

CHAPTER 4

ZONING DISTRICTS AND MAP

SECTION:

- 10-4-1: Districts Established
 10-4-2: Zoning District Map
 10-4-3: Boundaries

10-4-1: **DISTRICTS ESTABLISHED:**

- A. For the purpose of regulating and restricting the height and size of buildings and other structures, the percentage of lots that may be occupied, the size of yards and other open spaces, the density of population and the location and use of buildings, structures and land for trade, industry, residence or other purposes, the city is hereby divided into districts, which shall be known as:

R-1 district	Single-family dwelling district
SH/R-1 district	Senior housing residential district
SH/R-MH district	Senior housing residential mobile home district
R-2 district	Duplex, multi-family, townhouse and apartment district
R-MH district	Mobile home and modular home district
C-1 district	Light commercial district
C district	Commercial district
M district	Industrial district

- B. Any use not listed herein may be placed in a suitable district classification by the governing body, after recommendation of the planning and zoning commission. (Ord. 1-18-2000-02, 1-18-2000)

10-4-2: **ZONING DISTRICT MAP:**

- A. Map Established: The boundaries of the districts described above are shown on the map that is on file in the office of the city manager

and incorporated herein and made a part hereof by reference, which map is designated as the zoning district map. Said district map and all notations, references and other information shown thereon are made a part of this title and shall have the same force and effect as if said map and said data thereon were fully set forth or described herein. Said map shall, on its face, be identified and verified in the manner following: it shall bear the title "Zoning District Map - Alamo, Texas"; it shall bear the name of the mayor and it shall be attested by the signature of the city secretary. The original of said map shall be kept in a proper place in the municipal building.

- B. Vacations: Whenever any street, alley or public way is lawfully vacated by the board of commissioners of the city, the zoning district adjoining each side of such street, alley or public way shall be automatically extended to the center of such vacated area thereafter all land included in said districts.
- C. Annexations: Whenever any property is annexed into the city such property shall be added to the zoning map and be assigned to a district in accordance with the zoning ordinance passed after the effective annexation. If the use of such property cannot be wholly determined then such property shall be given a temporary zoning classification as R-1. (Ord. 95-04-04, 4-4-1995)

10-4-3: **BOUNDARIES:** Where uncertainty exists with respect to the boundaries of the various districts as shown on the map made part of this title, the following rules apply:

- A. The district boundaries are either streets or alleys unless otherwise shown, and where the districts designated on the map made a part of this title are bounded approximately by street or alley lines, the street or alley shall be construed to be the boundary of the district.
- B. Where the district boundaries are not otherwise indicated and where the property has been or may hereafter be divided into blocks and lots, the district boundaries shall be construed to be the lot lines, and where the districts designated on the map made part of this title are bounded approximately by lot lines, the lot lines shall be construed to be the boundary of the district unless the boundaries are otherwise indicated on the map.
- C. In subdivided property, the district boundary lines on the map made a part of this title shall be determined by the use of the scale appearing on the map. (Ord. 95-04-04, 4-4-1995)

CHAPTER 5A

SH/R-1 SENIOR HOUSING RESIDENTIAL DISTRICT

SECTION:

- 10-5A-1: Application Of Provisions
- 10-5A-2: Permitted And Conditional Uses
- 10-5A-3: Height Regulations
- 10-5A-4: Area Regulations
- 10-5A-5: Intensity Of Use
- 10-5A-6: Nonconforming Use Status

10-5A-1: **APPLICATION OF PROVISIONS:** The following regulations shall apply to the SH/R-1 Senior Housing Residential District. (Ord. 4-15-97A, 4-15-1997)

10-5A-2: **PERMITTED AND CONDITIONAL USES:**

- A. **Permitted Uses:** A building or premises shall be used only for the following purposes:

Single-family dwellings for senior citizens where at least one occupant of the premises is fifty five (55) years of age or older.

All other permitted uses for R-1 Single-Family Dwelling.

- B. **Conditional Uses¹:** A building or premises shall be used for the following, only after a permit is issued for such use:

Home occupations. (Ord. 4-15-97A, 4-15-1997)

1. See Chapter 13 of this Title for conditional use permits.

10-5A-3: **HEIGHT REGULATIONS:** No building shall exceed two (2) stories or twenty five feet (25') in height. (Ord. 4-15-97A, 4-15-1997)

10-5A-4: **AREA REGULATIONS:**

- A. Front Yard: There shall be a front yard along the front line of the lot. The minimum depth of such front yard shall be twenty five feet (25').
- B. Side Yards: There shall be a side yard on each side of building of not less than five feet (5').
- C. Rear Yard: The depth of the rear yard shall be at least fifteen feet (15'). (Ord. 4-15-97A, 4-15-1997)

10-5A-5: **INTENSITY OF USE:** Every lot or tract of land shall have an area of not less than six thousand two hundred fifty (6,250) square feet and an average width of not less than fifty feet (50'); except that if a lot or tract should have less area or width than is herein required and its boundary lines along their entire length should touch lands under other ownership on January 1, 1981, and shall not have been changed since said date, such parcel of land may be used for a single-family dwelling. (Ord. 4-15-97A, 4-15-1997)

10-5A-6: **NONCONFORMING USE STATUS:** Notwithstanding any other provision relating to nonconforming use status as set out in this Zoning Title for the City, for the purposes of the SH/R-1 District, a "nonconforming use status" shall be limited to the period of occupation of a single-family residence by a person or persons not including a person fifty five (55) years of age or older, who resides in such residence on the date of the adoption of this Chapter and applying this District to such single-family residential structure, provided however, thereafter when such residence becomes unoccupied by sale, lease or otherwise, then the nonconforming status is extinguished and the single-family premises must thereafter be occupied by at least one person who is fifty five (55) years of age or older. (Ord. 4-15-97A, 4-15-1997)

CHAPTER 5B

**SH/R-MH SENIOR HOUSING RESIDENTIAL
MOBILE HOME DISTRICT**

SECTION:

- 10-5B-1: Application Of Provisions
- 10-5B-2: Permitted And Conditional Uses
- 10-5B-3: Height Regulations
- 10-5B-4: Area Regulations
- 10-5B-5: Intensity Of Use
- 10-5B-6: Nonconforming Use Status

10-5B-1: **APPLICATION OF PROVISIONS:** The following regulations shall apply to the SH/R-MH senior housing residential mobile home district. (Ord. 1-18-2000-02, 1-18-2000)

10-5B-2: **PERMITTED AND CONDITIONAL USES:**

- A. **Permitted Uses:** A building/mobile home or premises shall be used only for the following purposes:

Single-family dwellings for senior citizens where at least one occupant of the premises is fifty five (55) years of age or older.

All other permitted uses for R-MH single-family dwelling.

- B. **Conditional Uses:** A building or premises shall be used for the following only after a permit is issued for such use:

Home occupations. (Ord. 1-18-2000-02, 1-18-2000)

10-5B-3: **HEIGHT REGULATIONS:** No building shall exceed two (2) stories or twenty five feet (25') in height. (Ord. 1-18-2000-02, 1-18-2000)

10-5B-4: AREA REGULATIONS:

- | | | |
|----|---|---------|
| A. | Minimum size of tract or development | 10 lots |
| B. | Maximum number of single-family dwelling units per lot | 1 only |
| C. | Minimum depth of front setback | 10 feet |
| D. | Minimum depth of rear setback | 5 feet |
| E. | Minimum width of side setback: | |
| | Internal lot | 5 feet |
| | External lot (abutting street) | 10 feet |
| F. | Minimum distance between separate structures on same lot including appurtenances | 10 feet |
| G. | Minimum distance from the public right of way to the required parking area whether open, covered, or enclosed | 18 feet |
| H. | Minimum height of structure | 25 feet |

(Ord. 1-18-2000-02, 1-18-2000)

10-5B-5: INTENSITY OF USE: Every lot or tract of land shall have an area of not less than six thousand two hundred fifty (6,250) square feet and an average width of not less than fifty feet (50'); except that if a lot or tract should have less area or width than is herein required and its boundary lines along their entire length should touch lands under other ownership on January 1, 1981, and shall not have been changed since said date, such parcel of land may be used for a single-family dwelling. (Ord. 1-18-2000-02, 1-18-2000)

10-5B-6: NONCONFORMING USE STATUS: Notwithstanding any other provision relating to nonconforming use status as set out in the zoning ordinance for the city of Alamo, for the purposes of the SH/R-MH district, a "nonconforming use status" shall be limited to the period of occupation of a single-family residence by a person or persons not including a person fifty five (55) years of age or older, who resides in

such residence on the date of the adoption hereof and applying this district to such single-family residential structure, provided however, thereafter when such residence becomes unoccupied by sale, lease or otherwise, then the nonconforming status is extinguished and the single-family premises must thereafter be occupied by at least one person who is fifty five (55) years of age or older. (Ord. 1-18-2000-02, 1-18-2000)

CHAPTER 5

R-1 SINGLE-FAMILY DWELLING DISTRICT

SECTION:

- 10-5-1: Application Of Provisions
- 10-5-2: Permitted Uses
- 10-5-3: Height Regulations
- 10-5-4: Area Regulations
- 10-5-5: Intensity Of Use
- 10-5-6: Conditional Uses

10-5-1: **APPLICATION OF PROVISIONS:** The following regulations shall apply to the R-1 Single-Family Dwelling District. (Ord. 95-04-04, 4-4-1995)

10-5-2: **PERMITTED USES:** A building or premises shall be used only for the following purposes:

Single-family dwellings.

Churches (except temporary revival).

Farms, nurseries, truck gardens and greenhouses; provided, no sales office is maintained.

Municipal buildings, nonprofit libraries or museums, police and fire stations.

Public parks, playgrounds, golf courses (except miniature golf), public recreation and community buildings.

Schools, public or private, having a curriculum equal to public elementary, high school or institution of higher learning.

Signs:

- A. One unlighted sign, which shall not exceed one square foot in area, indicating the name of the occupant; provided, the sign is attached flat-wise to the buildings.
- B. One sign, which shall not exceed eighteen (18) square feet, for a church or school.
- C. One sign which shall not exceed four (4) square feet in area for temporary unlighted signs pertaining to the lease, hire or sale of buildings or premises, provided the sign is immediately removed upon the lease, hire or sale of such building or premises, or to illustrate matters protected as free speech under the Constitution.

Accessory buildings and accessory uses, customarily incidental to the above uses (not involving the conduct of a business) when located on the same lot, including a private garage for one or more cars, bona fide servants' quarters not for rent or used for commercial purposes. (Ord. 95-04-04, 4-4-1995)

10-5-3: **HEIGHT REGULATIONS:** No building shall exceed two (2) stories or twenty five feet (25') in height. (Ord. 95-04-04, 4-4-1995)

10-5-4: **AREA REGULATIONS:**

- A. Front Yard: There shall be a front yard along the front line of the lot. The minimum depth of such front yard shall be twenty five feet (25').
- B. Side Yards: There shall be a side yard on each side of building of not less than five feet (5').
- C. Rear Yard: The depth of the rear yard shall be at least fifteen feet (15'). (Ord. 95-04-04, 4-4-1995)

10-5-5: **INTENSITY OF USE:** Every lot or tract of land shall have an area of not less than six thousand two hundred fifty (6,250) square feet and an average width of not less than fifty feet (50'); except that if a lot or tract should have less area or width than is herein required and its boundary lines along their entire length should touch lands under other

ownership on January 1, 1981, and shall not have been changed since said date, such parcel of land may be used for a single-family dwelling. (Ord. 95-04-04, 4-4-1995)

10-5-6: **CONDITIONAL USES¹**: A building or premises shall be used for the following only after a permit is issued for such use:

Home occupations. (Ord. 95-04-04, 4-4-1995)

1. See Chapter 13 of this Title for conditional use permits.

CHAPTER 6

**R-2 DUPLEX, MULTI-FAMILY, TOWNHOUSE
AND APARTMENT DISTRICT**

SECTION:

- 10-6-1: Application Of Provisions
- 10-6-2: Permitted Uses
- 10-6-3: Height Regulations
- 10-6-4: Yard Regulations
- 10-6-5: Intensity Of Use
- 10-6-6: Parking Regulations

10-6-1: **APPLICATION OF PROVISIONS:** The following regulations shall apply to the R-2 Duplex, Multi-Family, Townhouse and Apartment District. (Ord. 95-04-04, 4-4-1995)

10-6-2: **PERMITTED USES:** A building or premises shall be used only for the following purposes:

Any use permitted or conditionally permitted in the R-1 Single-Family Dwelling District¹.

Apartment houses, townhouses or multiple-family dwellings.

Two-family or duplex dwellings.

Boarding, lodging and rooming houses.

Hospitals, or animal hospitals.

Institutions of religious, educational or philanthropic nature.

1. See Sections 10-5-2 and 10-5-6 of this Title.

Private clubs, fraternities, sororities and lodges, excepting those the chief activity of which is a service customarily carried on as a business.

Signs:

- A. Identification sign not exceeding twenty five feet (25'), at entries or otherwise identifying an apartment complex.
- B. For duplex and fourplex all signs permitted in an R-1 Zone. (Ord. 95-04-04, 4-4-1995)

10-6-3: **HEIGHT REGULATIONS:** No building shall exceed two and one-half ($2\frac{1}{2}$) stories or thirty five feet (35') in height. (Ord. 95-04-04, 4-4-1995)

10-6-4: **YARD REGULATIONS:**

- A. **Front Yard:** There shall be a front yard along the front line of the lot. The minimum depth of such front yard shall be twenty five feet (25').
- B. **Side Yards:** There shall be a side yard on each side of a building. The minimum depth should be five feet (5') for one story buildings and five feet (5') for two (2) or more stories.
- C. **Rear Yard:** The depth of the rear yard shall be at least fifteen feet (15'). (Ord. 95-04-04, 4-4-1995)

10-6-5: **INTENSITY OF USE:** Except as hereinafter provided, all dwellings hereafter erected, enlarged, relocated or reconstructed shall be located on lots containing the following areas:

- A. A lot on which there is erected a single-family dwelling shall contain an area of not less than six thousand two hundred fifty (6,250) square feet.
- B. A lot on which there is erected a two-family dwelling shall contain an area of not less than six thousand two hundred fifty (6,250) square feet.

- C. A lot on which there is erected an apartment house or multiple-family dwelling shall contain an area of not less than six thousand two hundred fifty (6,250) square feet.
- D. Where a lot or tract has less area than herein required and its boundary lines along their entire length touched lands under other ownership on January 1, 1981, and have not since been changed, such parcel of land may be used for a single-family dwelling. (Ord. 95-04-04, 4-4-1995)

10-6-6: **PARKING REGULATIONS:** Whenever a structure is erected, converted or structurally altered for a two-family dwelling or a multiple-family dwelling, one and one-half (1½) parking spaces shall be provided and maintained on the lot for each dwelling unit in the building. Such parking space shall be on the lot and so arranged as to permit satisfactory ingress and egress of an automobile and such parking area shall be in addition to driveways. Driveways shall be a minimum width of twelve feet (12') and a parking space shall measure at least nine feet by twenty feet (9' x 20'). (Ord. 95-04-04, 4-4-1995)

CHAPTER 7

R-MH MOBILE HOME AND MODULAR HOME DISTRICT

SECTION:

- 10-7-1: Application Of Provisions
- 10-7-2: Permitted Uses
- 10-7-3: Development Requirements
- 10-7-4: Setbacks

10-7-1: **APPLICATION OF PROVISIONS:** The following regulations shall apply to the R-MH Mobile Home and Modular Home District. (Ord. 95-04-04, 4-4-1995)

10-7-2: **PERMITTED USES:** A building or premises shall be used only for the following purposes:

Mobile homes, travel trailers or modular homes for residential purposes.

Accessory buildings to mobile home/recreational vehicle parks or subdivisions.

Associated recreation to mobile home/recreational vehicle parks or subdivisions.

Commercial facilities designed primarily for the occupants of mobile home/recreational vehicle parks or subdivisions.

One portable building or storage building not used for living quarters and accessory to the residential use.

Signs:

- A. All signs permitted in R-2 residential districts.

- B. On-premises signs, including illuminated, portable, or animated signs, on lots approved for recreational or commercial facilities in accordance with adopted City ordinances. (Ord. 95-04-04, 4-4-1995)

10-7-3: **DEVELOPMENT REQUIREMENTS¹:** A development designed as a mobile home, modular home or recreational vehicle park or subdivision shall meet all requirements of the mobile home and recreational vehicle park provisions and any applicable sections of the subdivision provisions in Title 9 of this Code. At no time may an existing mobile home, modular home or recreational vehicle park be converted to a mobile home, modular home or recreational vehicle subdivision without first meeting all the requirements of the subdivision provisions in Title 9 of this Code and receiving approval by the Board of Commissioners. (Ord. 95-04-04, 4-4-1995)

10-7-4: **SETBACKS:** All setbacks shall be as required under Title 9 of this Code. (Ord. 95-04-04, 4-4-1995)

1. See also Title 9, Chapter 5 of this Code.

CHAPTER 8

C-1 LIGHT COMMERCIAL DISTRICT

SECTION:

- 10-8- 1: Application Of Provisions
- 10-8- 2: Permitted Uses
- 10-8- 3: Conditional Uses
- 10-8- 4: Business Establishments
- 10-8- 5: Type Of Building Facility Permitted
- 10-8- 6: Gasoline Service Stations And Retail Outlets - Generally
- 10-8- 7: Gasoline Service Stations And Retail Outlets - Location Of
Curb Cuts Restricted
- 10-8- 8: Gasoline Service Stations And Retail Outlets - Front Yard
Setbacks, Etc.
- 10-8- 9: Gasoline Service Stations And Retail Outlets - Lighting; Buffer
Requirement
- 10-8-10: Gasoline Service Stations And Retail Outlets - Minimum Lot
Area
- 10-8-11: Parking Regulations

10-8-1: **APPLICATION OF PROVISIONS:** The following regulations shall apply to the C-1 Light Commercial District. (Ord. 95-04-04, 4-4-1995)

10-8-2: **PERMITTED USES:** A building or premises shall be used only for the following purposes:

Anything in category R-2.

A single-family residential structure existing on or before April 1, 1995, or an enlargement or improvement to any such structure provided that the structure before and after the enlargement or improvement meets all setback requirements for a residential structure as set out in Chapter 5 of this Title.

Laundromats, laundry/dry-cleaning pick-up stations, and laundry/dry-cleaning establishments dealing directly with consumers.

Loan companies, insurance and real estate offices.

Medical offices for general practice physicians, dentists, chiropractors, and other similar nonspecialized medical professionals.

Parking facilities associated with uses permitted within any residential or commercial districts.

Personal services which perform services on the premises such as repair shops (watches, radios, TV stores, etc.), tailor shops, beauty parlors or barbershops, photographic studios, daycare centers, and similar uses but not including automotive parts or repair services.

Retail business that sells products on the premises to consumers primarily from adjacent residential areas, such as convenience stores, neighborhood meat or produce markets, retail bakeries or tortillerias, ice cream stores, florists and gift stores, pharmacies, books/newspapers/magazines.

Signs:

- A. All signs permitted in C Districts.
- B. On-premises signs, including those that are animated or illuminated. (Ord. 95-04-04, 4-4-1995; amd. Ord. 1996-04-16, 4-16-1996)

10-8-3: **CONDITIONAL USES¹:** The conditional uses requiring a conditional use permit permitted in the C-1 Light Commercial Districts are as follows:

- A. A single-family residence.
- B. Gasoline service stations or retail outlets where gasoline products are sold. (Ord. 95-04-04, 4-4-1995)

10-8-4: **BUSINESS ESTABLISHMENTS:** All business establishments in the C-1 Light Commercial Districts shall be retail services establishments dealing directly with consumers. All goods produced on the

1. See Chapter 13 of this Title for conditional use permits.

premises shall be sold at retail prices on premises where produced. (Ord. 95-04-04, 4-4-1995)

10-8-5: **TYPE OF BUILDING FACILITY PERMITTED:** All business servicing or processing in the C-1 Light Commercial Districts shall be conducted within a completely enclosed building, except for off-street parking or loading, excluding drive-in businesses or gasoline service stations or retail outlets where gasoline products are sold. No building shall exceed thirty feet (30') in height. (Ord. 95-04-04, 4-4-1995)

10-8-6: **GASOLINE SERVICE STATIONS AND RETAIL OUTLETS - GENERALLY:** Gasoline service stations or retail outlets in the C-1 Light Commercial District, where gasoline products are sold at retail prices, are limited in their activity to the sale of gasoline, oil and minor accessories only, and incidental service. Repair work, steam cleaning or undercoating, vehicle body repair, painting, tire recapping, engine rebuilding, auto dismantling, upholstery, auto glasswork and such other activities whose external effects could adversely extend beyond the property line are not permitted. (Ord. 95-04-04, 4-4-1995)

10-8-7: **GASOLINE SERVICE STATIONS AND RETAIL OUTLETS - LOCATION OF CURB CUTS RESTRICTED:** The curb cut, or ingress and egress to gasoline service stations, retail outlets for gasoline products and/or drive-in business in the C-1 Light Commercial Districts shall not be permitted at locations where it will tend to create traffic hazards in the streets immediately adjacent thereto. Entrances shall be no less than twenty five feet (25') from any street intersection, measured from the right of way. (Ord. 95-04-04, 4-4-1995)

10-8-8: **GASOLINE SERVICE STATIONS AND RETAIL OUTLETS - FRONT YARD SETBACKS, ETC.:** A front yard setback of sixty feet (60') from the right of way of any existing or proposed street shall be maintained by gasoline service stations or retail outlets where gasoline products are sold in the C-1 Light Commercial Districts unless otherwise approved by the Planning and Zoning Commission. Gas pumps and canopies may be placed within the setback not less than nine feet (9') from the property line, or ten feet (10') from the curb, whichever is greater. Otherwise no front yard or side yard setback is required. Rear yard setback of not less than fifteen feet (15') is required. (Ord. 95-04-04, 4-4-1995)

10-8-9: GASOLINE SERVICE STATIONS AND RETAIL OUTLETS - LIGHTING; BUFFER REQUIREMENT: In the C-1 Light Commercial District, all lighting shall be shielded from adjacent residential districts. A six foot (6') high, completely obscuring wall shall be provided by all gasoline service stations, retail outlets where gasoline products are sold, or drive-in businesses, when abutting or adjacent to districts zoned for any residential use. (Ord. 95-04-04, 4-4-1995)

10-8-10: GASOLINE SERVICE STATIONS AND RETAIL OUTLETS - MINIMUM LOT AREA: The minimum lot area of a gas service station or a retail outlet where gasoline products are sold in the C-1 Light Commercial Districts should be thirteen thousand (13,000) square feet and so arranged that ample space is available for motor vehicles which are required to wait, except that gasoline service stations, and minor accessories having no facilities for repair or servicing automobiles may be permitted on lots of less than thirteen thousand (13,000) square feet subject to all other provisions required in this Chapter. The minimum lot area is six thousand two hundred fifty (6,250) square feet, the minimum depth is one hundred feet (100') and the minimum average width is fifty feet (50'); except, that if a lot or track should have less area or width than is herein required and its boundary lines along their lengths should touch lands under other ownership on January 15, 1981, and shall not have been changed since said date, such parcel of land may be used for a single-family dwelling. (Ord. 95-04-04, 4-4-1995)

10-8-11: PARKING REGULATIONS:

- A. **General Structures:** Where any structure is erected, reconstructed or converted for any of the business or commercial uses permitted in this Chapter, parking spaces shall be provided in the ratio of not less than one parking space for each three hundred (300) square feet of floor space in the building which is used for commercial purposes. Such parking space may be located on the same lot as the building or an area within three hundred feet (300') of the building. Two (2) or more owners of buildings may join together to provide for this parking space.
- B. **Tourist Courts And Motels:** At least one parking space shall be provided and maintained on the lot for each tourist court or motel unit. (Ord. 95-04-04, 4-4-1995)

CHAPTER 9

C COMMERCIAL DISTRICT

SECTION:

- 10-9-1: Permitted/Conditional Uses
- 10-9-2: Height Regulations
- 10-9-3: Yard Regulations
- 10-9-4: Intensity Of Use
- 10-9-5: Parking Regulations

10-9-1: **PERMITTED/CONDITIONAL USES:**

- A. Permitted Uses: A building or premises shall be used only for the following purposes:

Anything in category R-2 or C-1 Districts.

A single-family residential structure existing on or before April 1, 1995, or an enlargement or improvement to any such structure provided that the structure before and after the enlargement or improvement meets all setback requirements for a residential structure as set out in Chapter 5 of this Title.

Any retail business; provided that such use is not noxious or offensive by reason of vibrations, smoke, odor, dust, gas or noise.

Advertising signs.

Automobile parking lots.

Automobile repair garage.

Automobile salesroom and accompanying service facilities.

Bank.

Billboards and posterboards.

Billiard or pool hall.

Cleaning, pressing and dyeing plants.

Clinic.

Dance hall and skating rink.

Filling stations, service stations; provided that all storage tanks for gasoline shall be below the surface of the ground.

Frozen food locker plant.

Garage, public.

Hotel.

Ice retail distributing stations; no manufacturing.

Job printing.

Laundries.

Lodge halls.

Mortuaries.

Moving picture house or theater.

Radio repair and sales shops.

Radio studios.

Stores and shops for the sale of products at retail only. (Ord. 95-04-04, 4-4-1995; amd. Ord. 1996-04-16, 4-16-1996)

- B. Conditional Uses¹: A building or premises shall be used only for the following purposes:

Bars and nightclubs.

Single-family residences. (Ord. 95-04-04, 4-4-1995)

1. See Chapter 13 of this Title for conditional use permits.

10-9-2: **HEIGHT REGULATIONS:** No building shall exceed seventy five feet (75') in height. (Ord. 95-04-04, 4-4-1995)

10-9-3: **YARD REGULATIONS:**

- A. Front Yard: None required.
- B. Side Yards: None required.
- C. Rear Yard: A rear yard is required of not less than fifteen feet (15') from the alley. (Ord. 95-04-04, 4-4-1995)

10-9-4: **INTENSITY OF USE:** The minimum lot area is six thousand two hundred fifty (6,250) square feet, the minimum depth is one hundred feet (100') and the minimum average width is fifty feet (50'); except, that if a lot or track should have less area or width than is herein required and its boundary lines along their lengths should touch lands under other ownership on January 15, 1981, and shall not have been changed since said date, such parcel of land may be used for a single-family dwelling. (Ord. 95-04-04, 4-4-1995)

10-9-5: **PARKING REGULATIONS:**

- A. General Structures: Where any structure is erected, reconstructed or converted for any of the business or commercial uses permitted in this Chapter, parking spaces shall be provided in the ratio of not less than one parking space for each three hundred (300) square feet of floor space in the building which is used for commercial purposes. Such parking space may be located on the same lot as the building or an area within three hundred feet (300') of the building. Two (2) or more owners of buildings may join together to provide for this parking space.
- B. Tourist Courts And Motels: At least one parking space shall be provided and maintained on the lot for each tourist court or motel unit. (Ord. 95-04-04, 4-4-1995)

CHAPTER 10

M INDUSTRIAL DISTRICT

SECTION:

- 10-10-1: Application Of Provisions
- 10-10-2: Permitted And Conditional Uses
- 10-10-3: Height Regulations
- 10-10-4: Yard Regulations
- 10-10-5: Intensity Of Use
- 10-10-6: Parking Regulations

10-10-1: **APPLICATION OF PROVISIONS:** The following regulations shall apply to the M Industrial District. (Ord. 95-04-04, 4-4-1995)

10-10-2: **PERMITTED AND CONDITIONAL USES¹:** Any use (except R-1, R-2, R-MH) not in conflict with any provision of this Title; provided, that no building or occupancy permit shall be issued for any of the following uses until and unless the locations of such use shall have been approved by the Board of Commissioners following a recommendation by the Planning and Zoning Commission:

Cement or lime manufacture.

Distillation of bones.

Explosives manufacture or storage.

Fat rendering.

Garbage, offal or dead animal incineration, reduction or dumping.

Grain elevators and/or cotton gins.

1. See Chapter 13 of this Title for conditional use permits.

Junkyards or automobile wrecking yards.

Manufacture of acid, fertilizer or glue.

Petroleum refinery.

Slaughter, dressing and processing of animals and poultry.

Stockyards.

Wholesale storage of gasoline or other petroleum products in carload lots or more above ground.

Any other use of building that would be hazardous to the public health, safety or general welfare. (Ord. 95-04-04, 4-4-1995)

10-10-3: **HEIGHT REGULATIONS:** No building shall exceed a height of six (6) stories or seventy five feet (75'). (Ord. 95-04-04, 4-4-1995)

10-10-4: **YARD REGULATIONS:**

A. Front Yard: None required.

B. Side Yards: None required.

C. Rear Yard: The depth of the rear yard shall be a minimum of fifteen feet (15'). (Ord. 95-04-04, 4-4-1995)

10-10-5: **INTENSITY OF USE:** Minimum lot area of six thousand two hundred fifty (6,250) square feet, minimum width average of fifty feet (50'). (Ord. 95-04-04, 4-4-1995)

10-10-6: **PARKING REGULATIONS:** One parking space for each two (2) employees (based on maximum employees shift) plus at least two (2) visitors' parking spaces shall be provided for all industrial uses and on the same lot as the main building or on a lot within one hundred feet (100') and zoned for business or industry. Final parking requirement shall be determined only after review of a site plan by the Planning and Zoning Commission and the Board of Commissioners. (Ord. 95-04-04, 4-4-1995)