

Article III – Zoning Regulations

Division 2. Base Zoning District Regulations

Sec. 125-70 Residential Single Family Districts

Sec. 125-70.B. Land Use Regulations

Schedule 125-70.B below prescribes the land use regulations for *RSF Residential Single Family Districts*. The regulations for each district are established by letter designations as follows:

"P" designates permitted use classifications.

"L" designates use classifications that are permitted, subject to certain limitations prescribed by the additional use regulations in Article IV, Division 1: Standards for Specific Uses. Number designations refer to the specific limitations listed at the end of Schedule 125-70.B.

"S" designates use classifications permitted after review and approval of a Special Use Permit by the City Council. These uses are also subject to certain limitations in Article IV, Division 1: Standards for Specific Uses.

Use classifications are defined in Article V, Division I: Use Classifications. In cases where a specific land use or activity is not defined, the City Planner or designee shall assign the land use or activity to a classification that is substantially similar in character. Use classifications not listed in the Schedule below are prohibited.

Schedule 125-70.B: Use Regulations – Residential Single Family Districts

<i>Use Classifications</i>	<i>RSF-20</i>	<i>RSF-10</i>	<i>RSF-7</i>	<i>RSF-5</i>	<i>RSF-2</i>	<i>Additional Regulations</i>
Residential						
Child Care Family Homes						
<i>Listed Family Homes</i>	P	P	P	P	P	
<i>Registered Family Homes</i>	S	S	S	S	S	
Residential Dwellings						Refer to Section 125-90.B
<i>Single Family Dwelling</i>	P	P	P	P	P	
<i>Single Family with Secondary Dwelling</i>	L1	L1	S	S	S	
<i>Duplex</i>	—	—	—	S	P	
<i>Townhouse</i>	—	—	—	—	P	

Schedule 125-70.B: Use Regulations – Residential Single Family Districts

<i>Manufactured/Modular Homes</i>	—	—	—	S, L2	—	
Residential Care Facilities						
<i>Small Residential Care Facilities</i>	P	P	P	P	P	
Public and Semipublic						
Cemeteries	S	S	S	S	S	
Cultural Institutions	S	S	S	S	S	
Parks and Recreation	P	P	P	P	P	
Public Safety Facilities	S	S	S	S	S	
Religious Assembly	L3	L3	L3,L4	L3,L4	L3,L4	
Schools, Public or Private	S	S	S	S	S	
Commercial						
Bed and Breakfast Establishment	S	S	—	—	—	
Food and Beverage Sales	—	—	—	S	S	
Recreation and Entertainment						
<i>Large-Scale</i>	S	S	S	S	S	
<i>Small-Scale</i>	S	S	S	S	S	
Transportation, Communication, and Utilities						
Transportation Facilities						
<i>Marinas, Docks</i>	P	P	P	P	P	
<i>Marinas, Private</i>	S	S	S	S	S	
Utility, Minor	P	P	P	P	P	
Agriculture and Extractive						
Crop and Animal Raising	L5	—	—	—	—	
Excavation and Mining	S	S	S	S	S	Refer to Chapter 98
Pipelines, Oil and Gas Wells						
Gas Well Drilling	S	S	S	S	S	Refer to Sec. 125-90.G.
Oil Well Drilling	S	S	S	S	S	Refer to Sec. 125-90.G.
Pipelines	S	S	S	S	S	Refer to Sec. 125-90.H.
Pump Stations	S	S	S	S	S	Refer to Sec. 125-90.I.
Specific Use Limitations						
L1 Rental property is prohibited as being used for a secondary dwelling.				L2 Mobile home skirting or lattice shall be installed. A state-required gas cutoff valve shall be located outside the mobile home skirt.		
L3 Minimum 20-foot wide landscaped buffer required along interior lot lines that abut a single-family lot.				L4 No accessory uses permitted		

Comment [11]: CHANGE

Comment [12]: CHANGE

Schedule 125-70.B: Use Regulations – Residential Single Family Districts

L5 Permissible if in accordance with Chapter 18 of the League City Code of Ordinances.

<i>Accessory Uses and Structures</i>	See Article IV, Division 2
<i>Temporary Uses</i>	See Article IV, Division 3
<i>Nonconforming Uses and Structures</i>	See Article IV, Division 7

Sec. 125-71 Residential Multi-Family Districts

Sec. 125-71.B. Land Use Regulations

Schedule 125-71.B below prescribes the land use regulations for ***RMF Residential Multi-Family Districts***. The regulations for each district are established by letter designations as follows:

"P" designates permitted use classifications.

"L" designates use classifications that are permitted, subject to certain limitations prescribed by the additional use regulations in Article IV, Division 1: Standards for Specific Uses. Number designations refer to the specific limitations listed at the end of Schedule 125-71.B.

"S" designates use classifications permitted after review and approval of a Special Use Permit by the City Council. These uses are also subject to certain limitations in Article IV, Division 1: Standards for Specific Uses.

Use classifications are defined in Article V, Division I: Use Classifications. In cases where a specific land use or activity is not defined, the City Planner or designee shall assign the land use or activity to a classification that is substantially similar in character. Use classifications not listed in the Schedule below are prohibited.

Schedule 125-71.B: Use Regulations – Residential Multi-Family Districts

<i>Use Classifications</i>	<i>RMF-2</i>	<i>RMF-1.2</i>	<i>Additional Regulations</i>
<i>Residential</i>			
Child Care Family Homes			
<i>Listed Family Homes</i>	P	P	
<i>Registered Family Homes</i>	S	S	
Residential Dwellings			Refer to Sec. 125-90.B
<i>Multi-Family Dwelling</i>	P	P	
<i>Condominium</i>	P	P	
<i>Duplex</i>	P	P	
<i>Townhouses</i>	P	P	
<i>Manufactured Homes</i>	S	S	
Residential Care Facilities			
<i>Small Residential Care Facilities</i>	P	P	
<i>Residential Care Rooming Facilities</i>	P	P	
<i>Residential Care Apartment Facilities</i>	P	P	
<i>Public and Semipublic</i>			

Schedule 125-71.B: Use Regulations – Residential Multi-Family Districts

Cemeteries	S	S	
Cultural Institutions	S	S	
Day Care	S	S	
Parks and Recreation	P	P	
Public Safety Facilities	S	S	
Religious Assembly	L1	L1	
Schools, Public or Private	S	S	
Commercial			
Bed and Breakfast Establishment	P	P	
Food and Beverage Sales	L2	L2	
Recreation and Entertainment			
<i>Large-Scale</i>	S	S	
<i>Small-Scale</i>	S	S	
Transportation, Communication, and Utilities			
Transportation Facilities			
<i>Marinas, Docks</i>	P	P	
<i>Marinas, Private</i>	P	P	
Utility, Minor	P	P	
Agriculture and Extractive			
Excavation and Mining	S	S	Refer to Chapter 98
Pipelines, Oil and Gas Wells			
Gas Well Drilling	S	S	Refer to Sec. 125-90.G.
Oil Well Drilling	S	S	Refer to Sec. 125-90.G.
Pipelines	S	S	Refer to Sec. 125-90.H.
Pump Stations	S	S	Refer to Sec. 125-90.I.
Specific Use Limitations			
L1 Minimum 20-foot wide landscaped buffer required along interior lot lines that abut a single-family lot.		L2 Corner stores less than 1,500 square feet.	
Accessory Uses and Structures		See Article IV, Division 2	
Temporary Uses		See Article IV, Division 3	
Nonconforming Uses and Structures		See Article IV, Division 7	

Comment [13]: CHANGE

Comment [14]: CHANGE

Sec. 125-72 Commercial and Mixed Use Districts

Sec. 125-72.B. Land Use Regulations

Schedule 125-72.B below prescribes the land use regulations for *C Commercial and Mixed Use Districts*. The regulations for each district are established by letter designations as follows:

"P" designates permitted use classifications.

"L" designates use classifications that are permitted, subject to certain limitations prescribed by the additional use regulations in Article IV, Division 1: Standards for Specific Uses. Number designations refer to the specific limitations listed at the end of Schedule 125-72.B.

"S" designates use classifications permitted after review and approval of a Special Use Permit by the City Council. These uses are also subject to certain limitations in Article IV, Division 1: Standards for Specific Uses.

Use classifications are defined in Article V, Division I: Use Classifications. In cases where a specific land use or activity is not defined, the City Planner or designee shall assign the land use or activity to a classification that is substantially similar in character. Use classifications not listed in the Schedule below are prohibited.

Schedule 125-72.B: Use Regulations – Commercial and Mixed Use Districts

<i>Use Classifications</i>	<i>CN</i>	<i>CG</i>	<i>CO</i>	<i>CM</i>	<i>Additional Regulations</i>
<i>Residential</i>					
Residential Dwellings					Refer to Section 125-90.B.
<i>Multi-Family Residential</i>	L1	—	—	L1	
<i>Single-Family Residential</i>	L1	—	—	—	
Residential Care Facilities					
<i>Small Residential Care Facilities</i>	P	—	—	P	
<i>Residential Care Rooming Facilities</i>	P	—	—	P	
<i>Residential Care Apartment Facilities</i>	P	—	—	P	
<i>Public and Semipublic</i>					
Clubs or Lodges	S	P	S	P	
Colleges, Public or Private	S	P	P	P	
Cultural Institutions	P	P	P	P	
Day Care	P	P	P	P	
Educational Research and Development	—	P	P	P	

Schedule 125-72.B: Use Regulations – Commercial and Mixed Use Districts

<i>Use Classifications</i>	<i>CN</i>	<i>CG</i>	<i>CO</i>	<i>CM</i>	<i>Additional Regulations</i>
Government Offices and Facilities					
<i>Large-Scale</i>	—	P	P	P	
<i>Small-Scale</i>	P	P	P	P	
Hospitals	S	P	P	P	
Parks and Recreation	P	P	P	P	
Public Maintenance Facilities	—	S	—	—	Refer to Section 125-90.D.
Public Safety Facilities	P	P	P	P	
Religious Assembly	L2	P	P	P	
Schools, Public or Private	P	P	P	P	
Commercial					
Alcoholic Beverage Sales					
<i>On-Premise Consumption</i>	S, L3	S, L3	S, L3	S, L3	
<i>Off-Premise Consumption</i>	—	P, L3	—	—	
Ambulance Services	—	P	P	P	
Animal Sales and Services	S	P	—	S	
Automobile/Vehicle/Equipment Sales and Services					
<i>Automobile/Vehicle/Equipment Sales and Rental</i>	—	P	—	S	
<i>Automobile Rentals</i>	L4	P	L4	P	
<i>Car Wash</i>	—	P	—	P	
<i>Gas and Service Stations</i>	—	P	—	S	
<i>Light Vehicle Service</i>	S	P	—	S	
<i>Auto Repair and Other Heavy Vehicle Service</i>	—	S	—	—	
Banks and Other Financial Institutions	L5	P	P	P	Refer to Section 125-90.A.
Bed and Breakfast Establishment	P	P	—	P	
Building Materials Sales and Services	—	P	—	P	Refer to Section 125-90.D.
Business Services	P	P	P	P	
Catering Business	S	P	P	P	
Convention Center	—	P	P	P	
Eating and Drinking Establishments					
<i>Full Service</i>	P	P	S	P	
<i>Limited Service</i>	P	P	S	P	
<i>With Drive-Through Facilities</i>	S, L5	P	S	P	Refer to Section 125-90.A.
<i>With Live Entertainment</i>	S	P	S	S	

Schedule 125-72.B: Use Regulations – Commercial and Mixed Use Districts

<i>Use Classifications</i>	<i>CN</i>	<i>CG</i>	<i>CO</i>	<i>CM</i>	<i>Additional Regulations</i>
<i>With Outdoor Seating</i>	L6	L6	S	L6	
Food and Beverage Sales	P	P	—	P	
Home Improvement Sales and Services	L7	P	—	P	Refer to Section 125-90.C.
Hotels and Commercial Lodging					Refer to Section 125-90.F.
<i>Full Service Hotel</i>	—	P	S	S	
<i>Limited Service Hotel</i>	S	P	S	S	
<i>Residence Hotel</i>	—	P	S	S	
Laboratory, Commercial	S	P	P	P	
Maintenance and Repair Services	P	P	P	P	
Massage Establishments and Massage Services	P	P	P	P	
Nurseries and Garden Supply Stores	P	P	—	P	Refer to Section 125-90.C.
Offices	P	P	P	P	
Parking Facilities	S	P	P	P	
Pawn Shops	—	L8	—	S	
Personal Instructional Services	P	P	—	P	
Personal Services	P	P	S	P	
Recreation and Entertainment					
<i>Large-Scale</i>	S	P	S	S	
<i>Small-Scale</i>	S	P	S	P	
Recreational Vehicle Park	—	S	—	—	Refer to Section 125-90.E.
Retail Sales	P	P	—	P	Refer to Section 125-90.C.
Self Storage	—	P	—	P	Refer to Section 125-90.D.
Undertaking, Funeral and Interment Services	S	P	—	P	
Industrial					
Production Industry					
<i>Artisan</i>	S	S	S	S	Refer to Section 125-90.D.
<i>Limited</i>	—	P	—	S	
Research and Development	—	S	S	S	
Warehousing and Storage					
<i>Indoor Storage</i>	—	P	S	S	Refer to Section 125-90.D.
Wholesaling and Distribution					
<i>With Store Facilities</i>	—	P	—	P	Refer to Section 125-90.D.
<i>Non-Store Facilities</i>	—	P	S	S	Refer to Section 125-90.D.
Transportation, Communication, and Utilities					

Schedule 125-72.B: Use Regulations – Commercial and Mixed Use Districts

<i>Use Classifications</i>	<i>CN</i>	<i>CG</i>	<i>CO</i>	<i>CM</i>	<i>Additional Regulations</i>
Communications Facilities	—	P	P	P	
Communication Towers and Structures	—	L9	L9	L9	
Transportation Facilities					
<i>Marinas, Docks</i>	P	—	—	P	
<i>Marinas, Private</i>	P	P	—	P	
<i>Marinas, Public</i>	P	P	—	P	
<i>Transportation Passenger Terminals</i>	S	P	P	P	
Utility, Minor	P	P	P	P	
<i>Agriculture and Extractive</i>					
Excavation and Mining	S	S	S	S	Refer to Chapter 98
<i>Pipelines, Oil and Gas Wells</i>					
Gas Well Drilling	S	S	S	S	Refer to Sec. 125-90.G.
Oil Well Drilling	S	S	S	S	Refer to Sec. 125-90.G.
Pipelines	S	S	S	S	Refer to Sec. 125-90.H.
Pump Stations	S	S	S	S	Refer to Sec. 125-90.I.
<i>Specific Use Limitations</i>					
L1 Permissible if not a ground floor use. The ground floor use shall not be an accessory use to the multi-family.					L2 If the total floor plate of all accessory uses exceeds 50 percent of the floor plate of the sanctuary, then a Special Use Permit is required.
L3 Permissible if in accordance with Section 10 of the City of League City Code of Ordinances and the Texas Alcoholic Beverage Commission (TABC) Code..					L4 No outdoor storage or washing of vehicles.
L5 If property adjoins non-residential zoning district, submit traffic impact analysis to be approved by the City Engineer and Special Use Permit is not required.					L6 Hours of operation may be limited.
L7 Floorplates limited to a maximum of 10,000 square feet.					L8 Permissible if in accordance with the Texas Pawnshop Act (Texas Finance Code, Title 4, Chapter 371).
L9 Permissible if in accordance with the Communications Towers and Structures Ordinance and requires SUP.					
<i>Accessory Uses and Structures</i>					See Article IV, Division 2
<i>Temporary Uses</i>					See Article IV, Division 3
<i>Nonconforming Uses and Structures</i>					See Article IV, Division 7

Comment [15]: CHANGE

Comment [16]: CHANGE

Sec. 125-73 Industrial Districts

Sec. 125-73.B. Land Use Regulations

Schedule 125-73.B below prescribes the land use regulations for *I Industrial Districts*. The regulations for each district are established by letter designations as follows:

"P" designates permitted use classifications.

"L" designates use classifications that are permitted, subject to certain limitations prescribed by the additional use regulations in Article IV, Division 1: Standards for Specific Uses. Number designations refer to the specific limitations listed at the end of Schedule 125-73.B.

"S" designates use classifications permitted after review and approval of a Special Use Permit by the City Council. These uses are also subject to certain limitations in Article IV, Division 1: Standards for Specific Uses.

Use classifications are defined in Article V, Division I: Use Classifications. In cases where a specific land use or activity is not defined, the City Planner or designee shall assign the land use or activity to a classification that is substantially similar in character. Use classifications not listed in the Schedule below are prohibited.

Schedule 125-73.B: Use Regulations – Industrial Districts

<i>Use Classifications</i>	<i>IL</i>	<i>IG</i>	<i>Additional Regulations</i>
<i>Residential</i>			
Residential Dwellings			
<i>Caretaker Unit</i>	P	P	
<i>Public and Semipublic</i>			
Clubs or Lodges	S	—	
Colleges, Public or Private	L1	—	
Cultural Institutions	L1	—	
Day Care	L2	—	
Educational Research and Development	P	—	
Government Offices and Facilities			
<i>Large-Scale</i>	P	—	
<i>Small-Scale</i>	P	—	
Parks and Recreation	P	P	
Public Maintenance Facilities	P	P	Refer to Section 125-90.D.
Public Safety Facilities	P	P	
Religious Assembly	P	P	
<i>Commercial</i>			

Schedule 125-73.B: Use Regulations – Industrial Districts

<i>Use Classifications</i>	<i>IL</i>	<i>IG</i>	<i>Additional Regulations</i>
Ambulance Services	P	P	
Automobile/Vehicle/Equipment Sales and Services			
<i>Automobile Rentals</i>	P	P	
<i>Car Wash</i>	P	—	
<i>Gas and Service Stations</i>	P	—	
<i>Light Vehicle Service</i>	P	—	
<i>Auto Repair and Other Heavy Vehicle Service</i>	P	P	
Building Materials Sales and Services	P	P	Refer to Section 125-90.D.
Business Services	P	—	
Catering Business	P	P	
Food and Beverage Sales	L2	L2	
Home Improvement Sales and Services	P	—	Refer to Section 125-90.D.
Laboratory, Commercial	P	P	
Maintenance and Repair Services	P	P	
Nurseries and Garden Supply Stores	P	—	Refer to Section 125-90.C.
Offices	P	L2	
Recreation and Entertainment			Refer to Section 125-90.E.
<i>Large-Scale</i>	S	S	
<i>Small-Scale</i>	S	S	
Retail Sales	L2	—	Refer to Section 125-90.C.
Self Storage	P	P	Refer to Section 125-90.D.
Sexually Oriented Businesses	L3	L3	
Temporary Sales and Uses	L4	L4	
<i>Industrial</i>			
Contractor’s Storage	P	P	Refer to Section 125-90.D.
Production Industry			Refer to Section 125-90.D.
<i>Artisan</i>	P	—	
<i>General</i>	P	P	
<i>Limited</i>	P	P	
Recycling Collection	P	P	
Research and Development	P	P	
Warehousing and Storage			
<i>Indoor Storage</i>	P	P	
<i>Outdoor Storage</i>	P	P	Refer to Section 125-90.D.
Wholesaling and Distribution			Refer to Section 125-90.D.

Schedule 125-73.B: Use Regulations – Industrial Districts

<i>Use Classifications</i>	<i>IL</i>	<i>IG</i>	<i>Additional Regulations</i>
<i>With Store Facilities</i>	P	S	
<i>Non-Store Facilities</i>	P	P	
<i>Transportation, Communication, and Utilities</i>			
Communications Facilities	P	S	
Communication Towers and Structures	L5	L5	
Transportation Facilities			
<i>Airports and Heliports</i>	S	S	
<i>Freight/Truck Terminal and Warehouse</i>	P	P	
<i>Transportation Passenger Terminals</i>	P	—	
<i>Truck Weight Stations</i>	S	P	
Utility Major	S	P	
Utility, Minor	P	P	
<i>Agriculture and Extractive</i>			
Excavation and Mining	S	S	Refer to Chapter 98
Plant Nursery	P	P	
<i>Pipelines, Oil and Gas Wells</i>			
Gas Well Drilling	S	S	Refer to Sec. 125-90.G.
Oil Well Drilling	S	S	Refer to Sec. 125-90.G.
Pipelines	S	S	Refer to Sec. 125-90.H.
Pump Stations	S	S	Refer to Sec. 125-90.I.
<i>Specific Use Limitations</i>			
L1 Permitted in instances where use includes activities of an industrial nature.		L2 Permitted only as an accessory use within the district.	
L3 Permissible if in accordance with the Sexually Oriented Businesses Ordinance.		L4 Permissible if in accordance Section 125-130 of this Chapter.	
L5 Permissible if in accordance with the Communications Towers and Structures Ordinance.		L6 Shall be in accordance with the Mining and Drilling Ordinance and all other state regulations.	
<i>Accessory Uses and Structures</i>		See Article IV, Division 2	
<i>Temporary Uses</i>		See Article IV, Division 3	
<i>Nonconforming Uses and Structures</i>		See Article IV, Division 7	

Comment [17]: CHANGE

Comment [18]: CHANGE

Sec. 125-74 Public and Semi-Public District

Sec. 125-74.B. Land Use Regulations

Schedule 125-74.B below prescribes the land use regulations for the *PS Public and Semipublic District*. The regulations for the district are established by letter designations as follows:

"P" designates permitted use classifications.

"L" designates use classifications that are permitted, subject to certain limitations prescribed by the additional use regulations in Article IV, Division 1: Standards for Specific Uses. Number designations refer to the specific limitations listed at the end of Schedule 125-74.B.

"S" designates use classifications permitted after review and approval of a Special Use Permit by the City Council. These uses are also subject to certain limitations in Article IV, Division 1: Standards for Specific Uses.

Use classifications are defined in Article V, Division I: Use Classifications. In cases where a specific land use or activity is not defined, the City Planner or designee shall assign the land use or activity to a classification that is substantially similar in character. Use classifications not listed in the Schedule below are prohibited.

Schedule 125-74.B: Use Regulations – Public and Semi-Public District

<i>Use Classifications</i>	<i>PS</i>	<i>Additional Regulations</i>
<i>Public and Semipublic</i>		
Cemeteries	S	
Clubs or Lodges	P	
Colleges, Public or Private	P	
Cultural Institutions	P	
Day Care	P	
Educational Research and Development	P	
Government Offices and Facilities		
<i>Large-Scale</i>	P	
<i>Small-Scale</i>	P	
Hospitals	P	
Parks and Recreation	P	
Public Maintenance Facilities	S	Refer to Section 125-90.D.
Public Safety Facilities	P	
Religious Assembly	P	
Schools, Public or Private	P	

Schedule 125-74.B: Use Regulations – Public and Semi-Public District

<i>Use Classifications</i>	<i>PS</i>	<i>Additional Regulations</i>
<i>Commercial</i>		
Ambulance Services	P	
Convention Center	P	
Eating and Drinking Establishments		
<i>Full Service</i>	L1	
<i>Limited Service</i>	L1	
<i>With Outdoor Seating</i>	L1	
Food and Beverage Sales	L1	
Laboratory, Commercial	P	
Massage Establishments and Massage Services	P	
Offices	P	
Parking Facilities	P	
Recreation and Entertainment		
<i>Large-Scale</i>	P	Refer to Section 125-90.E.
Retail Sales	L1	
Temporary Sales and Uses	L2	
Undertaking, Funeral and Interment Services	P	
<i>Industrial</i>		
Research and Development	S	Refer to Section 125-90.G.
<i>Transportation, Communications, and Utilities</i>		
Communication Towers and Structures	L3	
Transportation Facilities		
<i>Airports and Heliports</i>	L4	
<i>Marinas, Public</i>	P	
<i>Transportation Passenger Terminals</i>	P	
Utility Major	S	
Utility, Minor	P	
<i>Agriculture and Extractive</i>		
Crop and Animal Raising	S	
Excavation and Mining	S	Refer to Chapter 98

<i>Pipelines, Oil and Gas Wells</i>		
Gas Well Drilling	S	Refer to Section 125-90.G.
Oil Well Drilling	S	Refer to Section 125-90.G.
Pipelines	S	Refer to Section 125-90.H.
Pump Stations	S	Refer to Section 125-90.I.
<i>Specific Use Limitations</i>		
L1 Permitted only as an accessory use within the district.	L2	Permissible if in accordance with Section 125-130 of this Chapter.
L3 Permissible if in accordance with the Communications Towers and Structures Ordinance.	L4	May be permitted if accessory to a hospital or similar emergency health services facility upon approval of a Special Use Permit.
<i>Accessory Uses and Structures</i>		See Article IV, Division 2
<i>Temporary Uses</i>		See Article IV, Division 3
<i>Nonconforming Uses and Structures</i>		See Article IV, Division 7

Sec. 125-75 Open Space District

Sec. 125-75.B. Land Use Regulations

Schedule 125-75.B below prescribes the land use regulations for the *OS Open Space District*. The regulations for the district are established by letter designations as follows:

"P" designates permitted use classifications.

"L" designates use classifications that are permitted, subject to certain limitations prescribed by the additional use regulations in Article IV, Division 1: Standards for Specific Uses. Number designations refer to the specific limitations listed at the end of Schedule 125-75.B.

"S" designates use classifications permitted after review and approval of a Special Use Permit by the City Council. These uses are also subject to certain limitations in Article IV, Division 1: Standards for Specific Uses.

Use classifications are defined in Article V, Division I: Use Classifications. In cases where a specific land use or activity is not defined, the City Planner or designee shall assign the land use or activity to a classification that is substantially similar in character. Use classifications not listed in the Schedule below are prohibited.

Schedule 125-75.B: Use Regulations – Open Space District

<i>Use Category / Specific Category</i>	<i>OS</i>	<i>Additional Regulations</i>
<i>Public and Semipublic</i>		
Cemeteries	S	
Clubs or Lodges	L1	
Cultural Institutions	L1	
Day Care	L1	
Government Offices and Facilities		
<i>Large-Scale</i>	S	
<i>Small-Scale</i>	S	
Parks and Recreation	P	
<i>Commercial</i>		
Eating and Drinking Establishments		
<i>Full Service</i>	L1	
<i>Limited Service</i>	L1	
<i>With Outdoor Seating</i>	L1	
Recreation and Entertainment		
<i>Large-Scale</i>	P	Refer to Section 125-90.E.
Temporary Sales and Uses	L2	

Schedule 125-75.B: Use Regulations – Open Space District

<i>Use Category / Specific Category</i>	<i>OS</i>	<i>Additional Regulations</i>
<i>Transportation, Communications, and Utilities</i>		
Communication Towers and Structures	S	
Transportation Facilities		
<i>Marinas, Docks</i>	P	
<i>Marinas, Private</i>	P	
<i>Marinas, Public</i>	P	
Utility Major	S	
Utility, Minor	P	
<i>Agriculture and Extractive</i>		
Crop and Animal Raising	P	
Excavation and Mining	S	Refer to Chapter 98
Plant Nursery	P	
<i>Pipelines, Oil and Gas Wells</i>		
Gas Well Drilling	S	Refer to Section 125-90.G.
Oil Well Drilling	S	Refer to Section 125-90.G.
Pipelines	S	Refer to Section 125-90.H.
Pump Stations	S	Refer to Section 125-90.I.
<i>Specific Use Limitations</i>		
L1 Permitted only as an accessory use within the district.	L2 Permissible if in accordance with Section 125-130 of this Chapter.	
<i>Accessory Uses and Structures</i>	See Article IV, Division 2	
<i>Temporary Uses</i>	See Article IV, Division 3	
<i>Nonconforming Uses and Structures</i>	See Article IV, Division 7	

Comment [19]: CHANGE

Comment [110]: CHANGE

Division 3. Overlay Zoning District Regulations

Sec. 125-81 –RNC Residential Neighborhood Conservation Overlay District

Sec. 125-81.D. Land Use Regulations

Schedule 125-81.D below prescribes the land use regulations for the *-RNC Residential Neighborhood Conservation Overlay District*. The regulations for the district are established by letter designations as follows:

"P" designates permitted use classifications.

"L" designates use classifications that are permitted, subject to certain limitations prescribed by the additional use regulations in Article IV, Division 1: Standards for Specific Uses. Number designations refer to the specific limitations listed at the end of Schedule 125-81.D.

"S" designates use classifications permitted after review and approval of a Special Use Permit by the City Council. These uses are also subject to certain limitations in Article IV, Division 1: Standards for Specific Uses.

Use classifications are defined in Article V, Division I: Use Classifications. In cases where a specific land use or activity is not defined, the City Planner or designee shall assign the land use or activity to a classification that is substantially similar in character. Use classifications not listed in the Schedule below are prohibited.

Schedule 125-81.D: Use Regulations – Residential Neighborhood Conservation Overlay District

<i>Use Classifications</i>	<i>RNC</i>	<i>Additional Regulations</i>
<i>Residential</i>		
Child Care Family Homes		
<i>Listed Family Homes</i>	P	
<i>Registered Family Homes</i>	P	
Residential Dwellings		Refer to Section 125-90.B.
<i>Single Family Dwelling</i>	P	
<i>Single Family with Secondary Dwelling</i>	S	
Attached Single Family Dwelling	P	
<i>Duplex</i>	S	
<i>Multi-Family Residential</i>	S	
Residential Care Facilities		
<i>Small Residential Care Facilities</i>	P	
<i>Residential Care Rooming Facilities</i>	P	

Schedule 125-81.D: Use Regulations – Residential Neighborhood Conservation Overlay District

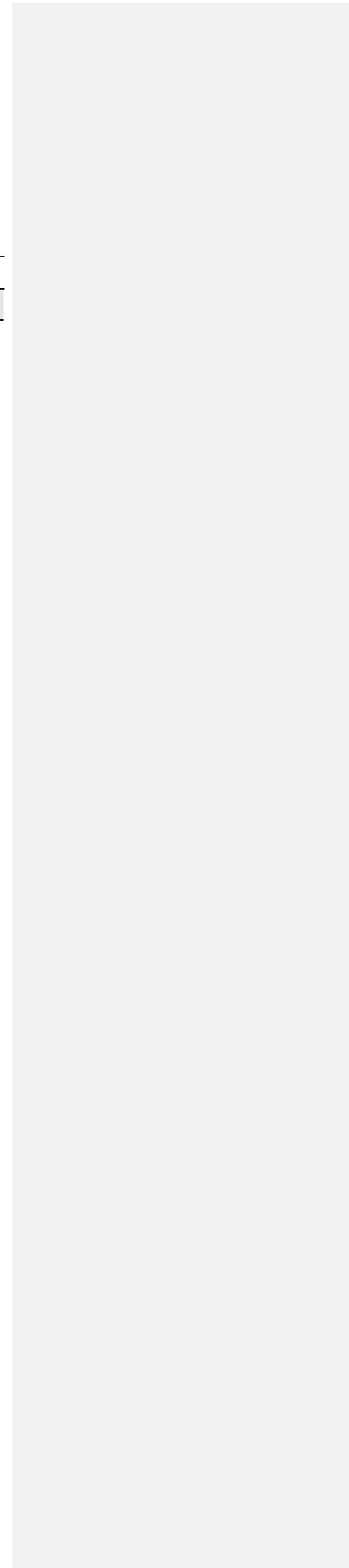
<i>Use Classifications</i>	<i>RNC</i>	<i>Additional Regulations</i>
<i>Residential Care Apartment Facilities</i>	L1	
Public and Semipublic		
Cultural Institutions	S	
Day Care	S	
Government Offices and Facilities		
<i>Small-Scale</i>	S	
Parks and Recreation	P	
Public Safety Facilities	S	
Religious Assembly	L2	
Commercial		
Banks and Other Financial Institutions	S	
Bed and Breakfast Establishment	P	
Business Services	P	
Catering Business	P	
Food and Beverage Sales	L3	
Offices	P	
Personal Services	P	
Retail Sales	P	
Temporary Sales	S	
Undertaking, Funeral and Interment Services	S	
Transportation, Communications, and Utilities		
Utility, Minor	P	
Agriculture and Extractive		
Excavation and Mining	S	Refer to Chapter 98
Pipelines, Oil and Gas Wells		
Gas Well Drilling	S	Refer to Section 125-90.G.
Oil Well Drilling	S	Refer to Section 125-90.G.
Pipelines	S	Refer to Section 125-90.H.
Pump Stations	S	Refer to Section 125-90.I.
Specific Use Limitations		
L1 More than 3 units require a Special Use Permit.	L2 A minimum 20-foot wide landscaped buffer required along interior lot lines abutting a single-family dwelling.	
L3 Corner stores less than 1,500 square feet.		
Accessory Uses and Structures		See Article IV, Division 2
Temporary Uses		See Article IV, Division 3

Comment [111]: CHANGE

Comment [112]: CHANGE

Schedule 125-81.D: Use Regulations – Residential Neighborhood Conservation Overlay District

<i>Use Classifications</i>	<i>RNC</i>	<i>Additional Regulations</i>
<i>Nonconforming Uses and Structures</i>		See Article IV, Division 7



Sec. 125-82 –CRC Commercial Revitalization Overlay District

Sec. 125-82.D. Land Use Regulations

Schedule 125-82.D below prescribes the land use regulations for the –*CRC Commercial Revitalization Overlay District*. The regulations for the district are established by letter designations as follows:

“P” designates permitted use classifications.

“L” designates use classifications that are permitted, subject to certain limitations prescribed by the additional use regulations in Article IV, Division 1: Standards for Specific Uses. Number designations refer to the specific limitations listed at the end of Schedule 125-82.D.

“S” designates use classifications permitted after review and approval of a Special Use Permit by the City Council. These uses are also subject to certain limitations in Article IV, Division 1: Standards for Specific Uses.

Use classifications are defined in Article V, Division I: Use Classifications. In cases where a specific land use or activity is not defined, the City Planner or designee shall assign the land use or activity to a classification that is substantially similar in character. Use classifications not listed in the Schedule below are prohibited.

Schedule 125-82.D: Use Regulations – Commercial Revitalization Overlay District

<i>Use Classifications</i>	<i>CRC</i>	<i>Additional Regulations</i>
<i>Public and Semipublic</i>		
Clubs or Lodges	P	
Colleges, Public or Private	S	
Cultural Institutions	P	
Educational Research and Development	S	
Government Offices and Facilities		
<i>Small-Scale</i>	P	
Parks and Recreation	P	
Public Safety Facilities	P	
Religious Assembly	P	
Schools, Public or Private	S	
<i>Commercial</i>		
Alcoholic Beverage Sales	S	
Animal Sales and Services	P	

Schedule 125-82.D: Use Regulations – Commercial Revitalization Overlay District

<i>Use Classifications</i>	<i>CRC</i>	<i>Additional Regulations</i>
Automobile/Vehicle/Equipment Sales and Services		
<i>Automobile/Vehicle/Equipment Sales and Rental</i>	S	
<i>Automobile Rentals</i>	S	
<i>Car Wash</i>	S	
<i>Gas and Service Stations</i>	S	
<i>Light Vehicle Service</i>	S	
Banks and Other Financial Institutions	P	Refer to Section 125-90.A.
Building Materials Sales and Services	P	Refer to Section 125-90.D.
Business Services	P	
Catering Business	P	
Eating and Drinking Establishments		
<i>Full Service</i>	P	
<i>Limited Service</i>	P	
<i>With Drive-Through Facilities</i>	P	Refer to Section 125-90.A.
<i>With Live Entertainment</i>	P	
<i>With Outdoor Seating</i>	L1	
Food and Beverage Sales	P	
Home Improvement Sales and Services	P	Refer to Section 125-90.C.
Hotels and Commercial Lodging	P	
<i>Full Service Hotel</i>	S	
<i>Limited Service Hotel</i>	S	
<i>Residence Hotel</i>	S	
Laboratory, Commercial	P	
Maintenance and Repair Services	P	
Massage Establishments and Massage Services	P	
Offices	P	
Parking Facilities	S	
Pawn Shops	L2	
Personal Instructional Services	P	
Personal Services	P	
Recreation and Entertainment		
<i>Large-Scale</i>	L3	Refer to Section 125-90.E.
<i>Small-Scale</i>	P	
Retail Sales	P	

Schedule 125-82.D: Use Regulations – Commercial Revitalization Overlay District

<i>Use Classifications</i>	<i>CRC</i>	<i>Additional Regulations</i>
Temporary Sales and Uses	L4	
Undertaking, Funeral and Interment Services	P	
<i>Industrial</i>		
Production Industry		
<i>Artisan</i>	S	Refer to Section 125-90.D.
Communications Facilities	P	
Transportation Facilities		
<i>Transportation Passenger Terminals</i>	P	
Utility, Minor	P	
<i>Agriculture and Extractive</i>		
Excavation and Mining	S	Refer to Chapter 98
<i>Pipelines, Oil and Gas Wells</i>		
Gas Well Drilling	S	Refer to Section 125-90.G.
Oil Well Drilling	S	Refer to Section 125-90.G.
Pipelines	S	Refer to Section 125-90.H.
Pump Stations	S	Refer to Section 125-90.I.
<i>Specific Use Limitations</i>		
L1 Hours of operation may be limited.		L2 Permitted if in accordance with the Texas Pawnshop Act (Texas Finance Code, Title 4, Chapter 371).
L3 Fitness and recreation sports centers permitted only.		L4 Permissible if in accordance with Section 125-130 of this Chapter.
<i>Accessory Uses and Structures</i>		See Article IV, Division 2
<i>Temporary Uses</i>		See Article IV, Division 3
<i>Nonconforming Uses and Structures</i>		See Article IV, Division 7

Comment [I13]: CHANGE

Comment [I14]: CHANGE

Sec. 125-83 –TND Traditional Neighborhood Development Overlay District

Sec. 125-83.D. Land Use Regulations

Schedule 125-83.D below prescribes the land use regulations for the –*TND Traditional Neighborhood Development Overlay District* by sub-district. The regulations for each sub-district are established by letter designations as follows:

“P” designates permitted use classifications.

“L” designates use classifications that are permitted, subject to certain limitations prescribed by the additional use regulations in Article IV, Division 1: Standards for Specific Uses. Number designations refer to the specific limitations listed at the end of Schedule 125-83.D.

“S” designates use classifications permitted after review and approval of a Special Use Permit by the City Council. These uses are also subject to certain limitations in Article IV, Division 1: Standards for Specific Uses.

Use classifications are defined in Article V, Division I: Use Classifications. In cases where a specific land use or activity is not defined, the City Planner or designee shall assign the land use or activity to a classification that is substantially similar in character. Use classifications not listed in the Schedule below are prohibited.

Schedule 125-83.D: Use Regulations – Traditional Neighborhood Development Overlay District

<i>Use Classifications</i>	<i>NC</i>	<i>NR</i>	<i>NOS</i>	<i>Additional Regulations</i>
Residential				
Child Care Family Homes				
<i>Listed Family Homes</i>	—	P	—	
<i>Registered Family Homes</i>	—	P	—	
Residential Dwellings				Refer to Sec. 125-90.B.
<i>Single Family Dwelling</i>	—	P	—	
<i>Single Family with Secondary Dwelling</i>	—	P	—	
<i>Attached Single Family Dwelling</i>	—	P	—	
<i>Two Family Dwelling</i>	—	P	—	
<i>Multi-Family Residential</i>	P	P	—	
Residential Care Facilities				
<i>Small Residential Care Facilities</i>	P	P	—	
<i>Residential Care Rooming Facilities</i>	P	P	—	

Schedule 125-83.D: Use Regulations – Traditional Neighborhood Development Overlay District

<i>Use Classifications</i>	<i>NC</i>	<i>NR</i>	<i>NOS</i>	<i>Additional Regulations</i>
<i>Residential Care Apartment Facilities</i>	P	P	—	
<i>Public and Semipublic</i>				
Cultural Institutions	P	—	S	
Day Care	P	—	—	
Government Offices and Facilities				
<i>Small-Scale</i>	P	—	—	
Parks and Recreation	P	p	P	
Public Safety Facilities	S	—	—	
Religious Assembly	P	L1	—	
Schools, Public or Private	—	P	—	
<i>Commercial</i>				
Alcoholic Beverage Sales	S	—	—	
Animal Sales and Services	P	—	—	
Automobile/Vehicle/Equipment Sales and Services				
<i>Automobile Rentals</i>	L2, L3	—	—	
Banks and Other Financial Institutions	L4	—	—	
Bed and Breakfast Establishment	P	S	—	
Business Services	P	—	—	
Catering Business	P	—	—	
Eating and Drinking Establishments				
<i>Full Service</i>	P	—	—	
<i>Limited Service</i>	P	—	S	
<i>With Live Entertainment</i>	S	—	S	
<i>With Outdoor Seating</i>	L5	—	S	
Food and Beverage Sales	P	—	L2	
Hotels and Commercial Lodging	S	—	—	
Maintenance and Repair Services	P	—	—	
Offices	L6	—	—	
Parking Facilities	S	—	—	
Personal Instructional Services	L6	—	—	
Personal Services	P	—	—	
Retail Sales	P	—	—	
Temporary Sales and Uses	L7	—	L7	
<i>Transportation, Communications, and Utilities</i>				

Schedule 125-83.D: Use Regulations – Traditional Neighborhood Development Overlay District

<i>Use Classifications</i>	<i>NC</i>	<i>NR</i>	<i>NOS</i>	<i>Additional Regulations</i>
Transportation Facilities				
<i>Marinas, Docks</i>	P	P	P	
<i>Marinas, Private</i>	P	P	P	
<i>Marinas, Public</i>	S	—	S	
<i>Transportation Passenger Terminals</i>	S	—	—	
Utility, Minor	P	P	P	
Agriculture and Extractive				
Excavation and Mining	S	S	S	Refer to Chapter 98
Pipelines, Oil and Gas Wells				
Gas Well Drilling	S	S	S	Refer to Section 125-90.G
Oil Well Drilling	S	S	S	Refer to Section 125-90.G
Pipelines	S	S	S	Refer to Section 125-90.H
Pump Stations	S	S	S	Refer to Section 125-90.I
Specific Use Limitations				
L1 A minimum 10-foot wide landscaped buffer required along interior lot lines abutting a single-family dwelling.		L2 Permitted only as an accessory use within the district.		
L3 No outdoor storage or washing of vehicles.		L4 Drive-through facilities not permitted.		
L5 Hours of operation may be limited.		L6 Preferred location above street level.		
L7 Permissible if in accordance with Section 125-130 of this Chapter.				
Accessory Uses and Structures				See Article IV, Division 2
Temporary Uses				See Article IV, Division 3
Nonconforming Uses and Structures				See Article IV, Division 7

Comment [115]: CHANGE

Comment [116]: CHANGE

Sec. 125-84 –MAC Major Activity Center Overlay District

Sec. 125-84.D. Land Use Regulations

Schedule 125-84.D below prescribes the land use regulations for the *–MAC Major Activity Center Overlay District* by sub-district. The regulations for each sub-district are established by letter designations as follows:

“P” designates permitted use classifications.

“L” designates use classifications that are permitted, subject to certain limitations prescribed by the additional use regulations in Article IV, Division 1: Standards for Specific Uses. Number designations refer to the specific limitations listed at the end of Schedule 125-84.D.

“S” designates use classifications permitted after review and approval of a Special Use Permit by the City Council. These uses are also subject to certain limitations in Article IV, Division 1: Standards for Specific Uses.

Use classifications are defined in Article V, Division I: Use Classifications. In cases where a specific land use or activity is not defined, the City Planner or designee shall assign the land use or activity to a classification that is substantially similar in character. Use classifications not listed in the Schedule below are prohibited.

Schedule 125-84.D: Use Regulations – Major Activity Center Overlay District

<i>Use Classifications</i>	<i>MFR</i>	<i>LFR</i>	<i>OI</i>	<i>Additional Regulations</i>
<i>Residential</i>				
Residential Dwellings				Refer to Section 125-90.B
<i>Multi-Family Residential</i>	P	—	P	
Residential Care Facilities				
<i>Residential Care Rooming Facilities</i>	P	—	P	
<i>Residential Care Apartment Facilities</i>	P	—	P	
<i>Public and Semi-Public</i>				
Clubs or Lodges	—	—	P	
Colleges, Public or Private	—	—	P	
Cultural Institutions	P	P	P	
Day Care	P	P	P	
Educational Research and Development	—	—	P	
Government Offices and Facilities				
<i>Small-Scale</i>	P	P	P	
Parks and Recreation	P	P	P	
Public Safety Facilities	P	P	P	

Schedule 125-84.D: Use Regulations – Major Activity Center Overlay District

<i>Use Classifications</i>	<i>MFR</i>	<i>LFR</i>	<i>OI</i>	<i>Additional Regulations</i>
Religious Assembly	—	—	S	
Schools, Public or Private	—	—	S	
Commercial				
Alcoholic Beverage Sales	S	P	—	
Animal Sales and Services	P	P	—	
Automobile/Vehicle/Equipment Sales and Services				
<i>Automobile/Vehicle/Equipment Sales and Rental</i>	—	S	—	
<i>Automobile Rentals</i>	L1, L2	L1,L2	L1,L2	
<i>Car Wash</i>	—	P	L1	
<i>Gas and Service Stations</i>	—	P	—	
<i>Light Vehicle Service</i>	—	P	—	
Banks and Other Financial Institutions	L3	P	P	Refer to Section 125-90.A
Bed and Breakfast Establishment	P	—	—	
Business Services	P	P	P	
Catering Business	P	P	—	
Convention Center	P	—	P	
Eating and Drinking Establishments				
<i>Full Service</i>	P	P	L1	
<i>Limited Service</i>	P	P	L1	
<i>With Drive-Through Facilities</i>	L3	P	—	
<i>With Live Entertainment</i>	P	P	—	
<i>With Outdoor Seating</i>	L4	L4	L1	
Food and Beverage Sales	P	P	L1	
Home Improvement Sales and Services	P	P	—	Refer to Section 125-90.C
Hotels and Commercial Lodging	S	P	S	
Laboratory, Commercial	—	—	P	
Nurseries and Garden Supply Stores	P	P	—	Refer to Section 125-90.C
Offices	L5	—	P	
Parking Facilities	S	P	P	
Personal Instructional Services	L5	P	—	
Personal Services	P	P	L1	
Recreation and Entertainment				
<i>Large-Scale</i>	L6	L6	L7	Refer to Section 125-90.E
<i>Small-Scale</i>	P	P	—	

Schedule 125-84.D: Use Regulations – Major Activity Center Overlay District

<i>Use Classifications</i>	<i>MFR</i>	<i>LFR</i>	<i>OI</i>	<i>Additional Regulations</i>
Retail Sales	P	P	L1	
Temporary Sales and Uses	L8	L8	L8	
<i>Transportation, Communications, and Utilities</i>				
Communications Facilities	P	P	P	
Transportation Facilities				
<i>Marinas, Docks</i>	P	P	—	
<i>Marinas, Private</i>	P	P	—	
<i>Marinas, Public</i>	P	P	—	
<i>Transportation Passenger Terminals</i>	S	P	P	
Utility, Minor	P	P	P	
<i>Agriculture and Extractive</i>				
Excavation and Mining	S	S	S	Refer to Chapter 98
<i>Pipelines, Oil and Gas Wells</i>				
Gas Well Drilling	S	S	S	Refer to Section 125-90.G
Oil Well Drilling	S	S	S	Refer to Section 125-90.G
Pipelines	S	S	S	Refer to Section 125-90.H
Pump Stations	S	S	S	Refer to Section 125-90.I
<i>Specific Use Limitations</i>				
L1 Permitted only as an accessory use within the district.	L2 No outdoor storage or washing of vehicles.			
L3 Drive-through facilities not permitted.	L4 Hours of operation may be limited.			
L5 Permissible if not a ground floor use.	L6 Fitness and recreation sports centers and entertainment complexes and theaters permitted only.			
L7 Fitness and recreation sports centers permitted only.	L8 Permissible if in accordance with Section 125-130 of this Chapter.			
<i>Accessory Uses and Structures</i>			See Article IV, Division 2	
<i>Temporary Uses</i>			See Article IV, Division 3	
<i>Nonconforming Uses and Structures</i>			See Article IV, Division 7	

Comment [117]: CHANGE

Comment [118]: CHANGE