



Public Draft | Zoning Districts and Standards

City of Corpus Christi, Texas

December 2022

Prepared by Camiros

§ 4.3 SINGLE-FAMILY RESIDENTIAL DISTRICTS

4.3.1 Purpose Statements

A. FR Farm-Rural District

The FR Farm-Rural Zoning District is intended to accommodate land that is relatively undeveloped and agricultural in nature. The FR District is intended to permit the continued use of the land for agricultural purposes.

B. SF-E Single-Family Estate District

EDITORS NOTE: Combines the current RE and RS-22

The SF-E Single-Family Estate District is intended to accommodate a residential environment predominantly characterized by single-family dwellings on large lots with more generous setbacks. The SF-E District also accommodates select compatible nonresidential uses.

C. SF-10 Single-Family District

EDITORS NOTE: Combines the current RS-10 and RS-15

The SF-10 Single-Family District is intended to accommodate a residential environment of single-family dwellings on larger lots in a predominantly suburban development pattern. The SF-10 District also accommodates select compatible nonresidential uses.

D. SF-6 Single-Family District

The SF-6 Single-Family District is intended to accommodate a residential environment of single-family dwellings on moderately sized lots. The SF-6 District also accommodates select compatible nonresidential uses.

E. SF-4.5 Single-Family Estate District

The SF-4.5 Single-Family District is intended to accommodate a residential environment of single-family dwellings within a denser development pattern of smaller lots. The SF-4.5 District also accommodates select compatible nonresidential uses.

4.3.2 Uses

Article 5 lists principal, accessory, and temporary uses allowed within the single-family residential districts.

4.3.3 Dimensional Standards

Table 4.3.3: Single-Family Residential Districts Dimensional Standards establishes the dimensional standards for the single-family residential districts. These regulations apply to all uses within each district unless a different standard is listed for a specific use. If only specific uses are listed, standards apply only to those uses.

Table 4.3.3: Single-Family Residential Districts Dimensional Standards					
KEY: NR = Nonresidential use N/A = Not Applicable					
	FR	SF-E	SF-10	SF-6	SF-4.5
Bulk Standards					
Minimum Lot Area	5 acres NR: 20,000sf	22,000sf	10,000sf	6,000sf NR: 10,000sf	4,500sf NR: 10,000sf
Minimum Lot Width	150' NR: 75'	75'	50'	45' NR: 50'	40' NR: 50'
Maximum Building Height	45'	35'	35'	35'	35'
Maximum Building Coverage	N/A	40%	40%	50%	50%
Maximum Impervious Surface	N/A	55%	60%	65%	65%
EDITORS NOTE: The following will need to be added to district measurements, as impervious surface controls are new.					
Impervious Surface Coverage					
<i>A measure of intensity of land use that represents the portion of a site that is occupied by structures, pavement, and other impervious surfaces that do not allow for the absorption of water into the ground. Maximum impervious surface of a lot is calculated as the percentage of all impervious surface area against the total area of the lot.</i>					
Setbacks					
Minimum Front Setback	50'	25'	25'	25'	20'
Minimum Interior Side Setback	25'	10'	5' NR:10'	5' NR: 10'	5' NR: 10'
Minimum Corner Side Setback	25'	25'	10'	10'	10'
Minimum Reverse Corner Side Setback	A minimum of the average of the two adjoining front setbacks, but no less than 10'	A minimum of the average of the two adjoining front setbacks, but no less than 10'	A minimum of the average of the two adjoining front setbacks, but no less than 10'	A minimum of the average of the two adjoining front setbacks, but no less than 10'	A minimum of the average of the two adjoining front setbacks, but no less than 10'
Minimum Rear Setback	25'	10' NR: 20'	5' NR: 10'	5' NR: 10'	5' NR: 10'

§ 4.4 MULTI-FAMILY RESIDENTIAL DISTRICTS

4.4.1 Purpose Statements

A. 2F Two-Family District

The 2F Two-Family Zoning District is intended to accommodate single-family and two-family residential development. The 2F District also accommodates select compatible nonresidential uses.

B. TH Townhouse District

The TH Townhouse Zoning District is intended to accommodate a mix of single-family, two-family, and townhouse dwellings. The TH District also accommodates select compatible nonresidential uses.

C. MF-1 Multi-Family District

The MF-1 Zoning District is intended to accommodate a mix of single-family, two-family, townhouse, and medium density multi-family dwellings. The MF-1 District also accommodates select compatible nonresidential uses.

D. MF-2 Multi-Family District

The MF-2 Zoning District is intended to accommodate a higher density mix of townhouse and multi-family dwellings. The MF-2 District also accommodates select compatible nonresidential uses.

4.4.2 Uses

Article 5 lists principal, accessory, and temporary uses allowed within the multi-family residential districts.

4.4.3 Dimensional Standards

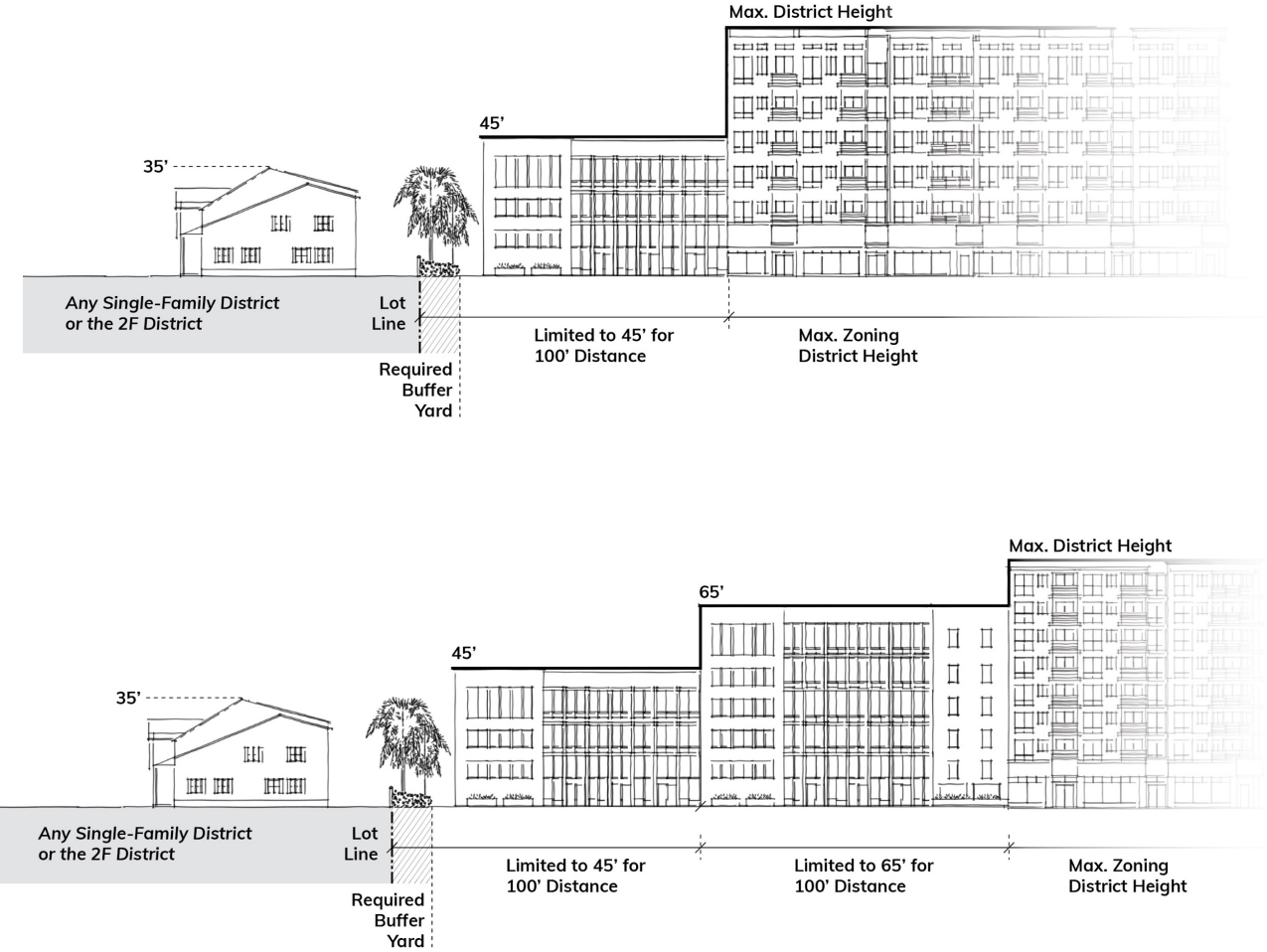
Table 4.4.3: Multi-Family Residential Districts Dimensional Standards establishes the dimensional standards for the multi-family residential districts. These regulations apply to all uses within each district unless a different standard is listed for a specific use. If only specific uses are listed, standards apply only to those uses.

Table 4.4.3: Multi-Family Residential Districts Dimensional Standards				
KEY:				
SF = Single-family dwelling 2F = Two-family dwelling TH = Townhouse				
MF = Multi-family dwelling NR = Nonresidential use				
N/A = Not Applicable				
	2F	TH	MF-1	MF-2
Bulk Standards				
Minimum Lot Area	SF: 4,500sf 2F: 6,000sf NR: 10,000sf	SF, 2F: 4,500sf TH: 2,200sf/du NR: 10,000sf	SF, 2F: 4,500sf TH: 2,200sf/du MF: 1,500sf/du NR: 10,000sf	TH: 1,500sf/du MF: 1,000sf/du NR: 10,000sf
Minimum Lot Width	50'	SF, 2F: 45' TH: 22'/du NR: 50'	SF, 2F: 45' TH: 22'/du MF: 50' NR: 50'	TH: 15'/du MF: 50' NR: 50'
Maximum Building Height	35'	SF, 2F: 45' TH, NR: 45'	SF, 2F: 35' TH: 45' MF: 70' ¹ NR: 45'	TH: 45' MF: Unlimited ² NR: 45'
Maximum Building Coverage	50%	50%	SF, 2F, TH: 50% MF: 65% NR: 50%	TH: 65% MF: 70% NR: 50%
Maximum Impervious Surface	65%	65%	SF, 2F, TH: 65% MF: 75% NR: 65%	TH: 70% MF: 75% NR: 65%
Setbacks				
Minimum Front Setback	20'	10'	10'	10'
Minimum Corner Side Setback	10'	10'	10'	10'
Minimum Interior Side Setback	5' NR: 10'	5' NR: 10'	SF, 2F, TH: 5' MF: 10' NR: 10'	TH: 5' MF: 10' NR: 10'
Minimum Rear Setback	5'	5'	5'	5'

¹ The maximum building height of a multi-family dwelling abutting a Single-Family District or the 2F District is limited to 45' for the first 100 linear feet from the closest property line within such district. These standards apply only to that part of a structure within the 100' distance.

² The maximum building height of a multi-family dwelling abutting a Single-Family District or the 2F District is limited to 45' for the first 100 linear feet from the closest property line within such district; that portion of a structure within 100 to 200 linear feet of the closest property line within such district is limited to a maximum of 65' in height. These standards apply only to that part of a structure within this total 200' distance.

HEIGHT TRANSITIONS



§ 4.5 COMMERCIAL AND MIXED-USE DISTRICTS

4.5.1 Purpose Statements

A. RP Residential Professional District

EDITOR'S NOTE: New district

The RP Residential Professional District is intended to accommodate low intensity office uses and single-family, two-family, and townhouse dwellings. The RP District also allows for conversion of existing dwellings to such commercial uses, creating a unique mixed-use character. The RP District can serve as a transition to higher intensity commercial and mixed-use areas.

B. NO Neighborhood Office District

The NO Neighborhood Office District is intended to accommodate office and service uses and a variety of residential uses, including mixed-use development. The NO District allows for small-scale office buildings that can be sited in close proximity to residential neighborhoods without adverse impacts on these areas, and serving as a transition to higher intensity commercial and mixed-use areas.

C. NC Neighborhood Commercial District

EDITOR'S NOTE: Combined NC1 and NC2 into one district

The NC Neighborhood Commercial District is intended to accommodate convenience commercial and personal services that serve nearby residential neighborhoods. The NC District is generally located within neighborhoods and maintains pedestrian connections to adjacent residential areas.

D. CMU Corridor Mixed Use District

EDITOR'S NOTE: Based upon the current CI District

The CMU Corridor Mixed-Use District is intended to accommodate commercial development along corridors with a mixture of residential, commercial, service, and institutional uses, that serve the adjacent neighborhoods and the community at large. Mixed-use development is encouraged, with residential dwellings permitted above the ground floor.

E. RMU Resort Mixed-Use District

EDITOR'S NOTE: Reorientation of RM-AT District

The RMU Resort Mixed-Use District is intended to accommodate hotels, mixed-use development, and townhouse and multi-family dwellings within resort areas with limited commercial activity that provides tourist-related services.

F. RC Resort Commercial District

EDITOR'S NOTE: Combined RC and RCB into one district

The RC Resort Commercial District is intended to accommodate a wide variety of commercial activity such as tourist, water-oriented, retail, and entertainment uses which reflect the character of a resort area. The RC District also allows for mixed-used and multi-family development. The district standards work to establish scenic and/or pedestrian corridors, walking and bike paths, amenities, and public open spaces.

G. GC General Commercial District

EDITOR'S NOTE: Combined GC1 and GC2 into one district

The GC General Commercial District is intended to accommodate more auto-oriented commercial activities, which attract a more regional consumer base. The GC District is generally located along major commercial arterials.

H. CBD Central Business District

EDITOR'S NOTE: Reorientation of Downtown Commercial District

The CBD Central Business District encompasses the commercial core of the central business district. The CBD District is intended to ensure harmonious development, redevelopment, and rehabilitation of uses in and around the historic downtown core by integrating an appropriate mix of residential, retail, office, entertainment, and public and civic uses.

I. CC Commercial Compatible District

The CC Commercial Compatible District is intended to accommodate a wide range of commercial uses in appropriate locations, which can provide a buffer between residential uses and intensive public facilities, businesses, and industrial uses. District uses are characterized by uses that do include those that congregate large groups of people, maintain unscreened outdoor storage, or create nuisance factors of dust, odor, and noise associated with certain business and industrial uses.

4.5.2 Uses

Article 5 lists principal, accessory, and temporary uses allowed within the commercial and mixed-use districts.

4.5.3 Dimensional Standards

Table 4.5.3: Commercial and Mixed-Use Districts Dimensional Standards establishes the dimensional standards for the commercial and mixed-use districts. These regulations apply to all uses within each district unless a different standard is listed for a specific use. If only specific uses are listed, standards apply only to those uses.

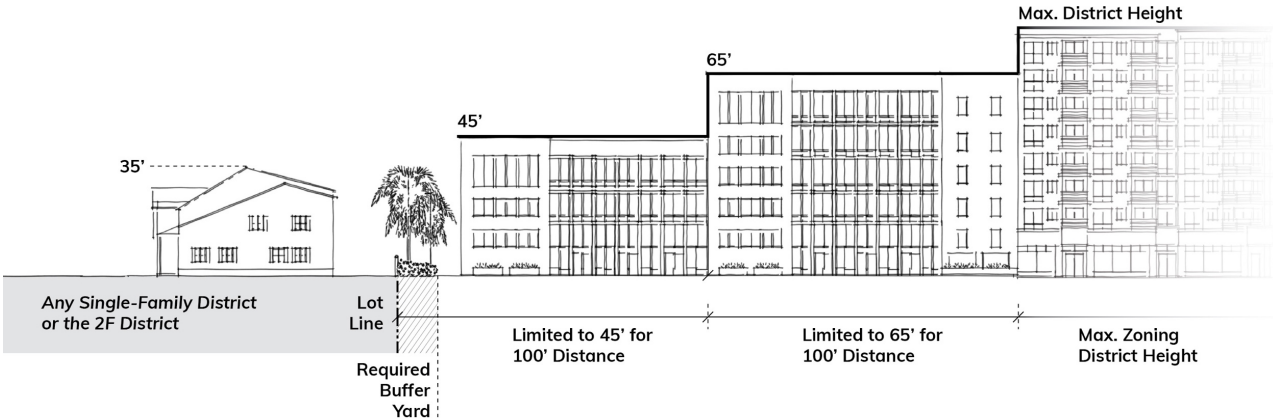
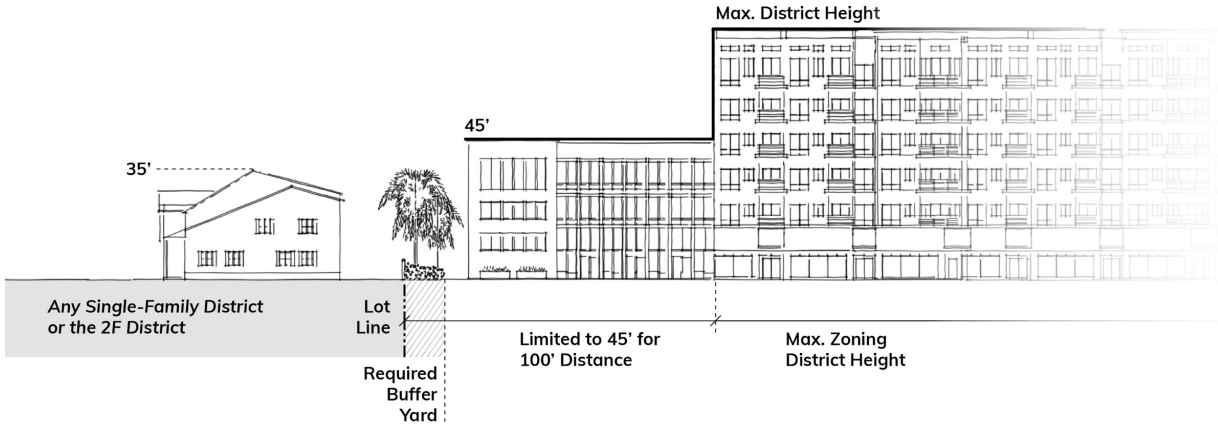
Table 4.5.3.a: Commercial and Mixed-Use Districts Dimensional Standards				
KEY:				
SF = Single-family dwelling 2F = Two-family dwelling TH = Townhouse				
MF = Multi-family dwelling NR = Nonresidential use				
N/A = Not Applicable				
	RP	NO	NC	CMU
EDITOR'S NOTE: The following residential dwelling types are allowed within these districts.	SF, 2F, TH, Mixed-Use	SF, 2F, TH, MF, Mixed-Use	Mixed-Use	Mixed-Use
BULK				
Minimum Lot Area	4,500sf TH: 2,200sf/du	4,500sf TH: 2,200sf/du MF: 1,000sf/du	N/A	N/A
Minimum Lot Width	45' TH: 22'/du	45' TH: 22'/du	N/A	N/A
Minimum Building Height	N/A	N/A	N/A	N/A
Maximum Building Height	45' SF; 2F: 35'	45' SF; 2F: 35'	45'	65' ¹
Maximum Building Coverage	50%	SF, 2F, TH: 50% MF, NR: 70%	N/A	N/A
Maximum Impervious Surface	65%	SF, 2F, TH: 65% MF, NR: 80%	N/A	N/A
SETBACKS				
Front Setback or Build-To Zone (BTZ)	10' Min.	BTZ: 0'-20' SF, 2F, TH: 10' Min.	BTZ: 0'-20'	BTZ: 0'-20'
Front Build-To Percentage for BTZ	N/A	80%	80%	80%
Corner Side Setback or Build-To Zone (BTZ)	10' Min.	BTZ: 0'-10' SF, 2F, TH: 10' Min.	BTZ: 0'-10'	BTZ: 0'-20'
Corner Side Build-To Percentage for BTZ	N/A	60%	60%	60%
Minimum Interior Side Setback	5' NR: 10'	SF, 2F, TH: 5' MF, NR: 10'	None, unless abutting Single-Family District or 2F District, then 10'	None, unless abutting Single-Family District or 2F District, then 10'
Minimum Rear Setback	10'	10'	None, unless abutting Single-Family District or 2F District, then 10'	None, unless abutting Single-Family District or 2F District, then 10'

¹ The maximum building height of a structure abutting a Single-Family District or the 2F District is limited to 45' for the first 100 linear feet from the closest property line within such district. These standards apply only to that part of a structure within the 100' distance.

Table 4.5.3.b: Commercial and Mixed-Use Districts Dimensional Standards					
KEY: SF = Single-family dwelling 2F = Two-family dwelling TH = Townhouse MF = Multi-family dwelling NR = Nonresidential use N/A = Not Applicable					
	RMU	RC	GC	CBD	CC
EDITOR'S NOTE: The following residential dwelling types are allowed within these districts.	TH, MF, Mixed-Use	MF, Mixed-Use	Not Allowed	MF, Mixed-Use	Not Allowed
BULK					
Minimum Lot Area	None TH: 1,500sf/du MF: 1,000sf/du	None MF: 1,000sf/du	None	None	None
Minimum Lot Width	None TH: 15'/du MF: 50'	None MF: 50'	None	None	None
Minimum Building Height	N/A	N/A	N/A	24'	N/A
Maximum Building Height	100' ²	80' ¹	65' ¹	Unlimited	25'
Maximum Building Coverage	N/A	N/A	N/A	N/A	N/A
Maximum Impervious Surface	N/A	N/A	N/A	N/A	N/A
SETBACKS					
Front Setback or Build-To Zone (BTZ)	BTZ: 0'-20'	BTZ: 0'-20'	10' Min.	BTZ: 0'-5' BTZ may be increased to 0'-10' to accommodate permanent outdoor dining area	20' Min.
Front Build-To Percentage for BTZ	60%	60%	N/A	80%	N/A
Corner Side Setback or Build-To Zone (BTZ)	BTZ: 0'-20'	BTZ: 0'-20'	10' Min.	BTZ: 0'-5' BTZ may be increased to 0'-10' to accommodate permanent outdoor dining area	20' Min.
Corner Side Build-To Percentage for BTZ	60%	60%	N/A	60%	N/A
Minimum Interior Side Setback	None, unless adjacent to Single-Family District or 2F District, then 10'	None, unless adjacent to Single-Family District or 2F District, then 10'	10'	None, unless adjacent to Single-Family District or 2F District, then 10'	5'
Minimum Rear Setback	None, unless adjacent to Single-Family District or 2F District, then 10'	None, unless adjacent to Single-Family District or 2F District, then 10'	None, unless adjacent to Single-Family District or 2F District, then 10'	None, unless adjacent to Single-Family District or 2F District, then 10'	10'

- ¹ The maximum building height of a structure abutting a Single-Family District or the 2F District is limited to 45' for the first 100 linear feet from the closest property line within such district. These standards apply only to that part of a structure within the 100' distance.
- ² The maximum building height of a structure abutting a Single-Family District or the 2F District is limited to 45' for the first 100 linear feet from the closest property line within such district; further that portion of a structure within 100 to 200 linear feet of the closest property line within such district is limited to a maximum of 65' in height. These standards apply only to that part of a structure within this total 200' distance.

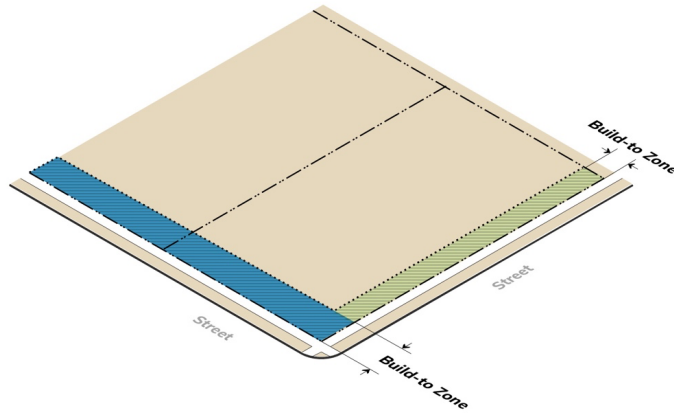
HEIGHT TRANSITIONS



EDITORS NOTE: The following will need to be added to district measurements, as they are new regulations.

Build-To Zone (BTZ)

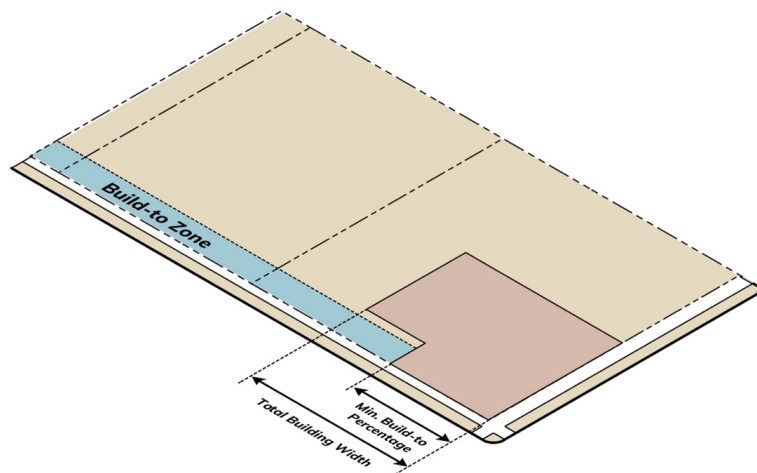
A build-to zone (BTZ) is the area on a lot, measured perpendicular from the applicable lot line, where the building must locate within the minimum and maximum range of setback provided. The building facade must be located within the build-to zone.



Build-To Percentage (BT%)

A build-to percentage specifies the percentage of the building facade that shall be located within the build-to zone. Build-to percentage is calculated by building facade, not lot width.

1. Facade articulation elements, such as window or wall recesses and projections, are included in the calculation of a required build-to percentage.
2. Programmed outdoor spaces and outdoor dining areas that are bounded by a building facade parallel to the frontage are included in the calculation of a required build-to percentage.
3. Open space bounded on three sides by a building, such as courtyards, are included in the calculation of a required build-to percentage.



4.5.4 Design Standards

A. Single-family detached, two-family, and townhouse dwellings are not subject to these design standards but rather subject to the design standards included within the use standards of the dwelling type in Article 5. Multi-family dwellings in all commercial districts except for the CBD District are also subject to the use standards in Article 5; multi-family dwellings in the CBD District are subject to the standards of this section.

B. The design standards of Table 4.5.4: Commercial and Mixed-Use Districts Design Standards apply to multi-family dwellings in the CBD District, and nonresidential and mixed-use developments in all districts. The design standards apply to new construction, including construction of additional principal buildings on a site, as well as building additions. In the table, a “✓” indicates that the standard is applicable in the district indicated. The absence of a “✓” indicates that the standard does not apply to the district. For the purposes of Table 4.5.4, when standards indicate that they are applicable when facing a street, this does not apply to alleys.

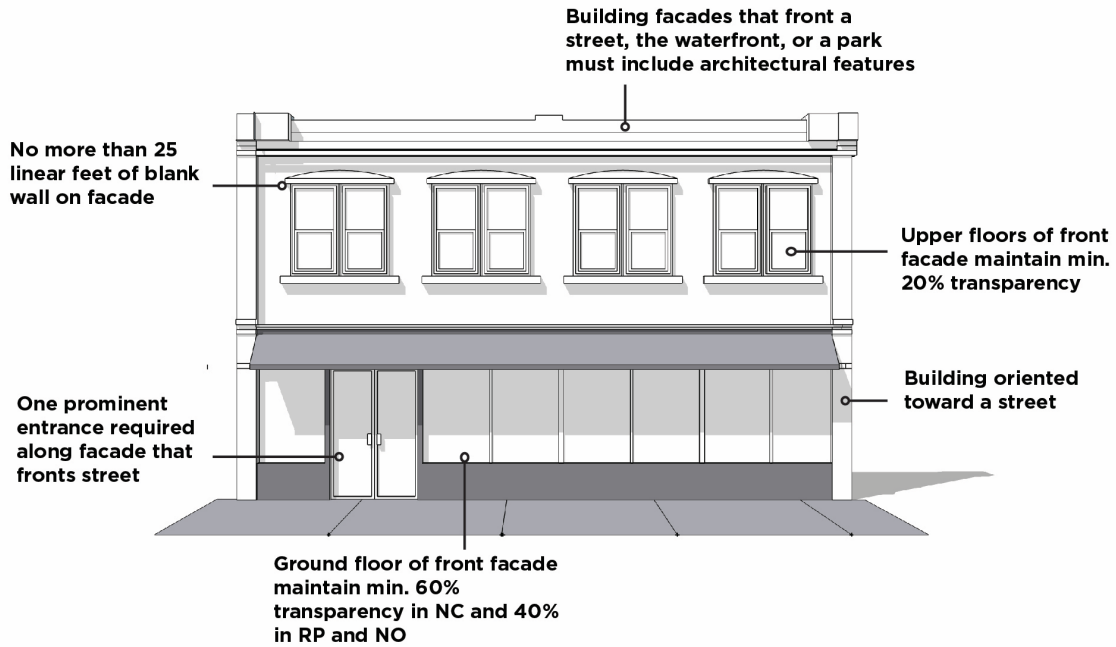
Table 4.5.4: Commercial and Mixed-Use Districts Design Standards										
		RP	NO	NC	CMU	RMU	RC	GC	CBD	CC
Orientation										
1	All buildings must be oriented toward a street.	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	One prominent entrance is required along a façade that face a street. On a corner lot, only one façade that fronts street must have a prominent entrance or such entrance may be located at the corner.	✓	✓	✓		✓		✓		✓
3	In a multi-tenant development, a prominent entrance is required for each individual ground floor nonresidential tenant that fronts a street. In single-tenant developments, a minimum of one prominent entrance is required along each facade that fronts a street. On a corner lot, only one façade that fronts street must have a prominent entrance or such entrance may be located at the corner.				✓		✓		✓	
Facade Design										
4	Building facades that face a street, the waterfront, or a park must not contain blank wall areas that exceed 25 linear feet.	✓	✓	✓	✓	✓	✓		✓	
5	Building facades that face a street, the waterfront, or a park must not contain blank wall areas that exceed 50 linear feet.							✓		✓
6	Building facades of 100' in length or greater that face a street, the waterfront, or a park must include a repeating architectural pattern with a minimum of two of the following elements: color change; texture change; material change; a wall articulation change, such as a reveal, recess, offset, or pilaster; or building recesses or projections.				✓	✓	✓		✓	

Table 4.5.4: Commercial and Mixed-Use Districts Design Standards										
		RP	NO	NC	CMU	RMU	RC	GC	CBD	CC
7	Buildings over five stories in height that face a street, the waterfront, or a park shall create a pedestrian orientation at ground level through architectural demarcation of the building base. Such demarcation shall be designed to achieve the following: 1. Contribute to a legible architectural experience and comfortable human scale at the base of a building. 2. Provide visual interest and design details at a pedestrian scale, differentiated from the visual impact of the overall building design. Such elements may be located within a building, visible through a glass curtain wall.				✓		✓		✓	
8	Building facades that face a street, the waterfront, or a park must include windows, projected or recessed entrances, overhangs, and other architectural features.	✓	✓	✓	✓	✓	✓		✓	✓
Fenestration Design		RP	NO	NC	CMU	RMU	RC	GC	CBD	CC
9	Multi-family developments: Facades must maintain a minimum transparency of 25% on any façade that face a street or the waterfront, calculated on the basis of the entire area of the façade.								✓	
10	Nonresidential developments: The ground floor of a facade that face a street or the waterfront must maintain a minimum transparency of 40%, measured between two and eight feet in height.	✓	✓			✓	✓	✓		✓
11	Nonresidential developments: The ground floor of a facade that face a street or the waterfront must maintain a minimum transparency of 60%, measured between two and eight feet in height.			✓	✓				✓	
12	Nonresidential and mixed-use developments: Upper floors of a facade that face a street or the waterfront must maintain a minimum transparency of 20% of the wall area of the story.		✓	✓	✓	✓	✓		✓	
Roof Design		RP	NO	NC	CMU	RMU	RC	GC	CBD	CC
13	Reflective roof surfaces that produce glare are prohibited, except for cool roofs intended to radiate absorbed or non-reflected solar energy and reduce heat transfer to the building.	✓	✓	✓	✓	✓	✓	✓	✓	✓
14	Green roof, blue roof, and white roof designs are permitted.	✓	✓	✓	✓	✓	✓	✓	✓	✓

EXAMPLE ILLUSTRATIONS OF DESIGN STANDARDS

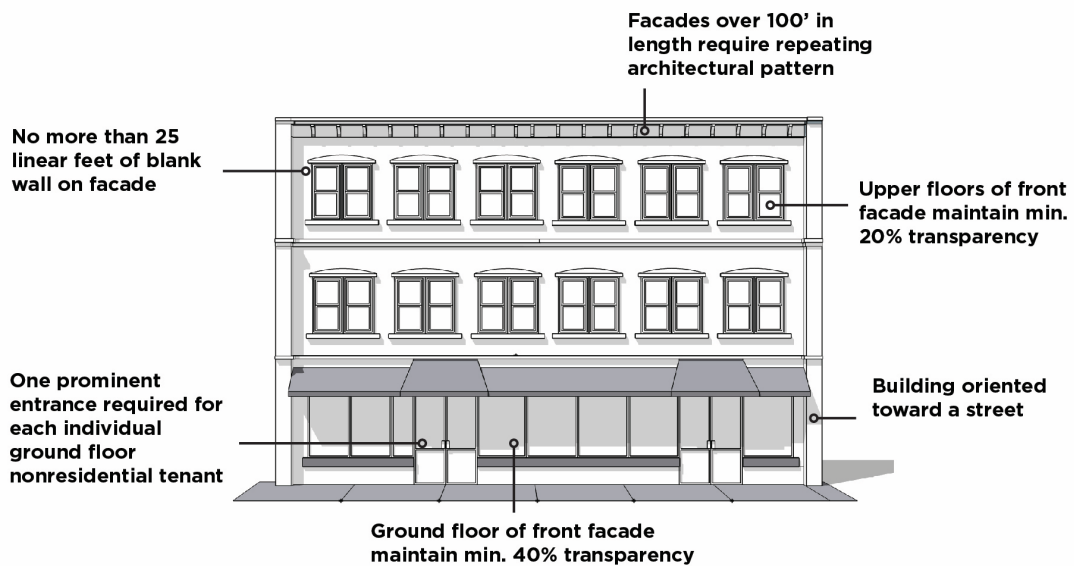
Example of RP, NO, NC District Design Standards

** All standards may not be applicable in each district*

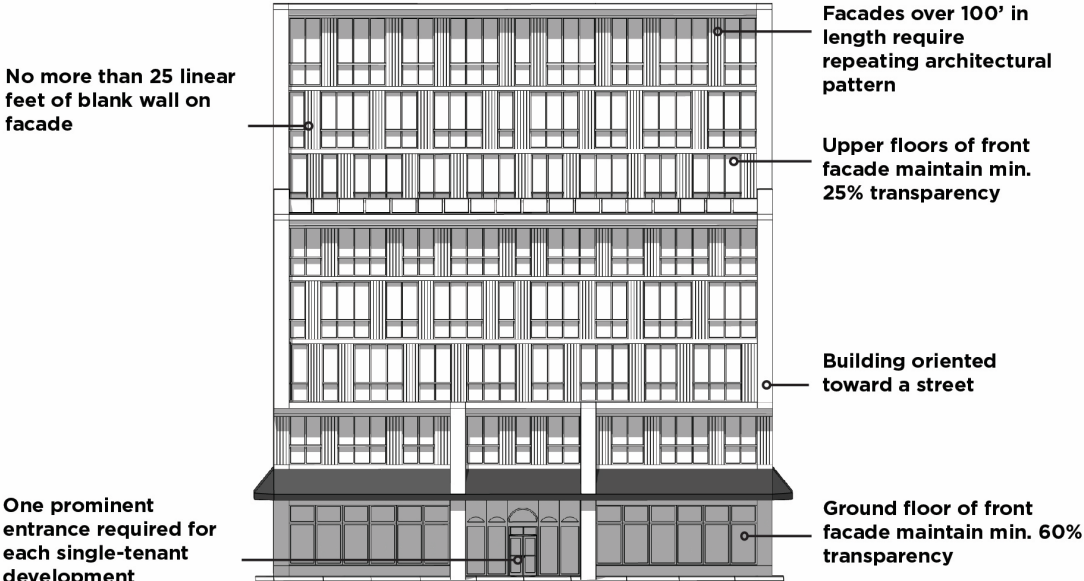


Example of CMU, RMU, RC District Design Standards

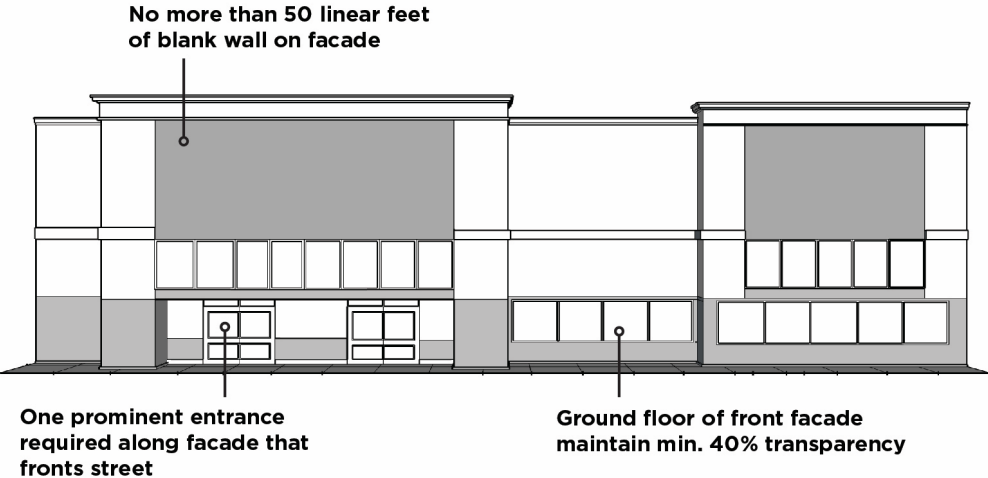
** All standards may not be applicable in each district*



Example of CBD District Design Standards



Example of GC District Design Standards



4.5.5 Streetscape Zone Within CMU and CBD Districts

A. Permission to Use City Sidewalks

The Assistant City Manager of Development Services is authorized to approve Use Privilege Agreements for streetscape zone and pedestrian amenities such as sidewalk cafes, awnings, outdoor displays and sales, street furniture, landscaping, art, planters, lighting, and any other uses or installations that the Assistant City Manager deems appropriate for the Streetscape Zone.

B. Required Sidewalks

Sidewalks are required as part of a Streetscape Zone as follows:

1. A continuous minimum ten-foot sidewalk shall be provided along all building walls located adjacent to an arterial or collector street.
2. Sidewalks on all lesser classified streets must have a minimum width of five feet.
3. A minimum clear zone of five feet shall be provided for all public sidewalks and shall remain unobstructed for pedestrian use.
4. All sidewalks must be compliant with the Americans with Disabilities Act construction standards.
5. Sidewalks shall keep as much as possible to the natural path of travel parallel to the improved roadway (but do not need to be perfectly straight), and ideally align with the crosswalk.
6. Additional sidewalk widths may be required at mailboxes, street light poles, at drop-off and pick-up points, etc., in order to conform to the requirements of the Americans with Disabilities Act or other public safety requirements.

C. Street Furniture and Landscaping Zone

1. The street furniture/landscape zone of the pedestrian walkway includes the width of the back of the curb and is defined as the area between the roadway curb face and the front edge of the five-foot clear zone walkway. The zone is the preferred location for street trees, and other elements such as pedestrian lighting, transit shelters, transit signage, benches, litter receptacles, and pedestrian scaled lighting.
2. Where existing or planned sidewalks measure at least ten feet in width, street trees are required as part of a Streetscape Zone along the entire building line fronting an arterial or collector street as follows:
 - a. Street trees shall be drought tolerant or semi-tolerant species and planted within the street furniture/landscaping zone area, at a maximum of 40 feet on-center and outside of the five foot pedestrian clear zone.
 - b. The dimension of a tree well may be a minimum of a five foot radius extending into the walk from the inside edge of the curb, forming a semi-circle or a five foot by five foot square tree well. The tree shall be a minimum size of 15 gallons in preference to boxed specimens which tend to be root bound.
 - c. When an awning is installed and may create a conflict with required street tree planting, a street wall that provides seating opportunities or planters may be used to meet street tree planting requirements.
 - d. Street tree planting location considerations:
 - i. Planning and design of proposed tree planting sites shall take into consideration the location of overhead and underground utilities and ensure that traffic signals, signs, intersections, and vehicles are highly visible to avoid conflicts with pedestrians.
 - ii. Street tree location and placement shall take into consideration adjacent parallel parking spaces and possible damage from car doors.
 - e. All planting and landscaping materials shall meet the criteria of the City's Landscaping Ordinance for commercial uses.

3. Sidewalks that do not currently measure ten feet in width or are planned for less than ten feet in width (as indicated under the Urban Transportation Plan) may use raised bed planters or isolated planters with drought tolerant flowering plants or evergreens at a maximum of 15 feet on-center in place of required street tree plantings. Small ornamental trees, low shrubs, and perennials are also appropriate planting material for raised planting beds.

D. Awnings

1. Where nonresidential uses are located along the first floor of an arterial or collector street, canopies, awnings, marquees, or porticos shall be provided.
2. Awnings shall require a Use Privilege Agreement with the City.
3. Awning dimensions:
 - a. The awning canopy may not extend any further than within one foot measured from the face of the curb. Awning supports may not be located within five feet measured from the face of the curb.
 - b. The vertical dimension between the underside of a canopy or awning and the sidewalk shall be at least seven feet and no more than 12 feet.
4. The total signage on an awning or umbrella shall not exceed 20% of the area of the awning or umbrella.

E. Sidewalk Cafes

1. Sidewalk cafes on public sidewalks are permitted through a Use Privilege Agreement with the City and an associated fee, provided that the sidewalk cafe shall not reduce the public sidewalk width to less than five feet or obstruct the required clear zone.
2. Tables, chairs, umbrellas, and similar items that are not permanently installed structures shall be stored in the interior of the restaurant or in similar enclosed area so that a minimum clear zone of five feet is unobstructed when the outdoor dining area is not in use due to inclement weather, or when the restaurant is closed.

F. Windows

1. At no time shall any windows within an occupied building located along a required Streetscape Zone be boarded up, except for in preparation of a declared weather emergency.
2. No permanently installed burglar bars shall be visible from any public street. The ground floor nonresidential portion of a mixed-use building may install fully retractable metal security screening or storm shutters that secure windows and doors when the nonresidential portion of the mixed-use building is not open for business, and must not be visible during business hours.

G. Signs

Except as provided in this Section, the standards of Section 7.5 apply:

1. Signs shall be designed for visual communication and orientation to the pedestrians and slow-moving vehicular traffic crossing pedestrian sidewalks as follows.
2. Hanging or blade signs are permitted and shall be placed perpendicular to the façade, located above or adjacent to the entrance and visible to pedestrian circulation on adjacent sidewalks.
3. Canopy signs are permitted and shall be oriented perpendicular or parallel to the façade, typically located above or adjacent to the entrance and visible to pedestrian circulation on adjacent sidewalks.
4. Signs shall project no more than four feet from the building or one-third of the sidewalk width, whichever is less.
5. All signs shall maintain a minimum clearance of seven feet above sidewalk level to the bottom of the sign.
6. Pole-mounted signs are prohibited within a Streetscape Zone.

7. Billboards are not permitted within or attached to any structure located in the Streetscape Zone.
8. Sandwich signs are permitted on sidewalks provided that they are located adjacent to the building and are not located in or block the sidewalk clear zone.

H. Lighting

Except as provided in this Section, the standards of Section 7.6 apply:

1. All Streetscape Zones and parking lot areas must be sufficiently lighted in accordance with the Illuminating Engineering Society of North America's (IESNA) "Guideline for Security Lighting for People, Property, and Public Spaces."
2. Prohibited lighting includes mercury vapor, low pressure sodium, high pressure sodium, searchlights, and flashing or changing light sources.

I. Screening and Fencing

1. Solid fence screening shall be prohibited within a Streetscape Zone.
2. Decorative fence screening is permitted provided that the screening fence provides a minimum of 50% transparency.

4.5.6 Special Standards Within the Commercial Districts

EDITORS NOTE: Incorporation of former overlay for Uptown/Downtown.

A. Applicability

The standards of this Section shall apply to all mixed-use development within the boundaries outlined below:

1. Northern-most Boundary: Land south of the Ship Channel
2. Eastern Boundary: Corpus Christi Bay
3. Southern Boundary: Furman Avenue, west to Water Street
4. Western Boundary Line: (From South to North) From Furman Avenue north on Tanchahua Street to Park Avenue, west on Park Avenue to Staples Street, north on Staples Street to Laredo Street; west on Laredo Street to Highway 286/Crosstown Expressway; North on Highway 286/Crosstown Expressway to Lipan Street; West on Lipan Street across Highway 286/Crosstown Expressway west to North Port Avenue; North on North Port Avenue to Interstate 37 Freeway; following Interstate 37 east and north (and including areas to the south of Interstate 37) to U.S. Highway 181; North on U.S. Highway 181 to the Ship Channel.

B. Standards

1. Where parking minimums are required, no additional parking above what is currently present on-site shall be required for mixed-use development proposed within this boundary, provided that any existing available parking on-site is not reduced.

EDITORS NOTE: Please note, the CBD and CMU Districts do not require minimum parking.

2. A Streetscape Zone as per Section 4.5.5 above shall be provided for new mixed-use development proposed within these boundaries when located on an arterial or collector street.

EDITORS NOTE: Please note, the CBD and CMU Districts already require this.

§ 4.6 INDUSTRIAL DISTRICTS

4.6.1 Purpose Statements

A. LI Light Industrial District

The LI Light Industrial District is intended to accommodate a range of warehouse/distribution and light industrial uses, including of light manufacturing, fabricating, assembly, and processing. Light industrial uses are conducted within enclosed buildings, and do not create appreciable nuisances, hazards, or other outside impacts.

B. HI Heavy Industrial District

The HI Heavy Industrial District is intended to accommodate industrial uses that may be hazardous or noxious. Such uses may have significant external impacts and may include large areas of outdoor storage or operation. The HI District standards are intended to ensure adequate separation and mitigation of potential impacts on surrounding areas.

C. IC Industrial Compatible District

The IC Industrial Compatible District is intended to accommodate industrial uses that can provide a buffer between residential uses and intensive public facilities, businesses, and manufacturing uses. As such, district uses specifically exclude those that congregate large groups of people, maintain unscreened outdoor storage, or create nuisance factors of dust, odor, and noise.

4.6.2 Uses

Article 5 lists principal, accessory, and temporary uses allowed within the industrial districts.

4.6.3 Dimensional Standards

Table 4.6.3: Industrial Districts Dimensional Standards establishes the dimensional standards for the industrial districts. A regulation applies to all uses within each district unless a standard is listed for a specific use. If only specific uses are listed, standards apply only to those uses.

	LI	HI	IC
BULK			
Minimum Lot Area	None	None	None
Minimum Lot Width	None	None	None
Maximum Building Height	Unlimited; however, for every 1' of building height, the structure must be set back 2' from both the interior side and rear lot line	Unlimited; however, for every 1' of building height, the structure must be set back 2' from both the interior side and rear lot line	25'
SETBACKS			
Minimum Front Setback	10'	20'	20'
Minimum Corner Side Setback	10'	20'	20'
Minimum Interior Side Setback	10', unless: Adjacent to residential district: 40' Adjacent to nonresidential non-industrial district: 20'	20', unless adjacent to a non-industrial district then 40'	5'
Minimum Rear Setback	10', unless: Adjacent to residential district: 40' Adjacent to nonresidential non-industrial district: 20'	20', unless adjacent to a non-industrial district then 40'	10'

§ 4.6 SPECIAL PURPOSE DISTRICTS

4.6.1 Special Purpose Districts

Special purpose districts are established to accommodate a narrow set of uses and/or special circumstances, distinct from those that are accommodated within other zoning districts.

4.6.2 MH Manufactured Home Zoning District

A. Purpose Statement

The MH Manufactured Home Zoning District preserves appropriate land for the development for manufactured home parks and manufactured home subdivisions. Standards ensure that both manufactured home parks and subdivisions provide open space and recreational areas appropriate for the acreages and number of units provided.

B. Uses

Article 5 lists principal, accessory, and temporary uses allowed within the MH District.

EDITORS NOTE: Manufactured homes do not include homes of modular construction, built to building code standards. For clarification, the following definition should be added:

Modular Home. A method of construction for residential dwellings. Modular homes are built in multiple sections, called modules, at a facility and then delivered to the site where the modules are set onto the building's foundation and joined together to make a single building. Modular buildings and modular homes shall conform to all zoning requirements for the dwelling type and shall meet all local and state residential building code requirements.

C. Building Permit Required

It shall be unlawful to construct, alter, or extend any manufactured home park or manufactured home subdivision area within the limits of the City of Corpus Christi without a valid building permit issued by the Building Official accordance with Section 3.18.

D. Dimensional Standards

1. Table 4.6.1: MH District Dimensional Standards establishes the dimensional standards for manufactured home parks or manufactured home subdivisions.
2. The minimum district size required to be zoned the MH District is five acres and requires a minimum street frontage of 300 feet. This minimum size does not apply to expansions of existing manufactured home parks or manufactured home subdivisions.
3. The standards for a manufactured home park are applied to the park development as a whole, unless Table 4.6.1 specifically states a different applicability.
4. The standards for a manufactured home subdivision are applied to individual lots within the development. However, single-family dwellings within a manufactured home subdivision are subject to the standards of the SF-4.5 District.

Table 4.6.1: MH District Dimensional Standards		
KEY		
N/A = Not Applicable		
	Manufactured Home Park	Manufactured Home Subdivision (Manufactured Homes Only)
BULK		
Minimum Lot Area	3,600sf/unit	4,500sf/unit
Minimum Open Space (sf/unit)	280sf/unit	N/A
Maximum Building Height	35'	35'
SETBACKS		
Minimum Front Setback	20'	20'
Minimum Interior Side Setback	10'	10'
Minimum Corner Side Setback	20'	10'
Minimum Rear Setback	15'	10'
HOME SITE SEPARATION REQUIREMENTS		
Minimum Building Separation - Broad Side to Broad Side	20'	N/A
Minimum Building Separation - Narrow Side to Narrow Side	10'	N/A
Minimum Building Separation - Building to Access Drive	5'	N/A

E. Manufactured Home Standards

The following standards shall apply to all manufactured homes, whether located in a park or in a subdivision:

1. The unit shall be placed on a permanent foundation consisting of masonry or concrete and constructed to City Building Code standards.
2. A crawl space shall be provided under each unit with access and ventilation as required by the International Building Code.
3. To insure against natural hazards such as hurricanes, tornadoes, high winds, and electrical storms, anchorage at each manufactured home shall be provided at the time of installation and must be in accordance with applicable construction codes.
4. Skirting or a curtain wall, unpierced except for required ventilation and an access door, shall be installed and maintained so that it encloses the area under the unit. The skirting or foundation shall be a continuous, complete, opaque, and rigid surface that lends permanency to the appearance of the unit and totally screens the crawl space under the unit.

F. Manufactured Home Park Standards

1. Exception to Home Site Separation Standard

When an open carport or porch is located contiguous to a manufactured home, a minimum building separation of ten feet shall be permitted from the outer edge of the open carport or porch.

2. Paving, Access, and Off-Street Parking

- a. Exposed ground surfaces in all parts of a manufactured home park shall be paved or covered with screening or other solid material or protected with a vegetative growth that is capable of preventing soil erosion and eliminating objectionable dust.
- b. A minimum width of 25 feet is required for all internal access drives.
- c. Access to the manufactured home park shall be from a public right-of-way.
- d. The park shall have a minimum of one access drive to the public right-of-way and one emergency access drive. The number and location of access drives shall be controlled for traffic safety and protection of surrounding properties.
- e. No manufactured home space shall be designed for direct access to a public street outside the boundaries of the manufactured home park. Interior access drives shall be paved and maintained in a smooth hard and dense surface which shall be well drained.

- f. Off-street parking spaces in manufactured home parks shall be provided in the ratio of one and one-half spaces per Manufactured Home in locations convenient to individual manufactured home pads.
- g. Dead-end streets shall be prohibited. Cul-de-sacs shall be permitted only in accordance with Article 8.

3. Buffering and Screening

The manufactured home park shall be screened and buffered from public rights-of-way (with the exception of ingress/egress points) and adjacent property in accordance with a Class C landscape yard per Section 7.9.

4. Additional Requirements

- a. The manufactured home park shall conform to all other regulations contained in the City Building Code, Gas Code, Fire Code, Plumbing Code and Electrical Code.
- b. A manufactured home park exceeding 600 feet in depth shall be required to install a looped six-inch fire main, located within the manufactured home park and installed at or near the edge of the paving in a dedicated easement or fire lane. Fire hydrants shall be located along the fire main so as to make fire protection available to all surface property in the manufactured home park. This facility is to be installed at the applicant's expense and maintained by the City. Metered service connections are to be provided for the fire main as approved by the Water Director.
- c. Outside lighting shall be erected in such a manner that is not detrimental to or projected onto adjacent properties.

G. Manufactured Home Subdivision Standards

- 1. In manufactured home subdivisions, there shall be at least two off-street parking spaces per lot.
- 2. Unless otherwise provided in this section, a manufactured home subdivision shall be subject to the same requirements as a conventional subdivision as set forth in this Code and shall also conform to all other regulations contained in the Building Code, Gas Code, Fire Code, Plumbing Code and Electrical Code.

4.6.3 RV Recreational Vehicle Park Zoning District

A. Purpose Statement

The RV Recreational Vehicle Park Zoning District provides for the development of tourist accommodations which utilize recreational vehicle parks.

B. Uses

Article 5 lists principal, accessory, and temporary uses allowed within the RV District.

C. Building Permit Required

It shall be unlawful to construct, alter, or extend any recreational vehicle park area within the limits of the City of Corpus Christi without a valid building permit issued by the Building Official in accordance with Section 3.18.

D. Dimensional Standards

- 1. Table 4.6.3: RV District Dimensional Standards establishes the dimensional standards for recreational vehicle parks.
- 2. The minimum district size required to establish an RV District is three acres and requires a minimum street frontage of 100 feet. This minimum size does not apply to expansions of existing recreational vehicle parks.
- 3. The standards for a recreational vehicle park are applied to the development as a whole.

4.6.3: RV District Dimensional Standards	
	Recreational Vehicle Park
BULK	
Minimum Open Space	8% of total site area
Maximum Building Height	35'
PERIMETER SETBACK	
Perimeter Setback Abutting a Street	10'
Perimeter Setback Abutting Nonresidential District	10'
Perimeter Setback Abutting Residential District	30'
RV PAD SEPARATION REQUIREMENTS	
Minimum Separation Between Trailers	10'
Minimum Separation Between Trailers and Structures	20'
Minimum Separation from Access Drive	5'

E. Rental of Pads

Trailer pads shall be rented by the day or week only and the occupant of a trailer pad shall remain in the same recreational vehicle park not more than 180 continuous days.

F. Permitted Ancillary Uses

1. The following uses shall be permitted as accessory uses to a recreational vehicle park provided that such uses do not occupy more than 30% of the area within the park. None of these uses shall be allowed to operate within a recreational vehicle.
 - a. Personal service establishments of less than 4,000 square feet in gross floor area
 - b. Retail goods establishments of less than 4,000 square feet in gross floor area
 - c. Restaurant
 - d. Day care centers
 - e. Car wash
 - f. Gas stations
2. A single-family dwelling or manufactured home may be used for a resident watchmen or caretaker employed on the premises.

G. Paving, Access, and Off-Street Parking

1. Exposed ground surfaces in all parts of a recreational vehicle park shall be paved or covered with screening or other solid material or protected with a vegetative growth that is capable of preventing soil erosion and eliminating objectionable dust.
2. Access to the recreational vehicle park shall be from a public right-of-way.
3. The number and location of access drives shall be controlled for safety and protection of personal property.
4. No recreational vehicle pad shall be designed for direct access to a street outside the premises of the recreational vehicle park. Interior access drives shall be paved and maintained in a smooth hard and dense surface which shall be well-drained.
5. Internal access drives shall meet the following requirements:
 - a. A one-way access drive with no parking permitted shall be acceptable only if the drive is less than 500 feet in total length and serves less than 25 pads.
 - b. A one-way access drive with parking on one side only shall be acceptable if the drive serves less than 50 pads.

- c. Internal access drives must meet the following minimum width standards:
 - i. One-way, no parking: 11 feet
 - ii. One-way, parking on one side: 18 feet
 - iii. Two-way, no parking: 24 feet
 - iv. Two-way, parking on one side: 27 feet
 - v. Two-way, parking on both sides: 34 feet

6. Each recreational vehicle pad shall provide sufficient parking and maneuverability space so the parking, loading, or maneuvering of recreational vehicles incidental to parking shall not necessitate the use of any public street, sidewalk, or right-of-way or any private grounds not part of the recreational vehicle park.

H. Perimeter Setback Landscape

The perimeter setback required by Table 4.6.3 must be designed as follows.

- 1. When abutting a street, the perimeter setback shall be planted with one shrub for every three linear feet of landscape area, spaced linearly, excluding any points of ingress/egress. Alternatively, the landscape area may be planted with a mix of shrubs, perennials, native grasses, and other planting types that provide screening of a minimum of three feet in height.
- 2. When abutting a nonresidential district, the perimeter setback shall be planted as follows:
 - a. A fence or wall a minimum of six feet and a maximum of seven feet in height must be erected along 100% of the lot line shared with the nonresidential district.
 - b. One shrub must be planted for every three linear feet of landscape area, spaced linearly. As part of the landscape plan approval, shrubs may be spaced at various intervals based on specific site requirements, but the total number of shrubs planted must be no less than one per three linear feet of perimeter setback length.
 - d. The remainder of the perimeter setback must be planted in live groundcover, perennials, or trees.
- 3. When abutting a residential district, the perimeter setback shall be planted as follows:
 - a. A fence or wall a minimum of six feet and a maximum of eight feet in height must be erected along 100% of the lot line shared with the residential district.
 - b. Within the first ten feet of the perimeter setback, measured from the lot line:
 - i. One shrub must be planted for every three linear feet of landscape area, spaced linearly. As part of the landscape plan approval, shrubs may be spaced at various intervals based on specific site requirements, but the total number of shrubs planted must be no less than one per three linear feet of perimeter setback length.
 - ii. The remainder of this area must be planted in live groundcover, perennials, or trees.
 - c. Within the remainder of the perimeter setback:
 - i. One shrub shall be planted for every 300 square feet of area within the remainder of the perimeter setback.
 - ii. One tree shall be planted for every 3,000 square feet of area within the remainder of the perimeter setback.
 - ii. The remainder of the perimeter setback must be planted in live groundcover, perennials, or trees. Alternatively, open space amenities, such as seating areas, trails and walking paths, and picnic tables for the use of the on-site users are also permitted within this area.

I. Community Facilities and Open Space

Community facilities and open space shall be accessible from all recreational vehicle pads be accessible through trails, sidewalks, or drives.

J. Additional Requirements

1. The recreational vehicle park shall conform to all other regulations contained in Building Code, Gas Code, Fire Code, Plumbing Code, and Electrical Code.
2. Storage, collection, and disposal of refuse in the recreational vehicle park area shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards or air pollution. All refuse shall be stored in fly-tight, watertight, and rodent-proof containers, which shall be located no more than 150 feet from any parking space.
3. The recreational vehicle park area shall be subject to the rules and regulations of the Fire Department. A recreational vehicle park exceeding 600 feet in depth shall be required to install a six-inch fire main, looped if possible, located within the recreational vehicle park and installed at or near the edge of the paving in a dedicated easement or fire lane. Fire hydrants shall be located along the main so as to make fire protection available to all surface property in the recreational vehicle park. This facility is to be installed at the applicant's expense and maintained by the City. Metered service connections are to be provided from the fire main as approved in the site plan.
4. The owner of the recreational vehicle park area shall at all times operate the recreational vehicle park in compliance with this Code and shall provide adequate supervision to maintain the recreational vehicle park area, its facilities, and keep equipment in good repair and in a clean and sanitary condition at all times.
5. Outside lighting shall be in accordance with Section 7.6.

ARTICLE 6: OVERLAY DISTRICTS

§ 6.1 Overlay Districts Introduction

6.1.1 Purpose

The purpose of this Section is to provide for alternative development standards to address unique site characteristics and development opportunities that exceed the quality of standard developments by:

- A. Establishing authority to adopt property-specific development standards for increasing minimum requirements of the Code on individual sites.
- B. Establishing overlay districts with alternative standards for special areas designated by the City's Comprehensive Plan, Area Development Plans, and/or by adoption by the City Council.

6.1.2 Application

A. Generally

This Section authorizes the City of Corpus Christi to increase development standards or limit uses on specific properties beyond the general requirements of the Unified Development Code through property-specific development standards, and to carry out Comprehensive Plan and Area Development Plan policies overlay districts which supplement, modify, or expand the range of the underlying zoning district standards and the standards of this Code, through different uses, design, and/or density standards, or review processes.

B. Overlay Districts

Overlay districts are established to apply specific development designs and concepts within a specific area. Overlay districts are established through the City Council review, public hearing, and approval process. An established overlay district may include development incentives or concepts that are applied as a by-right/permitted use within the overlay district.

C. Base District Controls

Unless specifically modified, provided for, and permitted under the provisions of this Section and the standards of each overlay district, the standard requirements and regulations of the underlying zoning district and Unified Development Code shall govern the remaining development and land uses within an overlay district.

§ 6.2 PUD Planned Unit Development Overlay District

6.2.1 Purpose

- A. The PUD Planned Unit Development Overlay District encourages the unified design of a mix of residential, commercial, office, professional, retail, and/or institutional uses. It is further the intent of this Section to provide for:
 - 1. A maximum choice in the types of environments and living units available to the public.
 - 2. An integration of open space and recreation areas with new development.
 - 3. A pattern of land development that, to the greatest extent possible, preserves natural vegetation and trees, respects natural topographic and geologic conditions, and refrains from adversely effecting flooding, soil, drainage, and other natural ecologic conditions.
 - 4. A creative approach to the use of land that results in better development and design than might otherwise be accomplished under the strict application of this Code.
 - 5. Developments designed that are architecturally and environmentally innovative, and that achieve better utilization of land than is possible through strict application of zoning standards.
 - 6. Facilitate the implementation of adopted City land use policies, particularly with respect to areas planned for potential redevelopment.

7. An efficient use of land resulting in smaller networks of utilities and streets and thereby lower housing a maintenance costs, without material, adverse impact on public costs.
8. An environment of stable character in harmony with surrounding development.
9. The development of vacant property within developed urban areas.
10. The production of a higher level of amenities.

B. The planned unit development concept is a recognition that at times greater quality of development can be achieved by permitting modification of established zoning regulations and that when property is planned a developed as a unit, modification to standard regulations is possible without endangering the health, safety, and welfare of the public.

6.2.2 Applicability

The standards of this Section establish provisions that apply to all PUD Planned Unit Development Overlay Districts created in accordance with Section 3.5.

6.2.3 Required Enhanced Design

The applicant must demonstrate enhanced design to be granted approval of a PUD Overlay District. Design characteristics and amenities to be considered in this determination include, but are not limited to, the following:

- A.** Sustainable design, including reduction of impervious surfaces, innovative rainwater systems, green building certification or demonstration of eligibility for certification, and on-site alternative energy production.
- B.** Low-impact development. Low-impact development is defined by the US Environmental Protection Agency (EPA) as “systems and practices that use or mimic natural processes that result in the infiltration, evapotranspiration or use of stormwater in order to protect water quality and associated aquatic habitat.”
- C.** Preservation of historic features.
- D.** Adaptive reuse of existing buildings.
- E.** Affordable/workforce and/or senior housing set-asides.
- F.** Preservation of wetlands and floodplains above that required by other codes or ordinances.
- G.** Additional landscape installed above that required by this Code or other ordinances.
- H.** Community amenities, including public plazas, formal gardens, and public art.
- I.** Enhanced connectivity, such as bicycle, transit, and/or pedestrian facilities and public access to existing adjoining public trails.

6.2.4 Compatibility with Base Zoning District

A planned unit development is designed to be used in conjunction with a base zoning district. An application for planned unit development shall specify the base zoning district and the uses proposed. If no base zoning exists, the base zoning shall be that zoning designation that is most similar to or compatible with the uses proposed for the planned unit development. Any uses not permitted in the base zoning district shall be specifically identified. Upon approval of the planned unit development, the standards and requirements of the base zoning district shall apply unless specifically superseded by the standards and requirements of the ordinance establishing the planned unit development.

6.2.5 Compliance with Applicable City Codes

The granting of a Planned Unit Development Overlay District shall not relieve the applicant from responsibilities of complying with all other applicable sections of this Unified Development Code, and other codes and ordinances the City unless such relief is specified in the approved development plan.

6.2.6 Approval Procedures

EDITORS NOTE: New – may need modification to Section 3.8 for consistency.

- A. A Planned Unit Development Overlay District shall be approved in accordance with this Section and Section 3.5 of this UDC.
- B. A PUD shall be reviewed under the review criteria of Section 6.2.1 above and the review criteria of Section 3.5.4.
- C. When subdivision of land is proposed in connection with a planned unit development, the applicant shall file an application for a preliminary plat of the proposed subdivision, including any waiver requests, simultaneously with the application for a planned unit development. Any subdivision waivers will be approved or denied as part of this approval of the subdivision preliminary plat. The planned unit development will then be considered by City Council following Planning Commission recommendation. City Council approval of the planned unit development may result in modifications that require amendment of the approved subdivision preliminary plat.

6.2.7 Development Plan

An application for the establishment of a Planned Unit Development Overlay Zoning District shall be accompanied by development plan meeting the standards of this Section which, when approved by the City Council, shall become a part of the ordinance zoning the land as a planned unit development.

- A. Development requirements for the Planned Unit Development Overlay District shall be set forth in the development plan which shall form the basis for the ordinance establishing the planned unit development.
- B. The development plan shall include, at a minimum, the purpose and intent of the planned unit development, use, density, building height, building setbacks, limits of construction, building elevations, parking, vehicular a pedestrian access, streets and circulation, screening and landscaping, environmental protection, signage, lighting, subdivision phasing or scheduling, and other elements the City Council may deem appropriate for the ordinance establishing the planned unit development. The plan shall be required to specify the extent to which deviation from otherwise applicable ordinance requirements is justified by unique characteristics of the site or other circumstances.
- C. The following information shall be shown on the development plan in a schematic form and at a scale satisfactory the Assistant City Manager of Development Services:
 - 1. Proposed land uses including uses to be prohibited.
 - 2. Existing natural features such as bluffs, sink holes, topography, drainage ways, 100 year floodplain, if applicable existing topography at a maximum of 5-foot contour intervals.
 - 3. Location of proposed buildings, building envelopes, or building setbacks.
 - 4. A tabulation of proposed dwelling unit density in residential areas.
 - 5. A tabulation of proposed gross floor area and maximum heights of proposed buildings.
 - 6. Proposed circulation systems, including preliminary street cross-sections.
 - 7. Proposed public parks, greenbelts, and other open space.
 - 8. Proposed public facilities, i.e. school sites, fire station, etc.
 - 9. Location and type of proposed landscaping including existing landscaping.
 - 10. A description of the enhanced design and/or amenities to be provided per Section 6.2.3 above.

6.2.8 Modifications of Approved Development Plan

Modifications to an adopted development plan shall be reviewed and approved following the procedures and requirements of Subsection 3.5.7.

§ 6.3 H Historic Overlay

6.3.1 Purpose

The H Historic Overlay preserves areas of historical or cultural significance, including areas and landmarks. Each individual overlay shall have the specific standards specified in this Section. The City Council hereby declares as a matter of public policy that the preservation, protection, perpetuation, and use of areas, places, buildings, structures, works of art, and other objects having a special historical, community, or aesthetic interest or value is a public necessity and is required in the interest of the health, prosperity, safety, and welfare of the people and that the demolition of such buildings, structures, works of art, and other objects would constitute a public nuisance. The purpose of this Section is to:

- A. Supplement Sections 2-204 through 2-214 of the Municipal Code regarding the Landmark Commission.
- B. Safeguard the heritage of the City by preserving sites and structures which reflect elements of the City's cultural, social, ethnic, political, archeological, and architectural history.
- C. Stabilize and improve property values.
- D. Strengthen the economy of the City.
- E. Protect and enhance the City's attractions to residents, tourists, and visitors, and serve as support and a stimulus to business and industry.
- F. Enhance the visual and aesthetic character, diversity and interest of the City.
- G. Foster civic pride in the beauty and notable accomplishments of the past.
- H. Promote the use and preservation of historic sites and structures for the education and general welfare of the people of the City.
- I. Take the necessary steps to safeguard the property rights of the owners whose property is declared to be landmark.

6.3.2 Zoning Designation

The H Historic Overlay is designed to be used in conjunction with a base zoning district. An application for an Historic Overlay shall indicate the underlying base zoning district designation. The zoning map shall reflect each H Historic overlay classification as a suffix to the underlying zoning district (e.g., CBD-H).

6.3.3 Designation of Existing Historic Sites

Any existing City-designated historic landmark at the time of adoption of this Unified Development Code is designated as a H Historic Overlay. Any special requirements or standards for such existing sites shall continue to apply to the Historic Overlay.

6.3.4 Certificates Required

- A. A Certificate of Appropriateness in accordance with Section 3.15 or a Certificate of Appropriateness for Demolition in accordance with Section 3.16 shall be required prior to any development or demolition in a H Historic Overlay.
- B. The City, in addition to other remedies, may institute any permissible action or proceedings to prevent any unlawful change, alteration, removal, demolition, or new construction and to restrain, correct, or abate such violation, or to prevent any illegal act, business, or maintenance in and about such premises.

6.3.5 Historic Overlay District Standards

All areas designated as a H Historic Overlay shall be subject to the following standards or requirements:

- A. Any regulations for a specific Historic Overlay shall apply to all properties or structures wholly or partially contained within the Historic Overlay.
- B. In case of any conflict between the regulations applicable in the underlying zoning district and the regulations of the Historic Overlay, the more restrictive regulations shall control.
- C. The findings adopted by the City Council for the establishment of a specific Historic Overlay shall define the scope of the City's interest in protecting the historic resource and shall provide the guidelines to be used by the Landmark Commission, along with the applicable regulations, in considering whether to approve, approve with conditions or deny a Certificate of Appropriateness or Certificate of Appropriateness for Demolition.

6.3.6 General Guidelines

In all of its determinations of architectural appropriateness and historical integrity in the design and construction of buildings, signs, and modifications in the Historic Overlay, the Landmark Commission shall use the book entitled, *The Secretary of the Interior's Standards for the Treatment of Historic Properties: With Guidelines for Preserving, Rehabilitation, Restoring and Reconditioning*, and the following criteria as guidelines:

- A. Every reasonable effort should be made to provide a compatible use for a property that requires minimal alteration of the building, structure or site and its environment, or to use a property for its originally-intended purpose. The distinguishing original qualities or character of a building, structure or site and its environment should not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- B. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historic basis and which seek to create an earlier appearance shall be discouraged.
- C. Changes that may have taken place in the course of time are evidence of history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- D. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure or site shall be treated with sensitivity.
- E. Deteriorated architectural features are to be repaired rather than replaced wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- F. The surface clearing of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building material shall not be undertaken without approval from the Landmark Commission.
- G. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any project.
- H. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historic, architectural, or cultural material and when such design is compatible with the size, scale, color, and material, character of the property, neighborhood, or environment. Wherever possible, new additions or alterations to a structure shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

6.3.7 Supplemental Guidelines

The Landmark Commission may develop and the City Council may approve such supplemental guidelines as it may find necessary to implement the regulations of a particular Historic Overlay or the findings applicable to the designation of a particular Historic Overlay. Such guidelines may include, but are not limited to, the following:

- A. Graphics or samples of acceptable materials for siding, foundations, roofs, or other parts of buildings.
- B. Illustrations of appropriate architectural details.
- C. Numerical specification of appropriate proportions.
- D. Specifications of appropriate relationships to streets, sidewalks, and other structures and buildings.
- E. Illustrations of appropriate porch treatments or entrances.
- F. Illustrations of appropriate signage or street furniture.

6.3.8 Properties to be Moved

- A. Properties and/or structures with the Historic Overlay must obtain a Certificate of Appropriateness prior to being moved or relocated.
- B. Any structure or building moved retains the Historic Overlay designation and all requirements of that Historic Overlay designation

6.3.9 Preservation Against Decay

All structures within an Historic Overlay and all designated landmarks shall be preserved against decay and deterioration and kept free from certain structural defects by the owner of the structure or landmark or such other persons who may have legal custody and control. Property owners or legal custodians must show proof of funding possibilities for preservation provided by the appropriate City Departments and presented to Landmark Commission. At the discretion of the Landmark Commission, City staff may be directed to inspect properties.

6.3.10 Deterioration

If an owner allows a structure within a Historic Overlay or a designated landmark to deteriorate to the extent that the Building Standards Review Board determines that the structure or landmark shall be demolished as a public safety hazard, after all proper notifications have been presented to the owner by the City, no application for a permit for a project, nor for a driveway approach needed for the operation of a surfaced or unsurfaced parking area may be considered for a period of up to 365 days from the date of demolition of the landmark as determined by the Director of Development Services.

§ 6.4 IO Island Overlay

6.4.1 Purpose

The IO Island Overlay Zoning District promotes quality development on Padre Island as viewed from public rights-of-way. This zoning district is designed to create a distinctive quality of life of the area by promoting building design characteristic of a resort area. These special regulations will preserve the characteristic nature of a barrier island of scenic and economic importance to the City.

6.4.2 Zoning Designation

The Island Overlay Zoning District is designed to be used in conjunction with a base zoning district. An application for the Island Overlay Zoning District shall indicate the underlying base zoning district designation. The Zoning Map shall reflect each Island Overlay zoning district classification as a suffix to the underlying zoning district (e.g. CR-2-IO).

6.4.3 Use Regulations

The uses allowed are those of the underlying base zoning district.

6.4.4 Off-Street Parking and Loading Regulations

Off-street parking shall be provided in accordance with Section 7.2. It is the intent of this section to encourage parking to the rear or side of businesses to promote storefronts adjacent to Park Road 22 and S.H.361. The off-street loading regulations are also contained in Section 7.2.

- A. When 100% of the required off-street parking is located behind the building, the applicant shall receive a 10% credit on the total site parking requirements.
- B. Decorative brick, stamped concrete pavers, or the equivalent shall be used as an entry feature for pedestrian access areas from the entry driveway to the front building line.

6.4.5 Development Standards

The development standards of the underlying base zoning district apply.

6.4.6 Landscaping Requirements

Except as provided in this Section, the landscaping requirements in Section 7.3 shall apply.

- A. Extensive landscaping shall be required to provide a lush landscape. All landscaping shall be maintained in a healthy, growing condition. The use of drought-tolerant plant species is encouraged.
- B. Permitted signs may be placed in any landscape area adjacent to street rights-of-way provided that the sign does not obstruct the visibility triangle area required in Subsection 4.2.9 or any utility easement.
- C. Shrubs shall be a minimum of 18 inches in height at installation and maintained at no more than 3 feet in overall height.
- D. Palm trees shall be a minimum crown height at installation of eight feet.
- E. Palm trees with a minimum crown height of eight feet shall be planted and spaced on 30 foot centers, five feet inside the property line along all arterial roads. Spacing inside the property line may be lengthened or shortened in order to accommodate overhead utilities.

6.4.7 Sign Requirements

This Section provides uniform sign standards which promote the safety of persons and property, provide for the efficient transfer of information in sign messages, and protect the public welfare by enhancing the appearance and economic value of the landscape. Except as provided in this Section, the sign requirements in Section 7.5 shall apply.

A. Permitted Signs

Wall signs and monument signs, as defined in Section 7.5, shall be the only permanent signs permitted in the IO Overlay District and shall meet the following standards.

1. Walls Signs

Wall signs shall have an allowable total sign area as provided in Section 7.5.

2. Monument Signs

- a. A monument sign shall be no higher than eight feet as measured from natural or average finished grade. The maximum overall square footage for a monument sign is 32 square feet.
- b. One monument sign per freestanding building and one additional monument sign per 200 feet of street frontage shall be permitted.
- c. Monument signs are to be finished with similar materials to structure and should reflect the design theme of the building style.

B. Prohibited Signs

The following signs or types of signs are prohibited:

1. Off-premise signs: An off-premise sign as defined in Section 7.5 shall be prohibited.
2. Can or cabinet sign: A sign that contains all of the text and logo symbols within a single enclosed cabinet that may or may not be illuminated shall be prohibited.
3. Roof-mounted signs: Roof-mounted signs or any signs that project above the eave of a pitched roof or decking of flat roof or parapet above a flat roof shall be prohibited.

6.4.8 Outdoor Lighting

Except as provided in this Section, the standards of Section 7.6 apply:

- A. Freestanding light fixtures not attached to a building shall not exceed a height of 20 feet.
- B. Outdoor lighting is allowed at the following levels as measured at the property line of the less restrictive zoning district.

Table 6.8.10.D Lighting Level Measurements	
Zoning District	Maximum Foot-Candles
Single-Family	0.2
Multi-Family	1
Nonresidential and Mixed-Use	3

- C. All lighting sources must have a correlated color temperature (CCT) at or below 3,000°K.

6.4.9 Design Standards

A. Purpose

The purpose of these design standards is to create a theme and style of architecture on the island that celebrates the coastal and Spanish heritage of South Texas and promotes quality building design for multi-family, nonresidential, and mixed-use developments on the main thoroughfares of Padre Island. In addition:

1. The regulations are intended to influence and reflect Spanish, Mediterranean, or Coastal-style architectural design, appropriate to this region's climate, in order to achieve a resort feeling, create a visually-desirable environment, and enhance the value of private property.
2. Commercial areas should be attractive to visitors as well as to residents of Padre Island.
3. Quality construction promotes economic growth and preserves values to the benefit of both commercial and residential property owners.

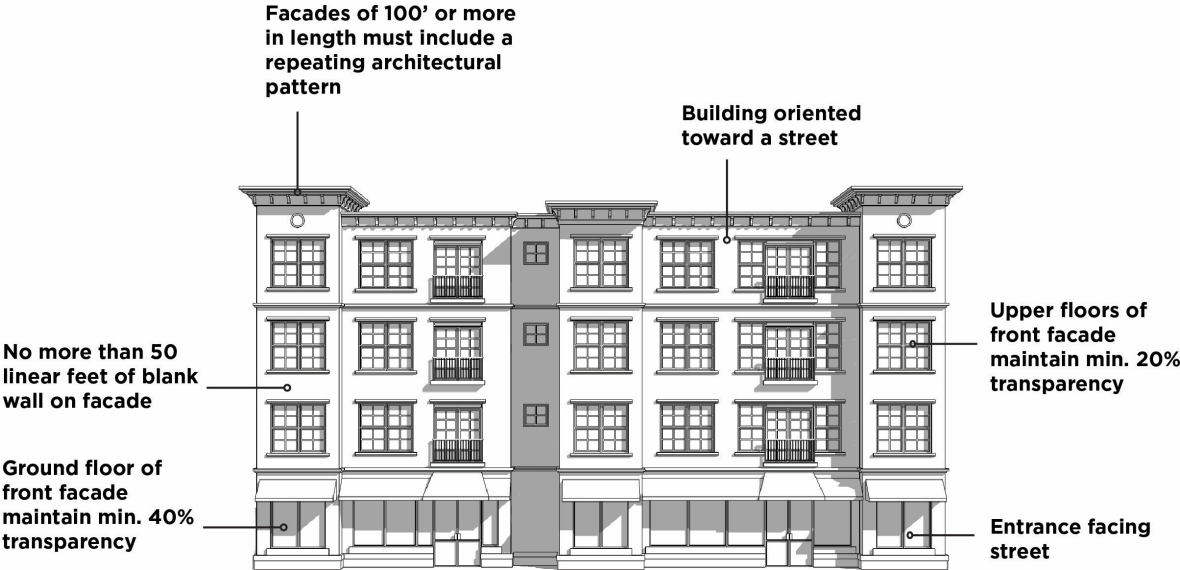
B. Design Standards

The design standards of Table 6.4.9: IO District Design Standards apply to multi-family, nonresidential, and mixed-use developments. The design standards apply to new construction, including construction of additional principal buildings on a site, as well as building additions. In the table, a "✓" indicates that the standard is applicable in the district indicated. The absence of a "✓" indicates that the standard does not apply to the district. Where there is conflict with the design standards of the underlying district or with design standards applicable to a use, such as multi-family dwellings, the standards of this Section control.

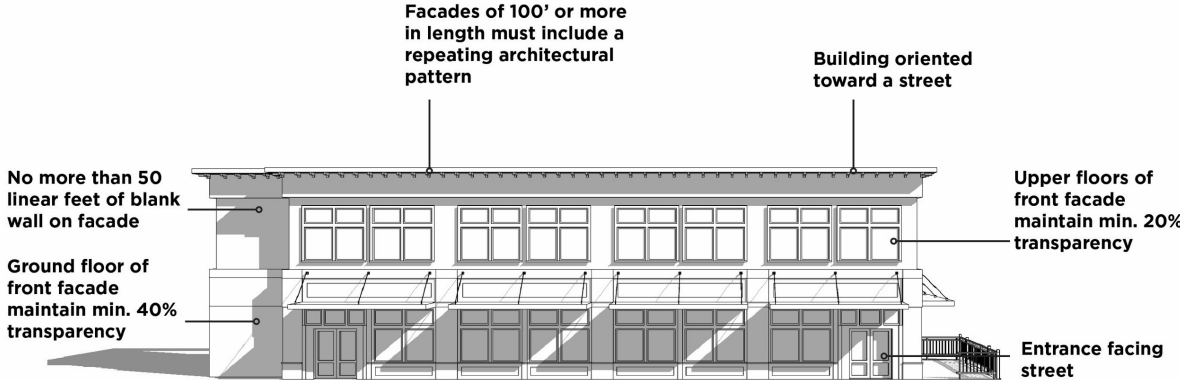
Table 6.4.9: IO District Design Standards			
Orientation		Nonresidential + Mixed-Use	Multi-Family
1	All buildings must be oriented toward a street.	✓	✓
2	One prominent entrance is required along a facade facing a street. On a corner lot, only one façade along a street must have a prominent entrance or such entrance may be located at the corner.	✓	
Facade Design		Nonresidential + Mixed-Use	Multi-Family
3	Building facades that face a street, the waterfront, or a park must not contain blank wall areas that exceed 50 linear feet.	✓	✓
4	Building facades of 100' in length or greater that face a street, the waterfront, or a park must include a repeating architectural pattern with a minimum of two of the following elements: color change; texture change; material change; a wall articulation change, such as a reveal, recess, offset, or pilaster; or building recesses or projections.	✓	✓
5	For structures over three stories in height that face a street or the waterfront, facades must express a visual distinction between the ground floor and upper stories through architectural features or detailing, or change in materials.	✓	
Fenestration Design		Nonresidential + Mixed-Use	Multi-Family
6	Facades must maintain a minimum transparency of 25% on any façade that face a street or the waterfront, calculated on the basis of the entire area of the façade.		✓
7	The ground floor of a facade that face a street or the waterfront must maintain a minimum transparency of 40%, measured between two and eight feet in height.	✓	
8	Nonresidential developments: Upper floors of a facade that face a street or the waterfront must maintain a minimum transparency of 20% of the wall area of the story.	✓	

EXAMPLE ILLUSTRATIONS OF DESIGN STANDARDS

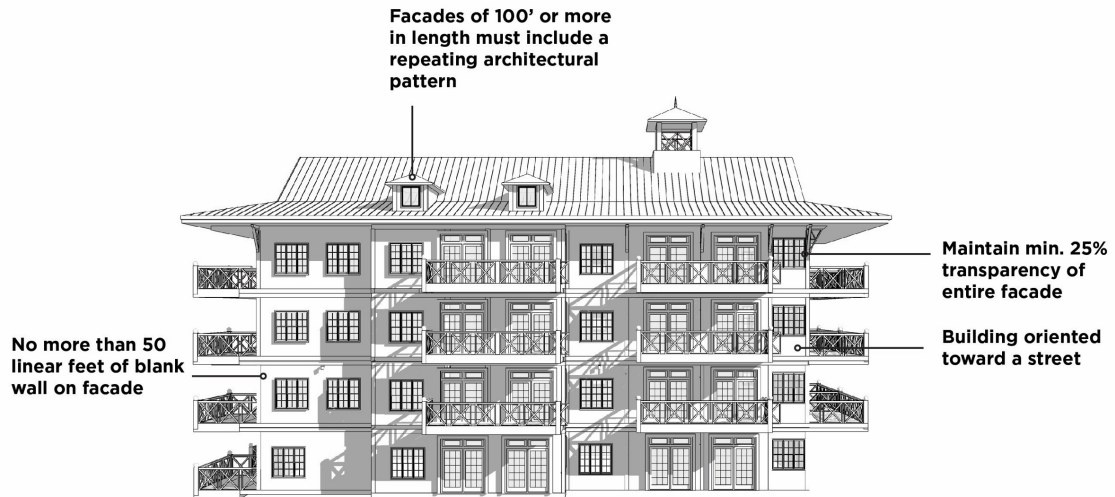
Example of Mixed-Use Development Design Standards



Example of Nonresidential Development Design Standards



Example of Multi-Family Development Design Standards



§ 6.5 MCAOD Military Compatible Area Overlay Districts

TO INCLUDE THE UPDATE COMPLETED BY THE CITY (August 16, 2022)

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 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						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

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
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							

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
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		
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				
Public Works Facility																			P	P				
Residential Care Facility													SP			P		P						5.3.33
Residential Addiction Treatment Facility													SP			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							5.3.14
Conservation Area	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	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P				5.3.41

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	USE STANDARD
Accessory 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
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		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	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 by calculating the cumulative lot area required by the zoning district for the number of buildings to be constructed and reducing the result by 60%. However, in all cases, a minimum area of one acre is required.
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.

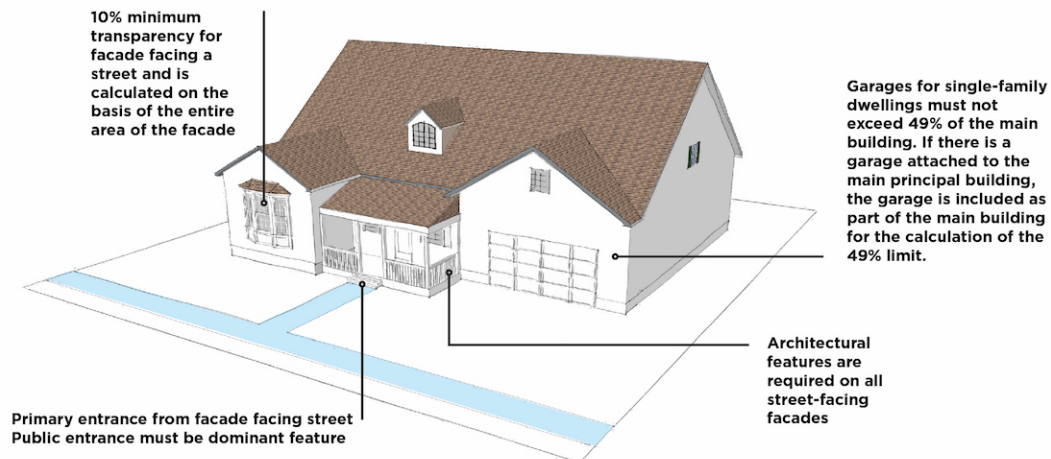
5.3.16 Cultural Facility

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



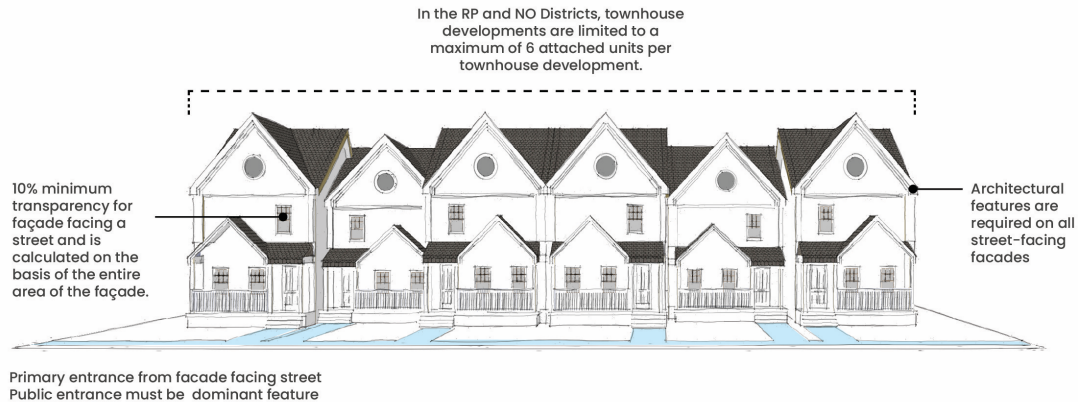
5.3.18 Dwelling - Townhouse

- 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

EDITORS NOTE: Will review and update as needed the current §5.5 Wireless provisions in the next draft.

§ 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.
EDITOR'S NOTE: This was simplified to one standard of 800sf.
- 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

EDITOR'S NOTE: All temporary uses are being consolidated in this section. There will no longer be a distinction between temporary uses and temporary promotional events. Once the temporary uses are finalized, we will make the necessary adjustments to the "temporary use permit" standards in Section 3.12. This section will also include reference to Section 3.12 for clarity.

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.

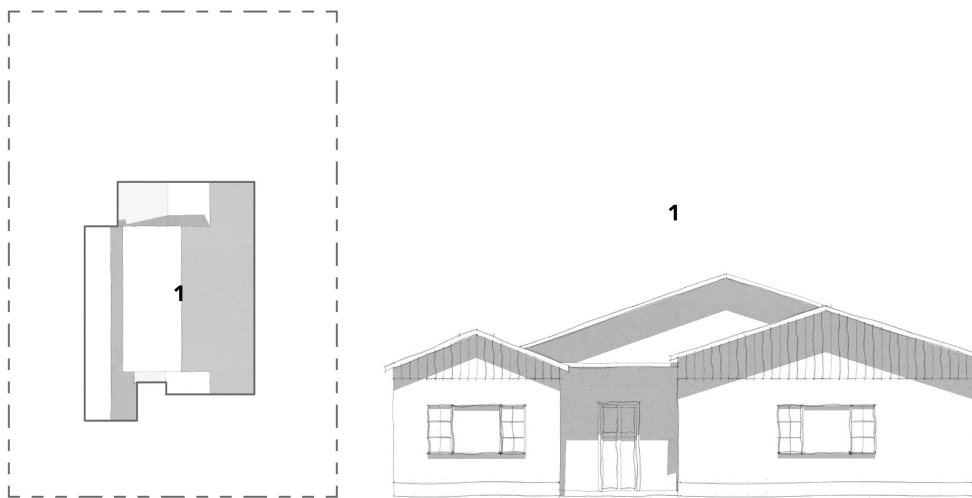
DWELLING - ABOVE THE GROUND FLOOR



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.

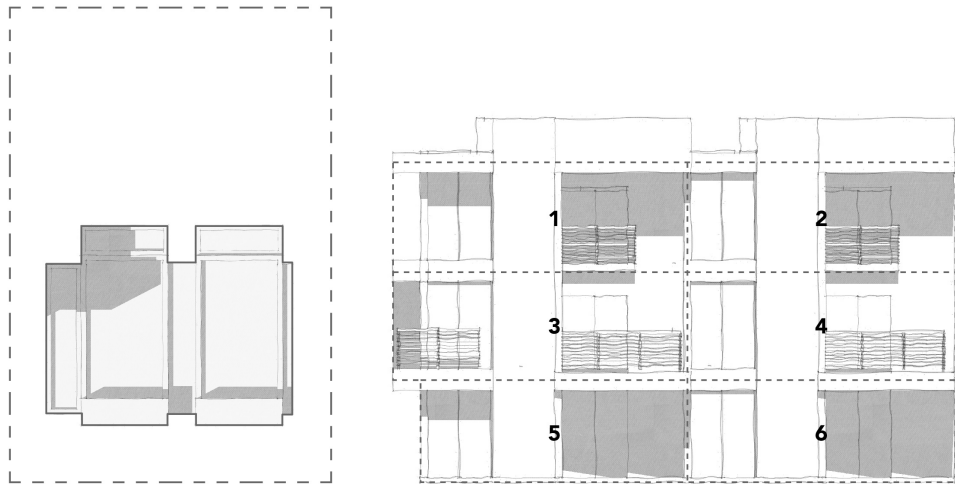
DWELLING - TOWNHOUSE



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 transient 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, as defined in this section, 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.

§ 5.3 ACCESSORY STRUCTURES

5.3.1 General Regulations for Accessory Structures

All accessory structures are subject to the following regulations, unless otherwise permitted or restricted by specific regulations of this Article and Code.

A. No accessory building or structure shall be constructed until the construction of the principal structure has commenced. No accessory building or structure shall be used unless the principal structure also is being used. A building permit may be required for the construction of an accessory structure per the building code.

B. The maximum height of any detached accessory structure is that of zoning district, unless otherwise restricted by this Code.

C. Detached accessory structures must be setback a minimum of five feet from any lot line in all districts, unless otherwise permitted or restricted by this Code. However, an accessory structure located on waterfront property shall be set back a minimum of 20 feet from the mean highwater line except for the landward portion of:

1. A permitted dock.
2. A boat house that is accessory to a permitted boat dock or marina.
3. Pool and pool equipment.
4. Outdoor kitchen that does not require utility connection.

D. The total gross floor area of all accessory buildings shall not exceed 50% of the main principal structure total gross floor area with exception of accessory structures in the FR district which may not exceed 75%.

E. Accessory structures are included in the calculation of any maximum impervious surface and building coverage requirements of the district.

F. Detached accessory buildings shall be located behind the front building line of the main principal structure, unless specifically allowed by this Code. However, in water-oriented subdivisions, in-ground pools may be located in front of the main principal structure.

G. A detached accessory structure may not contain food preparation facilities, bedroom, or a full bath. Plumbing fixtures are prohibited above the first floor. This does not apply to an approved accessory dwelling unit.

H. No accessory structure may be located in a recorded easement.

I. Separate meters are prohibited except for irrigation purpose.

5.3.2 Specific Accessory Structures Regulations

The following regulations apply to specific types of accessory structures. The regulations of the section above (##) apply unless specifically modified by the standards of this section.

A. Amateur (ham) Radio Equipment

1. Towers that solely support amateur (ham) radio equipment are permitted in the rear setback only, and must be located ten feet from any lot line. Towers are limited to the maximum building height of the applicable district plus an additional ten feet, unless a taller tower is technically necessary to engage successfully in amateur radio communications.

2. Antennas may be building-mounted and are limited to a maximum height of ten feet above the structure, unless a taller antenna is technically necessary to engage successfully in amateur radio communications.

3. Where additional height is required, the operator must provide evidence that a taller tower and/or antenna is technically necessary to engage successfully in amateur radio communications. In addition, the applicant must provide evidence that the tower and/or antenna will not prove a hazard.

B. Garages (Detached) and Carports

1. Detached garages and detached carports are permitted in the interior side, corner side, and rear setbacks. Detached garages and detached carports are prohibited in front of the front building line, including when placed within the corner side setback.
2. When accessed from a street, all garages and carports (whether attached or detached) must be set back a minimum of 20 feet from the lot line where access to the garage is taken. However, when accessed from an alley, the setback is reduced to three feet.
3. All garages and carports must be set back a minimum of five feet from all other lot lines.
4. Carports must be located over a foundation and accessed by a driveway.

C. Mechanical Equipment

Mechanical equipment includes heating, ventilation, and air conditioning (HVAC) equipment, electrical generators, power storage, pool pumps, and similar equipment.

1. Ground-Mounted Equipment

- a. Mechanical equipment is permitted in the interior side or rear setback, behind the front building line and must be located three feet from a lot line.
- b. For multi-family and nonresidential uses, ground-mounted mechanical equipment must be screened from public view by a decorative wall, solid fence, or year-round landscaping that is compatible with the architecture and landscaping of a development site. The wall, fence, or plantings must be of a height equal to or greater than the height of the mechanical equipment being screened.

2. Roof-Mounted Equipment

- a. For structures 40 feet or more in height, all roof equipment must be set back from the edge of the roof a minimum distance of one foot for every two feet in height.
- b. For structures less than 40 feet in height and for any building where roof equipment cannot meet the setback requirement of item a above, there must be either a parapet wall to screen the equipment or the equipment must be housed in solid building material that is architecturally integrated with the structure.

D. Refuse and Recycling Containers

These provisions do not apply to standard personal refuse and recycling bins, approximately 96 gallons or less in size.

1. Refuse and recycling containers are permitted only in the interior side or rear setback, behind the front building line. No dumpsters may be located on any right-of-way, including alleys.
2. Enclosures are required as follows:
 - a. All refuse and recycling containers must be fully enclosed on three sides by a solid fence, wall, or wall extension of the principal building a minimum of six feet and a maximum of seven feet in height. The wall or wall extension must be constructed as an integral part of the building's architectural design
 - b. The enclosure must be gated. Such gate must be solid and a minimum of six feet and a maximum of seven feet in height. This requirement does not apply to refuse containers located adjacent to an improved alley.
 - c. The gate must be maintained in good working order and must remain closed except when refuse/recycling pick-ups occur.
 - d. Refuse and recycling containers must remain in the enclosure with the gate closed and/or locked.

E. Satellite Dish Antennas

1. General Requirements

- a. Satellite dish antennas must be permanently installed on a building, in the ground, or on a foundation, and cannot be mounted on a portable or movable structure.
- b. Subject to operational requirements, the dish color must be of a neutral color, such as white or grey. No additional signs or advertising is permitted on the satellite dish itself, aside from the logos of the satellite dish service provider and/or dish manufacturer.
- c. Antennas no longer in use must be immediately removed.
- d. Every effort must be made to install satellite dish antennas in locations that are not readily visible from neighboring properties or from the public right-of-way.

2. Additional Standards for Large Satellite Dish Antennas

Large satellite dish antennas, which are greater than one meter (3.28 feet) in diameter, are subject to the general requirements above as well as the following requirements:

- a. Large satellite dish antenna are permitted only in the rear yard, and must be set back a distance from all lot lines that is at least equal to the height of the dish, but in no case less than five feet from any lot line.
- b. Roof-mounting is permitted only if the satellite dish antenna is screened from public view by a parapet wall a minimum of four feet in height.

F. Solar Panels

1. General Requirements

Solar panels must be placed so that concentrated solar radiation or glare is not directed onto nearby properties or roadways.

2. Building-Mounted Systems

- a. A building-mounted system may be mounted on the roof or wall of a principal building or accessory structure.
- b. On pitched roof buildings, the maximum height a roof-mounted solar panel may rise is 18 inches.
- c. On flat roofed buildings up to 40 feet in height, the roof-mounted solar panel system is limited to a maximum height of six feet above the surface of the roof. On flat roofed buildings over 40 feet in height, the roof-mounted solar panel system is limited to 15 feet above the height of such structure. Roof-mounted solar energy systems are excluded from the calculation of building height.
- d. Wall-mounted solar panels may project up to four feet from a building façade and must be integrated into the structure as an architectural feature.

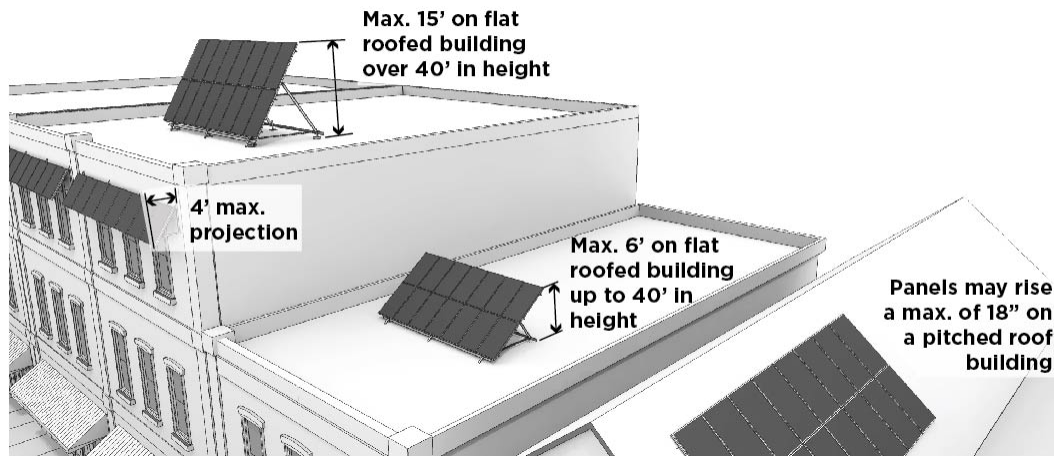
3. Freestanding Systems

- a. A freestanding system is allowed in interior side and rear yards behind the front building line, and must be five feet from any lot line.
- b. The maximum height of a freestanding system is ten feet.

4. Co-Location

Solar panels may be co-located on structures located on private property such as light poles.

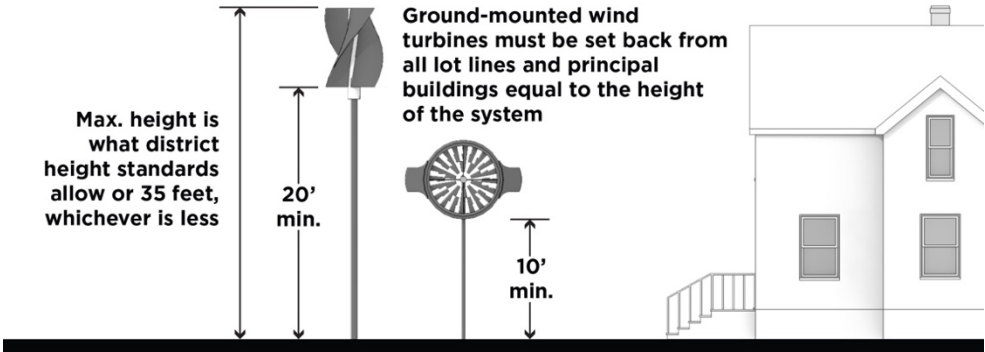
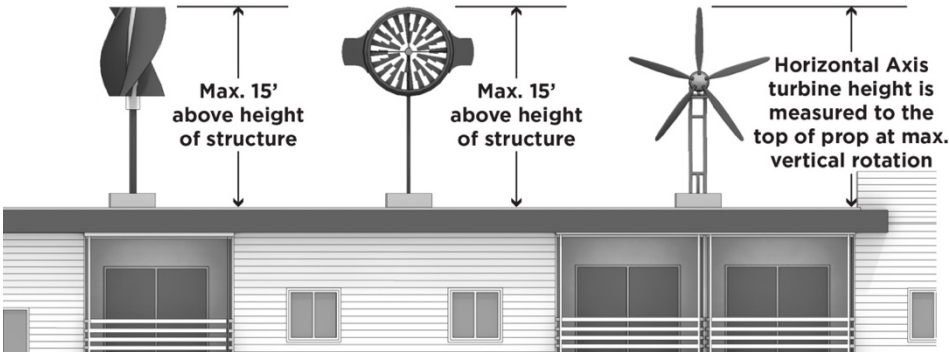
SOLAR PANELS



G. Wind Turbines

1. Wind turbines may be designed as either vertical or horizontal axis turbines, or designs that combine elements of the different types of turbines.
2. Wind turbines are subject to the following height restrictions:
 - a. The maximum height of any ground-mounted wind turbine is the maximum height allowed in the district or 35 feet, whichever is less. A taller height may be allowed by special permit approval.
 - b. The maximum height of any wind turbine mounted upon a structure is 15 feet above the height of such structure. A taller height may be allowed by special use.
 - c. Maximum height is the total height of the turbine system as measured from the base of the tower to the top. For horizontal axis turbines, the maximum vertical height of the turbine blades is measured as the length of a prop at maximum vertical rotation.
 - d. No portion of exposed turbine blades may be within 20 feet of the ground. Unexposed turbine blades may be within ten feet of the ground.
3. Ground-mounted wind turbines are permitted only in the rear setback. The tower must be set back from all lot lines equal to the height of the system. No principal buildings may be located within this area.
4. All wind turbines must be equipped with manual (electronic or mechanical) and automatic over speed controls to limit the blade rotation speed to within the design limits of the wind energy system.

WIND TURBINES



§ 7.2 OFF-STREET PARKING, LOADING, AND STACKING

7.2.1 Purpose

The purpose of this Section is to:

- A. Ensure that each development within the City provide adequate and reasonable parking, stacking, and loading spaces necessary to serve the development.
- B. Allow for flexibility in the design of parking areas.
- C. Protect adjacent areas and the general public from the:
 - 1. Noise, glare of headlights, dust and fumes resulting from the operation of motor vehicles.
 - 2. Glare and heat from parking areas.
 - 3. Lack of visual relief from expanses of paving and accelerated run-off of surface water from land covered by impervious surfaces.

7.2.2 Minimum Off-Street Parking Requirements

A. Required Vehicle Spaces

- 1. Table 7.2.2: Off-Street Vehicle Parking Requirements states the minimum number of off-street parking spaces to be provided for the designated uses. Table 7.2.2 lists parking requirements for the uses listed within the districts. These uses are listed only for the purposes of this section and do not indicate whether such uses are allowed within any district. Certain uses listed within the districts may not have parking requirements.
- 2. Where the applicant feels the parking ratios are in excess of what is required, data submitted by the applicant may be used to determine the appropriate ratio for the specific proposed use. Such data may include site studies from similar uses, generally-accepted engineering standards (for example, Institute of Transportation Engineers trip rates or parking generation), or independent engineering calculations based on the nature of the proposed use. The Director of Development Services shall evaluate such submittals to determine an acceptable ratio for the proposed use.
- 3. The amount of required vehicle spaces must be met when the following actions are undertaken:
 - a. New construction of a principal building, including construction of additional principal buildings within an existing development.
 - b. A change in use.
 - c. Any increase in ground level area by 1,000 square feet or more of existing structures up to 10,000 square feet, or any increase in the floor area by 10% or more of existing structures greater than 10,000 square feet.
 - d. Destruction of more than 50% of an existing nonconforming structure, as defined by Section 9.4, whose reconstruction does not qualify for an exception under Section 9.2.1.E, shall comply with all parking requirements and shall be treated as new development. If destruction is less than 50%, compliance is not required unless the ground level floor area is increased as described in item c above.
- 4. The parking space requirements for a use not addressed in the chart table shall be established by the Director of Development Services according to professionally acceptable standards and practices.

B. Calculation of Required Vehicle Spaces

- 1. The total number of required vehicle spaces is calculated by the principal use of the lot. When more than one use occupies the same lot, the number of required spaces is the sum of the separate requirements for each use.

2. Unless otherwise expressly stated, all square footage based parking and loading standards shall be computed on the basis of gross floor area (GFA). The gross floor area of a building shall be measured from the exterior faces of the walls and from the centerline of the walls separating two buildings but excludes stairwells, elevator shafts, mechanical rooms, and any facilities reserved for employee-only use, such as lounges and kitchens/lunchrooms.

3. Where fractional spaces result, the parking spaces required shall be rounded up to the next whole number.

C. Districts Exempt from Minimum Parking Requirements

The following districts are exempt from minimum parking requirements:

1. CBD Central Business District
2. CMU Corridor Mixed-Use District

EDITOR'S NOTE: The following table has interpreted current parking requirements within the new use structure. Where we have provided a new standard, the old standard is shown in red cross-out.

Table 7.2.2: Off-Street Vehicle Parking Requirements	
Principal Uses	Minimum Parking Requirements
Residential	
Dwelling - Single-Family Detached	2 per unit
Dwelling - Two-Family	2 per unit
Dwelling - Townhouse	2 per unit
Dwelling - Multi-Family	Studio or 1 bedroom: 1 space More than 1 bedroom: 2 per unit Plus 1 per 6 units for visitor parking Studio or 1 bedroom: 1.5 per unit; More than 1 bedroom: 2 per unit + 1 per 5 units for visitor parking
Dwelling - Above the Ground Floor	Studio or 1 bedroom: 1 space More than 1 bedroom: 2 per unit Plus 1 per 6 units for visitor parking
Community Home for Persons with Disabilities	1 per 2 bedrooms
Cluster Development	<i>Based on dwelling type</i>
Cottage Court Development	<i>Based on dwelling type</i>
Family Child Care Home	2 per unit
Foster Family Home	2 per unit
Foster Group Home	1 per 4 bedrooms 1 per 2 bedrooms
Group Home I	1 per 4 bedrooms 1 per 2 bedrooms
Group Home II	1 per 4 bedrooms 1 per 2 bedrooms
Manufactured Home Park	2 per manufactured home site
Manufactured Home Subdivision	2 per manufactured home or dwelling unit
Commercial and Service	
Adult Gaming Establishment	1 per 100sf GFA
Amusement Facility - Indoor	1 per 100sf GFA
Amusement Facility - Outdoor	All uses with fixed seats: 1 per 3 seats or seating spaces All uses without fixed seats: 1 per 250sf GFA
Animal Care Facility	1 per 500sf GFA 1 per 400sf GFA plus 1 per employee
Animal Shelter	1 per 1,000sf GFA of indoor area NEW
Art Gallery	1 per 500sf GFA 1 per 300sf GFA
Arts Studio	1 per 500sf GFA NEW
Bar	1 per 100sf GFA
Boat or Recreational Vehicle Sales	1 per 500sf of indoors GFA + 1 per 10,000sf of outdoor lot area
Boat or Recreational Vehicle Storage	1 per 500sf GFA of office space 1 per 250sf office space

Table 7.2.2: Off-Street Vehicle Parking Requirements	
Principal Uses	Minimum Parking Requirements
Broadcast Facility - With Antenna	1 per vehicle normally required to service the utility
Broadcast Facility – Without Antenna	1 per 500sf GFA NEW
Car Wash	1 per bay 2 per bay
Car Wash, Self-Service	0.5 per bay 2 per bay
Child Care Center	2 per unit 1 per employee, plus sufficient off street space for the safe loading and unloading of children
Commercial Kitchen	1 per 500sf GFA NEW
Convention Center	1 per 1,000sf GFA 1 per 100sf
Day Activity and Health Services (DAHS) Facility	1 per 500sf GFA NEW
Financial Institution, Traditional	1 per 500sf GFA 1 per 250sf for first 20,000sf net retail floor area, plus 1 per 500sf up to 50,000sf net retail floor area
Financial Institution, Alternative	1 per 500sf GFA 1 per 250sf for first 20,000sf net retail floor area, plus 1 per 500sf up to 50,000sf net retail floor area
Food Truck Park	Note: None required
Funeral Home	1 per 250sf GFA of assembly areas, including office space 1 per 5 seats or seating spaces
Game Processing	1 per 1,000sf GFA 1 per 250sf for first 20,000sf net retail floor area, plus 1 per 500sf up to 50,000sf net retail floor area
Gas Station	1 per 250sf GFA of retail area + 1 per pump island 5 per bay or 1 per 250sf GFA, as applicable and whichever is greater
Heavy Retail, Rental and Service Establishment	1/500sf of indoors GFA + 1 per 5,000sf of outdoor lot area 1 per 500sf GFA office space 1 additional per 1,000sf GFA outdoor facility 1 per 2,500sf indoor storage area
Hotel/Motel	1 per room
Industrial Design	1 per 500sf GFA NEW
Gym or Fitness Studio	1 per 500sf GFA NEW
Kennel	1 per 1,000sf GFA of indoor area NEW
Live Performance Venue	1 per 100sf GFA
Lodge/Meeting Hall	1 per 500sf GFA 1 per 100sf
Medical/Dental Clinic	1 per 500sf GFA 1 per 225sf GFA
Micro-Production of Alcohol	1 per 100sf GFA of public area + 1 per 1,000sf GFA of brewing facilities NEW
Nightclub	1 per 100sf GFA
Office	1 per 500sf GFA 2.4 per 1,000sf GFA, Urban 2.84 per 1,000sf GFA, Suburban
Personal Service Establishment	1 per 500sf GFA 1 per 250sf for first 20,000sf net retail floor area, plus 1 per 500sf up to 50,000sf net retail floor area
Reception Facility	1 per 100sf GFA
Research and Development (R&D)	1 per 500sf GFA 1 per 250sf office space
Restaurant	1 per 100sf GFA 1 per 150sf GFA
Retail Goods Establishment	1 per 500sf GFA 1 per 250sf for first 20,000sf net retail floor area, plus 1 per 500sf up to 50,000sf net retail floor area

Table 7.2.2: Off-Street Vehicle Parking Requirements	
Principal Uses	Minimum Parking Requirements
Self-Storage Facility: Climate-Controlled	1 per 25 storage units 1 per 250sf office space
Self-Storage Facility: Outdoor	1 per 25 storage units 1 per 250sf office space
Sexually-Oriented Business	1 per 100sf GFA
Smoking Lounge	1 per 100sf GFA
Specialty Food Service	1 per 100sf GFA of public area + 1 per 1,000sf GFA of production facilities NEW
Truck Stop	1 per 500sf GFA of indoor facilities 1 per room
Vehicle Dealership: Enclosed	1 per 500sf GFA of indoor area
Vehicle Dealership: Outdoor	1 per 500sf GFA of indoor area + 1 per 10,000sf outdoor lot area
Vehicle Rental: Enclosed	1 per 500sf GFA of indoor area 1 per 500 indoor sf GFA, plus 1 per 10,000sf outdoor lot area
Vehicle Rental: Outdoor	1 per 500sf GFA of indoor area 1 per 500 indoor sf GFA, plus 1 per 10,000sf outdoor lot area
Vehicle Repair/Services: Limited	4 per bay 5 per bay or 1 per 250sf GFA, as applicable and whichever is greater
Vehicle Repair/Services: Major	4 per bay 5 per bay or 1 per 250sf GFA, as applicable and whichever is greater
Industrial	
Airport	1 per 100sf GFA of terminal area 1 per employee, plus 1 per 250sf of terminal area
Borrow Pit	1 per 500sf GFA of office area 1 per 300sf GFA office space 1.5 per 2 employees
Freight Terminal	1 per 500sf GFA of office area 1 per 500sf GFA office space 1 additional per 1,000sf GFA outdoor facility 1 per 2,500sf indoor storage area
Hazardous and Flammable Materials Storage (Principal Use)	1 per 500sf GFA of office area 1 per 500sf GFA office space 1 additional per 1,000sf GFA outdoor facility 1 per 2,500sf indoor storage area
Industrial, Craft	1/1,000sf GFA up to 40,000sf, then 1/2,500sf for additional GFA above 40,000sf 1 per 600sf GFA office space 1 additional per 1,000sf GFA outdoor facility 1 per 2,500sf indoor storage area
Industrial, General	1/1,000sf GFA up to 40,000sf, then 1/2,500sf for additional GFA above 40,000sf 1 per 600sf GFA office space 1 additional per 1,000sf GFA outdoor facility 1 per 2,500sf indoor storage area
Industrial, Light	1/1,000sf GFA up to 40,000sf, then 1/2,500sf for additional GFA above 40,000sf 1 per 600sf GFA office space 1 additional per 1,000sf GFA outdoor facility 1 per 2,500sf indoor storage area
Light Assembly	1/1,000sf GFA up to 40,000sf, then 1/2,500sf for additional GFA above 40,000sf 1 per 600sf GFA office space 1 additional per 1,000sf GFA outdoor facility 1 per 2,500sf indoor storage area

Table 7.2.2: Off-Street Vehicle Parking Requirements	
Principal Uses	Minimum Parking Requirements
Movie Studio	1/1,000sf GFA up to 40,000sf, then 1/2,500sf for additional GFA above 40,000sf 1 per 600sf GFA office space 1 additional per 1,000sf GFA outdoor facility 1 per 2,500sf indoor storage area
Outdoor Storage Yard	1 per 500sf GFA of office space 1 per 500sf GFA office space 1 additional per 1,000sf GFA outdoor facility 1 per 2,500sf indoor storage area
Quarry	1 per 500sf GFA of office area 1 per 700sf GFA office space 1 additional per 1,000sf GFA outdoor facility 1 per 2,500sf indoor storage area
Recycling Station	1 per 500sf GFA of office area 1 per 250sf GFA office space 1 additional per 1,000sf GFA outdoor facility 1 per 2,500sf indoor storage area
Salvage/Junk Yard	1 per 500sf GFA of office area 1 per 250sf GFA office space 1 additional per 1,000sf GFA outdoor facility 1 per 2,500sf indoor storage area
Warehouse, Distribution	1/500sf GFA of office area + 1/15,000sf GFA of warehouse 1 per 500sf GFA office space 1 additional per 1,000sf GFA outdoor facility 1 per 2,500sf indoor storage area
Waste Management Facility	1 per 500sf GFA of office area 1 per 250sf GFA office space 1 additional per 1,000sf GFA outdoor facility 1 per 2,500sf indoor storage area
Wholesale Goods Establishment	1/1,000sf GFA 1 per 300sf GFA office space 1 additional per 1,000sf GFA outdoor facility 1 per 2,500sf indoor storage area
Institutional and Social Service	
Community Center	1 per 500sf GFA 1 per 300sf GFA
Cultural Facility	1 per 500sf GFA 1 per 300sf GFA
Detention Facility	1 per 1,000sf GFA 1 per 250sf GFA
Drug Treatment Clinic	1 per 500sf GFA 1 per employee plus 1 per 250sf office area
Educational Facility - Pre-School	1 per 500sf GFA 1 per classroom, plus 1 per 3 seats in any area intended to be used as an auditorium
Educational Facility - Primary/ Secondary	1 per 500sf GFA of office area + 2 per classroom 1 per classroom, plus 1 per 3 seats in any area intended to be used as an auditorium
Educational Facility - University/ College	1 per 500sf GFA of office area + 10 per classroom 10 per classroom, plus 1 per 2.5 seats in any areas intended to be used as an auditorium
Educational Facility - Vocational	1 per 500sf GFA 10 per classroom, plus 1 per 2.5 seats in any areas intended to be used as an auditorium
Food Bank	1 per 500sf GFA of office area 1 per employee plus 1 per 250sf office area
Food Pantry	1 per 500sf GFA 1 per employee plus 1 per 250sf office area

Table 7.2.2: Off-Street Vehicle Parking Requirements	
Principal Uses	Minimum Parking Requirements
Government Office/Facility	1 per 500sf GFA 1 per 250sf GFA
Homeless Shelter	1 per 500sf GFA of office area 1 per employee plus 1 per 250sf office area
Hospital	1 per 3 beds
Place of Worship	1 per 500sf GFA 1 per 6 seats or bench seating spaces in main worship space
Public Safety Facility	1 per 500sf GFA 1 per 250sf GFA
Public Works Facility	1 per 500sf GFA 1 per 250sf GFA
Residential Care Facility	2 per patient room 1 per employee plus 1 per 250sf office area
Residential Addiction Treatment Facility	2 per patient room 1 per employee plus 1 per 250sf office area
Social Service Facility	1 per 500sf GFA NEW
Open Space and Agricultural	
Agriculture	Note: None required
Campground	1 per campsite NEW
Cemetery	1 per 500sf of office area and chapel 1 per 150 plots plus 1 per 350sf office area
Commercial Stable	1 per 2 horse stalls
Community Garden	Note: None required
Conservation Area	Note: None required
Golf Course/Driving Range	3 per hole or tee + 1/500sf GFA of indoor public areas 3 per hole plus 1 per 4 seats in accessory restaurant, banquet facility and bar
Marina	1 space per 2 wet boat slips
Private Recreation Club	1 per 500sf GFA of indoor area NEW
Park	Note: None required
Recreational Vehicle (RV) Park	1 per 4 pads
Utility, Infrastructure, and Transportation	
Parking Lot (Principal Use)	Note: None required
Parking Structure (Principal Use)	Note: None required
Passenger Terminal	1 per 500sf GFA of terminal area 1 per employee, plus 1 per 250sf of terminal area
Solar Energy System	Note: None required 1 per vehicle normally required to service the utility
Utility, Major	Note: None required 1 per vehicle normally required to service the utility
Utility, Minor	Note: None required 1 per vehicle normally required to service the utility
Vehicle Operations Facility	5 per bay or 1 per 250sf GFA, as applicable and whichever is greater
Wireless Telecommunications	Note: None required 1 per vehicle normally required to service the utility

7.2.3. Parking Flexibilities

A. Permitted Reductions of Minimum Parking Requirements

1. RC District

Required parking spaces may be reduced by 50% within the RC Resort Commercial District for all uses except for hotel/motel.

2. Permeable Pavement

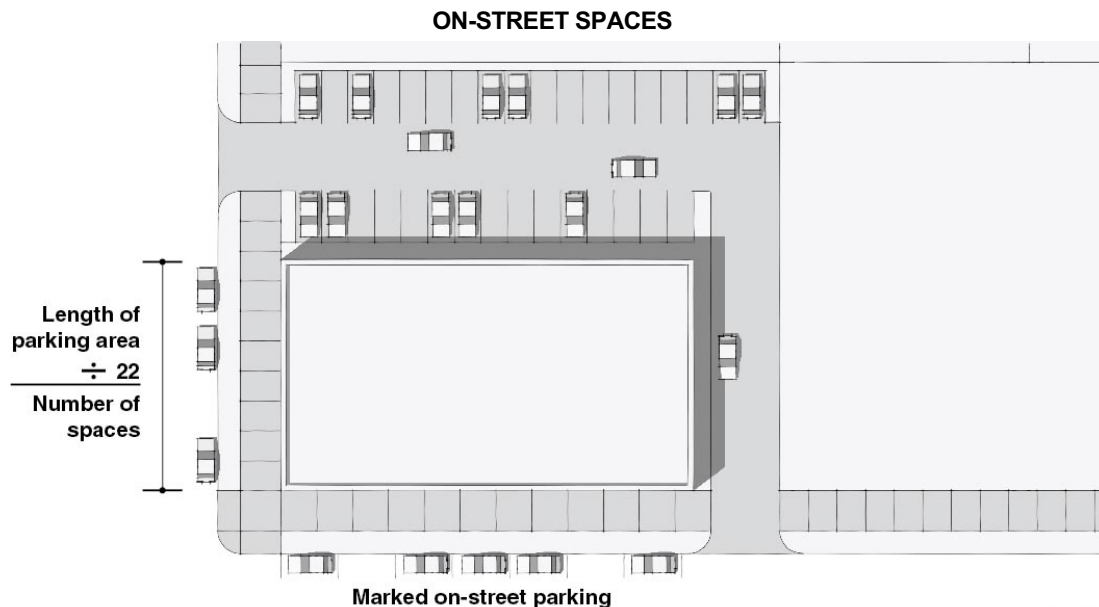
Where 80% of the total parking area is constructed of permeable pavement, required parking spaces may be reduced by 20%. Permeable pavement includes any materials installed, operated, and maintained to permit the passage of water through the pavement, including, but not limited to, porous concrete, porous asphalt, permeable interlocking concrete pavers, and concrete grid pavers.

B. Use of On-Street Spaces

In the commercial and mixed-use districts (Section 4.5), on-street parking spaces located along the front or side lot line may be counted toward required off-street parking spaces for commercial uses. New on-street parking spaces may also be created to count toward required off-street parking but must be located along the street lot line, and must be accessible 24 hours a day to the public.

1. Where on-street parking spaces are unmarked, the number of parking spaces is calculated by dividing the length of the on-street parking area located parallel to the lot line of the property under consideration divided by 22, where a fraction of less than one-half is disregarded, and a fraction of one-half or more is counted as one space.

2. Where on-street parking spaces are marked, each marked space counts as one required parking space, including any space where at least 75% of the width is located along the lot line of the property under consideration.



C. Multi-Tenant Developments

For multi-tenant developments (two or more uses on one site), off-street parking spaces for uses within the development may be provided collectively at a reduced amount of the total number of spaces, provided it meets the calculation of Table 7.2.3: Multi-Tenant Parking Calculation.

1. The required number of spaces for each use is calculated according to Table 7.2.3.
2. The required number of spaces for each use is then applied to the percentages for each timeframe, according to the appropriate land use category, in Table 7.2.3 to determine the number of required spaces. This is done for each timeframe category.
3. The numbers are summed for all uses within each timeframe and the highest sum total in a timeframe is the required number of spaces.
4. Where fractional spaces result, the parking spaces required shall be rounded up to the next whole number.

Table 12-2: Multi-Tenant Parking Calculation						
Land Use Category	Weekday			Weekend		
	Mid-7am	7am-6pm	6pm-Mid	Mid-7am	7am-6pm	6pm-Mid
Residential	100%	100%	100%	100%	100%	75%
Commercial (Unless specifically cited in this Table)	0%	100%	80%	0%	100%	60%
Restaurant and/or Bar	50%	70%	100%	45%	70%	100%
Hotel/Motel	100%	50%	90%	100%	65%	80%
Office	5%	100%	5%	0%	40%	10%
Industrial	5%	100%	5%	0%	40%	10%
Institutional	0%	70%	0%	0%	100%	0%

Example: For a multi-use development with the following types of uses within the development, based on current parking requirements, the number of total required spaces is:

Use & Square Footage	Parking Requirement	Number of Spaces Needed
Commercial: 15,000sf GFA	1 per 500sf GFA	30 spaces
Restaurant: 20,000sf GFA	1 per 100sf GFA	20 spaces
Hotel/Motel: 90 rooms	1 per room	90 spaces
Office: 40,000sf GFA	1 per 500sf GFA	80 spaces
TOTAL SPACES REQUIRED		220 spaces

Using the shared parking calculation, these numbers for each of the uses are plugged into the table and using the percentages allotted to each land use for each time of day. For example, a commercial use requires 30 spaces; on a weekday, during the Midnight to 7am timeframe the percentage is 0%, therefore no spaces are required in that time slot.

Once all timeframes are calculated for each use, the number of spaces are totaled per timeframe.

Land Use Category	Weekday			Weekend		
	Mid-7am	7am-6pm	6pm-Mid	Mid-7am	7am-6pm	6pm-Mid
Residential	-	-	-	-	-	-
Commercial	0	30	24	0	30	18
Restaurant and/or Bar	10	14	20	9	14	20
Hotel/Motel	90	45	81	90	59	72
Office	4	80	4	0	32	8
Industrial	-	-	-	-	-	-
Institutional	-	-	-	-	-	-
Totals	104	169	129	99	135	118

With a straight parking calculation, 220 spaces are required. However, the multi-tenant parking provision allows this example development to be constructed by-right with 169 spaces (the highest total number of spaces within the various timeframes – specifically, the 7am to 6pm weekday timeframe). This is because these timeframe calculations take into account the times of day the various uses utilize the most parking.

D. Cross-Access

1. Adjacent nonresidential uses that possess dedicated parking areas are encouraged to provide a cross-access drive to allow circulation between sites.
2. If cross-access is provided, a parking reduction of 10% is permitted for each use accessed by the cross-access driveway.
3. The property owners must provide a written agreement between all users of the cross-access driveway to the Director of Development Services. The agreement must include a joint maintenance agreement defining the maintenance responsibilities of each property owner. Such agreement must be recorded with the County.
4. Cross-access driveways must meet the following standards:
 - a. A minimum width of 24 feet is required with no adjacent parking to ensure two-way travel aisles to accommodate automobiles, service vehicles, and loading vehicles.
 - b. Bump-outs and other design features are required to make it visually obvious that the abutting properties are tied together.
 - c. A unified access and circulation plan is required for coordinated or shared parking areas.

E. Reduction for Bicycle Facilities

The Director of Development Services may authorize a reduction up to a maximum of 20% of required off-street parking spaces for development or uses that make special provisions to accommodate bicyclist facilities. Examples of accommodations include secure bicycle lockers (i.e., storage that includes a locking mechanism that is accessed by electronic card or other similar security feature), employee shower facilities, and dressing areas for employees. If secure bicycle lockers are included, they may also be counted toward required bicycle spaces per Section 7.2.5 below.

F. Golf Cart Spaces in the IO Overlay District

In the IO Island Overlay District only, up to a maximum of 10% of required off-street parking spaces may be designed to accommodate golf carts.

7.2.4 Permissions for Off-Site Parking and Shared Parking

Off-site spaces may be located on a separate lot from the lot on which the principal use is located if approved by the Director of Development Services and if the off-site parking area complies with the following standards. In addition, shared parking is permitted where one of the uses is off-site.

A. Permissions

Off-site parking is permitted in the commercial and mixed-use districts with the following exceptions:

1. Required parking spaces reserved for persons with disabilities cannot be located off-site.
2. Residential uses cannot locate required parking off-site in the following districts, including residential dwellings within a mixed-use development: NC, NO, RP, and RC Districts.

B. Location

1. Off-site parking spaces shall be located within 2,000 feet from the property served for nonresidential uses or 750 feet from the property served for residential uses, measured from the primary entrance of the use served
2. A greater distance may be permitted for nonresidential uses if a dedicated shuttle bus service is provided to the remote parking area.
3. In order to qualify, the shortest dedicated walkways cannot require a crossing of an arterial street.

4. Off-site parking areas serving uses located in nonresidential zoning districts shall be located in nonresidential zoning districts.
5. Off-site parking areas serving uses located in residential zoning districts may be located in residential or nonresidential zoning districts.

C. Agreement for Off-Site Parking

1. In the event that an off-site parking area is not under the same ownership as the principal use served, a written agreement between the record owners is required.
2. The owner of the off-site parking area shall enter into a written agreement with the City, with enforcement running to the City, providing that the land comprising the parking area shall never be conveyed except in conjunction with the sale of the building which the parking area serves or subject to such facility requirements; that the owner agrees to bear the expense of recording the agreement; and that such agreement shall bind their heirs, successors, and assigns. Such agreement must be recorded with the County.
3. An off-site parking agreement may be rescinded only if all required off-street parking spaces will be provided in accordance with this Code.

D. Shared Parking

1. An off-street parking facility may be shared between two uses, where one use is off-site, provided that use of such facility by each user does not occur at the same time. The number of parking spaces within the facility must meet the requirement for the use with the greater number of required spaces.
2. Approval is obtained from the Director of Development Services that confirms that the use of such facility by each user does not take place at the same hours during the same days of the week.
3. The users of the shared parking facility shall record an agreement to share parking facilities, subject to approval by the City. A copy of the recorded agreement shall be given to the Director of Development Services.
4. All standards of this section shall be met for the user located off-site.

7.2.5 Off-Street Parking Facility Design Standards

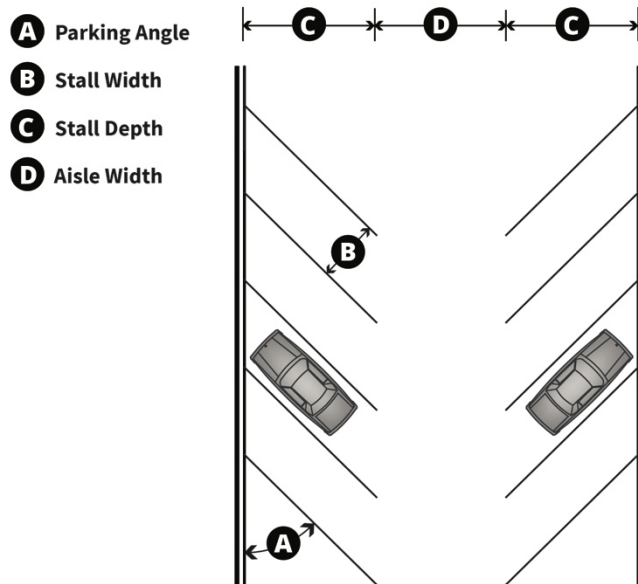
A. Dimensions

Off-street parking spaces and drive aisles within a parking facility must be designed in accordance with the minimum dimensions in Table 7.2.5: Off-Street Parking Dimensional Standards. Other parking angles other than those described in Table 7.2.5 are permitted but must be approved by the Director of Development Services and provide evidence of safe and efficient parking configuration and traffic circulation.

EDITOR'S NOTE: We have simplified the required parking dimensions. Also, the minimum space size has been increased to 9' x 20'.

Table 7.2.5: Off-Street Parking Dimensional Standards			
Parking Angle (A)	Minimum Parking Stall Width (B)	Minimum Parking Stall Depth (C)	Minimum Parking Aisle Width (D)
0°	--	22'	12' / 24*
45°	9'	12'	12'
60°	9'	16'	16'
90°	9'	20'	24**

* Two-way traffic



B. Access

1. All required off-street parking facilities must have vehicular access from a street, driveway, alley, or cross-access connection.
2. All required off-street parking facilities of 20 or more spaces must have an internal pedestrian circulation system that allows for safe passage between parking areas and any public sidewalk in the adjacent right-of-way and the use it serves. This includes, but is not limited to, interconnected sidewalks, striped walkways, and separated walkways.
3. All parking facilities must be designed with vehicle egress and ingress points that least interfere with traffic movement.
4. Parking facilities must be designed to allow the driver to proceed forward into traffic, rather than back out; this does not apply to single-family and two-family dwellings.
5. All curb cuts must comply with the regulations of the City Code. Townhouse developments are prohibited from constructing individual curb cuts for each dwelling unit along a public street.
6. All driveways shall conform to all applicable driveway specifications adopted by the City.
7. Dead end parking lots without a turnaround space are prohibited. A turnaround space must have a minimum depth and width of nine feet, and must be designated with signs stating “No Parking” and painted to indicate parking is prohibited.
8. No portion of a vehicle may encroach or overhang any lot line. A permanently installed curb, wall, or other such physical barrier is required.

C. Surfacing

Off-street parking lots of four or more spaces shall be paved with all-weather materials such as asphalt, concrete, or brick. Permeable pavement is also permitted. Permeable paving includes any materials installed, operated, and maintained to permit the passage of water through the pavement, including, but not limited to, porous concrete, porous asphalt, permeable interlocking concrete pavers, and concrete grid pavers.

D. Striping

Off-street parking lots of four or more spaces must delineate parking spaces with paint or other permanent materials, which must be maintained in clearly visible condition.

E. Curbing and Wheel Stops

Curbing and wheel stops are required when a parking space abuts required landscape areas, pedestrian walkways, structures, fences, or the edge of the parking lot along a lot line. Such curbing must be constructed of permanent materials, such as concrete or masonry, a minimum height of four inches above ground level, and permanently affixed to the paved parking area.

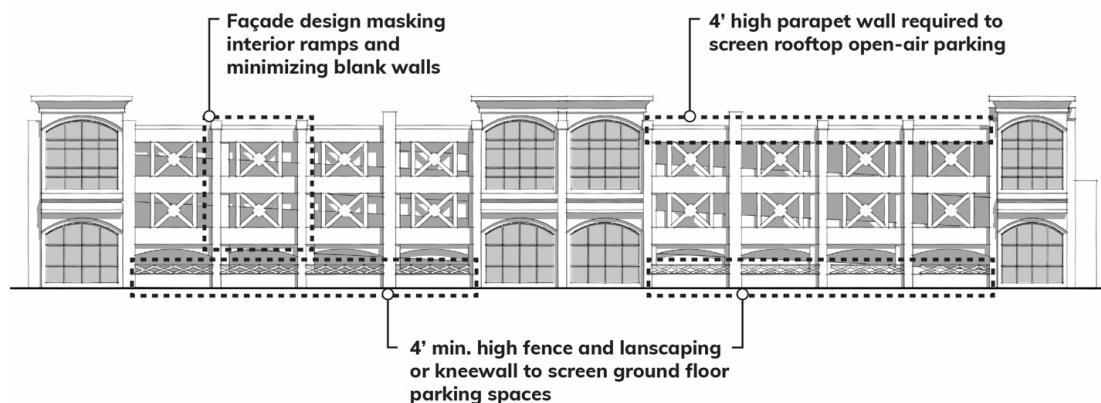
F. Landscape

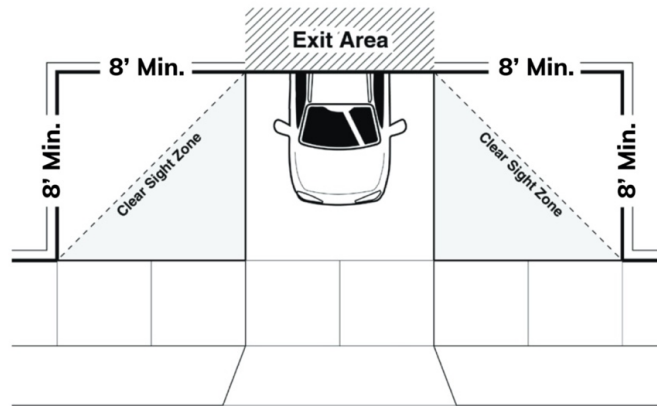
All parking facilities must be landscaped in accordance with Section 7.3.

G. Parking Structure Design

1. On facades that front on public streets, façade design and screening must mask the interior ramps.
2. Parking structures must be designed to minimize blank facades through architectural detail and landscape.
3. On portions of the ground floor façade where parking spaces are visible, a decorative fence and landscape or a kneewall is required to screen parking spaces. Such fence or kneewall must be a minimum of four feet in height.
4. For parking structures with rooftop open-air parking, a four foot parapet wall is required for screening.
5. A vehicular clear sight zone must be included at vehicular exit areas as follows:
 - a. The façade of vehicular exit areas must be set back from any pedestrian walkway along that façade a minimum of eight feet for the portion of the façade that includes the vehicle exit area and eight feet on each side of the exit opening.
 - b. A sight triangle is defined by drawing a line from the edge of the vehicular exit area to a point on the property line abutting the pedestrian walkway eight feet to the side of the exit lane.
 - c. In the sight triangle (bound by the parking structure wall, pedestrian walkway and vehicular exit lane), groundcover, landscape, or decorative wall must be used to act as a buffer between the exit aisle and the pedestrian walkway. Landscape or a decorative wall must not exceed three feet in height in order to maintain driver sightlines to the pedestrian walkway.
 - d. The upper story façade(s) of the parking structure may overhang the vehicular clear sight zone.

PARKING STRUCTURE DESIGN





H. Design of Controlled Entrances

1. A minimum of 40 feet shall be provided between any card reader or controlled access point and the lot line.
2. Drives shall be arranged to provide the ability for a vehicle to turn around without backing into the street

7.2.5 Required Bicycle Parking

A. Bicycle parking, as indicated in Table 7.2.5: Required Bicycle Spaces, is required for the following development actions:

1. New construction.
2. When a parking lot is fully reconstructed or resurfaced.
3. When a parking lot is expanded by an additional 50% or more spaces (viz., the total number of spaces after expansion is 150% or more of the spaces prior to expansion).

B. Bicycle parking spaces must be provided as indicated in Table 7.2.5.

TABLE 7.2.5: REQUIRED BICYCLE SPACES	
Use	Required Bicycle Spaces
Multi-Family Dwelling – less than 8 dwelling units	0.5 per unit Designed as short-term or long-term spaces
Multi-Family Dwelling – 8 or more dwelling units	0.5 per unit All spaces must be long-term spaces
Nonresidential - Over 10,000sf of GFA	1 per 10 vehicle spaces A minimum of 75% of spaces must be short-term (long-term spaces are not required, i.e., all spaces may be short-term)

C. When bicycle parking is required, a minimum of four bicycle spaces must be provided. No more than 30 bicycle spaces shall be required in any instance, though the development has the option to exceed this number if desired.

D. Bicycle parking is not required in the industrial districts.

E. Design of bicycle spaces must meet the following standards:

1. Each required bicycle parking space must be accessible without moving another bicycle. There must be an aisle at least five feet wide between each set of bicycle parking to allow room for bicycle maneuvering.

2. The area devoted to short-term bicycle parking must be surfaced as required for vehicle parking areas.
3. Short-term bicycle parking racks must permit the bicycle frame and one wheel to be locked to the rack and support the bicycle in a stable position. Structures that require a user-supplied locking device must be designed to accommodate U-shaped locking devices. All racks must be securely anchored to the ground or a structure to prevent the racks from being removed from the location.
4. All long-term bicycle parking spaces must be located indoors and within a secure area, such as within an indoor storage area for residents. Storage areas may be provided in garages, carports, storage rooms, and other resident-accessible, secure areas. Spaces within dwelling units or on balconies do not count toward satisfying long-term bicycle parking requirements unless balconies are designed with an enclosed storage area that can accommodate a bicycle, including enclosed balcony storage areas designed with bike hooks.
5. Alternative short-term and long-term bicycle parking designs are acceptable when reviewed and approved by the Director of Development Services.

F. Location of bicycle spaces must meet the following standards:

1. The bicycle parking area must be convenient to building entrances and street access, but must not interfere with normal pedestrian and vehicle traffic.
2. Bicyclists must not be required to travel over stairs to access short-term bicycle parking.
3. Short-term bicycle parking spaces must be located no more than 50 feet from the principal building entrance and at the same grade as the sidewalk or an accessible route.
4. Where short-term bicycle parking spaces have been installed in the right-of-way for public use, such spaces may be counted toward required spaces for all uses within 250 feet of the bike rack.
5. Short-term bicycle parking spaces may be shared between uses. Bicycle parking spaces must be accessible and clearly visible to from all uses. A 25% reduction in the total number of spaces is allowed (*e.g., if two users are required to provide six spaces each, then only nine spaces are required – a 25% reduction of the total of 12 spaces required*).
6. If required short-term bicycle parking facilities are not visible from the street or principal building entrance, signs must be posted indicating their location.

7.2.6 Required Off-Street Loading Facilities

Service drives and other areas shall be provided for off-street loading in accordance with this subsection and Table 7.2.6: Off-Street Loading Requirements.

A. Design and Layout

1. The location, design, and layout of all loading spaces shall be indicated on required site plans.
2. A loading space shall be a minimum of 12 feet by 35 feet and shall have a minimum vertical clearance of 14 feet.
 - a. Loading spaces for a funeral home may be reduced in size to 10 feet by 25 feet and may have a vertical clearance reduced to eight feet.
3. Any vehicle sales or similar use requiring delivery of vehicles by truck shall demonstrate adequate on-site area exists for the loading and unloading of such trucks. Such loading and unloading activity shall not be permitted in any public right-of-way.
4. Any convenience store or similar use requiring frequent deliveries by truck shall demonstrate that an adequate on-site area exists for the loading and unloading of such trucks. Such loading and unloading activity shall not be permitted in any public right-of-way.

5. Vehicles shall have access to loading areas only from arterial or collector roadways, and not from local streets.
6. All off-street loading spaces must be improved with a hard surfaced, all-weather dustless material.
7. No part of a loading area utilized for the access, maneuvering and temporary parking of delivery vehicles shall also be used for the parking of employee or customer vehicles.
8. No part of a loading area shall be utilized for the outdoor storage of materials, merchandise, and equipment.
9. In the process of loading or unloading, no vehicle shall block the passage of other vehicles on the service drive or extend into any other public or private drive or street used for traffic circulation.

Table 7.2.6: Off-Street Loading Requirements	
Use Type	Minimum Number of Spaces Required
Multi-Family Dwelling	
Total of 50 dwelling units or more	1 loading space
Commercial & Institutional Use	
10,000 - 100,000sf GFA	1 loading space
100,001 - 200,000sf GFA	2 loading spaces
200,001sf and above GFA	3 loading spaces
Industrial Use	
10,000 - 40,000sf GFA	1 loading spaces
40,001 - 100,000sf GFA	2 loading spaces
100,001 and above GFA	3 loading spaces

B. Loading Adjacent to Residential Districts

When a loading dock abuts a single-family residential zoning district:

1. Hours of operation, including loading and unloading of supplies or merchandise for commercial uses, shall be limited between the hours of 7:00 a.m. and 10:00 p.m.
2. Loading docks shall be signed to indicate “no idling.”

C. Landscaping and Screening

1. All loading areas shall be required to provide a parking buffer in accordance with Section 7.3.
2. The following standards shall apply to all sites with loading docks in non-industrial districts. Loading docks shall be:
 - a. Located at the side or rear of buildings a minimum of 50 feet away from any single-family dwelling use, unless the loading area is wholly within a closed building.
 - b. Screened from view from residential properties or public rights-of-way.

7.2.7 Commercial Vehicle Storage

A. Residential Lots

1. No commercial vehicle may be parked outdoors on a residential lot, with the exception of vehicles engaged in loading or unloading or current work being done to the adjacent premises.
 - a. However, this does not include standard size passenger motor vehicles (including, but not limited to, vans, sports utility vehicles (SUVs), standard passenger size livery vehicles, and pick-up trucks), which may be stored or parked outdoors overnight on lots in residential districts.

b. Permitted standard size passenger commercial vehicles, as described in item i above, also include those owned and used for commercial purposes by the occupant of a dwelling or guest, provided that the vehicle is stored or parked in a permitted parking area. Permitted personal commercial vehicles may include the logo of the commercial business painted on or applied to the vehicle. Any commercial vehicle that exceeds 1.5 tons in capacity is not considered a standard size passenger commercial vehicle.

2. All other commercial vehicles that exceed standard size passenger vehicles including, but not limited to, semi-truck tractor units, with or without attached trailers, commercial trailers, flatbed trucks, box vans and box trucks, sprinter vans, buses, tow trucks, construction vehicles, livery vehicles that exceed standard passenger vehicle size, such as limousines, or other large commercial vehicles are not permitted to be parked outdoors overnight on a residential lot.

B. Nonresidential Lots

On nonresidential lots, commercial vehicles with the logo of the commercial business painted on or applied to the vehicle that are being operated and stored in the normal course of business, such as signs located on delivery trucks, promotional vehicles, moving vans, and rental trucks, are permitted to be stored on the lot in areas related to their use as vehicles, provided that the primary purpose of such vehicles is not the display of signs. All such vehicles must be in operable condition.

§ 7.3 LANDSCAPING

7.3.1 Purpose and Intent

The landscape requirements established by this section are intended to:

- A. Preserve, enhance, and beautify the appearance and character of the City.
- B. Increase the compatibility of adjacent uses and minimize the potential negative impacts to neighboring uses.
- C. Create transitional areas between uses or zoning districts of different intensities.
- D. Promote water conservation and other environmentally friendly practices by incorporating of xeriscape.
- E. Provides a positive environmental impact by improving stormwater management, air quality, and biodiversity.

7.3.2 Applicability

EDITOR'S NOTE: We will add to the definition of "street yard" that it includes any yard designated as a front setback or corner side setback to reflect the new district standards.

A. New Development

- 1. New construction on property in all zoning districts, except for properties located in either the MH or RV Districts, both of which are subject to separate and distinct design criteria in their respective districts.
- 2. Landscape plans submitted as part of the commercial building permit application shall be signed and sealed by a Texas Registered Landscape Architect or Texas Certified Nursery Professional.
- 3. For single-family and two-family dwelling residential building permit applications, proposed site landscaping and supporting information may be indicated on a site plan in lieu of providing a full landscape plan, which does not need to be signed and sealed by a Texas Registered Landscape Architect or Texas Certified Nursery Professional. Content and information to be provided on the site plan shall be at the discretion of the Director of Development Services or designee.

B. Existing Development

Existing development shall install the required landscape when any of the following occur.

- 1. New construction of a principal building, including construction of additional principal buildings within an existing development.
- 2. Any increase in ground level area by 1,000 square feet or more of existing structures up to 10,000 square feet, or any increase in the floor area by 10% or more of existing structures greater than 10,000 square feet.
- 3. Destruction of more than 50% of an existing nonconforming structure, as defined by Section 9.4, whose reconstruction does not qualify for an exception under Section 9.2.1.E, shall comply with all landscaping requirements and shall be treated as new development. If destruction is less than 50%, compliance is not required unless the ground level floor area is increased as described in item c above.
- 4. Any demolitions and subsequent single-family and two-family dwelling redevelopment of a residential property that is exempted under Section 9.2.1.E and/or Section 9.5.2 may be eligible for a reduced tree planting requirement up to 50% of the requirement.

C. Applicability to Overlay Districts

In the overlay districts of Article 6, the required landscape must be provided according to the underlying zoning district, unless specifically modified by the overlay district.

7.3.3 Landscape Plan Requirements

A. When an application is made for a building permit on any site where these landscape requirements are applicable, the building permit application shall be accompanied by a landscape plan containing the following information:

1. The date, scale, north arrow, title, and name of owner.
2. An accurate 1" = 20' or larger scale site plan of the lot(s) or parcel(s) with boundary lines and dimensions.
3. Total area of the street yard(s), street setback areas and computations of required landscaped areas.
4. A point chart listing plant names, size, point value and the total number of landscapes points accumulated.
5. Existing and proposed utility lines, both overhead and underground, and easements on or adjacent to the lot(s) or parcel(s).
6. Existing and proposed driveway approaches, sidewalks adjacent to the street and the edge of roadway pavement with visibility triangles clearly indicated.
7. Existing and proposed paving and structures with respective heights.
8. The location, size and the scientific and common names of landscaping which is to be installed and maintained on the site for fulfillment of this Section.
9. An indication of the current zoning and land use on surrounding properties.
10. Any factors which may affect the practical application of this Section, such as significant topographical features, water courses and bodies of water, etc.
11. The certification on the landscape plan by a Texas Registered Landscape Architect or Texas Certified Nursery Professional certifying that the plans satisfy the requirements of this Section.
12. Landscaping for properties located within a floodplain shall be evaluated for consistency with the City's Flood Hazard Prevention Code for rising water, diversion of water and impact on adjoining properties.

B. Payment of the appropriate landscape plan review as published in the Development Services Department fee schedule, which is adopted under Chapter 14 of the Municipal Code.

C. Any deviations from previously approved landscape plans must receive written approval from the Director of Development Services prior to installation.

7.3.4 Alternative Compliance

The Director of Development Services or designee may approve alternative compliance with this Section 7.3 in special cases where there are practical difficulties with the development of a site to strictly comply with the requirements of this Section. If a person as described by Section 3.27.2.A wishes to appeal the determination of the Director of Development Services, they may file such an appeal with the Director of Development Services or designee through the steps outlined in Section 3.27. The following guidelines shall be used by the Board of Adjustment to determine if alternative compliance may be approved:

A. That satisfying the requirements of this Section would prohibit an owner of property from using land for a use that this UDC expressly permits.

B. That the practical difficulties of meeting the requirements of this Section are unique to that property, and not general in character.

C. That the alternative compliance will not adversely affect: the adjoining property; the health, safety, and welfare of the general public; the purpose and intent of this Section; the purpose and intent of the Comprehensive Plan; and the alternative compliance is done in the public interest.

- D. Financial hardship due to meeting the requirements of this Section is not sufficient for alternative compliance.
- E. Any required landscape area, except for the effective visual screen landscape area, may be reduced by a maximum of 35%, provided that the remaining area shall be provided with additional planting to achieve three times the number of points required for the street yard. *For example, if 100 square feet requires a point density of 0.15 points per square foot of street yard area 65 square feet would require total points equal to (65 X 0.15) plus (35 X 3 X 0.15).* This permissible reduction does not apply to the IO Island Overlay District.

7.3.5 Required Planting Size

- A. All trees within nonresidential or multi-family properties shall be a minimum of 2.5 inches caliper in size or greater.
- B. All trees within single-family and two-family dwelling shall be a minimum of 1.5 inches caliper in size or greater.
- C. All palms within single-family and two-family dwelling shall be a minimum of five foot trunk height.
- D. All palms within nonresidential or multi-family properties shall be a minimum of seven foot trunk height
- E. Minimum three gallon container size shrubs are required.

7.3.6 Landscape Requirements for Street Yards

A. General Applicability

1. For the purposes of this section, a street yard means any yard that abuts a street, including front yards and corner side yards.
2. On multi-family and nonresidential building sites with multiple street frontage, the street yard landscape shall be provided as follows. Respective frontage shall be based on highest to lowest traffic volumes.
 - a. Primary street - A minimum of 100% of the landscaped area and points, as required
 - b. Frontage along a second street – A minimum of 80% of the landscaped area and points, as required
 - c. Frontage along a third street – A minimum of 67% of the landscaped area and points, as required
 - d. Frontage along a fourth street – A minimum of 60% of the landscaped area and points, as required
3. If the predominant soil is sandy loam, a palm tree with a minimum trunk height of five feet may be planted to meet the requirements of this section.

B. FR, SF-E, SF-10, SF-6, SF-4.5, 2F, and TH Districts

In the FR, SF-E, SF-10, SF-6, SF-4.5, 2F, and TH Districts, except as noted elsewhere, the minimum required open space shall be 50% of the total street yard. Open space shall consist of groundcover and free of any impervious material.

1. For new single-family and two-family dwelling residential construction, the following minimum number of street yard trees shall be installed prior to the issuance of a certificate of occupancy/completion:
 - a. SF-6, SF-4.5, 2F, TH Districts: Two canopy trees or one canopy tree and one understory tree.
 - b. SF-10 District: Two canopy trees
 - c. SF-E District: Three canopy trees
 - d. FR District: Five canopy trees
2. Required street yard trees shall be planted outside of any recorded or prescriptive easement and in a manner that maintains a minimum five foot diameter clear space ring that is centered on the tree planting to ensure that on-premise utility lines or building foundations are not compromised due to root spread.

3. In the SF-4.5 District, the required trees may be planted as follows: one tree in the street yard and one tree in the rear yard.
4. All required street yard trees shall be in accordance with the approved plant list outlined in Appendix A.

C. Single-Family, Two-Family, and Townhouse Dwellings in MF-1, MF-2, and Nonresidential Districts

Single-family, two-family, and townhouse dwellings located within the MF-1, MF-2, and Nonresidential Districts, shall provide a minimum required open space of 50% of the total street yard. Open space shall consist of groundcover and free of any impervious material.

1. For new residential construction, two canopy trees or one canopy tree and one understory tree shall be installed prior to the issuance of a certificate of occupancy/completion.
2. Required street yard trees shall be planted outside of any recorded or prescriptive easement and in a manner that maintains a minimum five foot diameter clear space ring that is centered on the tree planting to ensure that on-premise utility lines or building foundations are not compromised due to root spread.
3. All required street yard trees shall be in accordance with the approved plant list outlined in Appendix A.

D. MF-1, MF-2, and RMU Districts

1. For MF-1 and MF-2 Districts, except as noted elsewhere, the minimum required landscaped area shall be 30% of the total street yard. Open space shall consist of groundcover and free of any impervious material.
2. The street yard shall be landscaped with plant material to achieve a minimum of 0.06 points per square foot of total street yard area.
3. Multi-family residential uses within commercial zones shall provide the minimum required landscape area and points as required in this subsection.
4. See item C above for single-family, two-family, and townhouse dwellings in these districts.

E. RP, NO, NC, CMU, GC, CBD, and CC Districts

The minimum required landscaped area is 15% of the total street yard. The street yard shall be landscaped with plant material to achieve a minimum of 0.02 points per square foot of total street yard area. See item C above for single-family, two-family, and townhouse dwellings in these districts.

F. RC District

1. In the RC District, the minimum required landscaped area is either 80% of the entire area within the required street yard setback or 100% of the street yard setback area exclusive of driveway approaches, whichever is the less. The area shall be landscaped with plant material to achieve a minimum of 0.15 points per square foot of the area within the required street yard setback. The area within the remaining street yard is required to have a minimum of 15% landscaped area and shall achieve a minimum of 0.02 points per square foot of the remaining street yard. Each of these landscape areas and point requirements shall be calculated and complied with separately.
2. In the RC District for any use other than a single-family or two-family dwelling residential use, if the lot or parcel does not abut a local street, the minimum required landscaped area is either 80% of the entire area within the required street yard setback or 100% of the street yard setback area exclusive of driveway approaches, whichever is the less.
3. In the RC District, any use, other than a single-family or two-family dwelling residential use, if the lot or parcel abuts a local street, shall include a 20 foot landscaped setback area with a solid fence a minimum of six feet in height to a maximum of seven feet, behind the landscaped setback area. The minimum required landscaped area is 100% of the entire area between the right-of-way line and the required fence. The area shall be landscaped with plant material to achieve a minimum of 0.20 points per square foot of the area between the side property lines, the fence, and the local street right-of-way. A canopy tree listed in the Plant List shall be planted in the designated landscape areas every 30 feet on center.
4. See item C above for single-family, two-family, and townhouse dwellings in these districts.

G. LI, HI, and IC Districts

1. The minimum required landscaped area is 15% of the total street yard. The street yard shall be landscaped with plant material to achieve a minimum of 0.02 points per square foot of total street yard area.
2. When a building site is used for uses permitted only in the HI District, the site may alternatively have a continuous screen of trees and shrubs planted adjacent to property lines abutting non-industrial zoning districts and street frontages so that such site is totally screened from all such zones and streets. The trees and/or shrubs shall be of a variety that will mature to at least eight feet in height. This planting shall not be provided within the visibility triangles of driveways or streets.

H. Development in the Extra-Territorial Jurisdiction

Within the City's Extra-Territorial Jurisdiction (ETJ), developments shall abide by the following schedule:

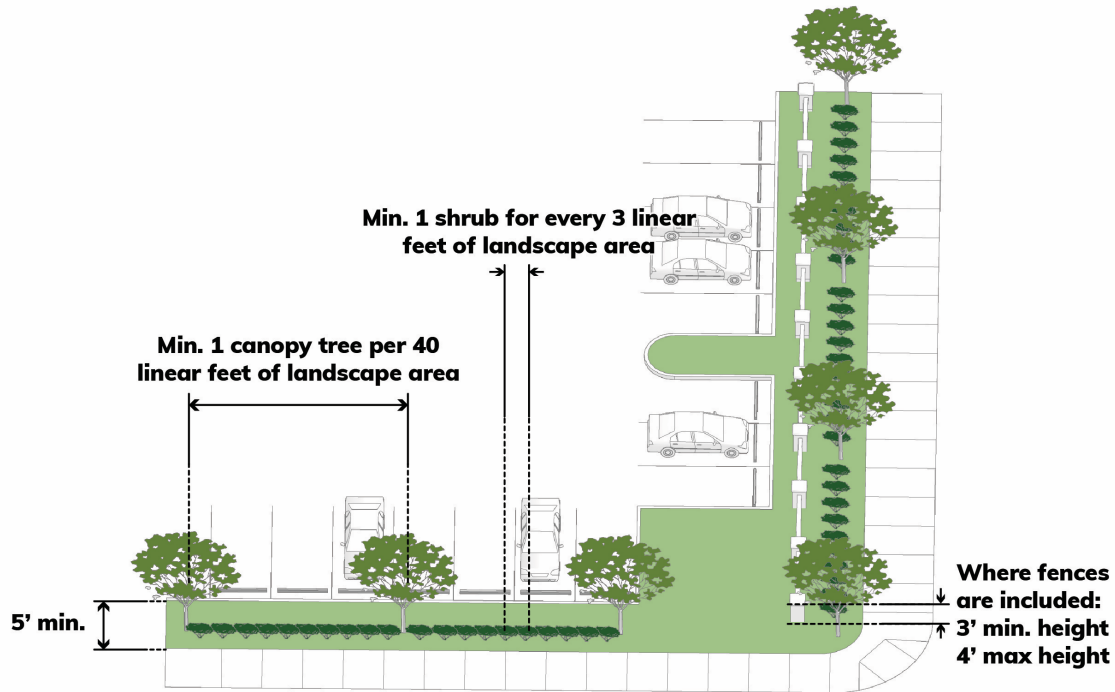
1. Properties half-acre to one acre in size: Three canopy trees
2. Properties greater than one acre in size: Four canopy trees

7.3.7 Landscape Requirements for Parking Lots

A. Required Parking Lot Street Edge Landscape

1. A landscape treatment is required along all edges of any parking lot abutting the street. This does not include alleys. The landscape treatment must run the full length of the street edge, except for points of ingress or egress.
2. The landscape area for parking lot landscape along a street must be a minimum of five feet in width. In addition, there must be a minimum linear clear distance of 18 inches between the perimeter landscape area and any wheel stops or curbs to accommodate vehicle bumper overhang.
3. The perimeter landscape area must be planted as follows:
 - a. A minimum of one canopy tree must be planted for every 40 linear feet of landscape area, spaced linearly on-center. Trees may be spaced at various intervals based on specific site requirements, but the total number of trees planted must be no less than one per 40 linear feet of landscape area.
 - i. Alternatively, two ornamental trees may be planted for each canopy tree. Ornamental trees may be spaced at various intervals based on specific site requirements.
 - b. A minimum of one shrub must be planted for every three linear feet of landscape area, spaced linearly on-center.
 - c. Fences or walls are permitted within this area. Such fences or walls must be constructed of high quality, durable materials such as masonry, stone, brick, iron, or any combination thereof. Chain link is prohibited. Fences must be a minimum of three feet in height to a maximum of four feet in height.
 - d. A minimum of 80% of the landscape area outside of required tree and shrub masses must be planted in live groundcover, perennials, and/or grass. Rain gardens, bioswales, and similar stormwater management landscape elements also meet this requirement.

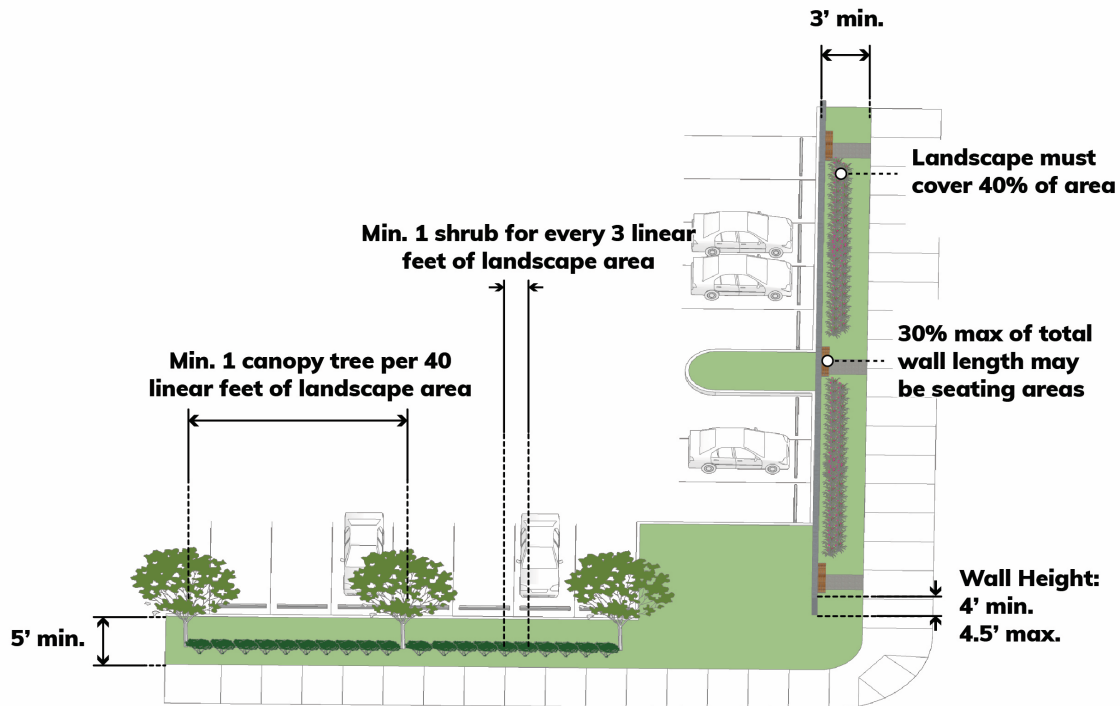
PARKING LOT LANDSCAPE ALONG A STREET



4. The following is an accepted alternative to the planting requirements of item 3 above:
 - a. A low pedestrian wall of a minimum of four feet in height to a maximum of 4.5 feet in height constructed of masonry, concrete, or similar permanent material may be installed.
 - b. In this alternative, the parking lot screening area of item 2 above may be reduced to three feet in width.
 - c. Shrubs, groundcover, perennials, ornamental grasses, and other native planting types shall be planted in front of such wall along the street, facing toward the street, covering a minimum of 40% of the total screening area.
 - d. Up to 30% of the total length of such wall (item a above) may be designed as a seating wall. Where seating areas are included, the minimum wall height does not apply and plantings are not required in front of that portion of the seating wall.

PARKING LOT LANDSCAPE ALONG A STREET – WALL ALTERNATIVE

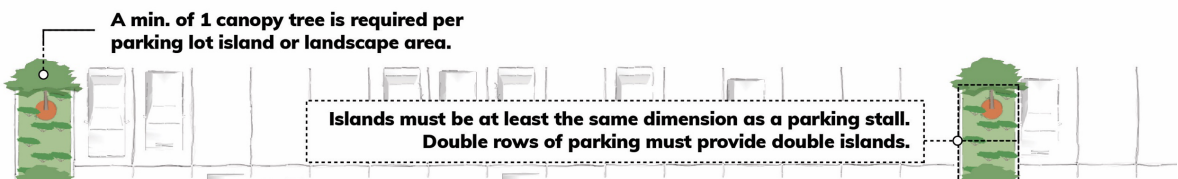
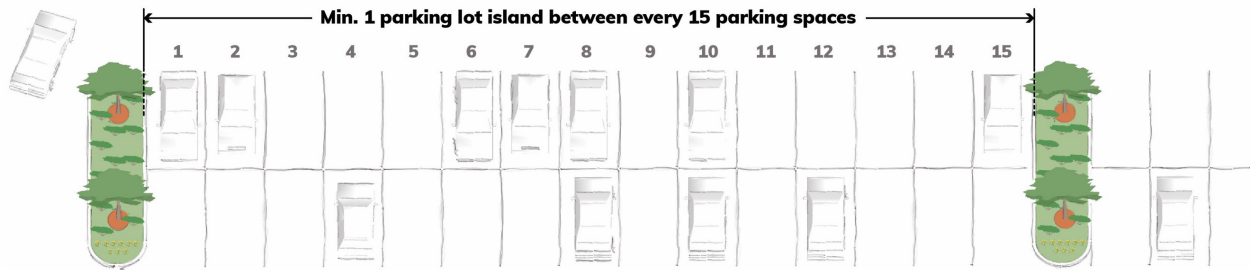
Area where wall is present may be reduced to three feet in width



B. Interior Parking Lot Landscape

1. Any parking lot of 15 or more spaces is required to install interior parking lot landscape.
2. One parking lot island must be provided at a minimum between every 15 parking spaces. As part of the landscape plan approval, parking lot island locations may be varied based on specific site requirements or design scheme, but the total number of islands must be no less than the amount required of one island for every 15 spaces. In addition, all rows of parking spaces of 30 or more spaces must terminate in a landscape island.
3. Parking lot islands must be, at minimum, the same dimension as a parking stall. Double rows of parking must provide parking lot islands that are, at minimum, the same dimension as the double row.
4. A minimum of one canopy tree must be provided for every parking lot island.
5. A minimum of 80% of the landscape area outside of required trees must be planted in live groundcover, perennials, and/or grass. Rain gardens, bioswales, and similar stormwater management landscape elements also meet this requirement. This percentage may be reduced to 50% if the parking lot island is designed to accommodate pedestrian access.
6. The use of stormwater management elements, such as sunken islands, perforated curbs, rain gardens and bioswales, is encouraged in landscape areas. When a parking lot island is designed for stormwater management, the tree requirement may be exempted when it is determined that trees may not thrive as part of such design.
7. All landscaping in or adjacent to a vehicular use area shall be protected from vehicular damage by a raised concrete curb six inches in height or equivalent barrier, however, the barrier need not be continuous.
8. Landscaped areas adjacent to vehicular use areas shall be landscaped so that no plant material greater than 12 inches in height will be located within two feet of the curb, wheel stop, or other protective barrier.

INTERIOR PARKING LOT LANDSCAPE



B. Irrigation

1. All required landscaping shall be irrigated by one or both of the following methods and must meet all City Plumbing Code requirements:
 - a. An underground sprinkler and/or drip system; or
 - b. A hose attachment within 75 feet of all required landscaping.
2. An exception to item 1 above may be applied if xeriscape landscaping and adequate mulching is used. This exception shall not be used for the IO Island Overlay District or the RC Districts.
3. Automatic irrigation systems should be operated between the hours of 6:00 p.m. and 10:00 a.m. to reduce loss of water to evaporation and wind.
4. Rain sensors are required on all in-ground sprinkler systems for the purpose of overriding the normal cycle of an irrigation system when an adequate amount of rainfall has been received.
5. An installer of an irrigation system must be licensed by the Texas Commission on Environmental Quality and registered annually with the City Development Services Department.

7.3.8 Point Schedule

The following point schedule and requirements apply in all zones to ground planted with established perennial plants in landscaped areas. New or existing plants which are larger than the maximum size listed shall not be credited with additional points. See the Appendix A for the Plant List.

A. General Requirements for Points

1. A minimum of 50% of all required points shall be achieved through tree or palm plantings.
2. Healthy existing trees with a minimum 1.5 inches in caliper or greater and healthy existing palms of a minimum five feet trunk height achieve the same amount of points as indicated in point schedules.
3. Points shall be given for trees, palms, shrubs, or groundcover planted in the street right-of-way if all of the following criteria exist:
 - a. The landscaping is within 15 feet of the subject lot's or parcel's property line.
 - b. The street pavement is at its ultimate width according to the current Urban Transportation Plan.
 - c. Underground utilities are not located in the area where plant material is to be planted.
 - d. Plant material will not create conflicts with pedestrian and vehicular safety or conflict with overhead or underground utility lines.
 - e. A variance has been granted by the Board of Adjustment.
 - f. In the case of state-owned right-of-way, written authorization from the Texas Department of Transportation to utilize street right-of-way for landscape planting has been obtained.
4. Credit shall be given for tree and palm preservation within the street yard or landscaping areas. Trees and/or palms preserved from the Plant List in compliance with this Section may satisfy the tree and palm requirements of this Section.
 - a. All trees and palms to be preserved within an approved building site shall be flagged and encircled with protective fencing that extends beyond the full spread of the tree branches. No construction activity shall occur in an area that constitutes more than 50% of the critical root zone (as measured from the edge of the drip line to the trunk of the tree and palm) for each tree or palm being reserved. The critical root zone shall be left in a previous condition after construction and development are completed. The root protection zone for each preserved tree or palm must remain unpaved until approval has been given by the Director of Development Services.
 - b. A reduction of up 5% of the required parking spaces shall be permitted when healthy, existing trees or palms identified in the Plant List are preserved on the property to satisfy the tree and palm requirement of this Section. Landscape areas which qualify for the reduction of required parking spaces must provide impervious area of the critical root zone on a square foot for square foot basis. An average parking space, including aisles, is 350 square feet.

B. Point Schedule for Trees

Point Schedule for Trees	
Size	Point Credit*
5 ½" Caliper	200 points
5" Caliper	160 points
4 ½" Caliper	105 points
4" Caliper	80 points
3 ½" Caliper	55 points
3" Caliper	45 points
2 ½" Caliper	40 points
*Point credit shall be given for trees selected from the list of trees in the Plant List.	

C. Point Schedule for Palms

Point Schedule for Palms		
Scientific Name	Common Name	Point Credit
<i>Arecastrum romanzoffinum</i>	Queen Palm (Cocus Plumose)	15 pts/trunk ft.
<i>Brahae armata</i>	Mexican Blue Palm	20 pts/trunk in.
<i>Butia capitata</i>	Pindo, Jelly Palm, Cocos Australis	20 pts/trunk ft.
<i>Chamaerops humulis</i>	Mediterranean Fan Palm	5 pts/ft. of overall height
<i>Livistona chinensis</i>	Chinese Fan Palm	20 pts/trunk ft.
<i>Phoenix canariensis</i>	Canary Island Date	10 pts/trunk ft.
<i>Phoenix dactalifera</i>	Texas Date Palm	10 pts/trunk ft.
<i>Sabal palmetto</i>	Cabbage Palm (Florida Sabal)	15 pts/trunk ft.
<i>Sabal texana</i>	Texas Sabal	20 pts/trunk ft.
<i>Syagrus romanzonffiana</i>	Cocus Plumosa	15 pts/trunk ft.
<i>Trachycarpus fortunei</i>	Windmill Palm	5 pts/trunk ft.
<i>Washingtonia robusta</i>	Fan Palm	12 pts/trunk ft.
<i>Washingtonia filifera</i>	Fan Palm (Freeze Hardy)	20 pts/trunk ft.

D. Point Schedule for Shrubs, Vines, Groundcovers and Herbaceous Perennials

Point Schedule for Shrubs, Vines, Groundcovers and Herbaceous Perennials	
SIZE	POINT CREDIT
15 gallon	7 points
10 gallon	5 points
5 gallon	3 points
2 to 3 gallon	2 points
1 gallon	1 point
*4 inch pot	0.3 points
*The only groundcover species acceptable in a 4" pot size are Asian Jasmine and Wedelia	

7.3.9 Landscape Maintenance and Inspection

- A.** At the time of application, the owner shall agree, and does by their application agree, that they will maintain all required landscaping. All required landscaped areas shall be maintained so as to present a healthy, neat, and orderly appearance conforming to Chapter 53, of the Municipal Code (trimming of trees and shrub overhanging streets and sidewalks) at all times and shall keep all landscaping free from refuse and debris.
- B.** The installation of landscape material, as shown on the approved landscape plan, shall be certified by the property owner’s landscape architect, certified nursery professional, or registered professional engineer, and shall be inspected and approved by the Director of Development Services prior to the issuance of a certificate of occupancy. Landscape installation may be delayed for up to six months during a declared natural disaster or demonstration of supply chain interruption. Any extension beyond six months requires approval by the Board of Adjustment.
- C.** Diseased, dead, or missing required plant material shall be satisfactorily treated or replaced within 30 days or a date approved by the Director of Development Services with the same plan variety and size.
- D.** An inspection fee shall be assessed for the inspection of a landscaping, as shown on the approved landscape plan. The Director of Development Services shall inspect all required landscape areas 12 months after issuance of a certificate of occupancy to ensure continuous healthy growth and the replacement of dead or missing required plant material.
- E.** All landscape materials shall be in compliance with the American Standard for nursery stock (ANSI-Z60.1-1986) and installed in a sound, workman-like manner and according to accepted good planting procedures for the Corpus Christi area.
- F.** All residential structures constructed after October 1, 2022, in single-family, two-family, and townhouse districts are required to have the required landscaping per Section 7.3.6, A. of this UDC.

7.3.10 Enforcement

- A.** The Director of Development Services or designee shall review each landscape plan submitted to determine if it complies with the requirements of this Code and other applicable sections of the Municipal Code. All landscape plans must comply with the mandatory requirements for the site. However, effective October 1, 2021, all new single-family and two-family dwelling residential building permits may be subject to abbreviated landscaping requirement of one canopy tree or one understory tree within the street yard at a minimum size of a one inch caliper until October 1, 2022.
- B.** All landscaping must be installed in accordance with the approved landscape plan before a certificate of occupancy is issued for any construction on the lot or parcel except as otherwise provided.
- C.** If the required landscaping is not submitted, the landscape inspector may, when demonstrated extenuating circumstances prevent the installation of landscape improvements, issue a temporary certificate of occupancy. The owner of the property will have a period of 90 days to provide the necessary landscaping to meet the requirements of this Code for commercial building permits, as shown on the approved landscape plan or a revised landscape plan shall be submitted for review and approval.
- D.** The landscape inspector or one of his staff shall re-inspect each site no sooner than nine months and no later than 12 months after issuance of the certificate of occupancy to ensure compliance with these landscaping requirements.
- E.** At the time of application, the owner shall agree, and does by his application agree, that he will maintain all required landscaping.
- F.** It shall constitute a violation of this Section for any person to fail to install the landscaping required hereunder, to fail to permanently maintain such landscaping, or to fail to comply with any other provision of this Section, and any violation of this Section shall be subject to Article 10 of this Code.
- G.** In the event landscaping does not comply with the approved landscape plan or the requirements of this Section, the City will cite the violation pursuant to the following requirements:
1. The property owner shall have 30 days or a date approved by the Director of Development Services from the date of such notice to comply with the approved landscape plan and the requirements of this Section.
 2. If after 30 days, the landscaping is not in compliance with the approved landscape plan and the requirements of this Section, the property shall be in violation. A fine shall be assessed per day until such landscaping is in compliance.
 3. In the event that any owner of a landscaping fails to maintain the landscaping according to the standards of this Section, the City shall have the right to recover the cost of enforcement, including reasonable attorney fees. The City may also, following reasonable notice and a demand that deficiency of maintenance be corrected, enter the landscaping and take maintenance action. The cost of such maintenance shall be charged to the party having the primary responsibility for maintenance of the landscaping.
 4. If noncompliance continues beyond a reasonable period as determined by the Director of Development Services, the certificate of occupancy for such use shall be revoked.

§7.9 BUFFER YARD REQUIREMENTS

7.9.1 Purpose of Buffer Yards

Certain uses or zoning districts, because of their character and/or intensity, may create adverse impacts when developed abutting other less intensive uses or zoning districts. A buffer yard provides a transition between these uses and/or zoning districts that minimizes adverse impacts.

7.9.2 Required Buffer Yard

A. Table 7.9.2.A Required Buffer Yard Class indicates when and which class of buffer yard is required. Table 7.9.2.B: Buffer Yard Class describes the width and design of each class of buffer yard. Where a use has use standards that require a specific class and/or design of buffer yard, those conditions control over this Section.

B. Buffer yards are located within rear and interior side setbacks along the lot lines when indicated in Table 7.9.2.A. Where a rear setback is located along an alley, the required buffer yard may be reduced to a D Class buffer yard per Table 7.9.2.B.

C. Buffer yards must be reserved for planting material and screening as required by this section. No parking spaces, loading spaces, or accessory structures and facilities, such as refuse containers or storage, are permitted within the required buffer yard.

D. When a buffer yard is required by this section, and a site does not have a buffer yard or the existing buffer yard on the site does not meet the standards of this section, a buffer yard shall be installed when any of the following actions occur:

1. New construction of a principal building, including construction of additional principal buildings within an existing development.
2. Any increase in ground level area by 1,000 square feet or more of existing structures up to 10,000 square feet, or any increase in the floor area by 10% or more of existing structures greater than 10,000 square feet.
3. Destruction of more than 50% of an existing nonconforming structure, as defined by Section 9.4, whose reconstruction does not qualify for an exception under Section 9.2.1.E, shall comply with all buffer yard requirements and shall be treated as new development. If destruction is less than 50%, compliance is not required unless the ground level floor area is increased as described in item c above.

E. In the overlay districts of Article 6, buffer yards are to be provided according to the underlying zoning district, unless specifically modified by the overlay district.

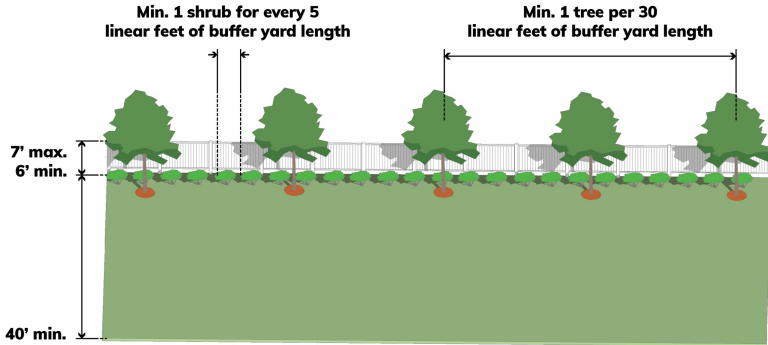
F. Certain uses may be required to provide a specific buffer yard as per the use standards of Article 5. Such specific use standards control over the standards of this section.

G. In order to determine compliance with this Section, an application for a building permit for property that requires a buffer yard shall include a landscaping plan identifying the planting schedule, buffer yards, and buffer yard features. Landscaping plans shall be submitted as required by Section 7.3.

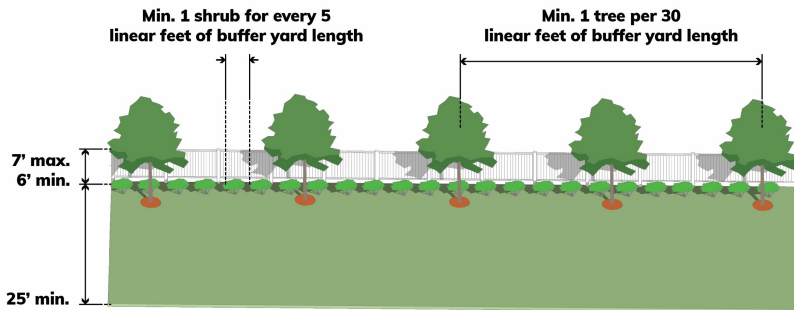
Table 7.9.2.A: Required Buffer Yard Class			
Zoning District of Property Under Development	Development Type Required to Install Buffer Yard	Buffer Yard Required for Development When:	Buffer Yard Class Required
FR, SF-E, SF-12.5, SF-6, SF-4.5	Nonresidential development	Abutting residential use	C
2F	Nonresidential development	Abutting residential use	C
TH	Nonresidential development	Abutting residential use	C
	Townhouse development	Abutting single-family or two-family use	D
MF-1, MF-2	Nonresidential development	Abutting residential use	C
	Townhouse or multi-family development	Abutting single-family or two-family use	C
RP	Nonresidential development	Abutting residential use	C
	Townhouse development	Abutting single-family or two-family use	D
NO, NC	Development in the zoning district	Abutting single-family (Section 4.3) or multi-family (Section 4.4) district	C
	Development in the zoning district	Abutting single-family or two-family use	C
CMU, RMU	Development in the zoning district	Abutting single-family (Section 4.3) or multi-family (Section 4.4) district	C
	Development in the zoning district	Abutting single-family or two-family use	C
RC, RCB	Development in the zoning district	Abutting single-family (Section 4.3) or multi-family (Section 4.4) district	C
	Development in the zoning district	Abutting single-family or two-family use	C
GC, CC	Development in the zoning district	Abutting single-family (Section 4.3) or multi-family (Section 4.4) district	C
	Development in the zoning district	Abutting single-family or two-family use	C
CBD	Development in the zoning district	Abutting single-family (Section 4.3) or multi-family (Section 4.4) district	C
	Development in the zoning district	Abutting single-family or two-family use	C
LI, CI	Development in the zoning district	Abutting any other zoning district except LI, HI, CI Zoning District	B
HI	Development in the zoning district	Abutting any other zoning district except LI, HI, CI Zoning District	A
	Development in the zoning district - required for area along a street frontage	When located across the street from a single-family (Section 4.3) or multi-family (Section 4.4) district	C

Table 7.9.2.B: Buffer Yard Class				
Requirements	Buffer Yard Class			
	A	B	C	D
Width of Buffer Yard	40'	25'	10'	5'
Shrubs	1 shrub per 5 linear feet	1 shrub per 5 linear feet	1 shrub per 3 linear feet	1 shrub per 3 linear feet
Trees	1 tree per 30 linear feet	1 tree per 30 linear feet	1 tree per 50 linear feet	1 tree per 50 linear feet
Fence/Wall Required	Solid fence or wall	Solid fence or wall	Solid fence or wall	Solid fence or wall
Fence/Wall Height	6' min./7' max.	6' min./7' max.	6' min./7' max.	6' min./7' max.

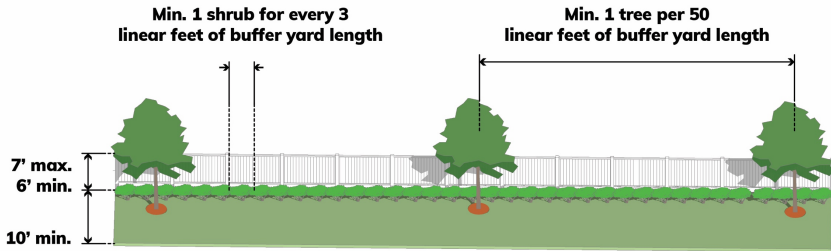
BUFFER YARD CLASS A



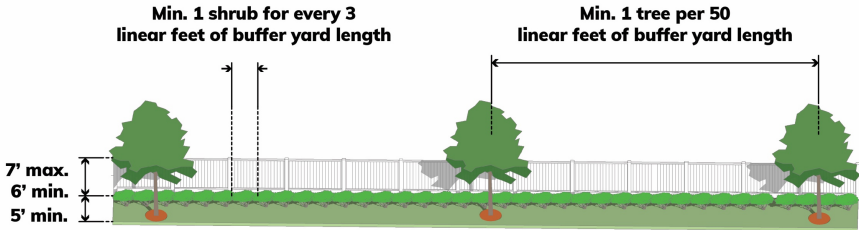
BUFFER YARD CLASS B



BUFFER YARD CLASS C



BUFFER YARD CLASS D



7.9.3 Alternative Compliance

Buffer yard requirements may be modified by the Director of Development Services upon findings that a modification would be consistent with the purpose of this Code and the Comprehensive Plan; that such modification would not adversely affect the land use compatibility or public interest; and that the modified buffer complies with one or more of the following criteria:

- A. The zoning buffer yard is parallel and adjacent to an existing utility or drainage easement of at least 50 feet in width.
- B. The zoning district buffer yard is between uses that are to be developed under the control of a common master development plan or series of development plans.
- C. The zoning district buffer yard is adjacent to a property that has a joint use agreement with the subject parcel.
- D. The buffer is parallel and adjacent to an existing railroad right-of-way.
- E. The buffer is parallel and adjacent to an existing jurisdictional wetland.

7.9.4 Buffer Yard Design Standards

A. Landscape and Design Requirements

In addition to the requirements above, the following also apply:

- 1. The remainder of the buffer yard shall be planted with groundcover or shall contain pervious inorganic material.
- 2. The landscaping shall be protected from vehicular encroachment by curbs, railroad ties, concrete retainers, and other permanent barriers.
- 3. Trees and shrubs may be permitted in underground utility easements with approval from the Director of Development Services, provided a root-barrier system is placed a minimum of two feet from the nearest utility line and to a depth of at least equal to or greater than the depth of the underground utility.
- 4. Where such trees and shrubs are planted, the property owner shall be responsible for replacement of such required vegetation if maintenance or other utility requirements require their temporary removal.
- 5. Canopy trees shall be located no closer than five feet from any structure. Under story trees shall be planted no closer than three feet from any structure.
- 6. Where the adjacent use has an existing fence or wall that is maintained in good condition, a fence or wall is not required in the buffer yard. However, if such fence is removed or falls into disrepair, a fence must be installed by the use required to install the buffer yard within the buffer yard.

C. Additional Permitted Uses of Buffer Area

- 1. A buffer may be used for passive recreation and picnic facilities and may contain pedestrian or bike trails, provided:
 - a. No existing plant material shall be eliminated, other than nuisance exotics.
 - b. The total width of the buffer shall be maintained.
 - c. All other requirements of this Section shall be met.
- 2. Other appurtenances which require high visibility and easy access, such as fire hydrants, public and emergency telephones, mailboxes, and bus shelters or benches, also are permitted in a buffer. No screening of such appurtenances shall be required.

3. A buffer is encouraged to retain areas of native habitat and may incorporate water resources including stormwater detention or retention facilities.
4. The buffer may be included as part of the calculation of any required open space or tree preservation.

D. Use of Walls Within Buffer Yards

1. Where walls are built within any required buffer yard, they shall meet the following requirements:
 - a. No wall shall be located within any required drainage, utility, or similar easement.
 - b. The applicant shall be required to demonstrate provision for access to and maintenance of landscaping and the wall structure at the time of landscape plan approval.
 - c. Pedestrian connections through walls that connect to adjacent neighborhoods or other uses are encouraged.
2. For visual continuity, the height, materials and appearance of a wall or fence, must match existing wall or fence located along the same block face and/or sides.

E. Maintenance and Irrigation of Zoning District Buffers

1. Landscape structural features such as walls, fences, or water features shall be maintained in a safe and attractive condition.
2. Other permitted uses and structures, including pedestrian, bike, or other trails, within a buffer yard shall be maintained to provide for their safe use.
3. In the event that any owner of a zoning district buffer yard fails to maintain the buffer according to the standards of this Section, the City shall have the right to recover the cost of enforcement, including reasonable attorney fees. The City may also, following reasonable notice and a demand that deficiency of maintenance be corrected, enter the zoning district buffer yard to take maintenance action. The cost of such maintenance shall be charged to the party having the primary responsibility for maintenance of the buffer yard.

7.9.5 Ownership of Buffers

Buffers and landscaped areas may remain in the ownership of the original applicant; they may be subjected to restrictive covenants and subsequently be freely conveyed; or they may be transferred to any consenting grantees, such as a park or forest preserve, the City, open space held by association (home owners, etc.), or conservation group. Any such conveyance shall guarantee the protection and maintenance of the buffer in accordance with the provisions of this Section.