
- Access. Where the off-street loading space does not abut on a street, public or private alley, or easement of access, there shall be provided an access drive at least ten feet in width leading to the loading areas required hereunder; such drive shall be of such design as to permit ready access by semitrailer trucks.

SECTION 14 – GENERAL PROVISIONS

- Location. Such space may occupy all or any part of any required yard, or court space, but no such space may be located closer than 50 feet to any residential district unless wholly within a completely enclosed building or unless enclosed on all sides abutting the residential district by a solid fence or wall of not less than six feet in height.

**14.10.2. Off-street parking requirements:**

- General. In all zoning districts, except M-2 and M-3, in connection with any use, there shall be provided, at the time any building or structure is erected or enlarged or increased in capacity, or any other use is established, accessory off-street parking spaces for automobiles in accordance with the requirements set forth in Section 10, use groups. Parking space used in connection with an existing and continuing use or building on the effective date of this ordinance up to the number required by this ordinance, shall be continued and may not be counted as serving a new structure or addition. A parking space may not be substituted for a loading space and a loading space may not be substituted for a parking space.
- Size, Construction. Each off-street parking space shall be at least nine feet wide and 20 feet long, exclusive of access drive or aisles, and shall be constructed of concrete.

(Ord. No. 1715, § IV, 3-20-1984; Ord. No. 1883, § IX, 12-16-1986)

- Access. Where the off-street parking space does not abut on a street, public or private alley or easement of access, there shall be provided an access drive constructed of concrete, of at least ten feet in width in the case of a dwelling and at least 20 feet in width in all other cases, providing direct access to each parking space required. In the case of a parking area abutting on a street, the access drive shall not be greater than 20 feet in width and there shall be a minimum separation between access drives of 40 feet.

(Ord. No. 1883, § IX, 12-16-1986)

- Location. Such off-street parking space may occupy all or any part of any required yard except as provided in Section 10.06 or any court space, but may not occupy any required usable open space. For any new use, structure or building, required off-street parking, which because of the size or location of the parcel cannot be provided on the same zoning lot with the principal use, may be provided on other property not more than 200 feet distant from the building site. Such parking space shall be deemed to be required parking space associated with the permitted principal use and shall not thereafter be reduced or encroached upon in any manner.
- Development, maintenance, and use of parking areas. Every parcel of land hereafter used as a public or private parking area, including a commercial parking lot, shall be developed and maintained in accordance with the following requirements:
  - Screening and Landscaping. Off-street parking areas for more than five vehicles shall be effectively screened on each side which adjoins or is located within 20 feet of any residential district or abutting a street, by a masonry wall or solid fence and shall be provided with a minimum two-foot width planting strip between the sidewalk area and the parking area. Such wall or fence shall be not less than four feet or more than six feet in height, measured from the finished grade, and shall be maintained in good condition without any advertising thereon. The space between such wall or fence and the side lot line adjoining said premises, or the front lot line facing said premises, in any residential district may be used only for landscaping and shall be maintained in good condition.
  - Barriers. Off-street parking areas shall be provided with wheel guards or bumper guards so located that no part of a parked vehicle will extend beyond the parking area.
  - Nature of Use. Required off-street parking areas shall not be used for the sale, repair, dismantling, or servicing of any vehicles, equipment, materials, or supplies.
  - Shelter Building. An off-street parking area may not have more than one attendant shelter building conforming to all setback requirements for structures in the district, and which shelter building in any residential district shall not contain more than 50 SF of gross floor area.
  - Surfacing. Any required off-street parking space and any off-street parking area for five or more vehicles shall be an approved concrete or asphalt surface, and shall be so

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 14 – GENERAL PROVISIONS

graded and drained as to dispose of all surface water accumulated within the area, and shall be so arranged and marked as to provide for orderly and safe loading, unloading, parking, and storage of vehicles. The foregoing requirements with respect to surfacing shall not apply to a temporary parking area, but shall be applicable to drive-in facilities. Each required parking space shall be accessible from a public street without passing through another required space, except in the case of attended parking areas.

- Lighting. Any lighting used to illuminate any off-street parking area shall be so arranged as to direct the light away from the adjoining premises in any residential district.

**14.11. Screening fences.**

A permanent screening fence of wood or masonry not less than six (6) feet in height shall be erected and maintained, except as otherwise specified in Section 13.06, subparagraphs [Sub-sections] 13.06.2(1) and 13.06.2(2) of this ordinance before any use other than the uses permitted in residential districts is made of property in the commercial or industrial districts which abuts or is adjacent to residentially zoned property. Insofar as possible, such screening fences shall be erected along the entire length of the common property line between commercial and/or industrial property and residentially zoned property.

(Ord. No. 1198, § 7, 7-6-1976; Ord. No. 1715, § VI, 3-20-1984)

**14.12. Reserved.**

**Editor's note—** Section 10.12, pertaining to sign setback, was deleted pursuant to Section 10 of Ord. No. 1011, adopted August 21, 1973, which provided for the repeal of all provisions of Ord. No. 819 (App. A) relating to signs.

**14.13. Nonconforming Uses and Nonconforming Structures.**

**14.13.1. Distinction Between Nonconforming Structures and Nonconforming Uses.**

For purposes of this section, the following meanings shall apply:

Nonconforming Structure.

Any lawful structure which does not conform to the lot area, lot area per dwelling unit, yard, height, usable, and open space, regulations of this ordinance for the district in which it is located, and/or which does not conform to the special site conditions set forth in Section 10I or other site limitations established for the use of the structure for the district in which it is located, either at the effective date of this ordinance or as a result of subsequent amendments to this ordinance.

Nonconforming Use.

Any lawful use of a building, land or structure which does not conform to applicable regulations of this ordinance, and those regulations which determine a nonconforming structure, either at the effective date of this ordinance or as the result of subsequent amendments to the ordinance. No principal use shall, however, be deemed nonconforming because of failure to provide required accessory off-street parking or loading spaces, nor because of the existence of accessory signs, business entrances, or show windows which are themselves nonconforming uses. A nonconforming structure in combination with a nonconforming use shall be treated as a nonconforming use.

**14.13.2. Continuing Existing Nonconforming Uses and Structures.**

Except as hereinafter specified, any nonconforming use or nonconforming structure may be continued, provided, however, that this subsection does not apply to any use, building, or structure established in violation of any zoning ordinance previously in effect in Deer Park unless said use, building, or structure now conforms with this ordinance.

SECTION 14 – GENERAL PROVISIONS

**14.13.3. Use or Structure Previously Nonconforming.**

Any use or structure which was previously nonconforming and which becomes conforming by virtue of a change in the use or structure, or at the effective date of this ordinance, or by virtue of subsequent amendments thereto, shall not be controlled by the provisions set forth herein applying to nonconforming uses or structure.

**14.13.4. Limitations on Nonconforming Uses.**

No nonconforming use of a building, structure, or land shall be changed, extended, reconstructed, enlarged, moved, or structurally altered, unless:

Such change is required by law or order; or

The use thereof is changed to a use permitted in the district in which such building, land, or structure is located; or

Authority has been granted by the board of adjustment to extend a nonconforming use throughout those parts of a building which were manifestly designed or arranged for such use prior to the date when such use became nonconforming, if no structural alterations, except those required by law, are made therein.

Whenever a nonconforming use has been changed to a conforming use, such use shall not thereafter be changed to a nonconforming use.

**14.13.5. Limitations on Nonconforming Structures.**

No nonconforming structure shall be changed, extended, reconstructed, enlarged, structurally altered, or moved so as to extend the degree of nonconformity, unless:

The building line of a principal structure is continued alongside the side lot line, where such building line is nonconforming, and only if it is an extension of the same building line and does not further reduce the separation from the side lot line at any point, provided no other applicable regulations are violated by such extension; or

The mean height of the roof line on an addition otherwise permitted does not exceed the average of the permitted height and the height of the nonconforming structure at the point of connection.

**14.13.6. Cessation of Use of Building or Land.**

A lawful nonconforming use of a building, structure, or land that has been discontinued for a period of three calendar months shall not thereafter be resumed.

**14.13.7. Discontinuance of a Nonconforming Open Use of Land.**

A nonconforming agricultural, commercial, or industrial open use of land shall be discontinued within one year from the effective date of this ordinance. Any such nonconforming use of land which becomes nonconforming by reason of any subsequent amendment to this ordinance shall also be discontinued one year from the date of such amendment.

**14.13.8. Reserved.**

**Editor's note—** Provisions pertaining to the discontinuance of nonconforming signs were deleted pursuant to Section 10 of Ord. No. 1011, adopted August 21, 1973, which provided for the repeal of all provisions of Ord. No. 819 (App. A) relating to signs.

SECTION 14 – GENERAL PROVISIONS

**14.13.9. Replacement of Damaged or Destroyed Nonconforming Uses or Structures.**

Any nonconforming building or structure damaged more than 50 percent of the assessed valuation for tax purposes by the City of Deer Park, exclusive of foundations, by fire, flood, explosion, wind, earthquake, war, riot, or other calamity or Act of God, shall not be restored or reconstructed and still be used as a nonconforming use, or in such a manner that it will continue to be a nonconforming structure.

**14.13.10. Repairs to Nonconforming Uses; Limitation.**

Such repairs and maintenance work as are required to keep it in sound condition may be made to a building or structure devoted to a nonconforming use, provided that no structural alterations shall be made except such as are required by law or ordinance. Except as otherwise provided elsewhere in this ordinance, the total structural repairs and alterations that may be made to a building or structure devoted to a nonconforming use shall not, during its lifetime subsequent to the date of its becoming a nonconforming use, exceed 50 percent of reproduction new-minus-depreciation value, unless such building or structure is changed to a conforming use.

**14.13.11. Amortization of Nonconforming Uses.**

The lawful nonconforming use of any building or land existing at the time of the enactment of this ordinance may be continued for such definite periods of time and subject to such regulations as to maintenance of premises and conditions of operation as the board of adjustment may reasonably require for the protection of adjacent property and the ultimate removal of such nonconforming use, it being the declared purpose of this ordinance that nonconforming uses be eliminated and required to conform to the uses prescribed by this ordinance, having due regard for the property rights of the owners of the property on which any such nonconforming use exists and for the rights of the adjacent property owners, and in this connection the board of adjustment may, upon its own motion, or upon causes presented by any interested property owner and following due notice and hearing, where circumstances warrant, taking into consideration the general character of the neighborhood and the necessity for all property within a zoning district to conform to the regulations of this ordinance for such district, require the discontinuance of any nonconforming use in any residential zone under any plan, whereby the full value of the nonconforming structures used in connection with any such nonconforming use can be amortized within a definite period of time, or if there be no such nonconforming structures on the land, then within a definite period of time, not less than one (1) year after the date of such order. All such orders shall be binding on subsequent purchasers.

**14.13.12. Preserving Rights in Pending Litigation and Violations Under Existing Ordinances.**

By the passage of this ordinance, no presently illegal use shall be deemed to be legalized unless specifically such use is a conforming use under this ordinance. Otherwise, such use shall remain a nonconforming use or, an illegal use, as the case may be. It is further the intent and declared purpose of this ordinance that no offense committed, and no liability, penalty, or forfeiture, either civil or criminal, incurred prior to the time the present zoning ordinance was adopted shall be discharged or affected by such adoption; but prosecutions and suits for such offenses, liabilities, penalties or forfeiture may be instituted or causes presently pending proceeded within all respects as if this ordinance had not been adopted.

SECTION 15 – ZONING DEVELOPMENT REVIEW BODIES

## **Section 15. Zoning Development Review Bodies**

### **15.01 City Council**

### **15.02 Planning and Zoning Commission**

#### **15.02.1. Establishment**

**Charter and Code Citations** – establishes the standards governing the Planning and Zoning Commission.

### **15.03 Board of Adjustment**

#### **15.03.1. Establishment**

Pursuant to Texas Local Government Code Section 211.008, the City Council may provide for the appointment of a Board of Adjustment. The City Council may authorize the Board of Adjustment to act on cases established in Texas Local Government Code Section 211.009 and 211.010.

### **15.04 Summary of Approval Authority**

SECTION 16 – ZONING APPLICATION SUBMITTAL AND PROCESSING PROCEDURES

## **Section 16. Zoning Application Submittal and Processing Procedures**

### **16.02 General Application Processing**

#### **16.01.1. Universal Application Contents**

1. Application Forms

The City is hereby authorized to prepare application forms that include information requirements, checklists, architectural or engineering drawing sizes, applicant contact information, and any other information necessary to show compliance with City codes.

2. Information for All Applications

All Applications shall contain the following information and shall be signed stating that the Applicant believes the information contained therein is true to the best of his or her knowledge:

- a) Identification of property owner and authorized agent;
- b) Description of the property and the nature of the development that is the subject of the application;
- c) Identification of all zoning classification for the property;
- d) Identification of all pending legislative applications for the property;
- e) Identification of decisions on all quasi-judicial or administrative Applications for the property that remain in effect;
- f) Identification of all accompanying Applications;
- g) Identification of all pending or accompanying requests for relief;
- h) Demonstration of compliance with prior approved permits; and
- i) Application signed by the owner of an interest in the land subject to the Application, or the owner's designated agent.

#### **16.01.2. Universal Application Fees**

1. Every Application shall be accompanied by the prescribed fees set forth in the City's adopted Fee Schedule.
2. A required fee is not refundable.
3. The Fee Schedule may be amended from time to time per procedures established by the City Council.

#### **16.01.3. Payment of all Indebtedness Attributable to the Subject Property**

1. No Application shall be accepted or reviewed for completeness from a person who owes delinquent taxes, assessments, any fees, or is otherwise indebted to the City until the taxes, assessments, debts, or obligations shall have been first fully discharged by payment, or until an arrangement has been made for the payment of such debts or obligations.
2. It shall be the Applicant's responsibility to provide evidence or proof that all taxes, fees, etc. have been paid, or that other arrangements have been made for payment of said taxes, fees, etc.

#### **16.01.4. Action by Director of Public Works or other designee**

1. Circulate and Compile Comments

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 16 – ZONING APPLICATION SUBMITTAL AND PROCESSING PROCEDURES

After the determination of completeness has been established, the Director of Public Works or other designee shall circulate the Application to all other administrative officials and departments whose review is required for a decision on the Application and shall compile the comments and recommendations.

2. Decision Rendered, If Applicable

For Applications where the Director of Public Works or other designee decides the approval/disapproval of an application, she shall render a decision in the time prescribed for the applicable Application.

3. Forward Application and Provide Notification

- a. In cases where the Director of Public Works or other designee does not decide an Application, the Director of Public Works or other designee shall forward the Application for review to the appropriate advisory board/commission or City Council, and shall prepare a report to such board or commission, or the City Council, including the compilation of any comments and recommendations by other administrative officials.
- b. If applicable, the Director of Public Works or other designee also shall prepare required and schedule the Application for decision within the time (if any) and in the manner required by this Zoning Ordinance.

**16.01.5. Action by the City**

Unless otherwise prescribed by State law, City Code, or City Charter, an Application shall be decided by majority vote of a quorum of the members of the board, commission, or the City Council.

**16.01.6. Conditions**

The City may attach such conditions to the approval of an Application as are reasonably necessary to ensure compliance with applicable requirements of this zoning ordinance.

**16.02 Pre-Application Meeting**

**16.02.1. Purpose**

1. The Pre-Application Meeting is intended to allow for the exchange of non-binding information between the Applicant and City Staff to ensure that the Applicant is aware of pertinent City development regulations and processes.
2. The Pre-Application Meeting provides an opportunity for the Applicant and City Staff to discuss major development considerations such as utilities, roadways, drainage concerns, Comprehensive Plan elements, specific neighborhood characteristics, and historic information.
3. This exchange of information is intended to promote an efficient and orderly review process. However, the applicant remains responsible for ensuring compliance with all regulations, at every level, for the development approvals sought. Failure to mention or discuss a regulation, requirement, or ordinance at a pre-development meeting does not eliminate the need to comply with all requirements.

**16.02.2. Pre-Application Conference before the Submission of Plans and Applications**

1. Prior to formal submittal of any required plan or Application, the Applicant is encouraged to consult with the Director of Public Works or other designee, the Building Official, and any other

SECTION 16 – ZONING APPLICATION SUBMITTAL AND PROCESSING PROCEDURES

pertinent City Staff in order for the Applicant to become familiar with the City's development regulations and the development process.

2. An applicant's land planner, engineer, surveyor, or other qualified professional may represent the applicant at the pre-application meeting.

## **16.01 Complete Applications**

### **16.03.1. Applicability**

The following procedures shall apply to any zoning related plan or Application that is required by the City and is submitted in accordance with this Zoning Ordinance.

### **16.03.2. Determination of Completeness for Zoning Related Applications**

Every required Application shall be subject to a determination of completeness by the Director of Public Works or other designee.

1. Acceptance Standards

The Application shall only be accepted by the Director of Public Works or other designee for processing when it is accompanied by all documents required by, and prepared in accordance with, the requirements of this Zoning Ordinance. A typographical error shall not, by itself, constitute an incomplete Application.

2. Acceptance shall not Constitute Compliance

A determination of completeness shall not constitute a determination of compliance with the substantive requirements of this Zoning Ordinance.

3. Acceptance does not guarantee approval

There is no implied intent or guarantee that an accepted and completed

## **Section 17. Zoning Development Review Procedures**

### **17.01 Zoning Text and Map Amendments**

#### **17.01.1. Two Types of Zoning Amendments**

1. Zoning Map Amendment

A zoning map amendment, commonly called a rezoning, is a change or modification to the boundaries of any zoning district within the City's Official Zoning District Map.

2. Zoning Text Amendment

A zoning text amendment is the change of the regulations within this zoning ordinance.

#### **17.01.2. Process Requirements**

1. Zoning Amendments Require City Council Approval

The City Council may, from time to time, amend, supplement or change the boundaries of any district or districts, by adopting an ordinance amending the Official Zoning District Map, or by adopting an ordinance amending or changing the regulations established in this Chapter.

2. Planning and Zoning Commission Report Required

Before taking action on any proposed map or regulatory amendment the City Council shall submit the same to the Planning and Zoning Commission for its report.

3. Amendments to this Chapter that involve only procedural matters may be, but are not required to be, submitted to the Commission for their review and report.

#### **17.01.3. Planning and Zoning Commission Public Hearing Required**

1. The Planning and Zoning Commission shall hold at least one public hearing on any Application for any map or regulatory amendment or change prior to making a final report to the City Council.

2. In the case of a Zoning Map Amendment (Rezoning):

- a. Written notice of all public hearings before the Planning and Zoning Commission on a proposed amendment or change shall be sent to all owners of real property within two hundred (200) feet of the property on which the change is requested.

Notice shall be given not less than ten (10) days before the date set for hearing by posting notice, properly addressed and postage paid, to each taxpayer as the ownership appears on the last approved City tax roll or County tax roll for the area affected.

- b. Consistency between a map or text amendment and the Comprehensive Plan shall be required, or the Comprehensive Plan shall be amended.

- c. For selected zoning districts, each rezoning Application shall be accompanied by a Site Plan. See 9.08.C.1 Site Plans Related to Rezoning Applications to determine if a site plan is required.

#### **17.01.4. Sign Posting for a Zoning Map Amendment Related to a Particular Property**

1. At least ten (10) days prior to the public hearings by the Planning and Zoning Commission and City Council on a proposed map amendment, the Applicant shall cause a sign, clearly visible to passersby, to be placed and maintained on such property.

2. The sign shall state that the property is the detail of a map amendment/rezoning application, and shall contain the following information:

- a. Name, address and contact information of Applicant;
- b. Name, address and contact information of authorized representative;

SECTION 17 – ZONING DEVELOPMENT REVIEW PROCEDURES

- c. A description of the property; and
- d. A description of the district change sought.
- 3. The sign shall remain continuously posted on the property until the City Council has conducted its public hearing on the matter.
- 4. The applicant shall present, on the date of the public hearing, a photograph of the sign and an affidavit confirming that the sign has been posted and maintained as required by this section.

**17.01.5. City Council Public Hearing Required**

- 1. A public hearing shall be held by the City Council before adopting any proposed amendment.
- 2. Before the 15<sup>th</sup> day before the date of the hearing, notice of the time and place of the hearing must be published in the official newspaper or a newspaper of general circulation in the City.
- 3. The City Council shall not hold its public hearings or take action on any Zoning Map Amendment (Rezoning) or Zoning Text Amendment until it has received the report and recommendation of the Planning and Zoning Commission.

**17.01.6. Three-Fourths City Council Vote Required for Protested Amendments**

If any of the following conditions exist, then amendments shall not become effective except by a three-fourths (3/4) vote of the governing body.

- 1. Protest within the area designated for change:
  - a) The property owners, duly signed and acknowledged, of 20 % or more of the lots or land area included within a proposed amendment boundary.
- 2. Protest within the notice area:
  - a) The property owners, duly signed and acknowledged, of 20 % or more of the lots or land area within a two hundred 200 foot radius of the exterior boundary of the area included in a proposed amendment.

**17.02 Notice Requirements for Board of Adjustment Actions.**

**17.02.1. Application to the Board of Adjustment**

The Board of Adjustment shall hold a public hearing on all applications submitted to it, and written notice of a public hearing shall be sent by the secretary of the Board to the applicant and to all other persons identified in the application or determined by the Board to be affected, and to all owners of real property lying within 200 feet of the property identified in the application, as the ownership appears on the last approved city tax roll. Notice shall be given not less than ten days before the date set for hearing. Such notice may be served by depositing the same, properly addressed and postage paid, with the U.S. Mail.

Notice shall also be given by publishing the same in a newspaper of general circulation in the City at least ten days prior to the date set for hearing, which notice shall state the time and place of such hearing.

SECTION 17 – ZONING DEVELOPMENT REVIEW PROCEDURES

**17.02.2. Signs At least ten (10) days prior to the public hearing before the Board, the Applicant shall cause a sign, clearly visible to passersby, to be placed and maintained on such property.**

- a. The sign shall state that the property is the subject of a map amendment/rezoning application, and shall contain the following information:
  - i. Name, address and contact information of Applicant;
  - ii. Name, address and contact information of authorized representative;
  - iii. A description of the property; and
  - iv. A description of the relief sought from the Board of Adjustment.
- b. The sign shall remain continuously posted on the property until the Board has conducted its public hearing on the matter.
- c. The applicant shall present, on the date of the public hearing, a photograph of the sign and an affidavit confirming that the sign has been posted and maintained as required by this section.

**17.03 Creation of Building Site**

**17.03.1. Conditions Required for Building Site, Tract, or Lot Creation**

No permit for the construction of a building or buildings upon any tract or plot shall be issued until a building site, building tract, or building lot has been created by compliance with one of the following conditions.

1. Approved Plat of Record  
The lot or tract is part of a Plat of record, properly approved by the City, and filed with the County.
2. Approved Site Plan  
The Plat or tract is all or part of a Site Plan officially approved by the City, and compliance has been made with provisions and improvements required to meet the standards established for the platting of land.

**17.03.2. Building Permit Issuance Requires a Plat of Record**

A Plat of record shall be created prior to the issuance of a Building Permit.

**17.04 Certificates of Occupancy and Compliance**

**17.04.1. Applicability**

Any building except single-family residences hereafter erected, converted or structurally altered shall not be used, occupied or changed in use and no land may be used or changed in use to other than a single-family residence until a certificate of occupancy and compliance shall have been issued by the building official or code enforcement administrator of the City stating that the building or proposed area of land or building complies with the provisions of this Chapter and other building laws of the City. Application for a certificate of occupancy and compliance shall be made on a form suitable for the purpose. Except where the application is made coincident with the application for a building permit, said application shall be accompanied by a fee of \$10.00 to pay for the cost of determining compliance with applicable codes and for the cost of issuing said certificate, which fee shall not be refundable.

SECTION 17 – ZONING DEVELOPMENT REVIEW PROCEDURES

**17.04.2. Process**

1. A certificate of occupancy and compliance shall be applied for coincident with the application for a building permit and will be issued within ten days after the completion of the erection, alteration or conversion of such building or land provided such construction or change has been made in complete conformity to the provisions of this Chapter.
2. A temporary certificate of occupancy shall be issued by the building official when it is requested by the builder for the purpose of enabling the intended occupant to proceed with the installation of fixtures and appliances to be used in conjunction with the occupancy, providing the intended use is in compliance with the provisions of this Chapter. Said temporary certificate of occupancy shall expire ten days after the completion and final inspection of the building.
3. All existing or hereafter created nonconforming uses shall obtain certificates of occupancy within 18 months of the effective date hereof. An occupancy permit shall be considered evidence of the legal existence of a nonconforming use as contrasted to an illegal use and violation of this Chapter.

**17.04.3. Recordation**

A record of all certificates of occupancy shall be maintained on file in the office of the building official of the City and copies shall be furnished on request to any person having a proprietary or tenancy interest in the building or land affected.

**17.017 Site Plans**

**17.05.1. Purpose**

The purpose of the Site Plan process is to establish a procedure for coordinating and verifying improvements to properties. Through Site Plan review, zoning standards and other applicable municipal standards or ordinances that may apply to specific site development can be uniformly implemented by the City for townhome, multi-family, and nonresidential development. This process is intended to promote, among other items, the efficient and harmonious use of land, safe and efficient vehicular and pedestrian circulation, parking and loading, lighting, screening, open space, landscaping, and natural features.

**17.05.2. Applicability**

1. Processing and Timing: Two Different Types of Site Plans Exist
  - a) Site Plans Related to Rezoning Applications
  - b) Site Plans Related to Building Permit ApplicationsNo Building Permit shall be issued for any applicable developments or any on-site construction/development activity shall occur unless a Site Plan is first approved by the City.
2. Effect

No Certificate of Occupancy and Compliance shall be issued unless all construction and development conform to the Site Plan as approved by the City.

**17.05.3. Approval and Process**

1. Site Plans Related to Rezoning Applications

The approval of a Site Plan related to a rezoning Application requires the following:

  - a) Review by the Director of Public Works or other designee and Building Official,

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 17 – ZONING DEVELOPMENT REVIEW PROCEDURES

- b) A recommended action by Planning and Zoning Commission for the Council's consideration, and
- c) Approval by the City Council.
- 2. Site Plans Related to Building Permit Applications  
The approval of a Site Plan related to a Building Permit or construction/development Application requires the following:
  - a) Review by the Director of Public Works or other designee and Building Official, and
  - b) Approval by the Director of Public Works or other designee and Building Official.
- 3. Site Plan Process Overview  
The purpose of the Site Plan process is to:
  - a) Ensure compliance with adopted City development regulations and other applicable regulations that apply to the property for which the City has enforcement responsibility;
  - b) Promote safe, efficient and harmonious use of land through application of City-adopted design standards and guidelines;
  - c) Promote the vision established by the Comprehensive Plan;
  - d) Ensure adequate public facilities to serve development;
  - e) Coordinate and document the design of public and private improvements to be constructed;
  - f) Prevent or mitigate adverse development impacts, including overcrowding and congestion;
  - g) Aid evaluation and coordination of land subdivision, including the granting of easements, ROW, development agreements and provision of surety;
  - h) Identify and address environmental concerns (floodplain, drainage, trees, topography, etc.); and
  - i) Promote the public health, safety and welfare.

**17.05.4. Submission of Site Plan Applications**

- 1. Coordinating Official  
Applications for approval of plans required must be submitted to the:
  - a. The Director of Public Works or other designee for Site Plans Related to Rezoning Applications or,
  - b. The Building Official for Site Plans Related to Building Permit Applications.
- 2. Calendar of Official Processing Dates  
A calendar of official processing dates for items requiring City review, Planning and Zoning Commission recommendation, and City Council approval shall be published by the City each calendar year.
- 3. Other Regulations for Applications  
Applications are also governed by Section 18 Zoning Application Submittal and Processing Procedures.

**17.05.5. Site Plan**

- 1. Site Plan Application Procedure and Requirements
  - a. Site Plan Pre-Application Meeting
    - i. Before preparing a Site Plan, the Applicant may meet with the Director of Public Works or other designee and/or Building Official to review the general procedures for approval and to review the concept of the proposed development, if desired by Applicant.
    - ii. No Application for a permit may be submitted to or accepted for filing during the meeting.
  - b. Site Plan General Application

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 17 – ZONING DEVELOPMENT REVIEW PROCEDURES

The property owner or authorized agent shall file an Application for the approval of a Site Plan. This Application shall include the information listed on the Site Plan Application Form, which shall be created and maintained by the Director of Public Works or other designee.

c. Site Plan Additional Information

The following plans may be required to be submitted with a Site Plan Application and approval is necessary prior to final authorization for development:

- i. Final Plat or Replat,
- ii. Engineering plans or Construction Plans,
- iii. Traffic Impact Analysis, if applicable,
- iv. Façade Plan, if required,
- v. Landscape plans, if required,
- vi. Flood Study, if required, and
- vii. Other approvals as required by ordinance or resolution.

d. Site Plan Standards of Approval

i. Site Plan Approval

The City Council, Director of Public Works or other designee or Building Official, using the review and approval process outlined in Section 9.08.C.1 and 9.08.C.2 respectively, may approve, conditionally approve, table or deny a Site Plan based upon the criteria listed below.

ii. Approval Criteria

- a) Conformance with the Comprehensive Plan and adopted design guidelines.
- b) Compliance with the Zoning Ordinance regulations and other applicable regulations and previously approved, valid plans for the property.
- c) The design and location of off-street parking and loading facilities to ensure that all such spaces are usable and are safely arranged.
- d) The width, grade and location of streets designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings.
- e) The use of landscaping and screening to provide adequate buffers to shield lights, noise, movement or activities from adjacent properties when necessary, and to complement the design and location of buildings and be integrated into the overall site design.
- f) The location, size and configuration of open space areas to ensure that such areas are suitable for intended recreation and conservation uses.
- g) Protection and conservation of soils from erosion by wind or water or from excavation or grading.
- h) Protection and conservation of water courses and areas subject to flooding.
- i) The adequacy of streets, water, drainage, wastewater, storm water facilities, garbage disposal and other utilities necessary for essential services to residents and occupants.
- j) The design of adjacent public street improvements and ROW including existing or proposed deceleration lanes, median openings and left turn bays, location of driveways, drive aisles, cross access between internal developments, and access to properties adjacent to the subject site.
- k) The City shall not take action on a Site Plan for property where City taxes are delinquent.

e. Site Plan Effect

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 17 – ZONING DEVELOPMENT REVIEW PROCEDURES

- i. Approval of a Site Plan is the City's authorization to apply for or for the issuance of Building Permits, depending on the specific case.
  - ii. During the time the Site Plan remains valid, the City shall not apply any additional requirements concerning building placement, streets, drives, parking, landscaping or screening.
  - iii. Site Plan approval is separate and distinct from other permits and approvals as may be required by the City and other regulatory agencies.
  - iv. Approval of a Site Plan shall not affect other applicable regulations concerning development and land use.
  - v. Except where authorized by ordinance, a Site Plan may not be used to approve a variance to development regulations.
  - vi. Where an approved plan conflicts with an adopted regulation and no Zoning Variance or Zoning Special Exception is expressly approved, the regulation shall apply.
- f. Site Plan Lapse
- i. One (1) Year Effective Period
    - a) The approval of a Site Plan shall be effective for a period of one (1) year from the date of filing of the Application. At the end of this time, the Site Plan shall expire unless the Applicant demonstrates to the Director of Public Works or other designee that progress has been made towards completion of the project for which the Site Plan was approved.
    - b) Submission and receipt of approval of engineering plans and Building Permits prior to expiration of the Site Plan shall be evidence of Progress Towards Completion.
    - c) However, if engineering plans and permits have been approved only for a portion of the property or if the Progress Towards Completion is only for a portion of the property and/or improvements, the Site Plan for the remaining property and/or improvements shall expire.
  - ii. Expired Site Plans
    - a) Upon expiration of a Site Plan, the Applicant shall be required to submit a new Site Plan subject to the then existing regulations.
    - b) Site Plan approval shall expire upon completion of the improvements shown on the plan. Permits must remain valid during the construction process.
    - c) Subsequent additional development, site modifications and redevelopment shall be permitted. Additional Development and Redevelopment shall be considered a new project subject to the then existing ordinances, laws and regulations of the City.

**17.05.6. Site Plan Amendments**

As changes are proposed to an approved Site Plan, an Applicant shall comply with the following review and approval processes.

1. Revised Site Plan

- a) A revised Site Plan shall be required for realignments of drive aisles and fire lanes, increase in buildings area of 1,000 SF or more, increase of building height, decrease in the proximity to an adjacent (off-site) residential use, and the addition or removal of more than 20 parking spaces.
- b) The revised Site Plan shall be considered a new project and shall be evaluated under regulations in effect at the time the Application is submitted.
- c) The revised plan may require approval by the City Council.
- d) The revised Site Plan shall expire one (1) year from the date of approval.

SECTION 17 – ZONING DEVELOPMENT REVIEW PROCEDURES

- e) Construction Plans building plans associated with the project that have been submitted or approved shall be updated accordingly with the approval. The construction of the modified improvements shall not occur until after the approval of a revised Site Plan.
  - f) Depending on the changes proposed, other approvals may be required, such as but not limited to landscape plans and plats.
2. Minor Expansions Redevelopment
- Minor expansions may be approved by the Director of Public Works or other designee.

**17.05.7. Revocation of Site Plan Approval**

The City Council may revoke approval of a Site Plan if it determines that the conditions of the approval have not been met or if the plan contains, or is based upon, incorrect information or if it is determined that it was obtained using fraud or deceit.

**17.05.8. Design Standards and Specifications**

The following design standards and specifications, as they exist or may be amended, are required in addition to the design standards and specification set forth in this Zoning Ordinance:

- 1. Subdivision Ordinance;
- 2. Fire Code;
- 3. Engineering Standards;
- 4. Building Code; and
- 5. Any additional design standards and specifications approved by the City Council.

**17.06 Planned District (PD) Application and Review**

**17.06.1. Applicability**

After a public hearing following proper notice as prescribed by law to all parties affected, and after recommendation from the Planning and Zoning Commission, the following types of planned districts may be created:

- 1. Civic center and community center.
- 2. Housing development.
- 3. Industrial district on tracts of ten acres or more.
- 4. Medical center and hospital.
- 5. Office center.
- 6. Recreation center.
- 7. Shopping center on tracts of three acres or more.
- 8. Transition district as an extension of an existing district whereby the provision of off-street parking, screening walls, open space and planting would create a protective transition between a lesser and a more restrictive district.

**17.06.2. Site Plan**

- 1. In establishing a planned district, the City Council shall require a site plan of the development, which shall be part of the ordinance creating the planned district.
- 2. The required plan and ordinance shall set forth the requirements for ingress and egress to the property, public or private streets or drives, sidewalks, utilities, drainage, parking space, height of building, maximum lot coverage, yards and open spaces, screening walls or fences and other

SECTION 17 – ZONING DEVELOPMENT REVIEW PROCEDURES  
development and protective requirements considered necessary to create a reasonable transition to and protection of the adjacent property.

**17.06.3. Effect and Imposed Conditions**

In approving the planned district the City Council may impose conditions on the standard of development, which shall be complied with before a certificate of occupancy is issued for the use of land or any structure which is part of the planned district. Any conditions shall not be construed as conditions precedent to the approval of the zoning amendment, but shall be construed as conditions precedent to the granting of a certificate of occupancy.

**17.07 Specific Use Permits (SUPs)**

**17.07.1. General**

The uses listed under the various districts within the Use Chart as Specific Use Permits (SUPs) are so classified because they may have adverse effects or more intensely dominate the area in which they are located than do other uses permitted in the district. The rezoning process allows City to review specific uses at a specific location and determines the appropriateness on a case-by-case basis.

**17.07.2. Specific Use Permit Application Process**

1. Compatibility Conditions

- a. The Planning and Zoning Commission and City Council may require conditions and safeguards as necessary to protect adjoining property.
- b. A use allowed by a Specific Use Permit shall be in general conformance with the Comprehensive Plan and contain such requirements and safeguards as are necessary to protect adjoining property.

2. Required Information

- a. Each application shall be accompanied by a Site Plan (see 9.08 Site Plans) and other information required by this Zoning Ordinance, including the items below.
- b. A detailed description of the intended use of the property.
- c. The availability and location of off-street parking.
- d. The projected amount of additional traffic generated in and around the property, the types of vehicles anticipated that will be visiting the property, the likely changes in traffic patterns, and the possible impact such changes in traffic will have on properties within 500 feet of the subject property.
- e. The proposed number of occupants or users of the property and the proposed hours of occupancy.
- f. If the proposed use will require deliveries of goods to the property, provide the proposed location of loading/unloading areas.
- g. Whether the proposed use requires any type of state or federal license or permit to operate, what type of license or permit is required, and whether the license or permit has been received.
- h. The number and locations of properties within one-half mile of the applicant's property that have the same or similar use(s) as the proposed by the applicant.
- i. The Planning and Zoning Commission or City Council may reasonably require additional information, operating data and expert evaluation concerning the location and function and characteristics of any building or use proposed.

SECTION 17 – ZONING DEVELOPMENT REVIEW PROCEDURES

**17.07.3. Specific Use Permit Regulations**

1. In recommending that a Specific Use Permit be granted, the City Council shall determine that such uses are harmonious and adaptable to structures and uses of abutting property, and other property in the vicinity of the premises under considerations, and shall consider the following factors:
  - a. Safety of the motoring public and of pedestrians using the facility and the area immediately surrounding the site;
  - b. Adequate means of ingress and egress to public streets or approved access easements and appropriate paving widths of streets, alleys and sidewalks to accommodate traffic generated by the proposed use;
  - c. Adequate provisions for drainage;
  - d. Adequate off-street parking and loading;
  - e. Safety from fire hazard and measures for fire control;
  - f. Protection against negative effects of noise, glare and lighting on the character of the neighborhood, protective screening and open space;
  - g. Heights of structures; and
  - h. Compatibility of buildings and such other measures as will secure and protect the public health, safety, and general welfare.
2. In granting a Specific Use Permit, the City Council may impose reasonable conditions, including time limits that shall be complied with by the owner, grantee, or tenant of any portion of the property.

**17.07.4. Specific Use Permit Expiration and Extension**

1. Specific Use Permit Expiration
  - a. An SUP shall automatically expire if a Building Permit is not issued and construction begun within six (6) months of the granting of the SUP.
2. Specific Use Permit Extension
  - b. The City Council may authorize an extension beyond the six (6) months upon recommendation by the Director of Public Works or other designee.

**17.07.5. Amendments Required for Changes**

No building, premise, or land used under an SUP Ordinance may be enlarged, modified, structurally altered, or otherwise significantly changed, unless an amendment to the approved SUP is granted for such enlargement, modifications, structural alteration, or change.

SECTION 18 – ZONING RELIEF PROCEDURES

## Section 18. Zoning Relief Procedures

### 18.01 Zoning Regulation Appeal

#### 18.01.1. Types of Appeals

The following are the type of **Zoning Regulation Appeals** contained within the Zoning Ordinance.

1. Appeal of a City Administrative or Interpretive Decision
  - a. Any person, department, board, or bureau of the City affected by any administrative officer acting pursuant to the Zoning Ordinance regulations may appeal to the **Board of Adjustment**.
  - b. In exercising the Board's authority herein, the **Board** may reverse or affirm, in whole or in part, or modify the City administrative official's order, requirement, decision, or determination from which an appeal is taken and make the correct order, requirement, decision, or determination, and for that purpose the Board has the same authority as the City's administrative official.

#### 18.01.2. Public hearings shall be held Appeal Cases not within the Jurisdiction of the Board of Adjustment

1. The Board of Adjustment shall not have jurisdiction to consider any question that concerns or affects in any way the following:
  - a. The building material of any structure where regulated;
  - b. The size and percentage of coverage of any lots;
  - c. The height, setback, materials or openness of any fences;
  - d. The determination of what constitutes the front, side or rear yard of a lot or lots;
  - e. The requirements of on-site or off-site parking, or
  - f. Vested rights determinations.
2. Appeal of Specific Administrative Decisions for Consideration by the City Council
  - a. Any appeals of administrative decisions that concern or affect the matters shall be appealed to the City Council for consideration.
  - b. The processing procedures for the City Council shall be the same as for the Board of Adjustment.

#### 18.01.3. Appeals Procedure to the City Council or Board of Adjustment

1. **Timing and Fee**. Appeal to the Board of Adjustment shall be taken within 30 calendar days from the date of the decision by filing with the Director of Public Works or other designee from whom the appeal is taken and with the Director of Public Works or other designee a notice of appeal specifying the grounds thereof, and by paying a filing fee at the office of the Director of Public Works or other designee at the time the notice is filed.
2. **Transmission of Record**. The Director of Public Works or other designee shall transmit to the Board of Adjustment all the papers constituting the record upon which the action appealed from was taken.
3. **Stays of Proceedings**. An appeal stays all proceedings in furtherance of the action appealed from, unless the Director of Public Works or other designee certifies to the Board of Adjustment, that by reason of facts stated in the certificate a stay would, in the Director of Public Works or other designee's opinion, cause imminent peril to life or property.

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 18 – ZONING RELIEF PROCEDURES

4. Burden of Proof. The burden of proof shall be on the Applicant to establish the facts necessary, which the Board of Adjustment must find before granting any appeal as herein contained.
5. Limitation on Reapplications
  - a. When the Board of Adjustment has denied a proposal, no new applications of similar nature shall be accepted by the Board or scheduled for 12 months after the date of Board denial.
  - b. Applications that have been withdrawn at or before the board meeting may be resubmitted at any time for hearing before the Board, however a new application fee will be required in order to defray the costs of notice.

### **18.02 Zoning Variance**

The Board of Adjustment may authorize in specific cases a Zoning Variance from the terms of a zoning ordinance if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and so that the spirit of the ordinance is observed and substantial justice is done.

### **18.03 Zoning Special Exception**

The Board of Adjustment may hear and decide a Zoning Special Exception to the terms of a zoning ordinance. All special exceptions must be spelled out in this Chapter, or by amendment to this Chapter.

### **18.04 Fees.**

All fees for all types of applications, forms, plans, notifications, appeals, and petitions required under this zoning ordinance shall be established by the City Council within the adopted fee schedule.

## **Section 19. Enforcement**

### **19.01 Violation and penalty.**

Any person, firm or corporation who shall violate any of the provisions of this ordinance or who shall violate or fail to comply with any order or regulation made thereunder, or who shall build in violation of any detailed statement of specification or plans submitted and approved thereunder, or any certificate or permit issued thereunder, shall, for each and every violation and noncompliance respectively be deemed guilty of a misdemeanor and, upon conviction therefor, shall be fined in any sum not less than \$25.00 nor more than \$2,000.00 and each and every day that such violation or noncompliance shall exist shall be deemed a separate offense.

But in case, any person, firm, or corporation violates any of the provisions of this ordinance or the general law or fails to comply therewith, the City of Deer Park, in addition to imposing the penalties above provided, may institute any appropriate action or proceedings in court to prevent, restrain, correct or abate any illegal act, conduct, business, or use, in or about land; and the definition of any violation of the terms of this ordinance as a misdemeanor shall not preclude the City of Deer Park from invoking the civil remedies given it by law in such cases, but same shall be cumulative of and in addition to the penalties prescribed for such violation.

(Ord. No. 1679, § VIII, 11-1-1983)

### **19.02 Enforcement [official].**

It shall be the duty of the building official to enforce this ordinance and to refuse to issue any permit for any building or structure or the use of any premises which would violate any of the provisions hereof. Appeal from the decision of the building official may be made to the board of adjustment as provided herein.

SECTION 21 – ZONING DEFINITIONS

## Section 20. Amendments

### 20.01 General.

Reserved.

### 20.02 Application for amendment.

Who May Initiate Action. Amendments may be initiated by the City Council, Planning and Zoning Commission, or by an application of one or more property owners.

Accompanying Data. An application for an amendment by the property owner shall be filed with the Planning and Zoning Commission upon such forms and accompanied by such data and information as may be prescribed for the purpose by the Planning and Zoning Commission. When applicable, an accurate legal description and map of the land and existing building shall be submitted with the application. It shall be the responsibility of the applicant to indicate any applicable deed restrictions applying to subject property.

(Ord. No. 1715, § VIII, 3-20-1984)

Application Fee. Each application by a property owner or their (his) designated agents shall be accompanied at the time of filing by a \$400.00 fee.

(Ord. No. 1830, § 10, 11-19-1985; Ord. No. 2916, § I(g), 9-16-2003)

Wherever the entire application for alteration or change hereunder is withdrawn before publication of notice is ordered to be given of the hearing before the City Council, the unused portion of the application fee paid shall be refunded to the applicant.

### 20.03 Attendance at hearings.

Each application for amendment by a property owner must contain the name of the owner's designated agent or attorney if the owner is to be represented by some other person. The owner, his designated agent or attorney shall attend all public hearings which are required by this section.

(Ord. No. 1830, § 7, 11-19-1985)

### 20.04 Hearing and notice; Planning and Zoning Commission.

Upon filing of an application for rezoning or upon the initiating of procedure for an amendment, the Planning and Zoning Commission shall hold a public hearing thereon as provided for herein.

Notice of public hearing: Notice of the time, place, and purpose of a public hearing before the Planning and Zoning Commission shall be given by United States mail and by publication in the official city newspaper, at least ten days prior to the date of said hearing, and if the amendment proposed changes the classification of any property, notice shall also be sent to applicant and to the owners of property any part of which lies within a radius of 200 feet of the property proposed for rezoning or reclassified. For this purpose, the tax records of the City of Deer Park shall be used. Where all property within the 200-foot distance is under the same ownership as the property proposed to be rezoned or reclassified, the owners of all property adjoining said property in the same ownership shall also be notified.

(Ord. No. 1715, § IX, 3-20-1984)

SECTION 21 – ZONING DEFINITIONS

**20.05 Action by Planning and Zoning Commission.**

At the conclusion of any public hearing, the Planning and Zoning Commission shall submit a report and recommendation on such proposed amendment to the City Council.

**20.06 Action by the City Council.**

Action on Planning and Zoning Commission recommendation: After receipt of a copy of any report and recommendation on any application or amendment, the City Council and the Planning and Zoning Commission shall hold a joint public hearing thereon. Notice of said public hearing shall be given by: (1) one publication in a newspaper of general circulation in the City of Deer Park, not less than 15 days prior to the time fixed for such hearing; and (2) at least 15 days before said hearing; and if the amendment proposed changes the classification of any property, notices are also to be sent by United States mail to applicant and to the owners of property any part of which lies within a radius of 200 feet of the property proposed for rezoning or reclassification. For this purpose, the tax records of the City of Deer Park shall be used. Where all property within the 200-foot distance is under the same ownership as the property to be rezoned or reclassified, the owners of all property adjoining said property in the same ownership shall also be notified. At the conclusion of the joint public hearing, the Planning and Zoning Commission may submit another report and recommendation on such proposed amendment to the City Council.

(Ord. No. 1715, § IX, 3-20-1984; Ord. No. 1830, § 8, 11-19-1985)

Protest. If a protest is made against proposed change in this ordinance signed by the owners of 20 % or more of either the area included in such proposed change, or those immediately adjacent in the rear thereof extending 200 feet therefrom, or of those directly opposite thereof extending 200 feet from the street frontage of such opposite lots, such amendment shall not become effective except by the favorable vote of three-fourths of all of the members of the City Council.

After action by the City Council. If the City Council votes to adopt an amendment to this ordinance, said amendment shall be filed in the office of the city secretary.

**20.07 Reapplication.**

No amendment, or repeal of any section of this ordinance which has been disapproved by the City Council, shall be again considered either by the City Council or the Planning and Zoning Commission on a petition by an applicant before the expiration of one year from the date of the final action by the City Council.

SECTION 21 – ZONING DEFINITIONS

## Section 21. Zoning Definitions

### 21.01 Terms and Words Defined.

For the purpose of this Zoning Ordinance, certain terms and words are to be used and interpreted as defined hereinafter. Words used in the present tense shall include the future tense; words in the singular number include the plural and words in the plural number include the singular, except where the natural construction of the writing indicates otherwise. The word shall is mandatory and not discretionary. The following are the Zoning Ordinance definitions.

1. Abandonment  
To cease or discontinue a use or activity, but excluding temporary or short-term interruptions to a use or activity during periods of remodeling, maintaining, or otherwise improving or rearranging a facility, or during normal periods of vacation or seasonal closure.
2. Abutting  
Adjacent, adjoining and contiguous to. It may also mean having a lot line in common with a ROW or easement, or with a physical improvement such as a street, waterline, park, or open space.
3. Access  
A means of approaching or entering a property, or the ability to traverse a property (such as in the use of the phrase "pedestrian access easement").
4. Accessory Building
  - a. In a residential district, a subordinate building used for a purpose customarily incidental to the main structure, but not involving the conduct of a business.
  - b. In a nonresidential district, a subordinate building incidental to the main structure.
  - c. Any structure, either attached or detached from the main dwelling, the use of which is incidental to that of the main structure and located on the same lot.
  - d. Accessory structures include, but are not limited to patio covers, arbors, gazebos, cabanas, outdoor kitchens and/or recreational fire enclosures, trellis, and structures/sheds or the like. A permit is required for all accessory structures.
5. Accessory Use  
A use that is clearly and customarily incidental and secondary to the permitted and Principal Use of land or building(s), and that is located upon the same lot, and that does not change the character thereof. The land/building area that is used for the accessory use is significantly less than that used for the primary use.
6. Acts of Nature  
An extraordinary interruption by a natural cause (such as a flood, tornado, hurricane, or earthquake) of the usual course of events that experience, prescience, or care cannot reasonably foresee or prevent.
7. Adjoining  
When used with respect to lots, properties, premises, districts, or other terms denoting land areas, having any portion of its perimeter in common with another lot, property, premises or district.
8. Adult Day-Care Services  
A facility that provides services under an Adult Day Care Program on a daily or regular basis, but not overnight, to four or more elderly or handicapped persons who are not related by blood, marriage, or adoption to the owner of the facility. Adult Day Services Center (also referred to as Adult Day Care Centers) must be licensed by the Texas Department of Human Services.

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 21 – ZONING DEFINITIONS

9. Agent  
Any person authorized by the licensee of a recreational park to operate or maintain such park under the provisions of this chapter.
10. Agricultural Use  
Land where the production, keeping, or maintenance for sale, lease, or personal use of plants and animals useful to man, including, forages and sod crops; grains and seed crops, dairy animals, poultry and livestock, including but not limited to ostriches, emus, buffalos, beef cattle, sheep, goats, mules, horses, and ponies.
11. Air-Conditioning and Warm Air Heating Equipment and Commercial and Industrial Refrigeration Equipment Manufacturing  
This industry comprises establishments primarily engaged in (1) manufacturing air-conditioning (except motor vehicle) and warm air furnace equipment and/or (2) manufacturing commercial and industrial refrigeration and freezer equipment. Uses include air-conditioning and warm air heating combination units manufacturing, humidifying equipment (except portable) manufacturing, air-conditioning compressors (except motor vehicle) manufacturing, refrigerated counter and display cases manufacturing, air-conditioning condensers and condensing units manufacturing, refrigerated drinking fountains manufacturing, dehumidifiers (except portable electric) manufacturing, snow making machinery manufacturing, heat pumps and manufacturing, soda fountain cooling and dispensing equipment manufacturing.
12. Aircraft Engine and Engine Parts Manufacturing  
This industry comprises establishments primarily engaged in one or more of the following:
  - a. Manufacturing aircraft engines and engine parts;
  - b. Developing and making prototypes of aircraft engines and engine parts;
  - c. Aircraft propulsion system conversion (i.e., major modifications to systems); and
  - d. Aircraft propulsion systems overhaul and rebuilding (i.e., periodic restoration of aircraft propulsion system to original design specifications).
13. Aircraft Parts and Auxiliary Equipment Manufacturing  
This industry comprises establishments primarily engaged in (1) manufacturing aircraft parts or auxiliary equipment (except engines and aircraft fluid power subassemblies) and/or (2) developing and making prototypes of aircraft parts and auxiliary equipment. Auxiliary equipment includes such items as crop dusting apparatus, armament racks, in-flight refueling equipment, and external fuel tanks.
14. Alcoholic Beverage Establishment  
Any establishment that derives 51 percent or more of its gross revenue on a quarterly basis from the sale or service of alcoholic beverages, as defined in the Texas Alcoholic Beverage Code, as amended, for on-premise consumption.
15. Alcoholic Beverages Sales for On-Premises Consumption  
Any sales of alcoholic beverages for premises consumption.
16. Alcoholic Beverages Sales for Off-Premises Consumption  
Any sales of alcoholic beverages for off-premises consumption.
17. All-Weather Surfaced Driveway  
A paved or cast-in-place, asphalt, or concrete driveway.
18. Alley  
A public ROW, not intended to provide the primary means of access to abutting lots, which is used primarily for vehicular service access to the back or sides of properties otherwise abutting on a street.
19. All-weather base/surface

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 21 – ZONING DEFINITIONS

A dust-free surface constructed of concrete or asphalt.

20. Amenity Center

A recreational facility, including, but not limited to, clubhouse, swimming pool, play area, operated for the exclusive use of private residents or neighborhood groups and their guests, and not the general public.

21. Ambulance Service

A privately-owned facility for the dispatch, storage, and maintenance of emergency medical care vehicles.

22. Amortization

Discontinuance of a nonconforming use of land or structure under any plan whereby the full value of the structure and facilities can be scheduled within a definite period of time to conform to the regulations of this Zoning Ordinance.

23. Amusement, Commercial (indoors)

An amusement enterprise wholly enclosed in a building that is treated acoustically so that noise generated by the enterprise is not perceptible at the bounding property line and including, but not limited to, a climbing wall center or billiard parlor.

24. Amusement, Commercial (outdoors)

An amusement enterprise offering entertainment or games of skill to the general public for a fee or charge wherein any portion of the activity takes place in the open including, but not limited to, a golf driving range, archery range and miniature golf course.

25. Antique Shop

An establishment offering for sale, within a building, articles such as glass, china, furniture or similar furnishing and decorations that have value and significance as a result of age, design and sentiment.

26. Art Gallery or Museum

An institution for the collection, display, distribution of objects of art, and that is sponsored by a public or quasi-public agency, and is open to the general public.

27. Art Supply Store

An establishment within a building offering for sale articles such as painting supplies, picture framing, brushes, artist easels, canvas, or similar supplies for various art forms.

28. Apartment

A suite of rooms or a room arranged and intended as a place of residence of a single person, a single family or a group of individuals living together as a single housekeeping unit, and equipped for the preparation of food.

29. Apartment, efficiency

An apartment consisting of not more than one habitable room, together with kitchen or kitchenette and sanitary facilities.

30. Apartment hotel

Any building containing both apartments and rooming units in some combination, having a desk or lobby attended 24 hours a day, and providing some services customary and appropriate to a hotel, such as maid and room service, but not having any public meeting room.

31. Appliance Rental

Generally a store where household appliances are rented or leased on a monthly payment plan.

32. Applicant

The person or entity responsible for the submission of an Application. The Application must be the actual owner of the property for which an Application is submitted, or shall be a duly authorized representative of the property owner. Also see Developer.

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 21 – ZONING DEFINITIONS

33. Application  
The package of materials, including but not limited to an Application Form, Plat, completed checklist, tax certificate, Construction Plans, special drawings or studies, and other informational materials, that is required by the City to initiate review and approval of a development project.
34. Application Form  
The written form (as provided by and as may be amended by the Director of Public Works or other designee) that is filled out and executed by the Applicant and submitted to the City along with other required materials as a part of an Application.
35. Approval  
a. Approval constitutes a determination by the official, board, commission or City Council responsible for such determination that the Application is in compliance with the minimum provisions of this Zoning Ordinance.  
b. Such approval does not constitute approval of the engineering or surveying contained in the plans, as the design engineer or surveyor that sealed the plans is responsible for the adequacy of such plans.
36. Armed Services Recruiting Center  
An office space occupied by a U.S. Army, Navy, Air Force, Marine, Coast Guard, and/or Merchant Marine recruiting center where phone calls are made, letters are written and mailed, and possible recruits are interviewed and enlisted in one of the service branches.
37. Arterial Street  
a. A street (also referred to as a thoroughfare) designated within the Comprehensive Plan.  
b. A principal traffic way more or less continuous across the City or areas adjacent thereto, intended primarily to provide for the movement of through traffic, and that shall act as a principal connecting street with highways as indicated in the Comprehensive Plan.
38. Articulation  
The visual variation to both the height and depth dimensions of a building through the use of materials, colors, fenestration and details.
39. Artificial barrier  
Any fence, hedge, shrub fence or hedge, a minimum of six feet in height and obstruction view to the extent of 100 %.
40. Artisan's Workshop  
An establishment used for the preparation, display, and sale of individually crafted artwork, jewelry, furniture, sculpture, pottery, leather-craft, hand-woven articles, and related items.
41. Assisted Living/Nursing Home  
A facility operated by a business or non-profit organization where ill or elderly people are provided with lodging and meals, with or without nursing care.
42. Automobile Body Shop  
A facility that provides collision repair services, including body frame straightening, replacement of damaged parts, and painting.
43. Automobile or Other Motorized Vehicle Sales and Services  
A business providing sales display and service of new and used motorized vehicles, including motorcycles, RVs, and boats – not including semi-truck or heavy truck sales.
44. Automobile Parts Store  
Stores selling new automobile parts, tires, and accessories.
45. Automobile Rental  
Storing or renting of automobiles and light trucks.
46. Automobile Service Garage (Major)

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 21 – ZONING DEFINITIONS

A facility for the general repair, rebuilding, or reconditioning of engines, motor vehicles, or trailers, or providing collision services including body, frame, or fender repair, and overall painting, where all work is conducted inside the building.

47. Automobile Service Garage (Minor)

A facility for routine automobile services or minor repairs, such as tire services, quick-lubes, batteries, with all work being conducted inside the building and within the same day.

48. Automobile service station

An establishment where gasoline, stored only in underground tanks, is dispensed directly to users of motor vehicles. The following activities are permitted as accessory uses to an automobile service station: the dispensing of oil, grease, antifreeze, tires, batteries, and automobile accessories directly to users of motor vehicles; tuning motors, making minor wheel and brake adjustments, waxing, polishing, and other minor servicing and repair; and washing of automobiles, provided that no chain conveyor, blower, steam cleaner or other mechanical device is employed. All other activities shall be prohibited, including, but not limited to: upholstering work, auto glass work, painting, welding, tire recapping, auto dismantling, auto sales, diesel fuel sales, and trucker's dormitories.

49. Bail Bond Services

A bail bond service or bondsman is any person or corporation that will act as a surety and pledge money or property as bail for the appearance of a criminal defendant in court.

50. Bakery (Retail)

An establishment primarily engaged in the retail sale of baked products for consumption off-site. The products may be prepared either on or off-site.

51. Ballroom Dancing

An establishment open to the general public for dancing.

52. Bank or Financial Institution

A freestanding building, with or without a drive-up window, for the custody, loan, or exchange of money; for the extension of credit; and for facilitating the transmission of funds.

53. Barber or Beauty Shop

A fixed establishment or place where one or more persons engage in the practice of barbering or cosmetology.

54. Base Flood

The regulatory requirement for the elevation or floodproofing of structures.

55. Basement

A story (or portion of a story) partly below curb level, with at least one-half of its height (measured from floor to ceiling) above curb level. On through lots, the curb level nearest to a story (or portion of a story) shall be used to determine whether such story (or portion of a story) is a basement.

56. Bed and Breakfast Inn

An owner or operator occupied residence with bedrooms providing overnight or otherwise temporary lodging for the general public for 96 hours or fewer. Typically, breakfast is the only meal served to guests.

57. Bike (Bicycle) Sales and Service

A facility where bicycles are assembled and sold, or repaired and serviced.

58. Block Face

~~The portion of a Block that abuts a street.~~

59. Block Length

~~The length of the Block Face between two intersections.~~

60. Board; Board of Adjustment

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 21 – ZONING DEFINITIONS

The board established pursuant to state law to hear appeals, variances, special exceptions and other matters under this chapter.

61. Boarding or Rooming House

A building other than a motel or hotel where, for compensation and by prearrangement for definite periods, meals or lodging are provided for three or more persons, but not to exceed eight persons.

62. Book Store

A retail establishment that, as its primary business, engages in the sale, rental, or other charge-for-use of books, magazines, newspapers, greeting cards, postcards, videotapes, computer software, or any other printed or electronically conveyed information or media.

63. Bookbinding

An establishment that practices the art or trade of binding books, but not to include the retail sale of books.

64. Bottling Works

An establishment that engages in the business of placing liquids (soft drinks, milk, juices, etc.) in bottles made of glass or plastic.

65. Bowling Alley

An establishment that devotes more than 50 % of its gross Floor Area to bowling lanes, equipment, and playing area. A bowling alley is wholly enclosed in a building that is treated acoustically so that noise generated by the enterprise is not perceptible at the bounding property line.

66. Brewery

An industrial use that brews ales, beers, meads, and/or similar beverages on site. Breweries are classified as a use that manufactures more than 15,000 barrels of beverage annually (all beverages combined)

67. Buffer zone

An area 150 feet in width adjacent to the ROW of all improved or open streets or residentially zoned areas which abut any shipping container storage yard. A buffer zone may be landscaped or used for buildings or parking area, but no shipping containers are to be stored thereon.

68. Buildable width or buildable depth

The width or depth respectively of that part of the lot not included within the yards or other open spaces herein required.

69. Building

Any structure built for support, shelter or enclosure of persons, animals, personal property, records or other movable property and when separated in a manner sufficient to prevent fire, each portion of such building shall be deemed a separate building.

70. Building Height

The vertical distance from natural ground to the average height of the highest roof surface.

71. Building Line

The rear line of a required front yard and the interior line of a required exterior side yard.

72. Building, Mixed-use

A building used partly for residential use and partly for commercial use and/or community facility use.

73. Bulk Plane

An imaginary enclosure restricting the height of a building or buildings on a lot.

74. Bulk warehouses

(Full dock high/multi-tenant.) When considered as one facility, the minimum size of warehouse shall total 20,000 SF and stored material shall be reshipped the same way that it arrived.

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 21 – ZONING DEFINITIONS

75. Building Official  
The Building Official of the City of Deer Park or his/her designee.
76. Building Permit  
A permit issued by the city before a building or structure is started, improved, enlarged or altered as proof that such action is in compliance with the city code.
77. Building Setback Line  
The line within a property defining the minimum horizontal distance between a building or other structure and the adjacent street ROW/property line.
78. Cabinet Shop  
A wood shop that does layouts, cutting, fitting and assembly of residential and commercial cabinets.
79. Camping trailer  
A recreational vehicle that is mounted on wheels and constructed with collapsible partial side walls that fold for towing by another vehicle and unfold for use. Such trailer is built on a single chassis mounted on wheels. Camping trailers are not allowed.
80. Carport  
A private garage which has no doors for the vehicular entrance and is walled on no side other than a side shared in common with the principal building. A carport may be either a part of a principal building or it may be a separate building.
81. Car Wash, Full Service  
A facility where a customer can have a motorcycle, automobile and light load vehicle washed in exchange for financial consideration.
82. Car Wash, Self Service  
A facility, typically coin operated, used by the customer to wash motorcycles, automobiles and light load vehicles.
83. Carnival, Circus or Tent Service (Temporary)  
Outdoor or indoor commercial amusement provided on a temporary basis.
84. Carpentry Shop  
A shop involving woodworking and the assembly of wood products.
85. Caterer or Wedding Service  
A service providing meals or refreshments for public or private entertainment for a fee.
86. Cement or Hydrated Lime Plant  
A plant that manufactures cement and/or hydrated lime for use in the construction industry, for the making of concrete mortar or plaster.
87. Cemetery or Mausoleum  
Property used for the interring of the dead.
88. Centerline of street or alley  
A line midway between the boundary ROW lines of a street or alley. Where the boundary ROW lines are irregular, the centerline shall be determined by the City Engineer.
89. Ceramic and Pottery Manufacturer  
Manufacturing site for ceramic and pottery goods, including dust, odor, and fume control.
90. Certificate of Occupancy and Compliance  
An official certificate issued by the City through the Building Official (in conjunction with a Building Permit) that indicates conformance with the City's rules and regulations and that authorizes legal use of the premises.
91. Child-Care: Foster Family Home (Independent)

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 21 – ZONING DEFINITIONS

A single independent home that is the primary residence of the foster parents and licensed to provide care for six or fewer children up to the age of 18 years.

92. Child-Care: Foster Group Home (Independent)

A single independent home that is the primary residence of the foster parents and licensed to provide care for seven to 12 children up to the age of 18 years.

93. Child-Care: Licensed Child-Care Center

An operation providing care for seven or more children younger than 14 years old for less than 24 hours per day at a location other than the permit holder's home.

94. Child-Care: Licensed Child-Care Home

A home where the primary caregiver provides care in the caregiver's own residence for children from birth through 13 years. The total number of children in care varies with the ages of the children, but the total number of children in care at any given time, including the children related to the caregiver, must not exceed 12.

95. Child-Care Listed Family Home

A home where the caregiver is at least 18 years old, and who provides care in her own home for compensation, for three or fewer children unrelated to the caregiver, ages birth through 13 years. Regular care is provided, which is care provide for at least four hours a day, three or more days a week, and more than nine consecutive weeks. The total number of children in care, including children related to the caregiver, may not exceed 12.

96. Child Care: Registered Child-Care Home

A home where a caregiver who provides regular care in her own home for not more than six children from birth through 13 years. Child day care can be provided for six additional school-aged children before and after the customary school day. The total number of children in care at any given time, including the children related to the caregiver, must not exceed

97. Church

A building, together with its accessory buildings and uses, where persons regularly assemble for religious worship, and which building, together with its accessory buildings and uses, is maintained and controlled by a religious body organized to sustain public worship.

98. Cigar Lounge

A business that sell a variety of cigars. It may also sell other tobacco products such as pipe tobacco or cigarettes, but this would generally be a minor part of their sales. They may also sell other tobacco accessories such as lighters, cigar boxes and containers, as well as cigar cutters and punches. In addition, this business may contain a lounge where persons can go to smoke cigars.

99. City

The City of Deer Park, Texas, together with all its governing and operating bodies.

100. City Attorney

The person(s) so designated by the City Council to provide oversight for and have legal responsibility for the City. This term shall also include any designee of the City Attorney.

101. City Council

The duly elected governing body of the City of Deer Park, Texas.

102. City Manager

The officially appointed and authorized City Manager of the City of Deer Park, Texas, and may include the City Manager's duly authorized representative or designee, per the City Manager's discretion.

103. City Secretary

The person(s) so designated by the City to provide clerical and official services for the City Council. This term shall also include any designee of the City Secretary.

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 21 – ZONING DEFINITIONS

104. City's Engineering Services Director  
The person(s) so designated by the **City** to provide oversight for and have responsibility of the City's Engineering Department. This term shall also include any designee of the City's Engineering Services Director.
105. Civic/Convention Center  
A building or complex of buildings used for cultural, recreational, athletic, convention, or entertainment purposes.
106. Clinic  
An establishment or offices in which a group of physicians, dentists, or other practitioners of the healing arts, and allied professional assistants are associated for the purpose of diagnosing and treating ill or injured persons. A clinic may include a medical or dental laboratory, but may not include facilities for providing room or board for patients, nor may a clinic include offices or facilities for veterinarians.
107. Club, private  
Any building, room, or premises occupied collectively by an association of persons for the promotion of some nonprofit common objective, which association operates under bylaws, is limited in membership, meets periodically, is controlled by a person or persons elected by the membership, does not have as a principal function one which is customarily carried on as a business, and whose facilities are available only to members and their guests and are not leased except to members for the use of said member and his guests.
108. Club, semiprivate  
Any building or portion thereof providing private dining, meeting, or similar social facilities which are restricted by membership or occupancy, which are not ordinarily open to the public at large, and which are operated partly or entirely for commercial purposes.
109. Clothing or Similar Light Manufacturing  
A business that buys bolts of cloth or fabric, cuts from patterns and sews into finished shirts, pants, dresses, and other pieces of clothing.
110. Collector Street  
A street that is continuous through several residential districts and is intended as a connecting street between residential districts and Arterial Streets, highways or business districts, and that may serve both through-traffic and local access functions.
111. College or University  
An academic institution of higher learning, accredited or recognized by the State, and offering a program of series of programs of academic study.
112. Computer and Peripheral Equipment Manufacturing  
Means establishments primarily engaged in manufacturing and/or assembling electronic computers, such as mainframes, personal computers, workstations, laptops, and computer servers; and computer peripheral equipment, such as storage devices, printers, monitors, input/output devices and terminals.
113. Commission  
The **Planning and Zoning Commission** of the City.
114. Common Access Route  
A private way which affords the principal means of access to individual recreational vehicle spaces or auxiliary buildings in a recreational vehicle park.
115. Community Center

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 21 – ZONING DEFINITIONS

A building dedicated to social or recreational activities, serving the city or neighborhood and owned and operated by the city, or by a non-profit organization to promoting the health, safety, and general welfare of the city.

116. Community Group Home

A community-based residential home with not more than six (6) persons with disabilities and two (2) supervisors residing in the home, and that otherwise meets the requirements of the Community Homes for Disabled Persons Location Act (*Chapter 123 of the Human Resources Code*).

117. Community Parks

Larger parks that may provide athletic fields, swimming pools, recreation centers, tennis courts, open areas, etc.

118. Concrete Block and Brick Manufacturing

Establishments primarily engaged in manufacturing concrete block and brick.

119. Concrete or Asphalt Batching Plant, Permanent

Permanent manufacturing facility for the production of concrete or asphalt.

120. Concrete or Asphalt Batching Plant, Temporary

A temporary manufacturing facility for the on-site production of concrete pipe and other concrete products, excluding concrete block and brick.

121. Concrete Pipe Manufacturing

This industry comprises establishments primarily engaged in manufacturing concrete pipe and other concrete products excluding concrete block and brick.

122. Consignment Store

A store that receives merchandise on consignment from individuals and places for resale.

123. Construction Machinery Manufacturing

This industry comprises establishments primarily engaged in manufacturing construction machinery, surface mining machinery, and logging equipment such as backhoes and manufacturing, pile-driving equipment manufacturing, bulldozers manufacturing, portable crushing, pulverizing, and screening machinery manufacturing, construction and surface mining-type rock drill bits manufacturing, powered post hole diggers manufacturing, construction-type tractors and attachments manufacturing, road graders manufacturing, off-highway trucks manufacturing, surface mining machinery manufacturing.

124. Construction Plans

A set of drawings and/or specifications, including paving, water, wastewater, drainage, or other required plans, submitted to the city for review in conjunction with a subdivision or a development.

125. Contractor's Shop and/or Storage Yard

A building, part of a building, or land area for the construction or storage (inside or out) of materials, tools, products, and vehicle fleets.

126. Copy Shop or Printing Shop

An establishment that reproduces, in printed form, individual orders from a business, profession, service, industry or government organization and occupies less than 4,000 SF.

127. Country Club

An area containing a golf course and club house that may include as adjunct facilities a dining room, private club, swimming pool, cabanas, tennis courts and similar service and recreational facilities for the members.

128. County

Harris County.

129. Courtyard

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 21 – ZONING DEFINITIONS

An open unoccupied space other than a yard, on the same lot with a building that is bounded on three (3) or more sides by the building.

130. Credit Access Business

A Credit Access Business has the meaning given that term in Section 3.93.601 of the Texas Finance Code.

131. Crosswalk Way

A public ROW, four (4) feet or more in width between property lines that provides pedestrian circulation.

132. Cul-de-sac

A short, residential street having but one vehicular access point to another street, and terminating by a vehicular turnaround.

133. Dance Hall or Night Club

An establishment offering to the general public facilities for dancing and entertainment for a fee.

134. Dance, Music, or Drama Studio

Studio for performing arts education or similar activities.

135. Date of Adoption

The date of adoption of this Zoning Ordinance shall be the date this ordinance becomes effective date.

136. Day nursery

A private agency or an institution which provides supplemental parental care on a regular basis for a group of children and which complies with the conditions set forth in Section 8.04.

137. Design Transfer Manufacturing and Wholesale Shops

An establishment whose business involves the placing and/or transferring of photographs, logos, or other designs onto articles of clothing, backpacks or other articles. This use applies to the manufacture of articles for wholesale purposes, only, and may include embroidery of names, logos or other text. This use generally includes catalog sales. Retail sales with display areas are permitted as a secondary use. This use typically involves the preparation of custom artwork, and is for the mass production of articles. Although silk screening is typically employed for this use, heat transfer, Direct-To-Garment (DTG) and / or similar equipment are also acceptable.

138. Developer

- a. A person or entity, limited to the property owner or duly authorized representative thereof, who proposes to undertake or undertakes the division, developments, or improvement of land and other activities covered by this Zoning Ordinance.
- b. The word Developer is intended to include the terms Subdivider, property owner, and, when submitting platting documents, Applicant.

139. Development

Any manmade change is improved or unimproved real estate, including but not limited to buildings and/or other structures, paving drainage, utilities, storage, and agricultural activities.

140. Development Application

An Application, developed and updated by the Director of Public Works or other designee, for any type of plan, permit, plat or Construction Plans/drawings authorized or addressed by this Subdivision Ordinance. Also may be referred to as a permit within the Texas Local Government Code, Chapter 245.

141. Discount or Department Store

Retail store generally advertising reduced prices and dealing in a large variety of products including, but not limited to clothing. May include appliances, electronics, and limited packaged food products.

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 21 – ZONING DEFINITIONS

142. Distance between structures  
The shortest horizontal distance measured between the vertical walls of two structures, as herein defined.
143. Distribution Center  
Building or facility used for the storage and distribution of wholesale items/products.
144. Donation or Recycling Collection Point  
An incidental use that serves as a neighborhood drop-off point for and temporary storage of donations and/or recoverable resources. No processing of such items occurs on-site and the site functions solely as an area of collecting materials. This facility is generally located in a shopping center parking lot or in a public/quasi-public areas such as in churches and schools.
145. Donut Shop  
A shop that sells baked goods, such as pastry items, and donuts, generally sells beverages, and frequently provides a small amount of seating for patrons.
146. Drapery or Furniture Upholstering Shop  
An establishment for the production, display and sale of draperies and soft coverings for furniture.
147. Driveway  
A minor entrance-way off the common access route within the recreational vehicle park or from a public street into an off-street parking area one or more recreational vehicle spaces.
148. Dwelling  
Any building or portion thereof occupied or capable of being occupied as the residence of one or more persons, either permanently or transiently, but does not include a tent or vacation trailer.
149. Dwelling, two-family  
A dwelling containing only two separate dwelling units, each of which has an independent entrance.
150. Dwelling, Multi-Family  
Any building, or portion thereof, that is designed, built, rented, leased or let to be occupied as three or more dwelling units or apartments, or that is occupied as a home or place of residence by three or more families living in independent and separate housekeeping units.
151. Dwelling, Single-Family (attached – duplex)  
A building designed for occupancy for two (2) families living independently of each other. A two family attached unit (also known as a duplex) has a lot line dividing the building and separating the building's two (2) dwellings units onto two (2) separate lots.
152. Dwelling, Single-Family (attached – townhouse)  
A dwelling that is joined to another dwelling at one or more sides by a party wall or abutting separate wall, and that is designed for occupancy by one family and is located on a separate lot delineated by front, side and rear lot lines.
153. Dwelling, Single-Family (detached)  
A dwelling designed and constructed for occupancy by one family and located on a lot or separate building tract and having no physical connection to a building located on any other lot or tract and occupied by one family.
154. Dwelling Unit  
A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.
155. Easement, Common Access  
An easement created for the purpose of providing vehicular or pedestrian access to a property.
156. Educational Services Office

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 21 – ZONING DEFINITIONS

A business involved in providing educational training or tutoring in an office environment.

157. Electrical Energy Generating Plant

A facility or structure where electrical (high voltage) energy is generated.

158. Electrical Equipment Manufacturing

This industry comprises establishments primarily engaged in manufacturing power, distribution, and specialty transformers; electric motors, generators, and motor generator sets; switchgear and switchboard apparatus; relays; and industrial controls.

159. Electrical Power Substations

A part of the electrical distribution system with the primary function to transform electrical voltage, includes transformer stations and switching stations.

160. Engine, Turbine, and Power Transmission Equipment Manufacturing

This industry comprises establishments primarily engaged in manufacturing turbines, power transmission equipment, and internal combustion engines (except automotive gasoline and aircraft).

161. Engineer

A person duly authorized under the provisions of the Texas Engineering Practice Act, as heretofore or hereafter amended, to practice the profession of engineering and who is specifically qualified to design and prepare construction plans and specifications for public works improvements.

162. Equestrian Center

An improved area, lighted and generally fenced, of at least thirty feet (30') in width or length within which equestrian activities involving horse riding or driving occurs. Also includes boarding stables.

163. Equipment Rental (Heavy)

An establishment that rents large equipment and machinery such as compressors, backhoes, front-end loaders, rolled compactors, generators, tree coppers, trailers, bulldozers, trenching machines, sky lifts, tractors, and dump trucks. This equipment can be self-propelled or because of its size must be hauled or towed. The equipment is generally stored outside. This use may involve the starting and running of machinery.

164. Equipment Repair Shop

Business providing basic repair services for mechanical equipment.

165. Exterminating Company

A business providing services for the extermination of rodents and insects.

166. Family

A person living alone, or any of the following groups living together as a single nonprofit housekeeping unit and sharing common living, sleeping, cooking, and eating facilities:

- a. Any number of people related by blood, marriage, adoption, guardianship, or other duly authorized custodial relationship;
- b. Four unrelated people; and
- c. Two unrelated people and any children (including adopted children) related to either of them.

167. Farmer's Market

An occasional or periodic market held in an open area or in a structure where groups of individual sellers offer for sale to the public such items as fresh produce, seasonal fruits, fresh flowers, arts and crafts items, and food and beverages (but not to include second-hand goods) dispensed from booths located on-site.

168. Fee Schedule

A separate document listing fees for various city applications, prepared by the city manager or designee and approved by City Council and which may be amended periodically.

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 21 – ZONING DEFINITIONS

169. Feed Store  
An establishment engaged in retail sale of supplies directly related to the day-to-day activities of agricultural production.
170. Fencing  
A masonry, wood fence or opaque fencing pre-approved by the department of public works.
171. Fifth Wheel Trailer  
A recreational vehicle designed to be towed by a motorized vehicle that contains a towing mechanism that is mounted above or forward of the tow vehicle's rear axle.
172. Firearms Sales Establishment  
An establishment having at least 25 % of its gross floor area used for the sale of firearms, ammunition and ammunition components, and hunting or shooting equipment.
173. Flood Plain  
An area of land subject to inundation by a 100-year frequency flood as determined using standard engineering practices and generally as shown on the Flood Insurance Rate Map (FIRM) of the City.
174. Floodway  
The channel of the river, creek or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.
175. Floor Area  
The floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, closets, the thickness of interior walls, columns or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no openings or interior courts.
176. Florist  
Retail business whose principal activity is the selling of plants that are not grown on the site and whose business is conducted within an enclosed building.
177. Food Processing Plant  
A building or plant that uses special processes, treatments or blending of foods to achieve a specified result. Not a distribution center.
178. Front Façade  
A façade directly visible from any public street or main circulation drive and the façade used as the primary entrance to the building.
179. Frontage  
All the property abutting on one (1) side of the street, or between two (2) intersecting streets, measured along the street line.
180. Funeral Home or Mortuary  
Establishment engaged in undertaking services such as preparing the dead for burial, and arranging and managing funerals.
181. Furniture Repair and Upholstering Shop  
A business that repairs and replaces upholstery to household and office furnishings; does not include motor vehicle upholstery or repair.
182. Garage, Private (attached)  
A garage that has one or more walls common with the principal building on a lot or that is attached to the principal building by an enclosed porch, or passage way, the roof of which is part

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 21 – ZONING DEFINITIONS

of an extension of the roof of the principal building and for the purpose of the height and area regulations of this Zoning Ordinance such a garage is to be considered a part of the principal building.

183. Garage, Private (detached)

A garage existing separate and apart from the main building, but situated on the same lot, tract or parcel of land with the main building.

184. Garage, Storage

A building or portion thereof, other than a private garage, used exclusively for parking or storage or self-propelled vehicles, but with no other services provided, except facilities for washing.

185. Gas or Oil Well Operation

Places primarily devoted to subsurface mining of gas or oil. Typical uses are gas and oil drilling operations. Regulations for gas or oil well operation can be found in the city code.

186. Gasoline Self-Service Pumps Only

Any lot or parcel of land or portion thereof used partly or entirely for storing or dispensing flammable liquids, combustible liquids, liquefied flammable gas, or flammable gas into the fuel tanks of motor vehicles. This use addresses the presence of self-service pumps only and does not include any related buildings, such as associated convenience store or service station.

187. Gasoline Filling or Service Station

Any lot or parcel of land or portion thereof used partly or entirely for storing or dispensing flammable liquids, combustible liquids, liquefied flammable gas, or flammable gas into the fuel tanks of motor vehicles.

188. Golf Course

A private or public tract of land laid out with at least nine holes for playing a game of golf and improved with tees, greens, fairways, and hazards. A golf course includes a clubhouse and shelters as accessory uses.

189. Grade

The average of the finished ground level at the center of all walls of a building. In case any wall is parallel to and within five feet of a sidewalk, grade shall be the sidewalk level.

190. Grade Plan

A reference plane representing the average of finished ground level adjoining the building at exterior walls.

191. Greenhouse

A glass or plastic covered house devoted to the protection or cultivation of tender plants.

192. Grocery Store

A retail establishment primarily selling prepackaged and perishable food as well as other convenience and household goods.

193. Guest House/Servants' Quarters

Living quarters operated as an incidental/accessory use that is either attached or detached from the principal residence and used without renting or leasing as a residence by either guests or persons employed to provide domestic services to the occupants of the principal residence.

194. Guestroom

A rooming unit of only one room. If a guestroom contains sleeping facilities for more than two persons, the accommodations for each two persons or fraction thereof shall be considered as a separate guestroom for density purposes only.

195. Gun Club, Skeet or Target Range (Indoor)

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 21 – ZONING DEFINITIONS

The use of a structure for archery and/or the discharging of firearms indoors for the purpose of target practice or competition.

196. Gun Club, Skeet or Target Range (Outdoor)

The use of land for archery and/or the discharging of firearms outdoors for the purpose of target practice or competition.

197. Gym or Health/Fitness Center

A facility where members or nonmembers use equipment or space for the purpose of physical exercise.

198. Gymnastic Studio

A building or portion of a building used as a place of work for a gymnast or dancer or for instructional classes in gymnastics or dance.

199. Handcraft Shop

A shop where handcrafted art objects are made and displayed for sale.

200. Health center

A center operated by a governmental agency or eleemosynary organization for the examination, consultation, and referral of human medical patients, and where therapeutic treatment is limited to first aid and the dispensing of drugs and medicines.

201. Helipoint or Helistop

An area designed to be used for the landing or takeoff of helicopters including operations facilities, such as maintenance, loading and unloading, storage, fueling, or terminal facilities.

202. Hobby Shop

A retail shop that sells materials and supplies to person typically used for the making of arts and crafts, including models.

203. Home-Based Business

A business, occupation, or profession conducted within a residential dwelling unit by the resident thereof.

204. Homeowners' or Property Owners' Association

A formal nonprofit organization operating under recorded land agreements through which:

- a. Each lot and/or property owner in a specific area is automatically a member; and
- b. Each lot or property interest is automatically subject to a charge for a proportionate share of the expense for the organization's activities, such as the maintenance of common property; and
- c. The charge if unpaid, becomes a lien against the nonpaying member's property.

205. Hospital

An institution for inpatient diagnosis, care, and treatment of human illness on both an emergency and a general basis, together with its related facilities which are incidental and subordinate to, and an integral part of the operation of the hospital.

206. Hospital, Acute Care

An institution where sick or injured patients are given medical or surgical treatment intended to restore them to health and an active life, and that is licensed by the State of Texas.

207. Hospital, Chronic Care

An institution where those persons suffering from illness, injury, deformity, deficiency or age are given care and treatment on a prolonged or permanent basis, and that is licensed by the State of Texas.

208. Hotel

An establishment offering lodging to the transient public for compensation.

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 21 – ZONING DEFINITIONS

- a. A Hotel is distinguished from motel, motor hotel, or tourist court, in that access to the majority of the guest rooms is through a common entrance and lobby.
  - b. A Hotel is a nonresidential use.
209. Improvement  
Any man-made fixed item that becomes part of or placed upon real property, see also public improvement.
210. Industrial equipment rental  
The rental of any equipment, machinery, or containers that can be used for industrial use.
211. Industrial Truck, Tractor, Trailer and Stacker Machinery Manufacturing  
This industry comprises establishments primarily engaged in manufacturing industrial trucks, tractors, trailers, and stackers (i.e., truck-type) such as forklifts, pallet loaders and unloaders.
212. Industrialized (Commercial) Building  
Includes the following:
  - a. A commercial structure that is constructed in one or more modules or constructed using one or more modular components built at a location other than the permanent commercial site, and that is designed to be used as a commercial building when the modules or modular components are transported to the permanent commercial site and are erected or installed on a permanent foundation systems.
  - b. The term includes the plumbing, heating, air-conditioning, and electrical systems.
  - c. The term does not include any commercial structure that is in excess of three stories or 49 feet in height as measured from the finished grade elevation at the building entrance to the peak of the roof.
213. Industrialized Housing  
See **Industrialized Home**.
214. Infrastructure  
All streets, alleys, sidewalks, storm drainage, water, and wastewater facilities, utilities, lighting, transportation, and other facilities as required by the City.
215. Internal Street  
Same as common access route.
216. Jewelry Manufacturing or Assembly  
A facility for manufacturing or assembling jewelry.
217. Junkyard  
A place where waste, discarded, or salvaged materials are bought, sold, exchanged, baled, packed, disassembled, or handled, including auto wrecking yards, house wrecking yards, used lumberyards, and places for storage of salvaged house wrecking and structural steel materials and equipment; but not including such places where such uses are conducted entirely within a completely enclosed building, and not including pawnshops, and establishments for the sale, purchase, or storage of used furniture and household equipment when conducted entirely within a completely enclosed building, sale of used cars in operating condition, or salvaged materials incidental to a manufacturing operation.
218. Kenel  
Any lot or premises on which three (3) or more dogs, cats, or other domestic animals at least four (4) months of age, are housed or boarding, trimming, grooming, bathing or similar treatment for which payment is received.
219. Kindergarten  
A school or class of young children four (4) to six (6) years old that develops basic skills and social behavior by games, handicraft and other means.

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 21 – ZONING DEFINITIONS

220. Laboratory, Scientific or Research  
An establishment that engages in research, testing or evaluation of materials or products, but not necessarily medical related.
221. Laminated Plastics Plate, Sheet (except Packaging), and Shape Manufacturing  
This industry comprises establishments primarily engaged in laminating plastics profile shapes such as plate, sheet and rod. The lamination process generally involves bonding or impregnating profiles with plastics resins and compressing them under heat.
222. Landfill  
A tract of land used for the burial of farm, residential, institutional, or commercial waste that is not hazardous, medical, or radioactive.
223. Laundry, Commercial  
An industrial facility where fabrics are cleaned with substantially non-aqueous organic solvents on a commercial or wholesale basis.
224. Laundry, Dry Cleaning Drop-Off/Pick-Up  
Fabrics, clothes, and linens cleaning shop or drop-off/pick-up station no exceeding six thousand (6,000) SF of Floor Area.
225. Laundry, Self-Service  
A Laundromat facility not exceeding 2,500 SF in Floor Area where patrons wash, dry, or dry clean clothing or other fabrics in machines operated by the patron.
226. Laydown Yard  
The outdoor storage of equipment, machinery and other items that are used in conjunction with the business located at the property, but the storage of the equipment, machinery and other items are not their primary business. A lay down yard shall not be used for the parking of motorized vehicles.
227. A zoning lot therefore may or may not coincide with a lot as shown on the official tax maps of the City of Deer Park, or on any recorded subdivision plat or deed.
228. For the purposes of this definition, ownership of a zoning lot shall be deemed to include a lease of not less than 50 years duration, with an option to renew such lease so as to provide a total lease of not less than 75 years duration.
229. A zoning lot may be subdivided into two or more zoning lots, provided that all resulting zoning lots and all buildings thereon shall comply with all of the applicable provisions of this ordinance. If such zoning lot, however, is occupied by a noncomplying building, such zoning lot may be subdivided provided such subdivision does not create a new noncompliance or increase the degree of noncompliance of such building.
230. Leather Product and Saddle Manufacturing  
A facility that uses animal hides to produce products for sale, including saddles.
231. Library  
A room or building for exhibiting, or an institution in charge of, a collection of books, or artistic, historical, or scientific objects.
232. Licensee  
Any person licensed to operate and maintain a recreational vehicle park under the provisions of this chapter.
233. Light Assembly and Manufacturing Processes



PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 21 – ZONING DEFINITIONS

- a. The fabrication, assembly, manufacturing, and packaging of finished products or parts, predominantly from previously prepared materials, but excluding basic industrial processing.
  - b. Light fabrication, assembly, manufacturing, and packaging processes do not emit detectable dust, odor, smoke, gas or fumes beyond the bounding property lines of the lot or tract upon which the use is located and do not generate noise or vibration at the property boundary that is generally perceptible in frequency or pressure above the ambient level of noise in the adjacent areas.
234. Local Street  
A Local Street is a street used primarily for access to the abutting properties.
235. Locksmith/Security System Company  
Establishments primarily engaged in providing, installing, repairing, and/or monitoring locks and electronic security systems.
236. Lot, Corner
  - a. A lot situated at the junction of two or more streets.
  - b. A corner lot shall be deemed to front on the street on which it has its smallest dimensions, or as otherwise designated by the Subdivision Plat.
237. Lot, Depth  
The mean horizontal distance from the front street line to the rear line.
238. Lot, Interior  
A lot, the side line of which does not abut on any street.
239. Lot, Through  
An interior lot having frontage on two streets. Such through lot shall provide a front yard on each street.
240. Lot Lines  
The lines bounding a lot as defined herein.
241. Lot of Record  
A lot that is part of a subdivision, a map of which has been recorded in the office of the County Clerk.
242. Lot Width  
The mean horizontal distance between side yard lines measured at right angles to the depth.
243. Manual on Uniform Traffic Control Devices  
The Manual on Uniform Traffic Control Devices or MUTCD defines the standards used by road managers nationwide to install and maintain traffic control devices on all public streets, highways, bikeways, and private roads open to public traffic. The MUTCD is published by the Federal Highway Administration (FHA) under 23 Code of Federal Regulations (CFR), Part 655, Subpart F.
244. Manufactured Home Mini-Park  
A single contiguous tract of land under one (1) ownership, uninterrupted by streets, alleys or any other public space, and providing spaces for rent or lease as manufactured home sites on a short-term or long-term basis, said spaces being situated and configured similar to individual lots.
245. Manufactured Home Park  
Any single contiguous tract of land under one ownership, uninterrupted by streets, alleys or any other public space, other than a Manufactured Home Mini-Park, where accommodations are provided for non-transient manufactured or mobile home use.
246. Manufactured Home Sales  
The offering for sale, storage, or display of Manufactured Housing units on a parcel of land, but excluding the use of such facilities as dwellings either on a temporary or permanent basis.

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 21 – ZONING DEFINITIONS

247. Manufactured Housing

Any one of two types of prefabricated housing products that are typically manufactured or assembled at a location other than the end user's permanent site, and that are regulated by Chapter 1201, Tex Occ. Code. For the purpose of this Zoning Ordinance, there are two types of manufactured homes:

a. Manufactured Home

- i. As defined in §1201 Texas Occupations Code, a movable dwelling designed to be transported on its own chassis on the highway (either intact or in major sections) by a prime mover, that is constructed with a base section so as to be independently self-supporting, and that does not require a permanent foundation for year-round living. A manufactured home is also defined as any manufactured home that was constructed prior to June 15, 1976.

b. Manufactured Home – HUD Code

- i. As defined in §1201 Texas Occupations Code, a movable dwelling designed to be transported on the highway, either intact or in major sections, by a prime mover, that can be used as a residential dwelling either with or without a permanent foundation. A HUD-Code manufactured home is also defined as a movable manufactured home that was constructed after June 15, 1976. A HUD-Code manufactured home will display a red certification label on the exterior of each transportable section.

248. Manufacturing or Industrial Operations

An establishment engaged in manufacturing, assembly, fabrication, packaging or other industrial processing of products primarily from extracted/raw materials or the bulk storage and handling of such products and materials, or an industrial establishment having potential to produce noise, dust, glare, odors or vibration beyond its property line.

249. Medical Clinic

A group of offices for one or more physicians, surgeons, chiropractors or dentists, engaged in treating the sick or injured but not including rooms for the abiding of patients.

250. Model Home

A single-family dwelling in a developing subdivision located on a legal lot of record that is limited to temporary use as a sales office for the subdivision and to provide an example of the dwellings which have been built or which are proposed to be built in the same subdivision.

251. Manufactured Home Park

Any lot upon which are located one or more manufactured homes, occupied for dwelling purposes, regardless of whether or not a charge is made for each accommodation.

252. Modular (Industrialized) Home

As governed by the definition within the Chapter 1202 Texas Occupations Code, a structure or building module that is transportable in one or more sections on a temporary chassis or other conveyance device, and that is designed to be installed and used by a consumer as a permanent residence on a permanent foundation system. The term includes the plumbing, heating, air-conditioning and electrical systems contained in the structure. The term does not include a Mobile Home or Manufactured Home – HUD Code as defined in the Chapter 1201 Texas Occ. Code. Industrialized homes must meet all applicable local codes and zoning regulations that pertain to construction of traditional site constructed ("stick built") homes.

253. Motel, Motor Hotel, or Tourist Court

- a. An establishment offering to the transient public the use of guest rooms or sleeping accommodations for compensation.

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 21 – ZONING DEFINITIONS

- b. Such an establishment consists of a group of attached or detached guest rooms or sleeping accommodations the majority of which have private and direct access from parking areas not through common entrance and lobby.
  - c. The establishment furnishes customary hotel services and many contain a restaurant, club lounge, banquet hall and/or meeting rooms.
  - d. A motel is a nonresidential use.
254. Motor Freight Company  
A company using trucks or other heavy load vehicles to transport goods, equipment and similar products. Includes companies that move residential or commercial belongings.
255. Motor Vehicle Electrical and Electronic Equipment Manufacturing  
This industry comprises establishments primarily engaged in manufacturing and/or rebuilding electrical and electronic equipment for motor vehicles and internal combustion engines. This would include alternators and generators, ignition wiring harness, coils and ignition, instrument control panels, distributors' spark plugs, electrical ignition cable sets, windshield washer pumps, and generators.
256. Motor Vehicle Parts Manufacturing  
An industry engaged in manufacturing motor vehicle engines and gasoline motor vehicle engine parts such as carburetors, pistons, piston rings and valves. Also includes the manufacture of motor vehicle steering mechanisms and suspension, brake systems, transmissions and power train parts, air conditioning systems and compressors, as well as vehicle stampings such as fenders, tops, trim and molding.
257. Movie Theatre  
A specialized theater for showing movies or motion pictures.
258. Neighborhood Parks  
Parks that provide a variety of outdoor recreational opportunities and are within convenient distances for a majority of the residences to be served thereby.
259. Newspaper Printing  
A commercial printing operation involving a process that is considered printing, imprinting, reproducing, or duplicating images and using printing methods including but not limited to offset printing, lithography, web offset, flexographic, and screen process printing.
260. Nonconformities  
The term Nonconformities is a general term used to refer to Nonconforming Lot, Nonconforming Structures and Nonconforming Uses, and applies in situations where the lot, structure or use has become non-compliant with these regulations.
261. Nonconforming Lot  
A lot that was platted or otherwise legally developed prior to the adoption of this Chapter.
262. Nonconforming Structure  
A structure that was legally built prior to the adoption of this Chapter,
263. Nonconforming Use  
A use of land that was legally existing prior to the adoption of this Chapter.
264. Nonresidential Use  
Any use other than a residential use.
265. Nonresidential Zoning Districts  
The term "Nonresidential Zoning Districts" means a zoning district as listed a nonresidential zoning district within Table 1: Zoning Districts.
266. Nursery, Major

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 21 – ZONING DEFINITIONS

An establishment for the cultivation and propagation, display, storage, and sale (*retail and wholesale*) of large plants, shrubs, trees, and other materials used in indoor or outdoor plantings; and the contracting for installation and/or maintenance of landscape material as an accessory use. Outdoor display and storage is included.

267. Nursery, Minor

A retail business for the display and/or sale of trees, shrubs, flowers, ornamental plants, seeds, garden and lawn supplies, and other materials used in indoor and outdoor planting, without outside storage or display.

268. Nursing home

An establishment providing full-time care for physically ill or convalescent patients and licensed as a nursing and convalescent home by the state department of health.

269. Office, Professional, Medical, or Business

A room or group of rooms used for conducting the affairs of a business, profession, service industry, or government.

270. Open space, usable

That part of the ground area which is devoted to outdoor living, recreational or household utility space, but not including private roadways open to vehicular traffic, or off-street parking or loading space.

271. Open use of land

Includes, but is not limited to, auto wrecking yards, junkyards and salvage yards, dumps, sales yards, storage yards, animal and crop farming, and accessory outdoor storage.

272. Outside Display

The temporary outside display of finished goods which are specifically intended for immediate retail sales and are not intended nor used as an area for the continuous keeping or storage of such finished goods. Examples of outside display include the display of grills, deer feeders, patio furniture, lawn movers, flowers, pumpkins, Christmas trees, and clothing.

273. Outside Storage

The continuous keeping or storage of any finished or unfinished goods, materials, merchandise, or equipment outside of a building for more than 24 hours.

274. Palm Reader / Card Reader

An individual who works out of a small shop and customers are invited to sit with the reader and supposedly reveal future events by “reading” the customer’s palm or through the reading and interpretation of Tarot Cards.

275. Park, Playground, or Community Center, Public

An open recreational facility or park owned and operated by a public agency such as the city or the school district, which is open and available to the general public.

276. Parking

The temporary storage of automobiles or other motor vehicles as required and permitted by this ordinance, not including the storage and display of such vehicles for sale.

277. Parking space, off-street

A space for the parking of automobiles or other small vehicles having a minimum width of nine feet and a minimum length of 20 feet, which is located within the boundaries of a recreational vehicle space or a common parking and storage area and which in either case has an unobstructed access to an internal street.

278. Parking Area

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 21 – ZONING DEFINITIONS

An open area other than a street, alley or place, used for temporary parking of more than four (4) self-propelled vehicles and available for public use, whether free, for compensation or as an accommodation for clients or customers.

279. Parking Space

Open space or garage space reserved exclusively for the parking of a vehicle.

A permanently surfaced area not less than nine (9) feet wide and 20 feet long, either within a structure or in the open, for the parking of a motor vehicle.

280. Parking Structure

A structure devoted to the parking or storage of automobiles for a fee.

281. Parkway

Within the ROW, the area between the property line and the nearest curb or edge of the roadway (if no curb exists).

282. Pawn Shop

An establishment that lends or advances money or other things for profit on the pledge and possession of personal property, or other valuable things, other than securities or written or printed evidences of indebtedness; or that deals in the purchasing of personal property or other valuable things in condition of selling the same back to the seller at a stipulated price.

283. Penal and Correctional Institutions

Publicly or privately operated facility for the detention, confinement, treatment or rehabilitation of persons arrested or convicted for the violation of civil or criminal law. Such facilities include an adult detention center, juvenile delinquency center, jail, prison, and halfway house.

284. Perimeter Street

A street that abuts a parcel of land to be subdivided.

285. Person

Person means an individual, firm, association, organization, partnership, trust, foundation, company or corporation.

286. Personal Service Shop

Establishments primarily engaged in providing services generally involving the care of the person or apparel including but not limited to barber and beauty shops, dressmaking, shoe shining, dry-cleaning and laundry pick-up stations, tailor or seamstress, and health clubs.

287. Pet Store (Retail Sales Only)

A retail sales establishment primarily involved in the sale of pet supplies or the sale or adoption of domestic animals, such as dogs, cats, fish, birds, and reptiles, excluding exotic animals and farm animals such as horses, goats, sheep, and poultry.

288. Petroleum Storage and Collection Facilities

An outdoor area where storage of petroleum is allowed (tank farm).

289. Pharmaceutical and Medicine Manufacturing

This industry comprises establishments primarily engaged in one or more of the following: (1) manufacturing biological and medicinal products; (2) processing (i.e., grading grinding, and milling) botanical drugs and herbs; (3) isolating active medicinal principals from botanical drugs and herbs; and (4) manufacturing pharmaceutical products intended for internal and external consumption in such forms as ampules, tablets, capsules, vials, ointments, powders, solutions, and suspensions.

290. Pharmacy

A shop or a store wherein prescription medicines may be obtained during all operating hours wherein primarily medicine and medical supplies are offered for sale.

291. Photographer's or Artist's Studio/Film Processing

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 21 – ZONING DEFINITIONS

Work space for one or more photographers, artists or artisans, including the accessory sale of art produced on the premises.

292. Planned unit development

Allows for a development containing uses or a combination of uses in a design that would not comply with the regulations of a primary zoning district. Allows the City Council and Planning and Zoning Commission to allow some flexibility in usage while giving greater control of special conditions and restrictions.

293. Planning and zoning commission

The Planning and Zoning Commission of the City of Deer Park, Texas.

294. Public Works Director

The person(s) so designated by the **City** to provide oversight for and have responsibility of the City's planning and development related duties. This term shall also include any designee of the Public Works Director. Also, this term shall be inclusive of any future variations of the term, such as "Public Works Director" or "Zoning Administrator."

295. Plastic Products Manufacturing

The making of goods by processing plastics materials and/or raw rubber, with dust and fume control.

296. Plat

- a. A map or chart of the subdivision, lot or tract of land that is filed of record in the county Plat Records.
- b. It includes the documents for:
  - i. Amending plat
  - ii. Final Plat
  - iii. Minor Plat
  - iv. Preliminary Plat
  - v. Replat

297. Play Field or Stadium, Public

An athletic field or stadium owned and operated by a public agency for the general public including a baseball field, football field or stadium.

298. Plumbing/Electrical/Air Conditioning Store (Retail Sales Only)

Establishments primarily engaged in retail sales of plumbing, heating, and air-conditioning equipment, without warehouse facilities, includes storage for ordinary repair but no materials for contracting work.

299. Police or Fire Station

Protection centers operated by a governmental agency, including administrative offices, storage or equipment, temporary detention facilities, and the open or enclosed parking of safety vehicles; excluding, however, correctional institutions.

300. Polystyrene Foam Product Manufacturing

This industry comprises establishments primarily engaged in manufacturing polystyrene foam products.

301. Premises

Any zoning lot, tract, or parcel of land together with its improvements.

302. Principal Use

The primary or predominant use of any lot or building.

303. Printing/Duplication Shop or Mailing Center

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 21 – ZONING DEFINITIONS

- a. An establishment in which the principal business consists of duplicating and printing services using photocopy, blueprint, or offset printing equipment, including publishing, binding, and engraving; or
  - b. A commercial business that conducts the retail sale of stationary products, provides packaging and mail services (both U.S. Postal and private service), and provides mailboxes for lease.
304. Private garage  
A building used by the occupants of the premises upon which it is located for sheltering private passenger motor vehicles.
305. Private Utility  
A non-public utility requiring special facilities in residential areas or on public property such as electricity, natural gas, or telecommunications not customarily provided by the municipality or public utilities. All radiating equipment must comply with current Federal Communications Commission (FCC), Environmental Protection Agency (EPA), Occupational Health and Safety Administration (OSHA), and all other applicable State and Federal regulatory agency requirements and guidelines for human safety.
306. Progress Towards Completion  
Progress towards completion of the project shall include any one of the following:
- a. An Application for a Final Plat or plan for development is submitted;
  - b. A good-faith attempt is made to file with the City or County an Application for a permit necessary to begin or continue towards completion of the project;
  - c. Costs have been incurred for developing the project including, without limitation, costs associated with roadway, utility, and other infrastructure facilities designed to serve, in whole or in part, the project (but exclusive of land acquisition) in the aggregate amount of five % of the most recent appraised market value of the real property on which the project is located;
  - d. Fiscal security is posted with a regulatory agency to ensure performance of an obligation required by the regulatory agency; or
  - e. Utility connection fees for the project have been paid to a regulatory agency.
307. Public Building
- a. Any building held, used, or controlled exclusively for public purposes by any department or branch of government, federal, state, county, or municipal, without reference to the ownership of the building or of the realty upon which it is situated.
  - b. A building belonging to or used by the public for the transaction of public or quasi-public business.
308. Public Improvement  
Any improvement, facility or service together with its associated public site, ROW or easement necessary to provide transportation, storm drainage, public or private utilities, parks or recreational, energy or similar essential public services and facilities, for which the City or other government authority ultimately assumes the responsibility for maintenance, operation and/or ownership.
309. Radio or TV Station  
Establishments primarily engaged in the provision of broadcasting and other information relay services accomplished through the use of electronic and telephonic mechanisms. Excluded are facilities classified as major utility services or broadcasting or communication towers.
310. Record Drawings

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 21 – ZONING DEFINITIONS

A group of drawings or plans that depicts the final configuration of the installed or constructed improvements of a development, improvements that have been verified by the contractor as their installation or construction occurs during development. The Record Drawings shall reflect the Construction Plans or working drawings used, corrected, or clarified in the field.

311. Recreational Vehicle (RV)

A vehicle-type unit primarily designed as temporary living quarters for recreational, camping or travel use, which has its own motive power or is mounted on or drawn by another vehicle. The basic entities are: camping trailer, truck camper, motor home or other individual camping unit.

312. Recreational vehicle park (RV Park)

A parcel of land under single ownership, upon which two or more recreational vehicle sites are located, established or maintained for occupancy by recreational vehicles of the general public as temporary living quarters for recreation or vacation purposes.

313. Recreational Vehicle Site (RV Site)

A plat of ground within a recreational vehicle park intended for the accommodation of a recreational vehicle on a temporary basis.

314. RV Pad

The area within the camping site set aside for the placement of the camping unit. The minimum size of the "RV pad" shall be 20 feet in width and 50 feet in depth, and made of concrete.

315. Residential Street

A street that is intended primarily to serve traffic within a neighborhood or limited residential district and that is used primarily for access to abutting properties.

316. Residential Use

Residential use means use of a structure as a residence.

317. Residential Zoning Districts

Residential district means a single-family, duplex, townhouse, multiple-family or Manufactured home zoning district as defined in the zoning ordinance.

318. Restaurant

A place where the primary business is the preparation and sale, on the premises, of food to be provided from a full service menu of items which shall be available at all times when the facility is in operation and which lists all food items for sale, provides kitchen facilities separate and apart from the area of the premises devoted to public dining and may or may not provide live entertainment to, or permit dancing by, patrons of the premises.

319. Restaurant Kitchen Facilities

A separate area located in, or on, the premises of a restaurant and meets the following conditions or standards: (1) meets all requirements of other applicable codes; (2) contains a stove and oven in working order; (3) provides refrigerated storage for food to be prepared and sold on the premises; (4) is staffed by a full-time cook or chef who must be on duty for the preparation of food during the hours that the restaurant is in operation; (5) maintains a food inventory and condiments for use by the cook or chef in the preparation of food for sale; and (6) provides pots, pans, and utensils necessary for use by the cook or chef in preparation of menu items for sale.

320. Restaurant or Cafeteria, with Drive-Up Window or Curb Service

An establishment, with drive-up window or curb service, where food and drink are prepared and consumed primarily on the premises.

321. Restaurant or Cafeteria, without Drive-Up Window or Curb Service

An establishment, without drive-up window or curb service, where food and drink are prepared and consumed primarily on the premises.

322. Retail

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 21 – ZONING DEFINITIONS

Sale to the ultimate consumer for direct consumption and not primarily for resale.

323. Retail Stores and Shops

An establishment engaged in the selling of goods and merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods.

324. Retail Tobacco Store

A retail store that sells mainly tobacco products. This business may also sell tobacco accessories such as lighters, matches, cigarette holders and devices used to preserve tobacco, cigars or cigarettes, which are incidental to the sale of tobacco products.

325. Retaining Wall

A non-building, structural wall supporting soil loads and live and dead surcharge loads to the soil, such as additional soil, structures and vehicles.

326. Retirement Housing

Any age restricted housing development that may be in any housing form, including detached and attached dwelling units, apartments, and residences, offering private and semiprivate rooms and designed to provide meals and nursing care.

327. Right-of-Way

- a. A parcel of land occupied or intended to be occupied by a street or alley or other transportation infrastructure.
- b. A ROW may be used for other facilities and utilities, such as sidewalks, railroad crossings, electrical communication, oil or gas, water or sanitary or storm sewer facilities, or for any other use.
- c. The use of ROW shall also include parkways and medians outside of pavement.

328. Rodeo Grounds

A public gathering place for rodeo activities in which there are performances of riders with horses and generally involving cattle. The area may involve various cattle pens, barns or shelters. Parking generally would involve double drive-through spaces for participants with trucks pulling horse trailers and standard parking for spectators.

329. Rooming unit

A suite of rooms forming a single habitable unit used or intended to be used for residential or transient purposes, but not including cooking facilities of any kind. Where a rooming unit is designed to be divided into separate guestrooms, then each separate sleeping room shall be counted as a guestroom for density purposes. **See Boarding Room**

330. School, Career

Career schools including programs such as dental assisting, pharmacy technician, nurse aide, veterinary assistant, etc.

331. School, Private

Includes private school facilities providing K-12 education.

332. School, Public

Includes public school facilities providing K-12 education.

333. Scientific Research and Development Center or Laboratory

A facility that includes laboratories and experimental equipment for medical testing, scientific testing, prototype design and development, and product testing. Any facility that is determined by Health, Fire, or Building officials to be a hazard or nuisance to adjacent property or the community at large due to the possible emission of excessive smoke, noise, gas, fumes, dust, odor, or vibration, or the danger of fire, explosion, or radiation is not included in this category.

334. Seamstress or Tailor Shop

Establishments primarily engaged in manufacturing or modifying clothing.

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 21 – ZONING DEFINITIONS

335. Setback Line  
A line within a lot, parallel to and measured from a corresponding lot line, established the minimum required yard and governing the placement of structures and uses on the lot.
336. Shipping containers  
Standardized sealable shipping containers, designed for intermodal transportation, either with or without a permanent affixed chassis, used in interstate or international commerce for the shipment of goods and merchandise.
337. Shipping Container Storage Yard  
A facility for the storage, handling, and repair of shipping containers.
338. Shoe Repair Shop  
An establishment with the principal business of repairing shoes.
339. Sign  
Any structure or natural object, such as a tree, rock, bush, and the ground itself or part thereof or device attached thereto or painted or represented thereon, which shall be used to attract attention to any object, other than itself, or to any product, place, activity, person, institution, organization or business, or which shall display or include any letter, word [word], model, banner, flag, pennant, insignia, device or representation used as, or which is in the nature of an announcement, direction or advertisement. For purposes of this ordinance, the following shall not be deemed to be included within the definition of "sign":
  - a. Sign, flag, pennant, or insignia of any nation, state, city or other political unit, or division thereof.
  - b. Signs placed by a public utility showing the location of facilities.
  - c. Signs necessary for purposes of traffic control, including but not limited to "exit," "entrance," and "reserved parking."
340. Site Plan  
A detailed, scaled drawing of all surface improvements, structures, and utilities proposed for development and is associated with the zoning ordinance.
341. Small Engine Repair Shop  
A shop for the repair of lawnmowers, chainsaws, lawn equipment, and other small engine equipment and machinery.
342. Small Wind Energy Systems  
A wind energy conversion system consisting of a wind turbine, a tower and associated control or conversion electronics that will be used to reduce on-site consumption of utility power.
343. Smelter, Refinery, or Chemical Plant  
A building or facility for refining or processing oil or a chemical plant for producing chemical products or processing of those products.
344. Soap and Cleaning Compound Manufacturing  
This industry comprises establishments primarily engaged in manufacturing and packaging soap and other cleaning compounds surface active agents, and textile and leather finishing agents used to reduce tension or speed the drying process.
345. Stable  
Housing and related facilities or open pasture where horses are quartered for owners.
346. Storage Units, Mini
  - a. A building(s) containing separate, individual self-storage units for rent or lease.
  - b. The conduct of sales, business, or any activity other than storage does not occur within any individual storage unit.
347. Storefront

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 21 – ZONING DEFINITIONS

Storefronts are defined as the part of the building that fills the structural bay on the front façade at grand level.

348. Story

That portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above. It is measured as the vertical distance from top to top of two successive tiers of beams or finished floor surfaces and, for the topmost story, from the top of the floor finish to the top of the ceiling joists or, where there is not a ceiling to the top of the roof rafters.

349. Street

A public ROW which provides primary vehicular access to abutting property. It may be designated as a street, avenue, boulevard, drive, freeway, highway, lane, parkway, place or road. It may be classified as a local street, minor (secondary) thoroughfare, or major (primary) thoroughfare. A driveway or alley which serves only to give secondary vehicular access to a building lot or to an accessory parking or loading facility, or to allow vehicles to take or discharge passengers at the entrance to a building shall not be considered a street.

a. Major (primary) thoroughfares

A convenient, direct route that has as its principal purpose the rapid and safe movement of large volumes of traffic between areas within the city, through the city, or from the city to areas outside. Land access should be a secondary function of a major thoroughfare.

b. Minor (secondary) thoroughfare

A street that provides a convenient route from local streets to a major thoroughfare, between major thoroughfares, or from local streets to local traffic generators such as shopping centers, community centers or schools.

c. Local street

An improved public ROW that, as its principal purpose, provides access to abutting property. Since movement of traffic is a secondary function, local streets should be designed to discourage through traffic.

350. Structural Alterations

Any change in any supporting member of a building, such as a bearing wall, column, partition, beam, or girder, or a change in the pitch or height of the roof.

351. Structure

Anything constructed or erected that requires location on the ground, or attached to something having a location on the ground, including, but not limited to advertising signs, billboards and poster panels, but exclusive of customary fences or boundary of retaining walls, sidewalks and curbs.

352. Subdivision Ordinance

The adopted Subdivision Ordinance of the City.

353. Subdivision Waiver

A waiver, exemption, or modification to the Subdivision Ordinance.

354. Surveyor

A licensed State Land Surveyor or a Registered Public Surveyor, as authorized by the State to practice the profession of surveying.

355. Tattoo Studio

A commercial use involving the marking of skin of persons with a design by a process of pricking or ingraining an indelible pigment or by raising scars, or similar method.

356. Taxidermist

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 21 – ZONING DEFINITIONS

An establishment whose principal business is the practice of preparing, stuffing, and mounting the skins of dead animals for exhibition in a lifelike state.

357. Telephone Exchange (No Offices or Storage Facilities)

A building used exclusively for the transmission and exchange of telephone messages, but the term shall not include wireless service towers.

358. Temporary Building for New Construction

- a. A structure or shelter used in connection with the construction of a development or building project for housing on the site of temporary administration and supervisory functions and for sheltering employees and equipment.
- b. Buildings are permitted for a specific period of time in accordance with a permit issued by the City.
- c. The term "Temporary Field or Construction Office" may also be used.

359. Temporary occupancy permit

A permit for the temporary use of a parcel of land for a prescribed time period.

360. Textile Manufacturing, with dust and odor control

Establishments primarily engaged in finishing of textiles, fabrics, and apparel, with dust and odor controls.

361. Thoroughfare

See Arterial Street.

362. Tinsmith / Sheet Metal Shop

A shop where flat sheets of metal are shaped into three-dimensional objects and soldered, brazed or welded.

363. Tower/Antenna: TV, Radio, Microwave, Telephone, or Cellular

Structures supporting antenna for transmitting or receiving any portion of the radio spectrum, but excluding noncommercial antenna installations for home use of radio or television.

364. Trailer

A portable dwelling unit designed to move on wheels from location to location by automobile or truck.

365. Travel Trailer

Any vehicle, or similar portable structure that can be legally moved on state highways without a special permit, and having no foundation other than wheels, jacks, or skirting, and so designated or constructed as to permit occupancy for temporary dwelling or sleeping purposes. The term "Travel trailer" is also defined as a recreational vehicle designed to be towed by a motorized vehicle containing a towing mechanism that is mounted behind the tow vehicle's bumper.

366. Transit Center

Any premises, including train or bus stations, for the loading and unloading of passengers and the temporary parking of transit vehicles between routes or during stopovers and excluding overnight parking and storage of transit vehicles.

367. Transportation Plan

The plan that guides the development of adequate circulation within the City, and connects the City street system to regional traffic carriers. Also referred to as the Thoroughfare Plan.

368. Truck Sales, Heavy Trucks

The display, storage, sale, leasing, or rental of new or used panel trucks, vans, trailers, recreational vehicles, or buses in operable condition.

369. Truck camper

A recreational vehicle consisting of a roof, floor and sides designed to be loaded onto and unloaded from the bed of a pickup truck.

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 21 – ZONING DEFINITIONS

370. Uninhabitable  
The deterioration to the RV that has created a dangerous or unsafe situation or condition and is not structurally sound in accordance to the certification by the manufacturer as complying with ANSI (*American National Standards Institute*), A119.2, A119.5 or the standard building code as presently adopted by the City of Deer Park, Texas.
371. Urethane and Other Foam Product (except Polystyrene) Manufacturing  
This industry comprises establishments primarily engaged in manufacturing plastics foam products.
372. Use  
The purpose or activity for which land or structures thereon is designed, arranged, or intended to be occupied or used, or for which it is occupied, maintained, rented or leased.  
a. Use, nonresidential. Any use other than a residential use.  
b. Use, residential. Any use listed as a permitted use in Groups 3, 4, 5, 6, 7 or 9, together with uses accessory to such uses.
373. Usable Open Space  
An area or recreational facility that is designed and intended to be used for outdoor living and/or recreation. Usable Open Space may include recreational facilities, water features, required perimeter landscape areas, floodplain areas, and decorative objects such as art work or fountains.
374. Utility Distribution/Transmission Line  
Facilities, including subsidiary stations that serve to distribute, transmit, transform, or reduce the pressure of gas, water, or electric current, including, but not limited to, electrical transmission lines, gas transmission lines, and metering stations.
375. Vacation Travel Trailer  
A vacation travel trailer is a vehicular portable structure designed for a temporary or short-term occupancy for travel, recreational or vacation uses. Such vehicles shall include travel trailers, converted buses, tent trailers, recreational vehicles, motor homes or similar devices used for temporary portable housing.
376. Vacation Travel Trailer Park  
A Vacation Travel Park is any tract of land under single ownership and where accommodation is provided for transient trailer use for a maximum of seven (7) days.
377. Vested Right  
A right of an **Applicant** to have the **City** review and decide an **Application** under standards in effect prior to the effective date of the standards of this **Zoning Ordinance** and/or of any subsequent amendments.
378. Vested Rights Petition A request for relief from any standard or requirement of the Zoning Ordinance based on an assertion that the Applicant (petitioner for relief) has acquired a Vested Right.
379. Veterinarian Clinic  
An establishment where animals and pets are admitted for examination and medical treatment.

Violation. Failure to comply and to maintain compliance with any provision of this ordinance, by failing to comply with either the restrictions or the requirements of this ordinance.

380. Warehouse  
Facilities characterized by extensive warehousing, frequent heavy trucking activity, open storage of material, or nuisances such as dust, noise, and odors, but not involved in manufacturing or production.
381. Wedding Chapel, Reception Facility, Special Events Center

PART II – CODE OF ORDINANCES  
APPENDIX A - ZONING

SECTION 21 – ZONING DEFINITIONS

A building, facility, room, or portion thereof, which is rented leased or otherwise made available to any person or group for a private event function, that is not open to the general public, whether or not a fee is charged.

382. Wholesale Center

An establishment or place of business primarily engaged in selling and/or distributing merchandise to the general public; to retailers; to industrial, commercial, institutional, or professional business users; and to other wholesalers.

383. Wildlife Rehabilitation Center

A property or building where wildlife animals are kept for the purpose of undergoing rehabilitation.

384. Wood Window and Door Manufacturing

This industry comprises establishments primarily engaged in manufacturing window and door units, sash, window and door frames, and doors from wood or wood clad with metal or plastics.

385. Woodworking and Planning Mill

- a. Establishments with dust and noise control and primarily engaged in one or more of the following:
  - i. Manufacturing dimension lumber from purchased lumber;
  - ii. Manufacturing dimension stock (i.e., shapes) or cut stock;
  - iii. Re-sawing the output of sawmills; and
  - iv. Planning purchased lumber.
- b. These establishments generally use woodworking machinery, such as jointers, planers, lathes, and routers to shape wood.

386. Wrecking or Auto Salvage Yard

A yard or building where automobiles or machinery are stored, dismantled and/or offered for sale as whole units, as salvaged parts or as processed metal.

387. Yard

- a. An open space other than a court, on the same lot with a building, unoccupied and unobstructed from the ground upward, except as otherwise provided herein.
- b. In measuring to determine the width of a side yard, the depth of a front yard or the depth of a rear yard, the least horizontal distance between the lot line and the main building shall be used.

388. Yard, Front

A yard across the full width of a lot extending from the front line of the main building to the front property line of the lot.

389. Yard, Rear

A yard extending across the full width of the lot and measured between the rear property line of the lot and rear line of the main building, except that area included in the side yard as defined below.

390. Yard, Side

A yard between the building and the side property line of the lot and extending from the front yard to the required minimum rear yard.

391. Official Zoning District Map The official map kept \_\_\_\_\_, which depicts the boundaries of the various zoning districts as adopted by Ordinance No. \_\_\_\_\_, and as it may be amended.

392. Zoning district

Any predevelopment, residential, commercial or industrial district.

393. Zoning Ordinance

PART II – CODE OF ORINANNCES  
APPENDIX A - ZONING

SECTION 21 – ZONING DEFINITIONS

Ordinance No. \_\_\_\_\_, adopted by council on \_\_\_\_\_, and as it may be amended in the future,  
and may be referred as “this Ordinance.”

SECTION 21 – ZONING DEFINITIONS

**SECTION XV. - VALIDITY AND ENACTMENT**

Sec. 15.01. - Validity.

Should any section, subsection, paragraph, clause or provision of this ordinance be declared by a court of competent jurisdiction to be invalid or unconstitutional, the same shall not affect the ordinance as a whole or any part thereof, other than the part so declared to be invalid or unconstitutional. It is further expressly provided that such section and part of a section herein, so far as an inducement for the passage of this ordinance is concerned, is independent of every other section and every other part of section, and not any section or any part of section is an inducement for the enactment of this ordinance.

(Ord. No. 1198, § 9, 7-6-1976)

Sec. 15.02. - Enactment.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed, and this ordinance shall be in full force and effect from and after its final passage and publication as provided by law. By the passage of this ordinance, no presently illegal use shall be deemed to have been legalized unless specifically such use is a conforming use under this ordinance. Otherwise, such use shall remain a nonconforming use, or an illegal use, as the case may be. It is further the intent and declared purpose of this ordinance that no offense committed, and no liability, penalty or forfeiture, either civil or criminal, incurred prior to the time the present zoning ordinance was adopted, shall be discharged or affected by such adoption; but prosecutions and suits for such offenses, liabilities, penalties or forfeiture[s] may be instituted, or causes presently pending proceeded with in all respects, as if this ordinance had not been adopted.