

ARTICLE 5. USE REGULATIONS

§ 5.1 General Use Regulations

- A. No structure or land may be used or occupied unless allowed within the zoning district.
- B. All uses must comply with any applicable federal and state requirements, and any additional federal, state, or city ordinances.
- C. Any use that is not included in the use matrix and cannot be interpreted as part of a use within the matrix is prohibited in all districts.
- D. A site may contain more than one principal use, so long as each principal use is allowed in the district. Each principal use is approved separately. This does not apply to lots in single-family or two-family residential use.
- E. All uses must comply with the use standards of Sections 5.3, 5.4, and 5.5, as applicable, as well as all other regulations of this Code and the City.

§ 5.2 Use Matrix

- A. Table 5.2: Use Matrix identifies the principal, accessory, and temporary uses allowed within each zoning district.
- B. The following permissions apply to the uses within the Table 5.2:
 - 1. P = Permitted Use
 - 2. SP = Special Permit
 - 3. SUE = Special Use Exception
- C. All uses in Table 5.2 are defined in Section 5.6.
- D. Permissions for short-term rentals, including definitions and standards, are found in Chapter 5, Business Regulations, Article II, Short-Term Rentals, of the Corpus Christi Code.

Table 5.2: Use Matrix

USES	DISTRICTS																				USE STANDARD			
	FR	SF-E	SF-10	SF-6	SF-4.5	2F	TH	MF-1	MF-2	RP	NO	NC	CMU	RMU	RC	GC	CBD	CC	LI	HI		IC	MH	RV
Principal Uses																								
Residential																								
Dwelling - Single-Family Detached	P	P	P	P	P	P	P	P		P	P													5.3.17
Dwelling - Two-Family						P	P	P		P	P													5.3.17
Dwelling - Townhouse							P	P	P	P	P			P										5.3.18
Dwelling - Multi-Family								P	P		P		P	P	P		P							5.3.19
Dwelling - Above the Ground Floor										P	P	P	P	P	P		P							
Community Home for Persons with Disabilities	P	P	P	P	P	P	P	P	P	P														5.3.12
Cluster Development	P	P	P	P	P	P	P	P																5.3.11
Cottage Court Development			P	P	P	P	P	P																5.3.15
Family Child Care Home	P	P	P	P	P	P	P	P		P														5.3.16
Foster Family Home	P	P	P	P	P	P	P	P		P														
Foster Group Home	SP	SP	SP	SP	SP	SP	SP	SP		SP														
Group Home I	P	P	P	P	P	P	P	P		P														
Group Home II	SP	SP	SP	SP	SP	SP	SP	SP		SP														
Manufactured Home Park																							P	
Manufactured Home Subdivision																							P	
Commercial and Service	FR	SF-E	SF-10	SF-6	SF-4.5	2F	TH	MF-1	MF-2	RP	NO	NC	CMU	RMU	RC	GC	CBD	CC	LI	HI	IC	MH	RV	USE STANDARD
Adult Gaming Establishment																SP			SP					5.3.1
Amusement Facility - Indoor													P		P	P	P							
Amusement Facility - Outdoor															P	P			SP					
Animal Care Facility	P											P	P			P	P							5.3.3
Animal Shelter	P															P			P		P			5.3.4
Art Gallery										P	P	P	P	P	P	P	P							
Arts Studio										P	P	P	P		P	P	P							
Bar													P	SP	P	P	P							5.3.5
Boat or Recreational Vehicle Sales															SP	P								5.3.6
Boat or Recreational Vehicle Storage															SP	P			P					5.3.6
Broadcast Facility - With Antenna																P			P	P				
Broadcast Facility – Without Antenna																P	P		P	P				
Car Wash												SP				P		P	P					5.3.9

Table 5.2: Use Matrix																									
USES	DISTRICTS																						USE STANDARD		
	FR	SF-E	SF-10	SF-6	SF-4.5	2F	TH	MF-1	MF-2	RP	NO	NC	CMU	RMU	RC	GC	CBD	CC	LI	HI	IC	MH		RV	
Car Wash, Self-Service												SP				SP		SP	SP						5.3.9
Child Care Center										P	P	P	P			P	P								5.3.15
Commercial Kitchen													SP			P			P						
Convention Center																SP	SP								
Day Activity and Health Services (DAHS) Facility										P	P	P	P			P	P								
Financial Institution, Traditional											P	P	P	P	P	P	P								
Financial Institution, Alternative													SP			P	SP								5.3.20
Food Truck Park													SP	SP	SP	P	P			P					5.3.21
Funeral Home																P									
Game Processing																SP			P	P					5.3.22
Gas Station															SP	SP	P		P	P	P				5.3.23
Heavy Retail, Rental and Service Establishment																P				P					
Hotel/Motel													P	P	P	P	P								
Industrial Design										P	P	P	P			P	P			P					
Gym or Fitness Studio												P	P	P	P	P	P								
Kennel	P	P																		P		P			5.3.26
Live Performance Venue													P		P	P	P								
Lodge/Meeting Hall										P	P	P	P		P	P	P			P	P				5.3.27
Medical/Dental Clinic											SP	P	P			P	P								
Micro-Production of Alcohol													P	P	P	P	P								5.3.28
Nightclub													SP		P	P	P								
Office										P	P	P	P	P	P	P	P	P	P	P	P				
Personal Service Establishment												P	P	P	P	P	P	P	P	P		P			
Reception Facility													P		P	P									
Research and Development (R&D)																	P			P	P	P			
Restaurant												P	P	P	P	P	P	P		P	SP				
Retail Goods Establishment												P	P	P	P	P	P	P	P	P		P			
Self-Storage Facility: Climate-Controlled																P				P					5.3.34
Self-Storage Facility: Outdoor																P		P	P			P			5.3.34
Sexually-Oriented Business																					SP				5.3.35
Smoking Lounge													P	P	P	P	P								
Specialty Food Service													P	SP	SP	P	P			P					
Truck Stop																				P	P	P			5.3.36

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	FR	SF-E	SF-10	SF-6	SF-4.5	2F	TH	MF-1	MF-2	RP	NO	NC	CMU	RMU	RC	GC	CBD	CC	LI	HI	IC		MH	RV
Vehicle Dealership: Enclosed																P	SP	P			P			5.3.39
Vehicle Dealership: Outdoor																P		P			P			5.3.39
Vehicle Rental: Enclosed														SP	SP	P	SP							5.3.39
Vehicle Rental: Outdoor														SP	SP	P								5.3.39
Vehicle Repair/Services: Limited												P	P	P	P	P		P	P		P			5.3.40
Vehicle Repair/Services: Major																SP		P	P	P	P			5.3.40
Industrial	FR	SF-E	SF-10	SF-6	SF-4.5	2F	TH	MF-1	MF-2	RP	NO	NC	CMU	RMU	RC	GC	CBD	CC	LI	HI	IC	MH	RV	USE STANDARD
Airport																					P			5.3.2
Borrow Pit	SP																			SP	SP			5.3.7
Freight Terminal																					P			
Hazardous and Flammable Materials Storage (Principal Use)																					SUE			
Industrial, Craft																				P		P		5.3.25
Industrial, General																					P			
Industrial, Light																				P	P	P		
Light Assembly																				P	P	P		
Movie Studio																				P				
Outdoor Storage Yard																				SP	P			5.3.29
Quarry	SP																				SP			5.3.31
Recycling Station																				P	P	P		5.3.32
Salvage/Junk Yard																					P			
Warehouse, Distribution																				P	P	P		
Waste Management Facility																					P	P		
Wholesale Goods Establishment																			P	P		P		
Institutional and Social Service	FR	SF-E	SF-10	SF-6	SF-4.5	2F	TH	MF-1	MF-2	RP	NO	NC	CMU	RMU	RC	GC	CBD	CC	LI	HI	IC	MH	RV	USE STANDARD
Community Center	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P							5.3.13
Cultural Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P							5.3.16
Detention Facility																				SUE				
Drug Treatment Clinic																SP								
Educational Facility - Pre-School	P	P	P	P	P	P	P	P	P			P	P			P								
Educational Facility - Primary/ Secondary	P	P	P	P	P	P	P	P	P															
Educational Facility - University/ College																P	P							

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	FR	SF-E	SF-10	SF-6	SF-4.5	2F	TH	MF-1	MF-2	RP	NO	NC	CMU	RMU	RC	GC	CBD	CC	LI	HI	IC	MH		RV
Educational Facility - Vocational																P	P		P					
Food Bank																			P	P				
Food Pantry										P						P								
Government Office/Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Homeless Shelter																			SP					
Hospital																P	SP							
Place of Worship	P	P	P	P	P	P	P	P	P				P			P								
Public Safety Facility										P	P	P	P	P	P	P	P	P	P	P	P			
Public Works Facility																			P	P				
Residential Care Facility													SP			P		P	P					5.3.33
Residential Addiction Treatment Facility													SP			P		P	P					5.3.33
Social Service Facility												P	P		P	P	P							
Open Space and Agricultural	FR	SF-E	SF-10	SF-6	SF-4.5	2F	TH	MF-1	MF-2	RP	NO	NC	CMU	RMU	RC	GC	CBD	CC	LI	HI	IC	MH	RV	USE STANDARD
Agriculture	P																							
Campground	SP																							5.3.8
Cemetery																	SP							5.3.10
Commercial Stable	P	P																						5.3.12
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						5.3.14
Conservation Area	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P			
Driving Range	SP	SP	SP	SP	SP	SP	SP																	
Golf Course/Driving Range	P	P	P	P	P	P	P																	5.3.24
Marina															SP				P					
Private Recreation Club	SP	SP	SP	SP	SP	SP	SP	SP	SP															
Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P		
Recreational Vehicle (RV) Park																							P	
Utility, Infrastructure, and Transportation	FR	SF-E	SF-10	SF-6	SF-4.5	2F	TH	MF-1	MF-2	RP	NO	NC	CMU	RMU	RC	GC	CBD	CC	LI	HI	IC	MH	RV	USE STANDARD
Parking Lot (Principal Use)														SP	SP	P	SP	P	P	P	P			5.3.30
Parking Structure (Principal Use)														SP	SP	P	SP	P	P	P	P			5.3.30
Passenger Terminal														SP	SP	P	SP			P				
Solar Energy System																			P	P				
Truck Stop																			P	P				
Utility, Major	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				5.3.37
Utility, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			5.3.38
Vehicle Operations Facility																			P	P				
Wireless Telecommunications	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*			* See Sec. 5.3.41 for permissions

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	FR	SF-E	SF-10	SF-6	SF-4.5	2F	TH	MF-1	MF-2	RP	NO	NC	CMU	RMU	RC	GC	CBD	CC	LI	HI	IC	MH	RV	USE STANDARD
Accessory Uses																								
Above Ground Fuel Storage Tanks (Accessory Use)	SUE																			P	P			5.4.1
Accessory Dwelling Unit	P	P	P	P	P	P	P	P		P														5.4.2
Animal Pen	P	P																						5.4.9
Drive-Thru Facility														SP	SP	P				P				5.4.3
Hazardous and Flammable Materials Storage (Accessory Use)	P																			P	P			5.4.4
Helipad, Heliport, Landing Field																SP	SP		SP					5.4.5
Home Occupation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P		5.4.6
Outdoor Entertainment													P	P	P	P	P							
Outdoor Sales and Display													P	P	P	P	P							5.4.7
Outdoor Seating/Activity Area											P	P	P	P	P	P	P			P				
Outdoor Storage																	P			P	P			5.4.8
Private Stable	P	P																						5.4.9
Temporary Uses	FR	SF-E	SF-10	SF-6	SF-4.5	2F	TH	MF-1	MF-2	RP	NO	NC	CMU	RMU	RC	GC	CBD	CC	LI	HI	IC	MH	RV	USE STANDARD
Donation Station																P		P	P	P	P			5.5.2
Food Truck													P	P	P	P	P	P	P	P	P			5.5.3
Mobile Retail Vendor													P	P	P	P	P							5.5.4
Real Estate Project Sales Office	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P							5.5.5
Temporary Agricultural Sales Stands	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P								5.5.6
Temporary Contractor's Office and Contractor's Yard	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			5.5.7
Temporary Outdoor Event	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P			5.5.8
Temporary Outdoor Storage Container	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			5.5.9

§ 5.3 Principal Use Standards

5.3.1 Adult Gaming Establishment

- A. All adult gaming establishments must be separated by a distance of at least 1,000 feet from any other adult electronic gaming establishments.
- B. No more than one adult gaming establishments may be located within the same structure.
- C. All windows of an adult gaming establishment must be clear glass allowing for visibility from the exterior through to the interior, with the exception of window signs as allowed by this Code.
- D. Adult electronic gaming establishments must comply with all applicable federal, state, and local laws, including but not limited to, tax code, building code, fire code, and environmental health regulations.

5.3.2 Airport

- A. Adequate land area must be available for take-off and landing to ensure public safety in accordance with Federal Aviation Administration standards.
- B. All facilities must meet the approval of the Director of the Corpus Christi International Airport.

5.3.3 Animal Care Facility

- A. Animal care facilities must locate any exterior exercise areas in the rear yard only. Exterior exercise areas must provide covered areas over a minimum of 30% of the exterior area to provide shelter against sun/heat and weather. A fence a minimum of six feet and a maximum of seven feet in height is required for all exterior exercise areas.
- B. Animal care facilities must locate all overnight boarding facilities indoors.
- C. All animal quarters and exterior exercise areas must be kept in a clean, dry, and sanitary condition.
- D. Any animal care facility with exterior exercise areas must be located a minimum of 500 feet from a single-family, two-family, or townhouse dwelling that is located on any property in separate ownership.

5.3.4 Animal Shelter

- A. An animal shelter must be located a minimum of 500 feet from a single-family, two-family, or townhouse dwelling that is located on any property in separate ownership.
- B. Outdoor animal shelters are allowed only in the FR District or an industrial district.
- C. An indoor animal shelter is limited to a maximum of 40 animals when located in a GC District.

5.3.5 Bar

- A. All bars must comply with the standards of Chapter 4 of the Corpus Christi Code of Ordinances.
- B. A bar must be located a minimum of 300 feet from a place of worship, primary/secondary educational facility, day care home, day care center, or public hospital.
- C. Any establishment engaged in the retail sale of alcoholic beverages for on-premise consumption must provide upon request by a City Code Enforcement Official verified copies of either:
 1. The previous quarterly or the previous three months of sales tax reports and the gross receipts tax reports for the same periods, if the establishment pays the gross receipt tax; or
 2. The previous three months of alcohol sales and sales tax information and other information or documents sufficient to determine the percentage of alcohol sales, if the establishment does not pay the gross receipts tax.

D. Failure to provide the documentation requested in item C above or accurately maintain required records is prima facie evidence that the establishment is a bar.

5.3.6 Boat or Recreational Vehicle Storage and Boat or Recreational Vehicle Storage Sales

A. The minimum lot area is one acre.

B. In the IO Island Overlay District six foot redwood, cedar, and preservative pressure treated wood screening fence is required on all sides of the storage facility except for ingress and egress points.

C. Cleaning of recreational vehicles and boats is permitted, including flushing of engines, subject to federal, state, and local environmental regulations and may only be conducted between 7a.m. and 7p.m.

D. Open storage only may occur on improved surfaces. Improved pervious surfaces such as landscaping paving stones are allowed.

5.3.7 Borrow Pit

A. Borrow pits must comply with the requirements of Chapter 14, Article VI of the Corpus Christi Municipal Code. Where there is a conflict between the requirements of this Code and Chapter 14, Article VI, the Municipal Code provisions controls.

B. An excavation permit per Chapter 14, Article VI of the Corpus Christi Municipal Code is required.

C. The excavation area must be setback must be setback 100 feet from any lot line.

D. Except in cases of emergency involving safety on the site, borrow pits may not operate earlier than 6:00 a.m. or later than 8:00 p.m. This does not apply to maintenance operations conducted within an enclosed building.

E. Vehicular access to the facility must be provided from an arterial street.

F. A metal fence and gate must be constructed at the entrance to the site and be closed when the borrow pit is not in operation.

5.3.8 Campground

A. The minimum area for a campground is six acres.

B. Campgrounds must provide a common recreational area consisting of 100 square feet per campsite.

C. Management headquarters, recreational facilities, coin operated laundry facilities, cabins for staff, and other uses and structures customarily associated with the operation of a campground are permitted.

D. Storage of equipment must be within enclosed structures.

E. Year-round residency is prohibited at any campground. Use of tents as a principal residence is prohibited. This excludes any structures erected for an on-site caretaker or manager, which may be a year-round residency.

F. Individual campsites must be set back a minimum of 100 feet from all lot lines.

5.3.9 Car Wash and Self-Service Car Wash

A. A car wash cannot be visible from Ocean Drive, Shoreline Drive, or the Interstate 37 gateway into the Downtown area.

B. Car washes are not required to meet any build-to zones or build-to percentages of the district. Car wash structures must be located a minimum of 20 feet from any lot line abutting a street.

C. Car washes are not required to meet any design standards of the district.

- D.** An automated car wash in the NC District is subject to the following additional standards:
- 1.** Outdoor lighting of the automated car wash use must abide by all requirements of Section 7.6 Outdoor Lighting.
 - 2.** Noise generated by the automated car wash use must be compliant with Section 31-3 of the Corpus Christi Code of Ordinances.
 - 3.** The hours of operation of the automated car wash use are limited to between the hours of 7:00 am to 9:00 pm when located within 200 feet from a single-family, two-family, or townhouse dwelling that is located on any property in separate ownership.
- E.** A non-self-service car wash must be secured (doors/gates closed and locked) when the establishment is closed.
- F.** A car wash requires a masonry wall along all interior side and rear lot lines. The wall must be a minimum of six feet to a maximum of seven feet in height. If the masonry wall would be located within a utility easement, then a solid fence a minimum of six feet to a maximum of seven feet in height is required with shrubs planted along the inside of the fence at a minimum of one shrub for every three linear feet.

5.3.10 Cemetery

- A.** In the residential districts, the establishment of new cemeteries is prohibited. Existing cemeteries may only expand on current or adjacent properties.

5.3.11 Cluster Development

A. Applicability

Where permitted within a residential district, a cluster residential development must be a minimum of ten acres. The regulations of this Section control in the case of any conflict with the standards of the district.

B. Development Form

- 1.** A cluster residential development may be comprised of single-family, two-family, and townhouse dwellings, or a combination therefore, if the dwelling type is allowed within the zoning district.
- 2.** Cluster residential development may take one of two forms:
 - a.** A development may be designed on individual lots of record.
 - b.** A development may also be designed with multiple dwellings on a single lot of record. This permission controls over the restriction within Section 1.7.4 of this Code.

C. Site Layout

- 1.** The maximum number of lots permitted within a cluster development is determined by the gross acreage of the site divided by the required minimum lot areas of the dwelling types proposed and allowed in the zoning district.
- 2.** Lots within the cluster development must meet the requirements of the underlying zoning district with the exception of minimum lot area or minimum lot width, which may be reduced as follows:
 - a.** SF-6, SF-4.5, 2F, TH, MF-1, and MF-2 Districts: 30% reduction in minimum lot area and minimum lot width
 - b.** SF-10 District: 45% reduction in minimum lot area and minimum lot width
 - c.** FR and SF-E Districts: 60% reduction in minimum lot area and minimum lot width

3. Minimum setbacks apply as follows:
 - a. A minimum interior side setback of five feet applies to all lots within a cluster residential development.
 - b. A minimum corner side setback of five feet applies to all corner lots within a cluster residential development.
 - c. Front and rear setbacks may be reduced by 50% for all lots within the cluster residential development, unless otherwise specified in this Section.
 - d. Where a lot within the cluster development abuts adjacent property outside of the cluster development, minimum side and rear setbacks are required in accordance with zoning district standards.
 - e. Where a lot within the cluster development abuts a street at the perimeter of the cluster residential development, minimum front setback and minimum lot width is required in accordance with zoning district standards.
4. Maximum building coverage is limited to 50%. However, this does not apply to lots less than 4,500 square feet in lot area.
5. Maximum impervious surface coverage is limited to 60%. However, this may be increased to 70% for lots less than 4,500 square feet in lot area.

D. Common Open Space

1. In all districts except for the FR and SF-E Districts, 35% of the site area of a cluster development must be common open space. In the FR and SF-E Districts, 50% of the site area of a cluster development must be common open space.
2. Common open space must be designed as follows:
 - a. Of the total required common open space area, a maximum of 30% of that total may be within a 100-year floodplain and counted toward required common open space. *(For example, if 10,000 square feet of common open space is provided, a maximum of 3,000 square feet may be within the 100-year floodplain and counted toward the required common open space).*
 - b. The required common open space must have a minimum width of at least 50 feet in all dimensions.
 - c. Common open space may be improved or left in an undisturbed state; however, a minimum of 25% of the total common open space must be left in an undisturbed state. The following are permitted improvements:
 - i. Multi-purpose trail systems, hiking trails, and fitness courses.
 - ii. Outdoor recreational facilities, such as playing fields, swimming pools, tennis courts, and skateparks.
 - iii. Parks and playgrounds.
 - iv. Botanical gardens, greenhouses, and community gardens.
 - v. Reuse of structures existing on the site prior to development for community facilities.
 - vi. Detention/retention areas designed to be accessible to residents and/or the public via nature trails, boardwalks, and/or perimeter walkways, but only if designed as wetlands or natural water features and landscaped with native vegetation.
 - vii. Additional types of improvements may be allowed by the City on a case-by-case basis.

- e. A golf course does not qualify as common open space.
 - f. Structures located within any common open space must be accessory to any recreational use of the space.
3. Common open space must be conveyed as follows:
- a. To one or more homeowner’s associations.
 - b. To a conservation organization approved by the City, if accepted by the designated organization.

5.3.12 Commercial Stable

A. A commercial stable must be located a minimum of 500 feet from a residential structure that is located on any property in separate ownership.

5.3.13 Community Center

A. A community center located in or adjacent to any residential district must have its principal vehicular entrance and exit on an arterial or a collector street or on a local street within 150 feet of its intersection with an arterial or collector street.

5.3.14 Community Garden

A. Community gardens are limited to the cultivation of herbs, fruits, flowers, or vegetables. It may also include community-gathering spaces for active or passive recreation, but playground equipment is prohibited.

B. Greenhouses, including high tunnels/hoop-houses, cold-frames, and similar structures, are permitted to extend the growing season. Accessory structures, including but not limited to, sheds, gazebos, and pergolas, are also permitted. All accessory structures must be located a minimum of ten feet from any lot line.

C. The keeping of livestock, including chickens, and aquaculture are prohibited. Apiaries are permitted.

D. On-site composting is permitted.

E. Farmstands are permitted and are limited to sales of items grown at the site. Farmstands must be removed from the premises during that time of the year when the use is not open to the public. Only one farmstand is permitted per lot.

5.3.15 Cottage Court Development

A. Applicability

- 1. The minimum total lot area required for a cottage court is determined as follows:
 - a. Calculating the cumulative lot area required by the zoning district for the number of buildings to be constructed.
 - b. 40% of the total area calculated in item a above is the required minimum total lot area for a cottage court development.
 - c. However, in all cases, a minimum area of one acre is required.
 - d. The following are examples of the above calculation:
 - i. Example: A cottage court development of 15 single-family structures within the SF-10 District.

(A) 15 single-family dwellings require 10,000sf each	The total lot area is 150,000sf (15 X 10,000sf)
(B) 40% of the total lot area of the base calculation (A) is the total minimum lot area required	The total minimum required lot area is 60,000sf (150,000sf X 40%)

(C) Does the total lot area of (B) meet or exceed one acre?	The result is 60,000sf, which is more than one acre. Therefore, this development requires a minimum of 60,000sf.
--	--

ii. Example: A cottage court development of 15 single-family structures within the SF-4.5 District.

(A) 15 single-family dwellings require 4,500sf each	The total lot area is 67,500sf (15 X 4,500sf)
(B) 40% of the total lot area of the base calculation (A) is the total minimum lot area required	The total minimum required lot area is 27,000sf (67,500 X 40%)
(C) Does the total lot area of (B) meet or exceed one acre?	The result is 27,000sf, which is less than one acre. Therefore, this development requires a minimum of one acre.

2. Cottage court development requires four or more principal structures. A townhouse development counts as one principal structure.
3. Cottage court development may take one of two forms:
 - a. A development may be designed on individual lots of record.
 - b. A development may also be designed with multiple dwellings on a single lot of record. This permission controls over the restriction within Section 1.7.4 of this Code.
4. A cottage court development requires the establishment of a homeowners association (HOA), property management company, or other designated managing entity approved by the City in place for the maintenance of all common elements.
5. The regulations of this Section control in the case of any conflict with the standards of the district.

B. Use Limitations

1. Single-family and two-family dwellings, or a combination thereof, are permitted in all cottage court developments.
2. In the 2F, TH, and MF-1 Districts, townhouse dwellings are also permitted. Townhouse developments are limited to a maximum of six attached units per townhouse development.
3. Buildings for common facilities for use by the residents, such as laundry facilities, communal kitchens, and common rooms, are also permitted.

C. Development Standards

1. The following standards apply to the cottage court development as a whole:
 - a. Along the lot lines of the development as a whole, a minimum setback of 20 feet is required.
 - b. The development as a whole is limited to a maximum building coverage of 50%.
 - c. The development as a whole is limited to a maximum impervious surface coverage of 65%.
 - d. There must be a minimum separation of ten feet between principal structures.
2. All buildings within the cottage court development must front on a street or a common open space.
3. A central common open space is required and must meet the following standards:
 - a. The minimum size of the central common open space must be 3,000 square feet or 500 square feet per dwelling unit, whichever is greater.
 - b. The central common open space must maintain a minimum width of 50 feet, be contiguous and centrally located, and front on a public or private street.
 - c. A maximum of 30% of the central common open space may be hardscape.

4. Once central common open space requirements are met, additional common open space that is not centrally located within the development is permitted.
5. Any part of a structure must be five feet from the back from any sidewalk or hardscape feature of the central common open space. This does not include steps, access ramps, and similar access features.
6. Vehicular access to a parking area for a cottage court development must meet the following standards:
 - a. Parking within cottage court developments may be provided by private garages, through clustered shared parking, preferably covered, or a combination therefore, to meet the minimum parking requirements of the development.
 - b. Parking for the cottage court development must be located on the cottage court development property.
 - c. Off-street common parking areas must be located and designed to be screened from primary streets.
 - d. All off-street common parking areas and private parking and garages must be set back a minimum of 20 feet from any street.
 - e. Common parking lots and garages must not be located between the cottage court development and the primary street.
 - f. Unenclosed, including carport-style, off-street common parking areas outside a structure must not be located between dwelling units to ensure homeowner privacy.
 - g. Parking is not permitted in any front setback or any setback abutting a public street.

5.3.16 Cultural Facility

A. A cultural facility located in or adjacent to any residential district must have its principal vehicular entrance and exit on an arterial or a collector street or on a local street within 150 feet of its intersection with an arterial or collector street.

5.3.17 Dwelling - Single-Family Detached and Dwelling - Two-Family

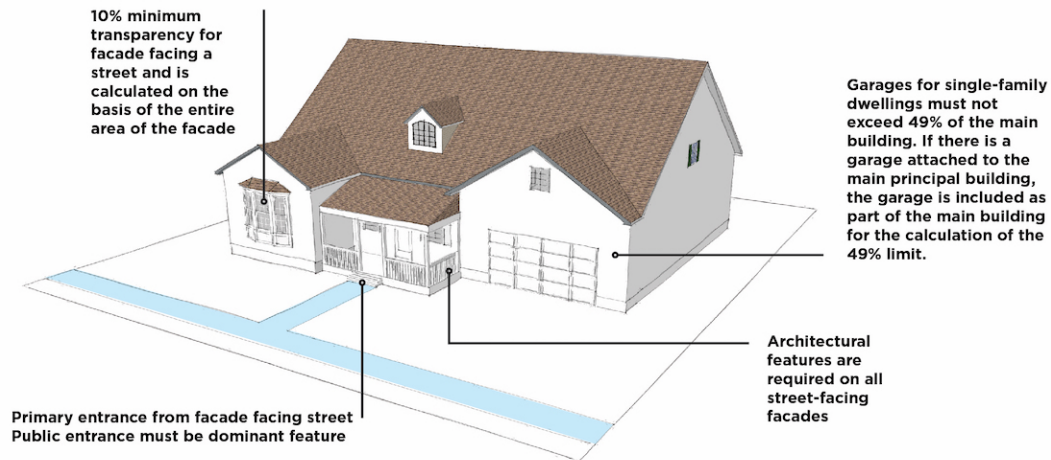
A. The dwelling must have a primary entrance from a façade facing the street. The front entry must be a dominant feature on the front elevation of a home and an integral part of the structure, using features such as porches, raised steps and stoops, or decorative railings to articulate the front façade.

B. Windows, entrances, porches, or other architectural features are required on all street-facing facades to avoid the appearance of blank walls.

C. A 10% minimum transparency requirement applies to any façade facing a street and is calculated on the basis of the entire area of the façade.

D. Garages for single-family dwellings must not exceed 49% of the main building. If there is a garage attached to the main principal building, the garage is included as part of the main building for the calculation of the 49% limit.

DWELLING - SINGLE-FAMILY DETACHED



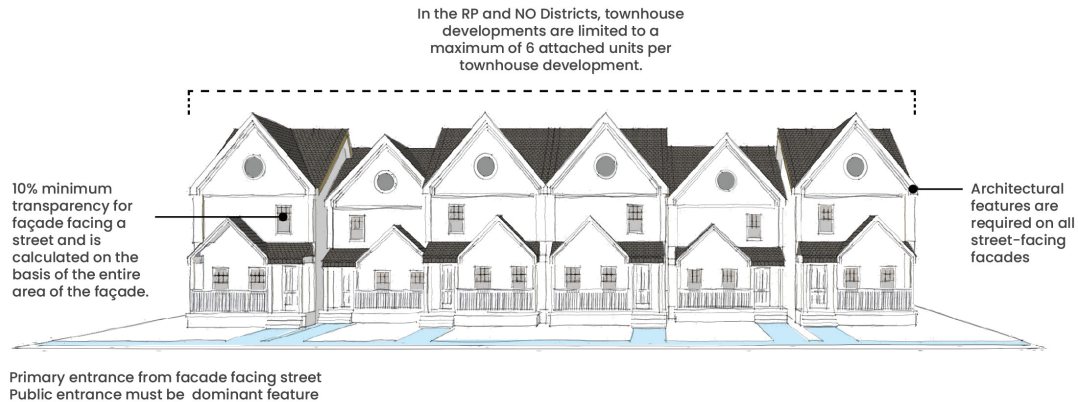
5.3.18 Dwelling - Townhouse

- A.** Each dwelling must have a primary entrance from a façade facing the street. The front entry must be a dominant feature on the front elevation of a home and an integral part of the structure, using features such as porches, raised steps and stoops, or decorative railings to articulate the front façade.
- B.** Building façades abutting a street must be articulated through the use of architectural elements to break up blank walls and add visual interest.

C. A minimum transparency of 10% applies to any façade facing a street as calculated on the basis of the entire area of the façade.

D. In the RP and NO Districts, townhouse developments are limited to a maximum of six attached units per townhouse development.

DWELLING - TOWNHOUSE



5.3.19 Dwelling - Multi-Family

The following do not apply to multi-family dwellings in the CBD District. Multi-family dwellings in the CBD District are subject to the standards of Section 4.5.4.

A. Building façades abutting a street must be articulated through the use of architectural elements to break up blank walls, add visual interest, and present a residential character. Such articulation must occur at intervals a maximum of 40 feet linear feet. Two or more of the following forms of building articulation must be incorporated:

1. Modulation of the façade through the use of architectural features such as projections, indentations, overhangs, awnings, bays, canopies, and cornices. Building modulations must either projected or be set back a minimum of two feet in depth and must be a minimum of four feet in width.
2. Provision of a balcony, bay window, patio, porch, terrace, or visually prominent ground-level entry within each interval.
3. Changes in color, texture, or material. Such changes should occur at inside corners to convey solidity and permanence, and should not occur on a flat wall plane or an outside edge.
4. Provision of lighting fixtures or other building ornamentation such as artwork, trellises, or green walls within each interval.

B. A minimum transparency of 20% applies to any façade facing a street as calculated on the basis of the entire area of the façade.

DWELLING - MULTI-FAMILY



5.3.20 Financial Institution, Alternative

A. No alternative financial institution (AFI) be located within 1,000 feet of any other existing alternative financial institution.

5.3.21 Food Truck Park

A. A commissary for the use of food truck vendors is permitted.

B. There must be a manager assigned to the lot that is responsible for the orderly organization of food truck vendors, the cleanliness of the site, and the compliance with all rules and regulations during business hours. Such information must be clearly posted on the lot.

C. The area must be kept clear of litter and debris at all times. Waste receptacles and/or recycling bins must be provided.

D. A minimum of 20% of the food truck park lot area must be shared common area, not including any food truck sites and vehicle parking spaces. The common area should be designed for customer use, which includes elements such as seating areas, restroom facilities, and lawn and landscaped areas.

5.3.22 Game Processing

A. All game processing operations must be conducted inside a building.

B. The business must be a small-scale personal service and does not conduct processing in industrial volume.

C. Slaughtering of animals is prohibited on the premises of the business.

D. Business entrance must have a front entrance screened from public view for deliveries of animals or a rear entrance for loading and unloading (whichever is most accessible for building).

5.3.23 Gas Station

A. All structures and all pump islands, compressed air connections, and similar equipment must be set back a minimum of 20 feet from interior side and rear lot lines, and ten feet from any front or corner side lot line. Structures are not required to meet any build-to zones or build-to percentages of the district.

B. Gas stations are not required to meet any design standards of the district.

C. The minimum distance a freestanding canopy for gas pumps must be from any street lot line is ten feet and 20 feet from any interior or rear lot line.

D. The ancillary uses of a retail goods establishment and no more than one car wash bay are permitted in connection with the principal gas station use.

5.3.24 Golf Course/Driving Range

A. Any structure established in connection with a golf course or driving range must be set back a minimum of 50 feet from a single-family, two-family, or townhouse dwelling that is located on any property in separate ownership.

5.3.25 Industrial, Craft

A. All business, servicing, processing, and storage must be fully enclosed.

5.3.26 Kennel

A. A kennel must be located a minimum of 500 feet from a single-family, two-family, or townhouse dwelling that is located on any property in separate ownership.

B. Outdoor kennels are allowed only in the industrial districts.

C. An indoor kennel is limited to a maximum of 40 animals when located in the GC District.

5.3.27 Lodge/Meeting Hall

A. No more than 30% of the gross floor area may be used as office space for the lodge/meeting hall.

B. Lodges/meeting halls are permitted to serve meals and alcohol on the premises for members and their guests only.

C. Sleeping facilities are prohibited.

D. Lodges/meeting halls leased or used as reception facilities must comply with the requirements for reception facilities.

5.3.28 Micro-Production of Alcohol

A. The establishment must include a restaurant, bar, and/or tasting room within the same building. The minimum size of the restaurant, bar, and/or tasting room is 20% of the total square footage of the use or 1,500 square feet, whichever is less.

B. Facilities may include retail areas for the purchase of beverages manufactured on-site and related items.

5.3.29 Outdoor Storage Yard

A. The storage area must be completely enclosed along all lot lines by a solid fence or wall a minimum of six feet and a maximum of seven feet in height, including a gate of similar height for ingress and egress points.

B. Storage of any kind is prohibited outside the fence or wall.

C. No items stored within 30 feet of the fence may exceed the height of the fence or wall for an outdoor storage yard.

5.3.30 Parking Lot and Parking Structures

A. Parking lots and parking structures must meet the applicable standards of Section 7.2.

B. All parking structures must also comply with district standards, including any build-to requirements.

5.3.31 Quarry

- A.** Quarries must comply with the requirements of Chapter 14, Article VI of the Corpus Christi Municipal Code. Where there is a conflict between the requirements of this Code and Chapter 14, Article VI, the Municipal Code provisions control.
- B.** An excavation permit per Chapter 14, Article VI of the Corpus Christi Municipal Code is required.
- C.** The extraction area and any crushing of rock, processing of stone, gravel, or other material must be setback 1,000 feet from any lot line shared with a single-family or multi-family district and from any lot in a residential use. In all other cases, the extraction area and any crushing of rock, processing of stone, gravel, or other material must be setback 350 feet from any lot line.
- D.** Except in cases of emergency involving safety on the site, quarries may not operate earlier than 6:00 a.m. or later than 8:00 p.m. This does not apply to maintenance operations conducted within an enclosed building.
- E.** Vehicular access to the facility must be provided from an arterial street.
- F.** A metal fence and gate must be constructed at the entrance to the quarry site and be closed when the quarry is not in operation.

5.3.32 Recycling Center

- A.** All recycling collection containers that are not within an enclosed building must be located a minimum of 20 feet from any lot line.
- B.** Recycling collection containers located outdoors must be completely enclosed along all lot lines by a solid fence or wall a minimum of six feet and a maximum of seven feet in height, including a gate of similar height for ingress and egress points.
- C.** Collection and/or storage of any material is prohibited outside the required fence.

5.3.33 Residential Addiction Treatment Facility and Residential Care Facility

- A.** Residential facilities are subject to all federal, state, and city regulations, and must be licensed.
- B.** Residential facilities must comply with all standards for multi-family dwellings in the district in which they are located, including the standards for design of multi-family dwellings in this article. This does not apply to mixed-use developments where the ground floor and any upper floors are designed for nonresidential uses with residential above; such developments must meet the dimensional and design standards of the district.

5.3.34 Self-Storage Facility: Climate-Controlled and Outdoor

- A.** Storage units cannot be used for residential occupancy or business.
- B.** No plumbing connections are permitted in self-storage units.
- C.** For self-storage facilities that include both climate-controlled and outdoor facilities, both types of uses must be allowed in the district.
- D.** The following additional standards apply to climate-controlled self-storage facilities:
 - 1.** All self-storage activities must be contained within a single building and conducted exclusively indoors. Individual storage units may be accessed from inside the building only.
 - 2.** All facilities must meet the design standards of the district.
 - 3.** No storage units located on the first floor may be visible from any public right-of-way.
 - 4.** Access to loading areas must be located to the interior or rear of the building.

E. The following additional permissions apply to outdoor self-storage facilities:

1. Outdoor self-storage facilities should be oriented so that storage unit access doors do not face the public right-of-way.
2. Outdoor self-storage facilities may include areas for storage of recreational vehicles or such storage may be the primary type of storage. Storage areas for recreational vehicles must be located no closer than 25 feet to any rear lot line or interior side lot line and no closer than 40 feet to any front or corner side lot line.
3. Storage areas for recreational vehicles must be screened along interior side and rear lot lines with a solid fence or wall, a minimum of six feet and a maximum of seven feet in height.

5.3.35 Sexually-Oriented Business

A. Sexually-oriented businesses are subject to the requirements of Chapter 48 of the City of Corpus Christi Municipal Code.

5.3.36 Truck Stop

A. Overnight parking facilities are prohibited within the IC Industrial Compatible District.

5.3.37 Utility, Major

A. A major utility must be screened by solid masonry fence a minimum of six feet in height to a maximum of seven feet. Alternate material may be approved by the Assistant City Manager of Development Services.

B. The facility must be secured from entry.

5.3.38 Utility, Minor

A. Stormwater retention facilities are prohibited within the IC District.

5.3.39 Vehicle Dealership and Vehicle Rental

A. Outdoor vehicle sales and storage areas must be surfaced with an all-weather material that provides a durable and dustless surface and must be graded and drained to dispose of all surface water accumulation.

B. Storage of vehicles stocked by the dealership or rental agency are permitted on a separate lot when such district allows vehicle sales. The dealership must own or lease such lot.

C. Vehicle repair facilities, both major and limited, is permitted but must be performed only within the principal building on the premises.

D. No partially dismantled or wrecked vehicle may be stored outside of a completely enclosed building.

5.3.40 Vehicle Repair/Service: Limited and Major

A. When a vehicle repair facility shares a lot line with a residential district, it must be screened along the interior side and/or rear lot lines shared with the lot in a residential district with a solid fence or wall, a minimum of six feet and a maximum of seven feet in height.

B. All automotive parts must be stored within an enclosed building. Open storage of dismantled vehicles visible at any point beyond the property is prohibited.

C. All repair or service work requiring major repair must take place either within an enclosed structure or behind a six foot screening wall or fence.

D. All vehicles must be stored on-site and not in the public right-of-way.

E. No objectionable sound, vibration, heat, glare, or electrical disturbance may be created which is perceptible beyond the property line.

5.3.42 Wireless Telecommunications

A. Purpose

The purpose of these standards is to establish guidelines regulating the location of wireless telecommunication facilities in order to minimize their number, to protect and promote public safety, and to minimize and mitigate any adverse visual or aesthetic impacts on the community while promoting the orderly development of telecommunication facilities within the City. The objective is to avoid the creation of visual distractions, prevent obstructions to the view of pedestrians and motorists on public thoroughfares, and ensure the structural integrity of supporting structures.

B. Applications

1. All applications for building permits or a special permit for a telecommunications tower, antenna, or other facility that provides a telecommunications service must include a completed supplemental information form provided by the City regarding telecommunication facilities. An application must include the following information:
 - a. Site and landscape plans drawn to scale.
 - b. A report, including a description of the tower, with technical reasons for its design and the reason the particular location was selected. The report should disclose the technical performance goals (i.e., desired signal strength) for the provider; whether additional towers will need to be located within the City, and under what conditions to provide adequate coverage; radio frequency coverage prediction maps showing the area to be served before the addition of a new facility; and a radio frequency coverage prediction map that shows coverage after the new cell is operational.
 - c. Documentation establishing the structural integrity of the tower for its proposed uses.
 - d. The general capacity of the tower, and information necessary to assure that American National Standards Institute/Telecommunications Industry Association/Electronics Industries Association standards are met.
 - e. A statement of intent on whether space will be leased to other telecommunication providers.
 - f. Proof of ownership of the proposed site or authorization to use the site.
 - g. Copies of any necessary easements to provide utilities to the facility.
 - h. An analysis of the area containing topographic contours.
 - i. The proposed location of the interconnection, if any, between the wireless telecommunication provider and a franchised wired, cable, or fiber-optic telecommunication provider (If the interconnection is not located in the equipment enclosure at the base of the tower, a detailed description of any and all easements that are being used to carry the signal by wire, cable, or fiber-optic cable should be provided).
 - j. Identification of any alternative sites that were available for co-location and the reason co-location on an existing site was not a practical alternative.
2. All applications for a special permit for a telecommunications tower, antenna, or other facility to provide a telecommunications service must include a completed supplemental information form provided by the City regarding telecommunications facilities. An application must include a report with the following information:
 - a. Description of the tower, with technical reasons for its design and the reason the particular location was selected.
 - b. Any alternative sites that were available for co-location and the reason co-location on an existing site is not a practical alternative and the technical performance goals (i.e., desired strength signal) for the provider.
 - c. Whether additional towers will need to be located within the City and under what conditions to provide adequate coverage. A map showing the general location of future towers may be provided. If the general location of any future towers, whether by description within the report or on the map, is not provided, the

fact the telecommunication provider has antennas located on the tower being applied for may not be used to justify the location of any future towers within the City.

d. Information relating to the number of calls being dropped with the current tower coverage, the number of failed hand-offs between existing cell sites, and the number of people denied access to the system because there is not enough capacity to handle all calls.

e. Any maps and information provided under this subsection that are marked and identified as proprietary information will be treated by the City as privileged commercial information under Section 552.110 of the Texas Public Information Act. If a request is received for the information, the request and information will be forwarded to the Attorney General for a determination under Section 552.301 of the Act. The City will withhold the information from the requester under Section 552.302 of the Act, until after the Attorney General's decision is received. The City will only release the information if directed to do so by the Attorney General.

C. General Standards

1. Platted Lots

Telecommunications facilities, including towers and related equipment buildings, must be located on platted lots.

2. Technical Assistance

When a special permit is required for a telecommunications facility to comply with the provisions of this Section and the technical information provided by the applicant is beyond the technical capacity of City staff to review, the applicant, in addition to the usual application fee, must reimburse the City for the actual cost to the City for the services of a technical expert to review the application and/or information supplement up to a maximum of \$5,000.

3. Pre-Application Meetings

Prior to leasing, purchasing, or constructing telecommunication facilities, the telecommunications provider or licensee is required to meet with the Assistant City Manager of Development Services and the Building Official to determine if the location must require a special permit or other approvals, and to review the merits of potential locations.

4. Master Antenna Map

Providers must provide the City with any updates to the master antenna maps within 90 days of the installation of an antenna on any new or existing towers not previously identified and notice of any change in ownership of any telecommunications tower.

D. Telecommunications Tower Standards

1. Applicable Federal and State Standards

All wireless telecommunications towers must be erected and operated in compliance with current Federal Communication Commission and Federal Aviation Administration rules and regulations, and other applicable Federal, State, and local standards.

2. Structural Standards

Telecommunications towers must be designed and constructed to conform to the most current revision of Telecommunications Industry Association/Electronics Industries Association 222 standards. Any telecommunications tower structures must be designed and constructed to the wind load speeds established in the Building Code, rather than the basic wind speeds published in Telecommunications Industry Association/Electronic Industries Association 222.

3. Co-location

Towers over 75 feet in height must be designed and built to accommodate a minimum of two telecommunications providers. The owner of the tower must certify to the City that the tower is available for use by other telecommunications service providers on a reasonable and nondiscriminatory basis.

4. Fencing

Security fencing with a minimum height of six feet must be installed and must be constructed of wood, wrought iron or steel, chain link fence, or a masonry wall. The owner or operator of a wireless telecommunications tower may request a waiver of the requirement for a security fence from the City Council.

5. Setbacks

- a.** All wireless telecommunication towers, as well as guys and guy anchors, must be located within the buildable area of the lot and not within the required setback.
- b.** Wireless telecommunication towers must be set back a minimum of 1.5 times the height of the tower from the public right-of-way of all federal and state highways and any arterial street.
- c.** Except as otherwise provided in this Section, wireless telecommunication towers adjacent to residential dwellings must be a minimum of 1.5 times the height of the tower from any residential dwelling.
- d.** The Building Official may allow the construction of a wireless telecommunication tower that is not adjacent to a dwelling within the setback required by this subsection if the tower, including any antennas and other devices installed on the tower, is built to substantially higher wind load standards. The minimum setbacks from roadways may be reduced to the minimum required yard setbacks if the tower will withstand a sustained wind speed of 130 mph, which is equal to the highest recorded sustained wind speeds experienced within the City.
- e.** The Board of Adjustment may allow the construction of wireless telecommunication tower that is adjacent to a residential dwelling within the setback required by this subsection if the tower, including any antennas and other devices installed on the tower, are built to substantially higher wind load standards. The setback from the nearest residential structure may be reduced to the minimum required yard setbacks if the tower will withstand a sustained wind speed of 130 mph, which is equal to the highest recorded sustained wind speeds experienced within the City.

6. Signs

- a.** No signs, lettering, symbols, images, or trademarks other than one identifying sign that is a maximum of 200 square inches may be placed on or affixed to any part of a wireless telecommunication tower, other than that required by Federal Communication Commission regulations or other applicable law.
- b.** An identifying sign must be posted on the gate of the security fence or on the door of the equipment enclosure. The identifying sign must contain the following information to enable public safety personnel to contact the wireless telecommunication facility operator:
 - i.** Name of the operator of the telecommunications tower.
 - ii.** A telephone number that is monitored 24 hours a day, 365 days a year.

7. Lighting

- a.** No signals, lights, or illumination of any kind are permitted on or directed toward any tower unless required by the Federal Communication Commission, the Federal Aviation Administration, or other appropriate public authority with jurisdiction over lighting of towers.
- b.** Security lighting may be installed to illuminate the area surrounding the tower and the equipment building or equipment enclosures. Lighting must be shielded and directed away from any nearby streets or residences so long as the Federal Communication Commission or Federal Aviation Administration guidelines, standards, and regulations are satisfied.

8. Discontinuance

- a.** The owner of any wireless telecommunications tower must provide the Building Official with a copy of any notice of its intent to cease operations sent to the Federal Communication Commission within 30 days of filing the notice with the Federal Communication Commission. The wireless telecommunication tower and accessory structures must be removed within 90 days of the date operations cease, unless an extension is obtained from the Building Official.
- b.** In the event the use of any wireless telecommunication facility has been discontinued for a period of 360 days, the antenna support structure is deemed to be discontinued. Determination of the date of discontinuance is made by the Building Official, who has the right to request documentation from the owner regarding the issue of usage.

c. Upon the determination of discontinuance, the owner of the tower or antenna support structure must remove tower or structure within 90 days of receipt of notice from the Building Official notifying the owner of such discontinuance. If the tower or antenna support structure is not removed within 90 days, the Building Official will remove it at the owner's expense.

9. Landscaping

- a. Any side of the security fencing surrounding a wireless telecommunication tower that is visible from a public right-of-way or residence must be screened from view by landscape.
- b. Plants must be selected from those listed in the City's tree list found in Section 7.3, Appendix A of this Code. The use of drought-tolerant trees, shrubs, and vines is recommended.
- c. The owner of the facility must maintain the required landscaping.

E. Tower Location Standards

1. Towers Permitted by Right

- a. Freestanding monopole telecommunications towers 85 feet or less in height and self-supporting lattice and guyed towers 50 feet or less in height are permitted in the nonresidential districts.
- b. Freestanding monopole, guyed, and self-supporting lattice work towers of any height are permitted in a HI District.

2. Towers Requiring a Special Permit

Monopole towers in excess of 85 feet in height and other telecommunication towers, including self-supporting lattice and guyed towers in excess of 50 feet in height are permitted in the nonresidential districts and monopole telecommunications towers are permitted in residential districts.

3. Historic/Cultural

Except for compatible alternative mounting structures that camouflage or conceal the presence of telecommunications antennas, wireless telecommunication facilities cannot be located on or within 300 feet of property within a Historic Overlay District. In addition, said facilities should, wherever possible, be located so as to ensure that historic or culturally significant vistas, and landscapes are protected and that the views of and vistas from architecturally or historically significant structures are not impaired or diminished.

4. Tower Spacing

Any new wireless telecommunication tower in excess of 180 feet in height must be located a minimum of one mile from any existing tower in excess of 180 feet in height, unless the wireless telecommunication facility is located within the HI District.

5. Alternative Mounting Structures

- a. New alternative mounting structures 100 feet or less in height are permitted by right in a nonresidential district.
- b. New alternative mounting structures 100 feet or less in height that also are used to provide lighting to parks stadiums, athletic fields, school playgrounds, tennis courts, and other recreational areas are permitted by right in a residential zoning.
- c. New alternative mounting structures in excess of 100 feet in height are permitted in a nonresidential district with a special permit.
- d. All other new alternative mounting structures located in a residential district require a special permit.
- e. Other alternative mounting structures located in a residential district require a special permit and be:
 - i. Similar in color, scale, and character to adjoining buildings or structures or blend with the landscaping and other surroundings immediately adjacent to them so as to generally avoid the creation of unique visual objects that stand out in the environment; or

- ii. Designed as an artwork provided that the design of a proposed alternative mounting structure that is intended to also serve as a work of art must be submitted to the Municipal Arts Commission for review and comment.

6. Summary of Locational Standards

The following table summarizes the locational standards for wireless telecommunication facilities established in this subsection.

Table 5.3.42.A: Summary of Locational Standards			
Telecommunication Facility Type	Nonresidential Districts	Residential Districts	Historic Overlay Island Overlay
Self-supporting Lattice, Guyed, and Other Towers			
0 to 50 feet	Yes	No	No
Over 50 feet	Special Permit ¹	No	No
Monopole Tower			
0 to 85 feet	Yes	Special Permit	No
Over 85 feet	Special Permit ¹	No	No
Alternative Mounting Structures			
0 to 100 feet	Yes	Special Permit ²	Stealth
Over 100 feet	Special Permit	SP	Stealth
Antenna Only Mountings			
Electric Transmission Towers	Yes	Yes	Stealth
Existing Telcom Towers over 40 feet	Yes	Yes	Stealth
Utility Poles over 40 feet	Yes	Yes	Stealth
Light Poles over 40 feet	Yes	Yes	Stealth
Conforming Billboards	Yes	Yes	Stealth
Building Mounted Panels	Stealth	Stealth	Stealth
Building Mounted Whips	Yes	Yes	Stealth
Roof Mounted Arrays	Yes	Yes	Stealth

¹ In the HI District, there is no tower height limitation and a special permit is not required.

² No special permit required if used for lighting of recreational areas.

F. Antenna Mounting Standards

1. Whip and Panel Antenna Mounting Standards

- a. Individual telecommunications antennas are allowed by-right on existing electric utility poles, light standards, and wireless telecommunication facilities in excess of 40 feet in height, provided that the total length of any antenna does not exceed 15% of the height of the structure.
- b. The height or length of a panel or whip antenna is determined by measuring from the base or point of attachment to a tower or structure to the highest point of any and all components of the antenna.
- c. Telecommunications antennas and arrays are permitted by-right on existing electric transmission towers.
- d. Existing towers in excess of 50 feet in height may be rebuilt by right to support or contain a new antenna or additional antennas, provided that the new tower is the same height and substantially the same in appearance as the structure it replaces and, at a minimum, is reconstructed to meet the Building Codes, including the State’s windstorm-resistant construction regulations.
- e. Panel antennas that do not extend above billboards and outdoor advertising signs, or whip antennas 15 feet or less in height are permitted as a matter of right on permitted billboard structures and signs.
- f. Building-mounted panel antennas are permitted by right on nonresidential buildings and structures and on multi-family dwellings in all districts, provided that they do not project to the side more than 36 inches from the surface of the building to which they are attached. The antenna’s appearance must be such that it blends with the surrounding surface of the building.

g. Whip antennas are permitted by right on nonresidential buildings and structures and on multi-family dwellings in all districts, provided that the total length of the whip antennas, regardless of mounting method or location, does not exceed 25 feet or 15% of height of the building.

2. Structural Certification

Prior to the installation of any building or roof-mounted telecommunications antenna, antenna array, or support structure, the Building Official must be provided with information satisfactory to the Building Official that the structure will not be adversely affected by the proposed antenna and associated equipment.

G. Violation Deemed Nuisance

In addition to the penalties provided in this Code, any violation of this Section is hereby declared to be a nuisance. In addition to any other relief allowed, the City may apply to a court of competent jurisdiction for an injunction to prohibit the continuation of any violation of this Section and other available relief.

§ 5.4 Accessory Use Standards

5.4.1 Above Ground Fuel Storage Tanks (Accessory Use)

- A.** Specifications and location of any above-ground fuel storage tank is subject to Fire Marshall review and approval.
- B.** Above-ground fuel storage tanks are limited to a maximum of 10,000 gallons for water-oriented uses.
- C.** Fuel storage incidental to marina use is permitted at all marinas. Above-ground fuel storage is prohibited at boat docks and piers that do not perform all of the activities of a marina.

5.4.2 Accessory Dwelling Unit

- A.** A detached accessory dwelling unit may be permitted in any residential district. The unit may include a full kitchen.
- B.** Only one accessory dwelling unit is permitted per lot or parcel.
- C.** The property owner must occupy either the principal dwelling or the accessory dwelling unit.
- D.** The total floor area of the accessory dwelling unit cannot exceed the total gross floor area of the principal residential dwelling unit or 800 square feet, whichever is less. An existing garage built prior to 1980 may convert to one accessory dwelling unit with no maximum on floor area if the garage is a legally conforming structure. The conversion may include an upper story accessory dwelling unit over the garage.
- E.** The principal residential and accessory dwelling unit together cannot exceed the maximum zoning district building coverage.
- F.** All principal structure setback requirements must be met.
- G.** The accessory dwelling unit cannot exceed the maximum zoning district height.
- H.** Separate meters are prohibited except for irrigation purposes.

5.4.3 Drive-Thru Facility

- A.** All drive-thru lanes must provide a minimum of four stacking spaces per lane.
- B.** Stacking spaces must be:
 - 1.** Nine feet in width and 20 feet in length.
 - 2.** Placed in a single line behind each point of service, which includes multiple lanes with points of service.
- C.** All drive-thru lanes must be located and designed to ensure that they do not adversely affect traffic circulation on streets.

D. Each drive-thru lane must have a bailout capability for all vehicles that enter. The bailout lane must be a minimum ten feet in width and run parallel to the drive-thru lane. If a bailout lane is also an interior drive providing access to parking spaces, the bailout lane is limited to a one-way traffic pattern following the direction of the drive-thru lane.

G. A drive-thru facility requires a masonry wall along all interior side and rear lot lines. The wall must be a minimum of six feet to a maximum of seven feet in height. If the masonry wall would be located within a utility easement, then a solid fence a minimum of six feet to a maximum of seven feet in height is required with shrubs planted along the inside of the fence at a minimum of one shrub for every three linear feet.

5.4.4 Hazardous and Flammable Materials Storage (Accessory Use)

A. The storage of explosives or other hazardous materials as an accessory use are subject to Fire Marshall review and approval.

B. When such accessory use is located within 1,000 feet of any lot in a single-family district or multi-family district, or any lot in a residential use, where such lot that is in separate ownership, a special permit is required,

5.4.5 Helipad, Heliport, and Landing Field

A. Adequate land area must be available for take-off and landing to ensure public safety in accordance with Federal Aviation Administration standards.

B. All facilities must meet the approval of the Director of the Corpus Christi International Airport.

C. In the GC District, the helipad, heliport, or landing field is only permitted as part of a medical facility use.

D. Helipads:

1. A helipad must be used for the occasional and infrequent landing of rotary wing aircraft.
2. A helipad must be limited to use by helicopter with a gross weight of less than 6,000 pounds.
3. A helipad may include fueling or service facilities, except in commercial districts.

E. Heliport:

1. A heliport must be used for the regularly scheduled landing of rotary wing aircraft.
2. A heliport must be limited to use by helicopter with a gross weight of less than 12,500 pounds.
3. A heliport may include fueling or service facilities.

5.4.6 Home Occupation

A. The use of a dwelling unit for a home occupation must be clearly incidental and subordinate to its use for residential purposes by its occupants, and under no circumstances change the residential character of the dwelling.

B. The home occupation and all related activity, including storage, equipment, and display, must be conducted completely within a principal building or accessory structure.

C. Only residents of the dwelling and one person outside of the residents may be engaged in work for the home occupation at the residence. Dispatching services, where workers report to the home for dispatching, are prohibited.

D. Any activities involving outside visitors or clients are limited to the hours between 8AM and 8 PM.

E. A home occupation is permitted one non-illuminated sign of not more than one square foot in area placed flat against the building.

F. The storage of tractor trailers, semi-trucks, or heavy equipment, such as construction equipment, used as part of the business, is prohibited.

- G.** No equipment may be used which creates noise, vibration, smoke, dust, odors, heat, or flare, which is offensive to persons of ordinary sensitivity in the neighborhood.
- H.** No home occupation may engage in any activity that uses, stores, and/or requires the disposal of biohazardous material.
- I.** Display or storage of materials or generation of substantial volumes of vehicular or pedestrian traffic or parking demand or other exterior indication of the home occupation is prohibited.

5.4.7 Outdoor Sales and Display

- A.** Retail goods establishments and heavy retail, sales, and service are permitted accessory outdoor sales and display of merchandise.
- B.** All outdoor display of merchandise must be located adjacent to the storefront and not in parking spaces, drive aisles, loading zones, or fire lanes.
- C.** No display may be placed within three feet of either side of an active door or within 15 feet directly in front of an active door.
- D.** A minimum clear width for pedestrian traffic of eight feet must be provided and maintained along any interior private sidewalk.
- E.** Up to 25% of a parking area may be used for outdoor sales and display areas but is subject to the following limitations:
 - 1. No permanent sales or display structures are permitted.
 - 2. Such areas are limited to maximum display period of 30 days.
 - 3. Displays are limited to one display period each quarter of a calendar year.
- F.** No outdoor sales and display area may be located on a public sidewalk.

5.4.8 Outdoor Storage

- A.** Outside storage is all storage that is not presented for retail sales or display and includes items stored in shipping containers and semi-trailers not attached to a truck.
- B.** Outside storage must be completely screened from view of the public right-of-way and any adjacent non-industrial uses.
- C.** No outside storage is allowed within the following areas:
 - 1. Within the required front, corner side, or interior side setback.
 - 2. Between any building line and a lot line abutting a street.
 - 3. Within required off-street parking areas or fire lanes.
- D.** Outdoor storage that consists of stockpiling of sand, gravel, or other aggregate materials is permitted only in conjunction of heavy retail, rental, and service establishments such as landscaping businesses and contractor businesses where such materials are integral to the use.
 - 1. The hours of operation for stockpiling are limited to between the hours of 6:00 am to 9:00 pm.
 - 2. A solid fence a minimum of six feet to a maximum of seven feet in height around such storage area is required.
 - 3. Piles of loose aggregate materials cannot exceed six feet in height.

4. All loose aggregate materials must be secured and managed sufficiently to prevent the materials or dust from becoming airborne, such as watering.
5. The total area used for storage of loose aggregate materials cannot exceed 25% of the total lot area.

5.4.9 Private Stable or Animal Pen

- A. A private stable or animal pen must be located a minimum of 300 feet from a residential structure that is located on any property in separate ownership.
- B. Such operations must conform to the Texas Commission on Environmental Quality regulations pertaining to wastewater management and odor control, if applicable.

§ 5.5 Temporary Use Standards

5.5.1 General Application of Temporary Use Standards

- A. These regulations are for temporary uses located on private property.
- B. Temporary use permissions are granted to property, not individual temporary use permit applicants or temporary use operators. Where temporary uses are limited in timeframes, such as number of times per year, such timeframes apply to the property, not the permit applicant.
- C. Temporary uses require a temporary use permit per Section 3.12 unless specifically cited as exempt.
- D. Temporary uses do not require additional parking unless specifically cited in the standards or stipulated as a condition of approval of a temporary use permit.

5.5.2 Donation Station

- A. A temporary use permit per Section 3.12 is required.
- B. A donation station may locate on a property four times per year for each period not to exceed 16 consecutive days.
- C. If the donation station operator is not the owner of the site where the truck will be located, written permission from the property owner must be submitted as part of temporary use permit application.
- D. The lot must be kept clear of litter and debris at all times.

5.5.3 Food Truck

- A. A temporary use permit per Section 3.12 is required.
- B. If the food truck operator is not the owner of the site where the truck will be located, written permission from the property owner must be submitted as part of certificate of zoning compliance application.
- C. The lot must be kept clear of litter and debris at all times.
- D. Outdoor seating may be provided on the site, but no seating may be permanently installed.
- E. A permanent water or wastewater connection is prohibited.
- F. Electrical service may be provided only by temporary service or other connection provided by an electric utility, or an on-board generator.
- G. Drive-through service is prohibited.

5.5.4 Mobile Retail Vendor

- A. A temporary use permit per Section 3.12 is required.
- B. A mobile retail vendor may locate on a property four times per year for each period not to exceed 16 consecutive days.
- C. If the mobile retail vendor is not the owner of the site where the truck will be located, written permission from the property owner must be submitted as part of temporary use permit application.
- D. The lot must be kept clear of litter and debris at all times.
- E. Electrical service may be provided only by temporary service or other connection provided by an electric utility, or an on-board generator.
- F. Drive-through service is prohibited.

5.5.5 Real Estate Project Sales Office

- A. A temporary real estate sales office is permitted as part of a development where units are for sale or lease, including those under construction.
- B. Temporary real estate sales offices within the development must be closed within 30 days after the sale or rental of the last unit of the development.
- C. A temporary standalone real estate sales office is subject to the following:
 - 1. A development is limited to one temporary standalone real estate sales office, which cannot be located in any required setback.
 - 2. All standalone temporary real estate sales offices must be closed and removed within 30 days after the sale or lease of the last unit of the development.
- D. These standards do not apply to permanent leasing offices.

5.5.6 Temporary Agricultural Sales Stands

- A. Temporary agricultural sales stands are permitted in conjunction with an agricultural use or a community garden during the growing season for products raised or grown at the site.
- B. Sales are limited to products raised or grown at the site, as well as value-added goods made from such products.
- C. A minimum of five off-street parking spaces must be provided and so arranged that ingress and egress to such spaces are from driveways approved by the Traffic Engineer.

5.5.7 Temporary Contractor's Office and Contractor's Yard

- A. A temporary use permit per Section 3.12 is required.
- B. A temporary contractor's offices and yards are allowed incidental to a construction project.
- B. The temporary contractor's office and/or yard must be removed within 30 days of completion of the construction project.
- C. A temporary contractor's office is allowed within required setbacks if there is no other feasible location, and placement in a setback does not negatively impact circulation and abutting properties.
- D. Once the temporary contractor's office and/or yard is removed, the site must be restored to its original condition.

5.5.8 Temporary Outdoor Event

- A. A temporary use permit per Section 3.12 is required.
- B. Temporary outdoor events may locate on a property four times per year for each period not to exceed 16 consecutive days.
- C. Temporary outdoor events in the single-family and multi-family districts are restricted to those events associated with and conducted or sponsored by an institutional use within the district, such as a place of worship or educational facility, and must take place entirely on the lot containing the institutional use.
- D. A management plan is required and must be approved as part of the temporary use permit application that demonstrates the following:
 - 1. An estimate of the daily number of attendees.
 - 2. General layout of performance or sales areas, visitor facilities, such as any seating areas and restrooms, parking areas, and all ingress and egress points to the site.
 - 3. An established set of operating rules addressing the governance structure of the event, hours of operation, maintenance, and security requirements.
 - 4. The on-site presence of a manager during the event.
 - 5. Provision for waste removal and for recycling.
 - 6. The days and hours of operation, including set-up and take-down times.
 - 7. A description of crowd control and security measures.
 - 8. A lighting plan describing all temporary lighting to be installed, if applicable.
 - 9. A parking and loading management plan.
- E. Any temporary structures must be removed within five days of conclusion of the event.

5.5.9 Temporary Outdoor Storage Container

- A. Temporary storage containers are allowed for no more than 30 days.
- B. A temporary use permit is required for temporary storage containers located on-site for a period of more than 30 days.

§ 5.6 Use Definitions

Above Ground Fuel Storage Tanks (Accessory Use). Tanks used for the storage of fuel accessory to other uses located on the site.

Accessory Dwelling Unit (ADU). An additional dwelling unit associated with and incidental to a principal dwelling on the same lot. An accessory dwelling unit (ADU) must include separate cooking and sanitary facilities and is a complete, separate dwelling unit. The ADU may be within or attached to the principal dwelling unit or within a detached accessory structure. ADUs are not permitted in recreational vehicles, travel trailers, campers, or any other type of motor vehicle.

Adult Gaming Establishment. An establishment where patrons limited to 18 years of age or older play games of skill or dexterity in exchange for cash, merchandise, and/or other items of value, including through redemption and/or other distribution. This definition does not include any lottery endorsed, approved, or sponsored by the State of Texas. Adult gaming establishments do not include amusement facilities geared toward children that include games dependent on skill or dexterity that offer tickets in exchange for prizes that are available for immediate removal from the premises and cannot be exchanged for cash.

Agriculture. Agriculture includes the cultivation of the soil to produce crops; horticulture, floriculture, or viticulture; forestry; or the raising or keeping of livestock or poultry.

Airport. Facilities for the takeoff and landing of aircraft, including runways, aircraft storage buildings, helicopter pads, air traffic control facilities, informational facilities and devices, terminal buildings, and airport auxiliary facilities, including fences, lighting, and antennae systems, on-premise signs, driveways, and access roads. Airport includes aircraft maintenance facilities, aviation instruction facilities, and heliports when part of a larger airport facility.

Amusement Facility - Indoor. A facility for spectator and participatory uses conducted within an enclosed building including, but not limited to, movie theaters, bowling alleys, arcades, escape room/physical adventure game facilities, and pool halls. An indoor amusement facility may include additional uses as part of the principal use such as, but not limited to, concession stands, restaurants, and retail sales.

Amusement Facility - Outdoor. A facility for spectator and participatory uses conducted outdoors or within partially enclosed structures, such as amusement parks, fairgrounds, batting cages, golf driving range games with electronically tracked golf balls, and miniature golf courses. An outdoor amusement facility may include additional uses as part of the principal use such as, but not limited to, concession stands, restaurants, and retail sales.

Animal Care Facility. An establishment which provides care for domestic animals, including veterinary offices for the treatment of animals, where animals may be boarded during their convalescence, pet grooming facilities, animal training centers and clubs, and pet boarding facilities, where animals are boarded during the day and/or for short-term stays by their owners.

Animal Pen. An animal pen is an enclosure for holding livestock or other animals.

Animal Shelter. A facility used to house stray, abandoned or unwanted animals and that is owned, operated or maintained by a public body, an established humane society or other nonprofit organization devoted to the welfare, protection and humane treatment of animals. Animal shelters do not include public facilities that shelter and train canine and/or equine units of public safety agencies.

Art Gallery. An establishment that sells, loans, and/or displays paintings, sculpture, photographs, video art, or other works of art.

Arts Studio. An establishment where an art or activity is taught, studied, or practiced such as dance, martial arts, photography, pottery, jewelry-making, music, or painting. An art or fitness studio also includes private exercise studios for private sessions with trainers and/or private classes.

Bar. An establishment engaged in the retail sale of alcoholic beverages, for on-premise consumption in which the establishment derives more than 75% of the establishment's gross revenue from the on-premise sale of alcoholic beverages. A bar may include entertainment providing such entertainment is enclosed within the building.

Boat or Recreational Vehicle Sales. An establishment that sells or leases new or used boats and recreational vehicles. Such establishment may maintain an inventory of the vehicles for sale or lease off-site.

Boat or Recreational Vehicle Storage. A facility for the personal storage of boats and recreational vehicles.

Borrow Pit. An area created to remove earthen material required for on-site construction, which will be used for fill at another location.

Broadcasting Facility. Communications facilities for radio, internet, television broadcasting and receiving stations, and studios.

Campground. Land used for transient occupancy by camping in tents and recreational vehicles, such as camp trailers, travel trailers, motor homes, or similar movable temporary sleeping quarters.

Car Wash. A staffed establishment for the washing, cleaning, and detailing of motor vehicles or other light duty equipment, either automatic or by staff.

Car Wash, Self-Service. An unmanned establishment that provides equipment for the washing and cleaning of motor vehicles or other light duty equipment by the vehicle owner/operator (self-service). An automated car wash operated by or in association with a gas station is not considered a self-service car wash.

Cemetery. Land used for burial, whether human or animal. Cemetery also includes the following: columbaria, crematorium, mausoleum, or memorial park.

Child Care Center. A building where seven or more children, under 14 years of age, other than members of the family occupying such building, are cared for compensation

Cluster Development. A cluster residential development permits a reduction in lot size in exchange for the provision of additional open space, allowing for efficient use of land and preservation of natural resources.

Commercial Kitchen. A shared commercial grade kitchen in which individuals or businesses prepare value-added food products and meals, usually paying an hourly, daily, weekly, or monthly rate to lease a space shared by others.

Commercial Stable. An establishment for boarding, breeding, or raising of more than six horses, ponies, or mules not owned by the occupants of the premises, or the rental of any number of horses, ponies, or mules for riding by other than the occupants of the premises or their non-paying guests.

Community Center. A facility used as a place of meeting, recreation, or social activity, that is open to the public and is not operated for profit, and offers a variety of educational and community service activities.

Community Garden. Land used to grow and harvest food and non-food crops for personal or group use, consumption, or donation, that is managed and maintained by a group of individuals or a nonprofit.

Community Homes For Persons With Disabilities. A family-based facility that is limited to a maximum of six persons with disabilities and two supervisors that may reside in a community home at the same time. The limitation on the number of persons with disabilities applies regardless of the legal relationship of those persons to one another. To be considered a community home for persons with disabilities, community homes must comply with the State of Texas Human Resources Code Title 8, Chapter 123, Community Homes For Persons With Disabilities.

Conservation Area. Designated open space that preserves and protects natural features, wildlife, and critical environmental features, as well as undeveloped sites of historical or cultural significance. A conservation area may include opportunities for passive recreation, such as hiking trails and lookout structures, and environmental education facilities.

Convention Center. A facility designed and used for conventions, conferences, seminars, product displays, recreation activities, and entertainment functions, along with other operations such as, but not limited to, temporary outdoor displays and food and beverage preparation and service for on-premise consumption.

Cottage Court Development. A cottage court development allows for residential development and/or cohousing options in a manner that organizes dwellings around shared spaces, designed as a cohesive whole. A cottage court residential development may also contain shared facilities for residents of the development, such as a communal kitchen, laundry areas, or recreation and gathering spaces.

Cultural Facility. A facility open to the public that provides access to cultural exhibits and activities including, but not limited to, museums, cultural or historical centers, noncommercial galleries, historical societies, and libraries. A cultural facility may include additional uses as part of the principal use such as, but not limited to, retail sales of related items and restaurants.

Day Activity and Health Services (DAHS) Facility. A facility that provides services under a day activity and health services program on a daily or regular basis, but not overnight, to four or more elderly persons or persons with disabilities who are not related by blood, marriage, or adoption to the owner of the facility.

Donation Station. A trucks or trailers parked temporarily on a site to accept and store donations such as clothes and household items.

Drive-Thru Facility. That portion of a business where transactions occur directly with customers via a service window, kiosk, or other configuration that allows customers to remain in their vehicle.

Driving Range. A tract of land equipped with distance markers, clubs, balls, and tees for practicing the hitting of golf balls.

Drug Treatment Clinic. A licensed facility authorized by the state to administer drugs including, but not limited to, methadone and suboxone, in the treatment, maintenance, or detoxification of persons. Drug treatment clinic also includes needle exchange facilities where injecting drug users (IDUs) may obtain hypodermic needles and associated paraphernalia at little or no cost.

Dwelling - Above the Ground Floor. Dwelling units located above ground-floor nonresidential uses.

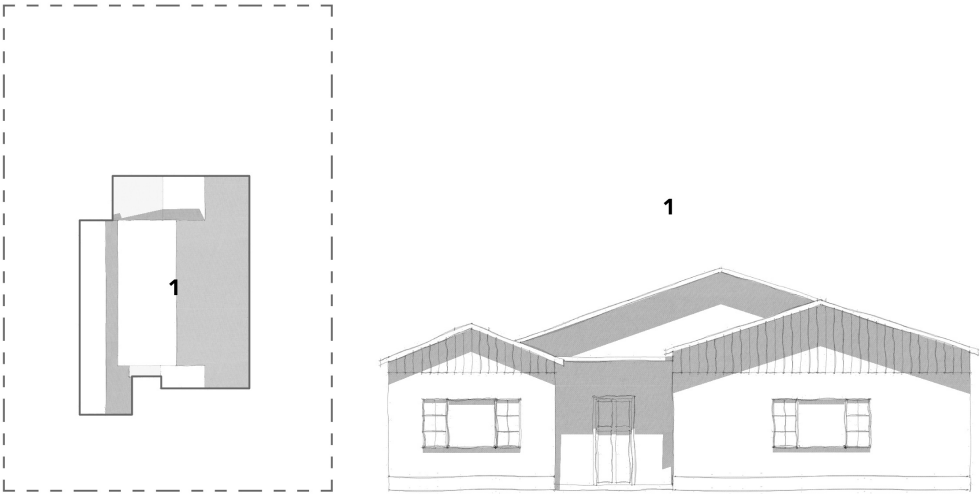
DWELLING - ABOVE THE GROUND FLOOR



Dwelling, Above the Ground Floor

Dwelling - Single-Family Detached. A structure containing only one dwelling unit. Also called single-family dwelling.

DWELLING - SINGLE-FAMILY DETACHED



Dwelling, Single-Family Detached

Dwelling - Two-Family. A structure containing two dwelling units located on one lot.

DWELLING - TWO-FAMILY



Dwelling, Two-Family

Dwelling - Townhouse. A structure consisting of three or more attached dwelling units, the interior of which is configured in a manner such that the dwelling units are attached horizontally, separated by a party wall, and each is located on a separate lot.

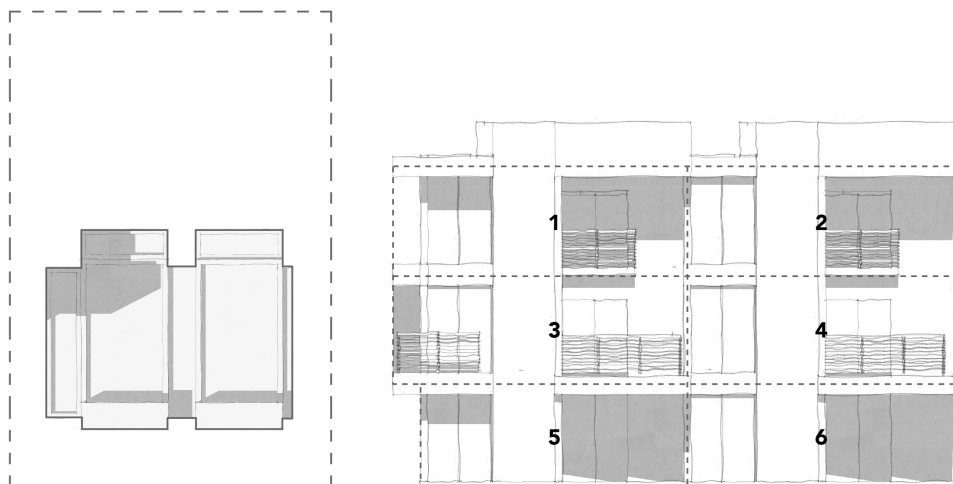
DWELLING - TOWNHOUSE



Dwelling, Townhouse

Dwelling - Multi-Family. A structure containing four or more dwelling units, with dwelling units either stacked or attached horizontally, on one lot.

DWELLING - MULTI-FAMILY



Dwelling, Multi-Family

Educational Facility - Pre-School. An educational establishment that offers early childhood education prior to the start of required education at the primary school level.

Educational Facility - Primary/Secondary. A facility that offers instruction at the elementary, middle, junior, and/or high school levels, which may include pre-schools and kindergartens.

Educational Facility - University/College. A facility for post-secondary higher learning that grants associate, bachelor, master, and/or doctoral degrees. Such facilities may include ancillary uses such as research facilities, dormitories, cafeterias, restaurants, retail sales, childcare facilities, indoor or outdoor recreational facilities, stadiums, and similar uses.

Educational Facility - Vocational. A facility that offers instruction in industrial, clerical, computer, managerial, automotive, repair (electrical, plumbing, carpentry, etc.), or commercial skills, or a business conducted as a commercial enterprise, such as a school for general educational development or driving school. Educational facility - vocational also applies to privately operated schools that do not offer a full educational curriculum.

Family Child Care Home. Full- or part-time care in the provider's residence for up to 12 children from birth through 13 years old, including the provider's own children.

Financial Institution, Alternative. Non-chartered financial institutions offering check cashing services, currency exchange, pay-day loans, tax refund anticipation loans, car title loans, gold and other precious metal exchanges, and similar services.

Financial Institution, Traditional. Any trust company, savings bank, industrial bank, savings and loan association, building and loan association, commercial bank, credit union, federal association, investment company or other business association, which is chartered under federal or state law, solicits, receives, or accepts money or its equivalent on deposit and loans money on a regular basis.

Food Bank. A non-profit organization that collects and distributes food to hunger relief organizations. Food is not distributed to individuals from a food bank.

Food Pantry. A non-profit organization that provides food directly to individuals. Food pantries receive, buy, store, and distribute food. Food pantries may also prepare meals to be served at no cost to those who receive them.

Food Truck. A motor vehicle or food trailer towed by another vehicle, designed, and equipped to sell food and/or beverages directly to consumers. It does not include wholesale food distributors. The vendor physically reports to and operates from an off-site kitchen for servicing, restocking, and maintenance each operating day.

Food Truck Park. The use of land designed to accommodate one or more food truck vendors, as a principal use of the lot, offering food and/or beverages for sale to the public, which may include seating areas for customers.

Foster Family Home. A child-care facility that provides care for not more than six children for 24 hours a day, as defined and regulated by Chapter 42, Human Resources Code, of the Texas state statutes.

Foster Group Home. A child-care facility that provides care for 7 to 12 children for 24 hours a day, as defined and regulated by Chapter 42, Human Resources Code, of the Texas state statutes.

Freight Terminal. A use in which freight shipped by air, truck, boat, or rail is received and immediately distributed for intrastate or interstate commerce without any supplementary sorting, storage, or assembly.

Funeral Home. An establishment where the dead are prepared for burial display and for rituals before burial or cremation, including chapels for the display of the deceased and the conducting of rituals before burial or cremation, and crematoriums.

Gas Station. An establishment where fuel for vehicles is stored and dispersed from fixed equipment into the fuel tanks of motor vehicles. Gas station may include or be limited exclusively to facilities for alternative fuel sources, such as electric vehicle charging stations.

Golf Course/Driving Range. A tract of land with at least nine holes for playing a game of golf and improved with tees, greens, fairways, and hazards. A golf course may include a clubhouse and shelters as ancillary uses. A driving range, which is an area where golfers can practice drives, may be part of a golf course or independent of one. A driving range does not include golf driving range games with electronically tracked golf balls,

Government Office/Facility. Offices owned, operated, or occupied by a governmental agency to provide a governmental service to the public, such as City offices and post offices. Government offices do not include public safety or public works facilities.

Group Home I. A family-based facility which contains no more than 15 residents and three supervisory personnel and provides 24-hour care in a protected living arrangement for the mentally and/or physically impaired, developmentally disabled or victims of abuse or neglect.

Group Home II. A family-based facility that provides 24-hour care in a protected living arrangement for the mentally and/or physically impaired, developmentally disabled or victims of abuse or neglect.

Gym or Fitness Studio. An establishment exercise where members have use of exercise machines, weights, and other equipment, and where fitness classes may be taught. A gym or fitness studio also includes private exercise studios for private sessions with trainers and/or private classes.

Halfway House. A facility for the housing, rehabilitation, and training of persons on probation, parole, or early release from correctional institutions, or other persons found guilty of criminal offenses.

Hazardous and Flammable Materials Storage. The storage of any substance or material in quantities that poses a risk to health, safety, and property.

Heavy Retail, Rental, and Service Establishment. Retail, rental, and/or service establishments of a heavier and larger-scale commercial character typically requiring permanent outdoor service and storage areas and/or partially enclosed structures. Examples of heavy retail, rental, and service establishments include large-scale home improvement and lumberyards.

Helipad or Heliport. Land or part of a structure used for the landing of helicopters.

Home Occupation. Any occupation or activity which is clearly incidental and secondary to the use of the premises for dwelling purposes, but is intended to include only those personal services which are subordinate to the use of the premises as a dwelling.

Homeless Shelter. A facility that provides overnight, temporary, or transitional shelter and services to the homeless in general. The facility may also offer a variety of services to help individuals and their children including counseling and legal guidance.

Hospital. Facilities for primary health services and medical or surgical care to people, primarily in-patient overnight care, and including related facilities such as laboratories, outpatient facilities, dormitories, educational facilities, cafeterias, retail sales, and similar uses.

Hotel/Motel. A commercial facility that provides sleeping accommodations and customary lodging services for a fee, without benefit of a residential lease or rental agreement. Related accessory uses may include, but are not limited to, meeting facilities, restaurants, bars, fitness rooms, and recreational facilities for the use of guests.

Industrial Design. An establishment where the design, marketing, and/or brand development of various products are researched and developed typically integrating the fields of art, business, science, and/or engineering. An industrial design establishment may create prototypes and products, but cannot mass manufacture products on the premises.

Industrial, Craft. Artisan-related industrial processes that create goods by hand, with or without tools, such as metalworking, glassblowing, woodworking, and pottery.

Industrial, General. The manufacture, fabrication, processing, reduction, and/or destruction of any article, substance, or commodity, or any other treatment thereof, in such a manner as to change the form, character, and/or appearance. General industrial may produce noise, vibrations, illumination, or particulate that is perceptible to adjacent land users.

Industrial, Light. Within a wholly enclosed building, the manufacture, fabrication, processing, reduction, and/or destruction of any article, substance, or commodity, or any other treatment thereof in such a manner as to change the form, character, and/or appearance. A light industrial use may also include a showroom, ancillary sales of products related to the items manufactured or stored on-site, and/or ancillary outdoor storage.

Kennel. A commercial facility where four or more dogs, cats, or other domestic animals over three months of age are kept, raised, sold, boarded, bred, shown, treated, and groomed. This does not include animals used for agricultural purposes and public facilities that shelter and train canine and/or equine units of public safety agencies.

Landing Field. An area of land reserved for the landing and takeoff of aircraft.

Light Assembly. The assembly of previously manufactured parts within a fully enclosed structure that does not create noise, smoke, fumes, odors, glare, or health or safety hazards outside the building.

Live Performance Venue. A facility for the presentation of live entertainment, including musical acts and disc jockeys, theatrical plays, stand-up comedy, and similar performances. Performances are scheduled in advance and tickets are required for admission and available for purchase in advance, though tickets may be purchased at the venue's box office on the day of the performance. A live performance venue may include classroom and/or rehearsal space utilized during hours it is not open to the public for a performance. A live performance venue may include concession stands, including sale of alcohol, but only when it is open to the public for a performance.

Lodge/Meeting Hall. A facility operated by an organization or association for a common purpose, such as, but not limited to, a meeting hall for a fraternal or social organization or a union hall, but not including clubs organized primarily for-profit or to render a service which is customarily carried on as a business.

Manufactured Home Park. A parcel of land under single control or unified ownership that has been planned and improved for the placement of manufactured homes for residential use.

Manufactured Home Subdivision. A parcel of land under single control or unified ownership that has been planned and improved for the placement of manufactured homes for residential use and single-family detached dwellings.

Marina. A boat basin or pier with facilities for berthing and securing all types of recreational watercraft, as well as providing adequate supplies, provisions and recreational, service and fueling facilities. Marina may include caretaker's residences, docks, fueling and supply facilities, launching and storage facilities, boat servicing facilities, parking areas, maintenance areas, restaurants, boat lifts, launching ramps, boat charter services, and incidental retail sales associated with the principal use.

Medical/Dental Clinic. A facility operated by one or more physicians, dentists, chiropractors, psychiatrists, physical therapists, acupuncturists, or other licensed practitioners of the healing arts for the examination and treatment of persons solely on an outpatient basis.

Micro-Production of Alcohol. A facility for the production and packaging of alcoholic beverages, such as beer, wine, spirits, cider, and mead, for distribution and consumption on-premises. Facilities include a tasting room and may include retail areas for the purchase beverages manufactured on-site and related items. Facilities must include a bar/tasting room and/or restaurant for consumption and tasting on-premises. It may also include retail to purchase beverages manufactured on-site and related items. A tasting room is an area within the premises of the brewery's production facilities where guests may sample the brewery's products.

Mobile Retail Vendor. A motor vehicle, or trailer towed by another vehicle, designed and equipped to sell goods directly to consumers. It does not include wholesale distributors. The vendor physically reports to and operates from an off-site facility for servicing, restocking, and maintenance.

Movie Studio. Facilities for the production of motion pictures and film, including stages, exterior sets, film laboratories, sound recording facilities, construction, repair and storage facilities, caretaker and temporary housing, related commercial vehicles, and accessory fabrication activities.

Nightclub. An establishment that provides entertainment of a participatory nature, including disc jockeys, by providing a place for dancing designed with an area designated as a dance floor, including any stage area; however, portions of the floor area may be set up for alcohol service, including a bar counter, with or without stools, and other seating areas.

Office. An establishment that engages in the processing, manipulation, or application of business information or professional expertise. An office may or may not offer services to the public. An office is not materially involved in fabricating, assembling, or warehousing of physical products for the retail or wholesale market, nor engaged in the repair or sale of products for immediate purchase and removal from the premise by the purchaser.

Outdoor Entertainment. Outdoor entertainment as an accessory use means presentation of live entertainment, including musical acts and disc jockeys, theatrical plays, stand-up comedy, and similar live performances, or the presentation of a live or pre-recorded major sporting event, media event, movie, or similar. Outdoor entertainment occurs on the premises of, but outside of, a restaurant, bar, amusement facility, or similar uses. Entertainment occurs outdoors when it is outside a permanently enclosed area.

Outdoor Sales and Display. Part of a lot used for outdoor sales and/or display of goods accessory to the principal use.

Outdoor Seating/Activity Area. An outdoor seating/activity area as an accessory use is located outside the permanent enclosed area, and is used for seating, for food and/or beverage consumption, and/or participatory activities such as trivia or skill games like darts. This includes, but is not limited to, areas such as patios, decks, rooftops, and open areas.

Outdoor Storage. The storage of materials, supplies, equipment, and similar items outdoors accessory to the principal use of land or for temporary construction purposes.

Park. A public facility that serves the recreational needs of residents and visitors. Park includes, but is not limited to, playgrounds, ballfields, football fields, soccer fields, basketball courts, tennis courts, dog parks, skateboard parks, passive recreation areas, and gymnasiums. Public parks may also include noncommercial indoor or outdoor facilities, including zoos, recreational centers, and amphitheaters, additional uses such as, but not limited to, restaurant and retail establishments, and temporary outdoor uses such as festivals and performances.

Parking Lot (Principal Use). A lot, which excludes any public or private street, used for the parking of operable vehicles, whether for compensation or at no charge. A parking lot (principal use) is not accessory or ancillary to any other use on the same or any other lot.

Parking Structure (Principal Use). A structure or portion of a structure used for the parking of operable vehicles, whether for compensation or at no charge. A parking structure (principal use) is not accessory or ancillary to any other use on the same or any other lot.

Passenger Terminal. A facility for the assembly and dispersal of travelling passengers by means of intercity rail, bus, or other mode of transit, including offices for such services, and additional uses such as passenger waiting areas, restaurants, and retail establishments. Passenger terminal does not include airport.

Personal Service Establishment. An establishment that provides frequent or recurrent needed services of a personal nature. Typical uses include, but are not limited to, beauty shops, barbershops, body modification establishments (e.g., tattoos, piercing, etc.), tanning salons, electronics repair shops, bicycle repair shops, nail salons, laundromats, health clubs, dry cleaners, and tailors.

Place of Worship. A facility where persons regularly assemble for religious purposes and related social events, and may include group housing for persons under religious vows or orders. Places of worship may include additional uses as part of the principal use such as childcare facilities, meeting rooms, food preparation and dining areas, auditoriums, and/or classrooms for religious instruction.

Private Recreation Club. An establishment open to members, their families, and invited guests organized and operated for social and recreation purposes and which may include recreation facilities, both indoor and outdoor, restaurants and bars, meeting rooms, and/or similar uses. A country club is considered a private recreation club.

Private Stable. A private stable is an accessory use for the keeping of horses, ponies, or mules owned by the occupants of the premises, and not kept for hire, rental, or for the sale of more than six animals per year.

Public Safety Facility. A facility operated by and for the use of public safety agencies, such as the fire department and the police department, including the dispatch, storage, and maintenance of police and fire vehicles, and training exercises. Public safety facilities include shelter and training facilities for canine and equine units of public safety agencies.

Public Works Facility. A facility operated by and for the use of the municipal public works departments or other governmental agency to provide municipal services, including dispatch, storage, and maintenance of municipal vehicles and training exercises.

Quarry. A type of open pit mine in which stone or other materials are or have been excavated from the ground.

Real Estate Project Sales Office. A real estate project sales office is a residential unit, commercial space, or standalone structure within a development that is temporarily used as a sales or leasing office.

Reception Facility. A facility that provides hosting and rental services of a banquet hall or similar facilities for private events including, but not limited to, wedding receptions, holiday parties, corporate events, and fundraisers, with food and beverages that are prepared and served on-site or by a caterer to invited guests during intermittent dates and hours of operation. Live entertainment may occur as part of an event. A reception facility is not operated as a restaurant with regular hours of operation.

Recreational Vehicle (RV) Park. Land used for occupancy by recreational vehicles, travel trailers, motor homes, or similar movable temporary sleeping quarters.

Recycling Center. A facility with one or more recycling containers, either within outdoor collection containers or within a structure, used by members of the public, including business entities, to collect recyclable materials, such as paper, plastics, glass, and cardboard. A recycling collection center may also collect household chemicals and computer equipment, including, but not limited to, household cleaners, oil-based paints, solvents, cell phones, compact fluorescent light bulbs, and computers.

Research and Development (R&D). A facility where research and development are conducted in industries that include, but are not limited to, biotechnology, pharmaceuticals, medical instrumentation or supplies, communication, and information technology, electronics and instrumentation, and computer hardware and software.

Residential Addiction Treatment Facility. A licensed care facility that provides 24 hour medical and/or non-medical/therapeutic care of persons seeking rehabilitation and treatment of addiction. Such facilities may include medical detoxification.

Residential Care Facility. A licensed care facility that provides 24-hour medical and/or non-medical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living, or for the protection of the individual. A residential care facility includes nursing care, assisted living, hospice care, and continuum of care facilities. Continuum of care facilities may also include independent living facilities as part of the continuum.

Restaurant. An establishment where food is prepared and provided to the public for on-premises consumption and/or may be sold for off-premise consumption through carry-out or delivery service. Alcoholic beverages may be served for on-premise consumption in conjunction with on-premise food service.

Retail Goods Establishment. An establishment that provides physical goods, products, or merchandise directly to the consumer, where such goods are typically available for immediate purchase and removal from the premises by the purchaser.

Salvage/Junk Yard. A facility used for the abandonment, sale, storage, collection, or baling of scrap metal, other scrap or discarded materials, waste tire processing or collection area, and/or abandoned vehicles or machinery, or parts thereof.

Self-Storage Facility: Climate-Controlled. A facility for the storage of personal property where individual renters control and access individual storage spaces located within a fully enclosed building that is climate controlled. Ancillary retail sales of related items, such as moving supplies, and facility management offices may also be included.

Self-Storage Facility: Outdoor. A facility for the storage of personal property where individual renters control and access individual storage spaces and where each storage unit has individual access from the outdoors, and which may have areas available for accessory outdoor storage. Ancillary retail sales of related items, such as moving supplies, and facility management offices may also be included.

Sexually-Oriented Business. Any businesses or enterprises that have as one of their principal business purposes or as a significant portion of their business an emphasis on matter and conduct depicting, describing, or related to anatomical areas and sexual activities as specified below. A sexually-oriented business may also be called an adult use.

1. Adult Bookstore. A bookstore:

a. Which receives a majority of its gross income during any calendar month from the sale or rental of publications (including books, magazines, other periodicals, videotapes, compact discs, other photographic, electronic, magnetic, digital, or other imaging medium) which are distinguished or characterized by their emphasis on matter depicting, describing, or relating to specified sexual activities or specified anatomical areas, as defined in this Section; or

b. Having as a preponderance (either in terms of the weight and importance of the material or in terms of greater volume of materials) of its publications (including books, magazines, other periodicals, videotapes, compact discs, other photographic, electronic, magnetic, digital, or other imaging medium) which are distinguished or characterized by their emphasis on matter depicting, describing, or relating to specified sexual activities or specified anatomical areas, as defined in this Section.

2. Adult Live Entertainment. Any performance of or involving the actual presence of real people which exhibits specified sexual activities or specified anatomical areas, as defined in this Section.

3. Adult Live Entertainment Business. Any establishment or business wherein adult live entertainment is shown for observation by patrons.

4. Adult Motion Picture Theatre. An enclosed building or premises used for presenting motion pictures, a preponderance of which are distinguished or characterized by an emphasis on matter depicting, describing, or relating to specified sexual activities or specified anatomical areas, as defined in this Section, for observation by patrons therein. Adult motion picture theatre does not include any adult mini motion picture theatre, as defined in this Section.

5. Adult Mini Motion Picture Theatre. An enclosed building with viewing booths designed to hold patrons which is used for presenting motion pictures, a preponderance of which are distinguished or characterized by an emphasis on matter depicting, describing, or relating to specified sexual activities or specified anatomical areas as defined in this Section, for observation by patrons therein.

6. Sexually Oriented Devices. Without limitation, any artificial or simulated specified anatomical area or other device or paraphernalia that is designed principally for specified sexual activities but does not mean any contraceptive device.

7. Specified Anatomical Areas.

- a. Less than completely and opaquely covered: 1) human genitals, pubic region; 2) buttock; or 3) female breast below a point immediately above the top of the areola; or
- b. Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

8. Specified Sexual Activities.

- a. Human genitals in a state of sexual stimulation or arousal.
- b. Acts of human masturbation, sexual intercourse or sodomy.
- c. Fondling or other erotic touchings of human genitals, pubic regions, buttocks, or female breasts.

Smoking Lounge. An establishment engaged in the sale of tobacco product for on-premise consumption. Smoking lounge includes but is not limited to establishments known variously as cigar lounges, hookah lounges, vape lounges, tobacco clubs, tobacco bars, etc.

Social Service Facility. A service establishment that provides assistance for those recovering from chemical or alcohol dependency; survivors of abuse seeking support; those transitioning from homelessness or prior incarceration; and those with health and disability concerns. It does not include in-patient, overnight, or living quarters for recipients of the service or for the staff. Such service does not include medical examinations or procedures, medical detoxification, dispensing of drugs or medications, or other treatments normally conducted in a medical office.

Solar Energy System. A ground-mounted solar array operated by a public, private, or cooperative company for the generation, transmission, distribution, storage, or processing of solar energy for the purposes of heating and cooling, electricity generation, and/or water heating.

Specialty Food Service. A facility that includes preparation, processing, canning, and/or packaging of food products where all processing is completely enclosed and there are no outside impacts or outdoor storage. Such business specializes in the sale of specific food products, such as a coffee roaster or candy maker, and offers areas for retail sales or restaurants that serve the products processed on-site.

Temporary Agricultural Sales Stand. A temporary structure for the sale of items grown on the premises.

Temporary Contractor's Office and Contractor's Yard. A temporary, portable, or modular structure utilized as a watchman's quarters, construction office, or equipment shed during the construction of a new development. This may include a temporary contractor's yard where materials and equipment are stored in conjunction with a construction project.

Temporary Outdoor Event. One or a combination of the following events:

1. Temporary Entertainment Event: A temporary entertainment event, such as the performance of live music, revue, or play within an outdoor space. Temporary entertainment event includes festivals, carnivals/circuses, temporary worship services, and others.
2. Temporary Sales Event: A temporary sales event where goods are sold, such as consignment auctions, arts and crafts fairs, flea markets, temporary vehicle sales, and holiday sales, such as firework stands, Christmas tree lots, and pumpkin sales lots. This temporary use category does not include garage sales, which are regulated by Section 62-13 of the City Code.

Temporary Outdoor Storage Container. Temporary self-storage containers delivered to a residence or business owner to store belongings, and then may be picked up and returned to a warehouse until called for.

Truck Stop. A facility that provides services to the trucking industry including, but not limited to, dispensing of fuel, repair, truck washes, restaurants, shower facilities, and/or overnight parking, all as part of the facility.

Utility, Major. Any utility that is not considered either a minor utility or public/semi-public infrastructure. Public/semi-public infrastructure, such as water, wastewater, storm water, gas, electrical, fiber optics, are not considered a minor utility and are exempt from this Code.

Utility, Minor. Minor utilities include stormwater retention and detention facilities, and telephone exchanges. Public/semi-public infrastructure, such as water, wastewater, storm water, gas, electrical, fiber optics, are not considered a minor utility and are exempt from this Code.

Vehicle Dealership. An establishment that sells or leases new or used automobiles, vans, pick-ups, motorcycles, and other similar motorized transportation vehicles. A vehicle dealership may maintain an inventory of the vehicles for sale or lease off-site.

Vehicle Operations Facility. A facility for the dispatch, storage, and maintenance of emergency medical care vehicles, taxicabs and similar vehicles for hire, school buses, utility vehicles, delivery vehicles, and similar vehicles. Vehicle operations facility does not include a public works or public safety facility.

Vehicle Rental. An establishment that rents motor vehicles and motorcycles, including incidental parking and servicing of vehicles. A vehicle rental establishment may maintain an inventory of the vehicles for rent off-site.

Vehicle Repair/Service: Limited. Minor repair or replacement of parts, tires, tubes, or batteries, diagnostic services; minor motor services such as grease, oil, spark plug, or filter changing; tune-ups; emergency road services; replacement of starters, alternators, hoses, belts, and points; brake or muffler repair, wheel alignment, automobile washing, automobile upholstery, window-tinting, state inspections and associated minor repairs; routine servicing of air-conditioning systems, or other similar minor repair services. Limited repair/service does not include any uses listed under major vehicle repair/service.

Vehicle Repair/Service: Major. General repair or overhaul of engines, air-conditioning systems, transmissions, or radiators for motor vehicles; repair of bodies, frames, or fenders, painting, undercoating, or rust-proofing; repair of heavy load vehicles such as, tractor trailers, commercial dump trucks, or transit vehicles; customizing; vehicle steam cleaning; and other similar heavy repair uses. Major vehicle repair/service may also offer those services that are part of a limited repair/service establishment.

Warehouse, Distribution. An enclosed facility for the storage and distribution of manufactured products, supplies, and/or equipment.

Waste Management Facility. Facilities for the recovery, disposal, recycling, depositing, processing, or storage of solid waste, including waste that requires special handling, such as hazardous waste and medical waste. Waste management facilities include sanitary landfills, construction and demolition landfills, solid waste collection sites, solid waste transfer stations, and material recovery areas.

Wholesale Goods Establishment. A business where goods are sold to either retailers, or to industrial, commercial, institutional, or other professional business users, or to other wholesalers and related subordinated services.

Wireless Telecommunications. A telecommunication tower, antennas, and related equipment buildings, but the term also includes antennas and related equipment installed on roof tops.