

# ARTICLE 6 - DISTRICT REGULATIONS

## SECTION 6-1. Zoning Districts Established

The City of Big Spring is hereby divided into sixteen (16) zoning districts. The districts established herein shall be known as:

<u>Abbreviated Designation</u>	<u>Zoning District Name</u>
A	Agricultural District
SF-1	Single-Family Dwelling District
SF-2	Single-Family Dwelling District
SF-3	Single-Family Dwelling District
2F	Two-Family Dwelling District
GR	General Residential District
MF	Multiple-Family Dwelling District
O	Office District
NS	Neighborhood Service District
R	Retail District
LC	Light Commercial District
HC	Heavy Commercial District
CA	Central Area District
LI	Light Industrial District
HI	Heavy Industrial District

Note: SD - Prefixed to any district designation as it appears on the Zoning District Map, designates a surface drainage area subject to the provision of Section 6-2.

## SECTION 6-2. Surface Drainage (SD) Prefix to District Designation.

To provide for the appropriate use of land which has a history of inundation or is otherwise determined to be subject to flood hazard, and to promote the general welfare and to provide protection from flooding portions of certain districts are designated with a Surface Drainage Prefix (“SD”). “SD” areas designated on the zoning district map by an “SD” Prefix shall be subject to the following provisions:

- (a) Uses permitted

The permitted uses in that portion of any district having a Surface Drainage, “SD”, Prefix shall be limited to the following:

- (1) Agricultural activities including the ordinary cultivation or grazing of land and legal types of animal husbandry.
  - (2) Off-street parking incidental to any adjacent main use permitted in the district.
  - (3) Electrical substation.
  - (4) All types of local utilities.
  - (5) Parks, community centers, playgrounds, public golf courses.
  - (6) Private commercial open area amusements such as golf courses, driving ranges, archery ranges and similar uses.
  - (7) Private open space as part of a Planned Development.
  - (8) Heliport when approved by Specific Use Permit as provided in Section 7-2.
- (b) No building or structure shall be erected in that portion of any district designated with a Surface Drainage, "SD" Prefix until, and unless, such building or structure has been approved by the Director of Public Works, who will ascertain that such building or structure is not subject to damage by flooding and would not constitute an encroachment hazard or obstacle to the movement of flood waters and that such construction would not endanger the value and safety of other property or the public health and welfare.
- (c) Any dump, excavation, storage, filling or mining operation within that portion of a district having a Surface Drainage, "SD", Prefix shall be approved in writing by the Director of Public Works before such operation is begun.
- (d) An area may be removed from the Surface Drainage "SD" Prefix designation when by the provision of drainage works, grading, flood protection or specific drainage study, it is determined by the Director of Public Works that the flood hazard has been alleviated. Removal of the Surface Drainage, "SD" Prefix shall be accomplished by resolution of the City Council after written notification from the Director of Public Works advising of the removal of the flood hazard.

### **SECTION 6-3. Zoning District Map**

The boundaries of the zoning districts contained herein are delineated upon the official zoning district map of the City of Big Spring, said map being a part of this ordinance as fully as if the same were set forth here in detail.

Four (4) original, official and identical copies of the Zoning District Maps are hereby adopted bearing the signature of the Mayor and the attestation of the City Secretary and shall be filed and maintained as follows:

- (a) One copy shall be filed with the City Secretary and retained as the original record and shall not be changed in any manner.
- (b) One copy shall be filed with the County Clerk and retained as the original record and shall not be changed in any manner.
- (c) One copy shall be filed with the Building Official and shall be maintained up-to-date by posting thereon all changes and subsequent amendments for observation in issuing Building Permits, Certificates of Occupancy and Compliance and for enforcing the Zoning Ordinance.
- (d) One copy shall be filed with the Director of Public Works for reference purposes and shall be maintained up-to-date by posting thereon all changes and subsequent amendments.
- (e) Reproductions for information purposes may, from time to time, be made of the official Zoning District Maps.

#### **SECTION 6-4. General Description of Districts**

The following descriptions are general in nature and are not designed to serve as an indication or list of allowed uses in the each district.

##### ***Residential Districts***

A, Agricultural District. A zone designed to accommodate single-family residences and agricultural uses on lots that are a minimum of 1 acre in area.

SF-1, Single Family Dwelling District. A zone designed to accommodate single-family residences on lots that are a minimum of 13,000 square feet in area.

SF-2, Single Family Dwelling District. A zone designed to accommodate single-family development on lots that are a minimum of 7,000 square feet in area.

SF-3, Single Family Dwelling District. A zone designed to accommodate single-family development on lots that are not less than 5,000 square feet in area.

2F, Two-Family Dwelling District. A zone designed to accommodate development with residential buildings containing two dwelling units in each building.

GR, General Residential District. A zone designed to accommodate development with residential buildings including many types of residential dwelling.

MF, Multiple-Family Dwelling District. A zone designed to accommodate multiple-family

residential development at a density of not more than one dwelling units per 1,200 square feet on tracts no smaller than 7,500 square feet.

### *Non-Residential Districts*

O, Office District. A zone designed to accommodate office development.

NS, Neighborhood Service District. A zone designed for small sites to accommodate neighborhood convenience retail shopping facilities and professional and business offices that are primarily engaged in providing services to residents of the immediate neighborhood.

R, Retail District. A zone designed to provide locations for retail development to serve local neighborhood shopping, community shopping and regional shopping needs.

LC, Light Commercial District. A zone designed to accommodate the types of business and commercial uses that involve storage and commercial industries.

HC, Heavy Commercial District. A zone designed to accommodate business and commercial uses that include more intense commercial industries.

CA, Central Area District. A special zone designed to address the downtown area.

LI, Light Industrial District. A zone designed to accommodate industrial development in accordance with performance standards designed to ensure that such uses will have little or no impact on the surrounding area.

HI, Heavy Industrial District. A zone designed to accommodate warehousing, manufacturing and related businesses and that may need special motor freight terminals, that will generate significant volumes of truck traffic.

### *Special applications*

PD, Planned Development Districts. A zoning designation but not a district designed to accommodate development with a variety of types of residential and non-residential uses in accordance with a development plan and subject to the requirements of one or more of the zoning districts listed above.

Specific Use Permits. A zoning designation but not a district designed to accommodate development or land use in accordance with a specific list of permits contained herein and subject to the requirements of one of the zoning districts listed above. Such permits may be with or without term limitation.

Temporary Land Uses. These are not zoning designations but are special uses approved in accordance with the list contained herein and are not permanent uses.

## **SECTION 6-5. Zoning District Boundaries**

The boundaries of the zoning districts set forth herein are delineated upon the official zoning

district map of the City of Big Spring, said map being a part of this ordinance as if it were shown here in detail.

(a) Boundaries indicated as approximately following the centerlines of streets, highways or alleys shall be construed to follow such centerlines.

(b) Boundaries indicated as approximately following platted lot lines shall be construed as following such lines.

(c) Boundaries indicated as approximately following city limits shall be construed as following city limits.

(d) Boundaries indicated as following railroad lines shall be construed to be the centerline of the right-of-way or if no centerline is established, the boundary shall be interpreted to be midway between the right-of-way lines.

(e) Boundaries indicated as following shore lines shall be construed to follow such shore lines, and in the event of change in the shore line shall be construed as moving with the actual shore line; boundaries indicated as approximately following the centerlines of streams or other bodies of water shall be construed to follow such centerlines.

(f) Boundaries indicated as parallel to or extensions of features indicated in subsection (a) through (e) above shall be so construed. Distances not specifically indicated on the original Zoning Maps shall be determined by the scale of the map or from specific distances found in a city zoning ordinance, whichever is appropriate.

(g) Whenever any street, alley or other public way is vacated by official action of the City Council, or whenever such area is franchised for building purposes, the zoning district line adjoining each side of such street, alley or other public way shall be automatically extended to the centerline of such vacated street, alley or other public way, and all area so involved shall then and henceforth be subject to all regulations of the extended districts unless it may be beneficial to the public to utilize other zoning classifications.

(h) Where physical features of the ground are at variance with information shown on the official Zoning District map, or when there arises a question as to how or whether a parcel of property is zoned and such question cannot be resolved by the application of subsections (a) through (g), the property shall be considered as classified 'A', Agricultural District, temporarily in the same manner as provided for newly annexed territory and the issuance of a building permit and the determination of permanent zoning shall be in accordance with provisions for temporarily zoned areas.

## **SECTION 6-6. Districts and Permitted**

**SEE APPENDIX B & C FOR USES TABLES AND AREA TABLES**

**RESIDENTIAL DISTRICTS**

***A, Agricultural District.***

- (A) Use. A building or premise shall be used only for the following purposes:
- (1) Single-family dwelling detached, country club (private with golf course).
  - (2) Church or rectory, monastery or convent, or other religious worship facilities, institutions of religious or philanthropic nature.
  - (3) Buildings and uses owned or operated by public governmental agencies, parks, playgrounds and public community centers, and public utility lines, electrical substation and structures, water treatment plant.
  - (4) Railroad tracks and rights-of-way.
  - (5) Public golf course, but not including miniature golf courses, driving ranges or similar forms of commercial amusement.
  - (6) Farm or ranch (with retail business conducted on the premises).
  - (7) Real estate sales offices during the development of residential subdivisions, but not to exceed two years.
  - (8) Schools, public, with full curriculum accredited by the state, where appropriate, and equivalent to that of a public elementary or high school.
  - (9) Temporary buildings for uses incidental to construction work on the premises, which shall be removed upon the completion or abandonment of construction work.
  - (10) Accessory buildings and uses, customarily incident to the above uses and located on the same lot and not involving the conduct of a retail business and for home occupations as defined by this chapter.
  - (11) A detached private garage with or without storeroom and/or utility room shall be permitted as an accessory building, provided that such garage shall be located not less than 25 feet from the front lot line and, in the case of corner lots having two sides on a public or private street when both streets shall be treated as front yards. A garage constructed as an integral part of the main building shall be subject to the regulations affecting the main building.
- (B) *Height.* No building shall exceed 35 feet.
- (C) *Lot area, side and rear yard setbacks.* No building shall be constructed on any lot or tract less than the required minimum 1 acre. Side yard setback shall be a minimum of fifteen (15) feet except as provided in Section 4-4; rear yard setback of main buildings shall be a minimum of ten (10) feet.

- (D) *Lot width.* The minimum lot width shall not be less than 150 feet at the required front and rear building setback lines. The minimum width at the front property line shall be 120 feet.

[Exception.] Where a platted lot having less area or width than herein required existed in separate ownership upon the effective date of this chapter, the above regulations shall not prohibit the use of the property as hereby allowed.

- (E) *Lot Depth.* The minimum depth of the lot shall not average less than 150 feet.

- (F) *Lot coverage.* In no case shall more than 20 percent of the total lot area be covered by the combined area of the main buildings and accessory buildings.

***SF-1, Single Family Dwelling District.***

- (A) Use. A building or premise shall be used only for the following purposes:

- (1) Single-family dwelling detached.
- (2) Church or rectory, or other religious worship facilities.
- (3) Buildings and uses owned or operated by public governmental agencies, parks, playgrounds and public community centers, and public utility lines and structures.
- (4) Railroad tracks and rights-of-way.
- (5) Public golf course, but not including miniature golf courses, driving ranges or similar forms of commercial amusement.
- (6) Farm or ranch.
- (7) Real estate sales offices during the development of residential subdivisions, but not to exceed two years.
- (8) Schools, public, with full curriculum accredited by the state, where appropriate, and equivalent to that of a public elementary or high school.
- (9) Temporary buildings for uses incidental to construction work on the premises, which shall be removed upon the completion or abandonment of construction work.
- (10) Accessory buildings and uses, customarily incident to the above uses and located on the same lot and not involving the conduct of a retail business and for home occupations as defined by this chapter.
- (11) A detached private garage with or without storeroom and/or utility room shall be permitted as an accessory building, provided that such garage shall be located not less than 25 feet from the front lot line and, in the case of corner lots having two sides on a public or private street when both streets shall be treated as front yards. A garage constructed as an integral part of the main building shall be subject to the regulations affecting the main building.

- (B) *Height.* No building shall exceed 30 feet.

- (C) *Lot area, side and rear yard setbacks.* No building shall be constructed on any lot or tract less than the required minimum 13,000 square feet. Side yard setback shall be a minimum of ten (10) feet except as provided in Section 4-4; rear yard setback of main buildings shall be a minimum of ten (10) feet.
- (D) *Lot width.* The minimum lot width shall not be less than 80 feet at the required front and rear building setback lines. The minimum width at the front property line shall be 60 feet.

[Exception.] Where a platted lot having less area or width than herein required existed in separate ownership upon the effective date of this chapter, the above regulations shall not prohibit the use of the property as hereby allowed.

- (E) *Lot Depth.* The minimum depth of the lot shall not average less than 120 feet.
- (F) *Lot coverage.* In no case shall more than 35 percent of the total lot area be covered by the combined area of the main buildings and accessory buildings.

***SF-2, Single-Family Dwelling District.***

- (A) *Use.* A building or premise shall be used only for the following uses:
  - (1) Single-family dwelling detached.
  - (2) Church or rectory, or other religious worship facilities.
  - (3) Buildings and uses owned or operated by public governmental agencies, parks, playgrounds and public community centers, and public utility lines and structures.
  - (4) Railroad tracks and rights-of-way.
  - (5) Public golf course, but not including miniature golf courses, driving ranges or similar forms of commercial amusement.
  - (6) Farm or ranch.
  - (7) Real estate sales offices during the development of residential subdivisions, but not to exceed two years.
  - (8) Schools, public, with full curriculum accredited by the state, where appropriate, and equivalent to that of a public elementary or high school.
  - (9) Temporary buildings for uses incidental to construction work on the premises, which shall be removed upon the completion or abandonment of construction work.
  - (10) Accessory buildings and uses, customarily incident to the above uses and located on the same lot and not involving the conduct of a retail business and for home occupations as defined by this chapter.
  - (11) A detached private garage with or without storeroom and/or utility room shall be permitted as an accessory building, provided that such garage shall be located not less



than 25 feet from the front lot line and, in the case of corner lots having two sides on a public or private street when both streets shall be treated as front yards. A garage constructed as an integral part of the main building shall be subject to the regulations affecting the main building.

- (B) *Height.* No building shall exceed 30 feet.
- (C) *Lot area, side and rear yard setbacks.* No building shall be constructed on any lot or tract less than the required minimum 7,000 square feet. Side yard setback shall be a minimum of five (5) feet except as provided in Section 4-4; rear yard setback of main buildings shall be a minimum of ten (10) feet.
- (D) *Lot width.* The minimum lot width shall not be less than 60 feet at the required front and rear building setback lines. The minimum width at the front property line shall be 45 feet.

[Exception.] Where a platted lot having less area or width than herein required existed in separate ownership upon the effective date of this chapter, the above regulations shall not prohibit the use of the property as hereby allowed.

- (E) *Lot Depth.* The minimum depth of the lot shall not average less than 100 feet.
- (F) *Lot coverage.* In no case shall more than 35 percent of the total lot area be covered by the combined area of the main buildings and accessory buildings.

***SF-3, Single-Family Dwelling District.***

- (A) *Use.* A building or premise shall be used only for the following uses:
  - (1) Single-family dwelling detached, mobile/manufactured home.
  - (2) Church or rectory, or other religious worship facilities.
  - (3) Buildings and uses owned or operated by public governmental agencies, parks, playgrounds and public community centers, and public utility lines and structures.
  - (4) Railroad tracks and rights-of-way.
  - (5) Public golf course, but not including miniature golf courses, driving ranges or similar forms of commercial amusement.
  - (6) Farm or ranch.
  - (7) Real estate sales offices during the development of residential subdivisions, but not to exceed two years.
  - (8) Schools, public, with full curriculum accredited by the state, where appropriate, and equivalent to that of a public elementary or high school.
  - (9) Temporary buildings for uses incidental to construction work on the premises, which

- shall be removed upon the completion or abandonment of construction work.
- (10) Accessory buildings and uses including carports, customarily incident to the above uses and located on the same lot and not involving the conduct of a retail business and for home occupations as defined by this chapter.
  - (11) A detached private garage with or without storeroom and/or utility room shall be permitted as an accessory building, provided that such garage shall be located not less than 25 feet from the front lot line and, in the case of corner lots having two sides on a public or private street when both streets shall be treated as front yards. A garage constructed as an integral part of the main building shall be subject to the regulations affecting the main building.
- (B) *Height.* No building shall exceed 30 feet.
- (C) *Lot area, side and rear yard setbacks.* No building shall be constructed on any lot or tract less than the required minimum 5,000 square feet. Side yard setback shall be a minimum of five (5) feet except as provided in Section 4-4; rear yard setback of main buildings shall be a minimum of ten (10) feet.
- (D) *Lot width.* The minimum lot width shall not be less than 50 feet at the required front and rear building setback lines. The minimum width at the front property line shall be 40 feet.

[Exception.] Where a platted lot having less area or width than herein required existed in separate ownership upon the effective date of this chapter, the above regulations shall not prohibit use of the property as hereby allowed.

- (E) *Lot Depth.* The minimum depth of the lot shall not average less than 100 feet.
- (F) *Lot coverage.* In no case shall more than 35 percent of the total lot area be covered by the combined area of the main buildings and accessory buildings.

***2F, Two-Family Dwelling District.***

- (A) *Use.* A building or premise shall be used only for the following uses:
- (1) Single-family dwelling attached or detached, two-family dwelling.
  - (2) Church or rectory, or other religious worship facilities.
  - (3) Buildings and uses owned or operated by public governmental agencies, parks, playgrounds and public community centers, and public utility lines and structures.
  - (4) Railroad tracks and rights-of-way.
  - (5) Public golf course, but not including miniature golf courses, driving ranges or similar forms of commercial amusement.
  - (6) Farm or ranch.

- (7) Real estate sales offices during the development of residential subdivisions, but not to exceed two years.
  - (8) Schools, public, with full curriculum accredited by the state, where appropriate, and equivalent to that of a public elementary or high school.
  - (9) Temporary buildings for uses incidental to construction work on the premises, which shall be removed upon the completion or abandonment of construction work.
  - (10) Accessory buildings and uses, customarily incident to the above uses and located on the same lot and not involving the conduct of a retail business and for home occupations as defined by this chapter.
  - (11) A detached private garage with or without storeroom and/or utility room shall be permitted as an accessory building, provided that such garage shall be located not less than 25 feet from the front lot line and, in the case of corner lots having two sides on a public or private street when both streets shall be treated as front yards. A garage constructed as an integral part of the main building shall be subject to the regulations affecting the main building.
- (B) *Height.* No building shall exceed 30 feet.
  - (C) *Lot area, side and rear yard setbacks.* No building shall be constructed on any lot or tract less than the required minimum 6,000 square feet . Side yard setback shall be a minimum of five (5) feet except as provided in Section 4-4; rear yard setback of main buildings shall be a minimum of ten (10) feet.
  - (D) *Lot width.* The minimum lot width shall not be less than fifty (50) feet at the required front and rear building setback lines for single family detached structures and not less than sixty (60) for two family dwellings. The minimum width at the front property line shall be 40 feet.

[Exception.] Where a platted lot having less area or width than herein required existed in separate ownership upon the effective date of this chapter, the above regulations shall not prohibit use of the property as hereby allowed.

- (E) *Lot Depth.* The minimum depth of the lot shall not average less than 100 feet.
- (F) *Lot coverage.* In no case shall more than 40 percent of the total lot area be covered by the combined area of the main buildings and accessory buildings.

***GR, General Residential District.***

- (A) *Use.* A building or premise shall be used only for the following uses:
  - (1) Single-family dwelling attached or detached, two-family dwelling, mobile/manufactured home, multi-family dwelling, boarding or rooming house.

- (2) Church or rectory, or other religious worship facilities.
  - (3) Buildings and uses owned or operated by public governmental agencies, parks, playgrounds and public community centers, and public utility lines and structures.
  - (4) Railroad tracks and rights-of-way.
  - (5) Public golf course, but not including miniature golf courses, driving ranges or similar forms of commercial amusement.
  - (6) Farm or ranch.
  - (7) Real estate sales offices during the development of residential subdivisions, but not to exceed two years.
  - (8) Schools, public, with full curriculum accredited by the state, where appropriate, and equivalent to that of a public elementary or high school.
  - (9) Temporary buildings for uses incidental to construction work on the premises, which shall be removed upon the completion or abandonment of construction work.
  - (10) Accessory buildings and uses including carports, customarily incident to the above uses and located on the same lot and not involving the conduct of a retail business and for home occupations as defined by this chapter.
  - (11) A detached private garage with or without storeroom and/or utility room shall be permitted as an accessory building, provided that such garage shall be located not less than 25 feet from the front lot line and, in the case of corner lots having two sides on a public or private street when both streets shall be treated as front yards. A garage constructed as an integral part of the main building shall be subject to the regulations affecting the main building.
- (B) *Height.* No building shall exceed 30 feet, except for multi-family buildings which may be three (3) stories in height.
- (C) *Lot area, side and rear yard setbacks.* No building shall be constructed on any lot or tract less than the required minimum 6,000 square feet for single-family detached dwellings; not less than 2,000 square feet for single-family attached dwellings; not less than 6,000 square feet for two-family dwellings and not less than 7,500 square feet for multi-family dwellings having one to three stories in height. In the case of multi-family dwellings, available area shall not be less than 1,200 square feet for each dwelling unit. Side yard setback shall be a minimum of five (5) feet except as provided in Section 4-4; rear yard setback of main buildings shall be a minimum of ten (10) feet.
- (D) *Lot width.* The minimum lot width shall not be less than fifty (50) feet at the required front and rear building setback lines for single-family detached dwellings; not less than twenty (20) feet for single-family attached dwellings and not less than sixty (60) for two-family dwellings and multi-family dwellings. Minimum width at the front property line shall be 40 feet.

[Exception.] Where a platted lot having less area or width than herein required existed in separate ownership upon the effective date of this chapter, the above regulations shall not prohibit use of the property as hereby allowed.

(E) *Lot Depth.* The minimum depth of the lot shall not average less than 100 feet.

(F) *Lot coverage.* In no case shall more than 45 percent of the total lot area be covered by the combined area of the main buildings and accessory buildings.

***MF, Multiple-Family Dwelling District.***

(A) *Use.* A building or premise shall be used only for the following uses:

- (1) Single-family dwelling attached or detached, two-family dwelling, multi-family dwelling, boarding or rooming house, community center (private), day nursery.
- (2) Church or rectory, or other religious worship facilities.
- (3) Buildings and uses owned or operated by public governmental agencies, parks, playgrounds and public community centers, and public utility lines and structures.
- (4) Railroad tracks and rights-of-way.
- (5) Public golf course, but not including miniature golf courses, driving ranges or similar forms of commercial amusement.
- (6) Farm or ranch.
- (7) Real estate sales offices during the development of residential subdivisions, but not to exceed two years.
- (8) Schools, public, with full curriculum accredited by the state, where appropriate, and equivalent to that of a public elementary or high school.
- (9) Temporary buildings for uses incidental to construction work on the premises, which shall be removed upon the completion or abandonment of construction work.
- (10) Accessory buildings and uses, customarily incidental to the above uses and located on the same lot and not involving the conduct of a retail business and for home occupations as defined by this chapter.
- (11) A detached private garage with or without storeroom and/or utility room shall be permitted as an accessory building, provided that such garage shall be located not less than 25 feet from the front lot line and, in the case of corner lots having two sides on a public or private street when both streets shall be treated as front yards. A garage constructed as an integral part of the main building shall be subject to the regulations affecting the main building.

(B) *Height.* No building shall exceed 35 feet.

(C) *Lot area, side and rear yard setbacks.* No building shall be constructed on any lot or tract less than the required minimum 6,000 square feet for single-family detached

dwellings; not less than 2,000 square feet for single-family attached dwellings; not less than 6,000 square feet for two-family dwellings; not less than 7,500 square feet for multi-family dwellings having one to three stories in height. In the case of multi-family dwellings, available area shall not be less than 1,200 square feet for each dwelling unit for buildings three (3) stories or less. Side yard setback shall be a minimum of ten (10) feet except as provided in Section 4-4; rear yard setback of main buildings shall be a minimum of ten (10) feet.

- (D) *Lot width.* The minimum lot width shall not be less than fifty (50) feet at the required front and rear building setback lines for single-family detached dwellings; not less than twenty (20) feet for single-family attached dwellings and not less than sixty (60) for two-family dwellings and multi-family dwellings. The minimum width at the front property line shall be 40 feet.

[Exception.] Where a platted lot having less area or width than herein required existed in separate ownership upon the effective date of this chapter, the above regulations shall not prohibit use of the property as hereby allowed.

- (E) *Lot Depth.* The minimum depth of the lot shall not average less than 100 feet for single-family and two-family buildings and not less than 120 feet for multiple-family use.
- (F) *Lot coverage.* In no case shall more than 45 percent of the total lot area be covered by the combined area of the main buildings and accessory buildings.

## NON-RESIDENTIAL DISTRICTS

### SEE APPENDIX B & C FOR USES TABLES AND AREA TABLES

#### *O, Office District.*

- (A) *Use.* A building or premise shall be used only for the following uses:
- (1) Single-family dwelling attached or detached, two-family dwelling, multi-family dwelling, animal clinic or hospital (no outside runs or pens), art gallery or museum, boarding or rooming house, business office professional and administrative, college or university, community center (private), day nursery, group care or group medical care home, hospital, institutions of a philanthropic nature, library (public), nursing home, private country club.
  - (2) Studio for photographer, musician, artist or health service, swim or tennis club.
  - (3) Church or rectory, monastery or convent, or other religious worship facilities.
  - (4) Buildings and uses owned or operated by public governmental agencies, parks,

playgrounds and public community centers, and public utility lines and structures including electrical substation.

- (5) Railroad tracks and rights-of-way.
  - (6) Public golf course, but not including miniature golf courses, driving ranges or similar forms of commercial amusement.
  - (7) Farm or ranch.
  - (8) Real estate sales offices during the development of residential subdivisions, but not to exceed two years.
  - (9) Schools, public, private, or denominational, with full curriculum accredited by the state, where appropriate, and equivalent to that of a public elementary or high school, school (business or trade).
  - (10) Temporary buildings for uses incidental to construction work on the premises, which shall be removed upon the completion or abandonment of construction work.
  - (11) Accessory buildings and uses, customarily incident to the above uses and located on the same lot and not involving the conduct of a retail business and for home occupations as defined by this chapter.
  - (12) A detached private garage with or without storeroom and/or utility room shall be permitted as an accessory building, provided that such garage shall be located not less than 25 feet from the front lot line and, in the case of corner lots having two sides on a public or private street when both streets shall be treated as front yards. A garage constructed as an integral part of the main building shall be subject to the regulations affecting the main building.
- (B) *Height.* Building height shall not exceed 30 feet.
- (C) *Lot area, side and rear yard setbacks.* No building shall be constructed on any lot or tract less than the required minimum 6,000 square feet for single-family detached dwellings; not less than 2,000 square feet for single-family attached dwellings; not less than 6,000 square feet for two-family dwellings; not less than 7,500 square feet for multi-family dwellings having one to three stories in height with not less than 1,200 square feet of available area for each dwelling unit. No side yard setback is required except as provided in Section 4-4; rear yard setback of main buildings shall be a minimum of ten (10) feet.
- (D) *Lot width.* The minimum lot width shall not be less than sixty (60) feet at the required front and rear building setback lines for single-family detached dwellings; not less than twenty (20) feet for single-family attached dwellings and not less than sixty (60) for two-family dwellings and multi-family dwellings. The minimum width at the front property line shall be 40 feet.

[Exception.] Where a platted lot having less area or width than herein required existed in

separate ownership upon the effective date of this chapter, the above regulations shall not prohibit use of the property as hereby allowed.

- (E) *Lot Depth.* The minimum depth of the lot shall not average less than 100 feet for single-family and two-family buildings and not less than 120 feet for multiple-family use.
- (F) *Lot coverage.* In no case shall more than 45 percent of the total lot area be covered by the combined area of the main buildings and accessory buildings when used for residential purpose.

***NS, Neighborhood Service District***

- (A) *Use.* A building or premise shall be used only for the following uses:
  - (1) Single-family dwelling attached or detached, two-family dwelling, multi-family dwelling, art gallery or museum, barbershop or beauty salon, boarding or rooming house, business office professional and administrative, college or university, day nursery, group care or group medical care home, hospital, institutions of a philanthropic nature, library (public), nursing home, private community center or private country club, studio for photographer, musician, artist or health service, swim or tennis club.
  - (2) Amusements (commercial indoor), bakery (retail), custom personal service, dry cleaning, florist, fraternal organization, lodge or civic club, handicraft shop, home or treatment center for care of alcoholic, narcotic, or psychiatric patients.
  - (3) Laundry or cleaning self-service, parking lot (commercial - autos only), pharmacy, retail sale of alcoholic beverages for off-premise consumption, retail stores and shops (other).
  - (4) Church or rectory, monastery or convent, or other religious worship facilities.
  - (5) Buildings and uses owned or operated by public governmental agencies, parks, playgrounds and public community centers, and public utility lines and structures including electrical substation.
  - (6) Railroad tracks and rights-of-way.
  - (7) Public golf course, but not including miniature golf courses, driving ranges or similar forms of commercial amusement.
  - (8) Farm or ranch.
  - (9) Real estate sales offices during the development of residential subdivisions, but not to exceed two years.
  - (10) Schools, public, private, or denominational, with full curriculum accredited by the state, where appropriate, and equivalent to that of a public elementary or high school, school (business or trade).
  - (11) Temporary buildings for uses incidental to construction work on the premises, which



shall be removed upon the completion or abandonment of construction work.

- (12) Accessory buildings and uses, customarily incident to the above uses and located on the same lot and not involving the conduct of a retail business and for home occupations as defined by this chapter.
- (13) A detached private garage with or without storeroom and/or utility room shall be permitted as an accessory building, provided that such garage shall be located not less than 25 feet from the front lot line and, in the case of corner lots having two sides on a public or private street when both streets shall be treated as front yards. A garage constructed as an integral part of the main building shall be subject to the regulations affecting the main building.
- (B) *Height.* Building height shall not exceed two (2) stories in this district except that multi-family buildings may be up to three (3) stories in height.
- (C) *Lot area, side and rear yard setbacks.* No building shall be constructed on any lot or tract less than the required minimum 6,000 square feet for single-family detached dwellings; not less than 2,000 square feet for single-family attached dwellings; not less than 6,000 square feet for two-family dwellings; not less than 7,500 square feet for multi-family dwellings having one to three stories in height with not less than 1,200 square feet of available area for each dwelling unit. No side yard setback is required except as provided in Section 4-4; rear yard setback of main buildings shall be a minimum of ten (10) feet.
- (D) *Lot width.* The minimum lot width shall not be less than sixty (60) feet at the required front and rear building setback lines for single-family detached dwellings; not less than twenty (20) feet for single-family attached dwellings and not less than sixty (60) for two-family dwellings and multi-family dwellings. The minimum width at the front property line shall be 40 feet.

[Exception.] Where a platted lot having less area or width than herein required existed in separate ownership upon the effective date of this chapter, the above regulations shall not prohibit the use of the property as hereby allowed.

- (E) *Lot Depth.* The minimum depth of the lot shall not average less than 100 feet for single-family and two-family buildings and not less than 120 feet for multiple-family use.
- (E) *Lot coverage.* In no case shall more than 45 percent of the total lot area be covered by the combined area of the main buildings and accessory buildings when used for residential purpose.

***R, Retail District***

- (A) *Use.* A building or premise shall be used only for the following uses:
- (1) Single-family dwelling attached or detached, two-family dwelling, multi-family dwelling, art gallery or museum, barbershop or beauty salon, boarding or rooming house, business office professional and administrative, college or university, day nursery, group care or group medical care home, hospital, institutions of a philanthropic nature, library (public), nursing home, private community center or private country club, studio for photographer, musician, artist or health service, swim or tennis club.
  - (2) Amusements (commercial indoor), animal clinic or hospital (no outdoor use), antique shop, auto repair (minor), auto parts sales (new), bakery (retail), cafeteria, carwash, custom personal service, dry cleaning, florist, fraternal organization, lodge or civic club, gasoline/service center, greenhouse or plant nursery, handicraft shop, home or treatment center for care of alcoholic, narcotic, or psychiatric patients, hotel or motel, household appliance sales, service and repair, laundry or cleaning self-service, mortuary or funeral parlor, office supply sales, parking lot (commercial - autos only), pawn shop, pharmacy, places of entertainment or eating serving alcoholic beverages, print shop, radio and television tower (monopole only), restaurant with or without drive-in service, retail sale of alcoholic beverages for off-premise consumption, retail stores and shops (other).
  - (3) Auto sales (without repair), roller or ice-skating rink, shop or yard for local, state or federal government, theater (indoor).
  - (4) Church or rectory, monastery or convent, or other religious worship facilities.
  - (5) Buildings and uses owned or operated by public governmental agencies, parks, playgrounds and public community centers, and public utility lines and structures including electrical substation and water treatment plant.
  - (6) Railroad tracks and rights-of-way.
  - (7) Public golf course, but not including miniature golf courses, driving ranges or similar forms of commercial amusement.
  - (8) Farm or ranch, greenhouse or plant nursery (with retail business conducted on the premises).
  - (9) Real estate sales offices during the development of residential subdivisions, but not to exceed two years.
  - (10) Schools, public, private, or denominational, with full curriculum accredited by the state, where appropriate, and equivalent to that of a public elementary or high school, school (business or trade).
  - (11) Temporary buildings for uses incidental to construction work on the premises, which shall be removed upon the completion or abandonment of construction work.
  - (12) Accessory buildings and uses, customarily incident to the above uses and located on the same lot and not involving the conduct of a retail business and for home occupations as defined by this chapter.

- (13) A detached private garage with or without storeroom and/or utility room shall be permitted as an accessory building, provided that such garage shall be located not less than 25 feet from the front lot line and, in the case of corner lots having two sides on a public or private street when both streets shall be treated as front yards. A garage constructed as an integral part of the main building shall be subject to the regulations affecting the main building.
- (B) *Height.* Building height shall not exceed 30 feet except that multi-family buildings may be no higher than 35 feet.
- (C) *Lot area, side and rear yard setbacks.* No building shall be constructed on any lot or tract less than the required minimum 6,000 square feet for single-family detached dwellings; not less than 2,000 square feet for single-family attached dwellings; not less than 6,000 square feet for two-family dwellings; not less than 7,500 square feet for multi-family dwellings having one to three stories in height with not less than 1,200 square feet of available area for each dwelling unit. No side yard setback is required except as provided in Section 4-4; rear yard setback of main buildings shall be a minimum of ten (10) feet.
- (D) *Lot width.* The minimum lot width shall not be less than fifty (50) feet at the required front and rear building setback lines for single-family detached dwellings; not less than twenty (20) feet for single-family attached dwellings and not less than sixty (60) for two-family dwellings and multi-family dwellings. The minimum width at the front property line shall be 40 feet.

[Exception.] Where a platted lot having less area or width than herein required existed in separate ownership upon the effective date of this chapter, the above regulations shall not prohibit use of the property as hereby allowed.

- (E) *Lot Depth.* The minimum depth of the lot shall not average less than 100 feet for single-family and two-family buildings and not less than 120 feet for multiple-family use.
- (F) *Lot coverage.* In no case shall more than 45 percent of the total lot area be covered by the combined area of the main buildings and accessory buildings when used for residential purpose.

***LC, Light Commercial District***

- (A) *Use.* A building or premise shall be used only for the following uses:
- (1) Single-family dwelling attached or detached, two-family dwelling, multi-family

dwelling, art gallery or museum, barbershop or beauty salon, boarding or rooming house, business office professional and administrative, college or university, day nursery, group care or group medical care home, hospital, institutions of a philanthropic nature, library (public), nursing home, private community center or private country club, studio for photographer, musician, artist or health service, swim or tennis club.

- (2) Airport landing field or heliport, amusements (commercial indoor or outdoor), animal clinic or hospital (without outside runs or pens), antique shop, auto repair (minor), auto parts sales (new), bakery (retail or wholesale), cafeteria, carwash, custom personal service, dry cleaning, florist, fraternal organization, lodge or civic club, gasoline/service center, greenhouse or plant nursery, handicraft shop, home or treatment center for care of alcoholic, narcotic, or psychiatric patients, hotel or motel, household appliance sales, service and repair, laundry or cleaning self-service, mortuary or funeral parlor, office supply sales, parking lot (commercial - autos only), pawn shop, pharmacy, places of entertainment or eating serving alcoholic beverages, print shop, radio and television tower (monopole only), restaurant with or without drive-in service, retail sale of alcoholic beverages for off-premise consumption, retail stores and shops (other).
- (3) Auto sales (with or without repair), auto painting and body repair, bus station or terminal, cabinet or upholstery shop, cemetery or mausoleum, cleaning/dyeing plant, dance hall or nightclub, day camp, engine and motor repair, fairground or exhibit area, feed store, flea market (outdoor), laundry plant (commercial), mini-storage warehouse, newspaper printing, plumbing shop, roller or ice-skating rink, scientific or research lab, secondhand goods store including used furniture and clothing, shop or yard for local, state or federal government, theater (indoor), tool or trailer sales and rental, wholesale office and sample room.
- (4) Church or rectory, monastery or convent, or other religious worship facilities.
- (5) Buildings and uses owned or operated by public governmental agencies, parks, playgrounds and public community centers, and public utility lines and structures including electrical substation and water treatment plant.
- (6) Railroad tracks and rights-of-way.
- (7) Public golf course or golf course (commercial), but not including miniature golf courses, driving ranges or similar forms of commercial amusement.
- (8) Farm or ranch, greenhouse or plant nursery (with retail business conducted on the premises).
- (9) Real estate sales offices during the development of residential subdivisions, but not to exceed two years.
- (10) Schools, public, private, or denominational, with full curriculum accredited by the state, where appropriate, and equivalent to that of a public elementary or high school, school (business or trade).
- (11) Temporary buildings for uses incidental to construction work on the premises, which shall be removed upon the completion or abandonment of construction work.

- (12) Accessory buildings and uses, customarily incident to the above uses and located on the same lot and not involving the conduct of a retail business and for home occupations as defined by this chapter.
- (13) A detached private garage with or without storeroom and/or utility room shall be permitted as an accessory building, provided that such garage shall be located not less than 25 feet from the front lot line and, in the case of corner lots having two sides on a public or private street when both streets shall be treated as front yards. A garage constructed as an integral part of the main building shall be subject to the regulations affecting the main building.
- (B) *Height.* Building height shall not exceed twenty (20) stories in this district except that special setback provisions apply to all buildings above three (3) stories as provided in Section 4-7.
- (C) *Lot area, side and rear yard setbacks.* No building shall be constructed on any lot or tract less than the required minimum 6,000 square feet for single-family detached dwellings; not less than 2,000 square feet for single-family attached dwellings; not less than 6,000 square feet for two-family dwellings; not less than 7,500 square feet for multi-family dwellings having one to three stories in height with not less than 1,200 square feet of available area for each dwelling unit. No side yard setback is required except as provided in Section 4-4; rear yard setback of main buildings shall be a minimum of ten (10) feet.
- (D) *Lot width.* The minimum lot width shall not be less than fifty (50) feet at the required front and rear building setback lines for single-family detached dwellings; not less than twenty (20) feet for single-family attached dwellings and not less than sixty (60) for two-family dwellings and multi-family dwellings. The minimum width at the front property line shall be 40 feet.

[Exception.] Where a platted lot having less area or width than herein required existed in separate ownership upon the effective date of this chapter, the above regulations shall not prohibit use of the property as hereby allowed.

- (E) *Lot Depth.* The minimum depth of the lot shall not average less than 100 feet for single-family and two-family buildings and not less than 120 feet for multiple-family use.
- (F) *Lot coverage.* In no case shall more than 45 percent of the total lot area be covered by the combined area of the main buildings and accessory buildings when used for residential purpose. If used for commercial purpose total lot coverage shall not exceed a floor area ratio of 2:1.

***HC, Heavy Commercial District***

- (A) *Use.* A building or premise shall be used only for the following uses:
- (1) Single-family dwelling attached or detached, two-family dwelling, multi-family dwelling, art gallery or museum, barbershop or beauty salon, boarding or rooming house, business office professional and administrative, college or university, day nursery, group care or group medical care home, hospital, institutions of a philanthropic nature, library (public), nursing home, private community center or private country club, studio for photographer, musician, artist or health service, swim or tennis club.
  - (2) Airport landing field or heliport, amusements (commercial indoor or outdoor), animal clinic or hospital (with or without outside runs or pens), animal pound (public or private), antique shop, auto repair (minor), auto parts sales (new or used, indoor or outdoor), bakery (retail or wholesale), building material sales, cafeteria, carwash, cleaning plant - rag or carpet (special equipment), clothing manufacturer or light compounding or fabrication, contractors shop or storage yard, custom personal service, dry cleaning, florist, fraternal organization, lodge or civic club, gasoline/service center, greenhouse or plant nursery, handicraft shop, hauling or storage company, heavy machinery sales and storage, home or treatment center for care of alcoholic, narcotic, or psychiatric patients, hotel or motel, household appliance sales, service and repair, laundry or cleaning self-service, milk, dairy or ice cream plant, mortuary or funeral parlor, office supply sales, motor freight terminal, paint shop, parking lot (commercial - autos only), parking lot (commercial - autos and trucks), pawn shop, petroleum products storage, pharmacy, places of entertainment or eating serving alcoholic beverages, print shop, radio and television tower (monopole only), railroad freight terminal, railroad passenger station, railroad team track, restaurant with or without drive-in service, retail sale of alcoholic beverages for off-premise consumption, retail stores and shops (other), rodeo ground.
  - (3) Auto sales (with or without repair), auto painting and body repair, bus station or terminal, cabinet or upholstery shop, cemetery or mausoleum, cleaning/dyeing plant, dance hall or nightclub, day camp, engine and motor repair, fairground or exhibit area, feed store, flea market (outdoor), laundry plant (commercial), mini-storage warehouse, newspaper printing, plumbing shop, roller or ice-skating rink, scientific or research lab, secondhand goods store including used furniture and clothing, shop or yard for local, state or federal government, storage and sale of furniture or appliances (outdoor), storage warehouse, theater (indoor or outdoor), tire retreading or capping, transfer, storage transfer and baggage terminal, tool or trailer sales and rental, utility shop or storage (private), wholesale office and sample room.
  - (4) Church or rectory, monastery or convent, or other religious worship facilities.
  - (5) Buildings and uses owned or operated by public governmental agencies, parks,

- playgrounds and public community centers, and public utility lines and structures including electrical generating plant, electrical substation, and water treatment plant.
- (6) Railroad tracks and rights-of-way.
  - (7) Public golf course or golf course (commercial), but not including miniature golf courses, driving ranges or similar forms of commercial amusement.
  - (8) Farm or ranch, greenhouse or plant nursery (with retail business conducted on the premises).
  - (9) Real estate sales offices during the development of residential subdivisions, but not to exceed two years.
  - (10) Schools, public, private, or denominational, with full curriculum accredited by the state, where appropriate, and equivalent to that of a public elementary or high school, school (business or trade).
  - (11) Temporary buildings for uses incidental to construction work on the premises, which shall be removed upon the completion or abandonment of construction work.
  - (12) Accessory buildings and uses, customarily incident to the above uses and located on the same lot and not involving the conduct of a retail business and for home occupations as defined by this chapter.
  - (13) A detached private garage with or without storeroom and/or utility room shall be permitted as an accessory building, provided that such garage shall be located not less than 20 feet from the front lot line and, in the case of corner lots having two sides on a public or private street when both streets shall be treated as front yards. A garage constructed as an integral part of the main building shall be subject to the regulations affecting the main building.
- (B) *Height.* Building height shall not exceed twenty (20) stories in this district except that special setback provisions apply to all buildings above three (3) stories as provided in Section 4-8.
- (C) *Lot area, side and rear yard setbacks.* No building shall be constructed on any lot or tract less than the required minimum 6,000 square feet for single-family detached dwellings; not less than 2,000 square feet for single-family attached dwellings; not less than 6,000 square feet for two-family dwellings; not less than 7,500 square feet for multi-family dwellings having one to three stories in height with not less than 1,200 square feet of available area for each dwelling unit. No side yard setback is required except as provided in Section 4-4; rear yard setback of main buildings shall be a minimum of ten (10) feet.
- (D) *Lot width.* The minimum lot width shall not be less than fifty (50) feet at the required front and rear building setback lines for single-family detached dwellings; not less than twenty (20) feet for single-family attached dwellings and not less than sixty (60) for two-family dwellings and multi-family dwellings. The minimum width at the front property line shall be 40 feet.

[Exception.] Where a platted lot having less area or width than herein required existed in separate ownership upon the effective date of this chapter, the above regulations shall not prohibit use of the property as hereby allowed.

- (E) *Lot Depth.* The minimum depth of the lot shall not average less than 100 feet for single-family and two-family buildings and not less than 120 feet for multiple-family use.
- (F) *Lot coverage.* In no case shall more than 45 percent of the total lot area be covered by the combined area of the main buildings and accessory buildings when used for residential purpose. If used for commercial purpose total lot coverage shall not exceed a floor area ratio of 10:1.

**CA, Central Area District**

- (A) *Use.* A building or premise shall be used only for the following uses:
  - (1) Single-family dwelling attached or detached, two-family dwelling, multi-family dwelling, art gallery or museum, barbershop or beauty salon, boarding or rooming house, business office professional and administrative, college or university, day nursery, group care or group medical care home, hospital, institutions of a philanthropic nature, library (public), nursing home, private community center or private country club, studio for photographer, musician, artist or health service, swim or tennis club.
  - (2) Airport landing field or heliport, amusements (commercial indoor or outdoor), animal clinic or hospital (without outside runs or pens), antique shop, auto repair (minor), auto parts sales (new), bakery (retail or wholesale), building material sales, cafeteria, carwash, clothing manufacturer or light compounding or fabrication, custom personal service, dry cleaning, florist, fraternal organization, lodge or civic club, gasoline/service center, greenhouse or plant nursery, handicraft shop, hauling or storage company, heavy machinery sales and storage, home or treatment center for care of alcoholic, narcotic, or psychiatric patients, hotel or motel, household appliance sales, service and repair, laundry or cleaning self-service, mortuary or funeral parlor, office supply sales, motor freight terminal, paint shop, parking lot (commercial - autos only), parking lot (commercial - autos and trucks), pawn shop, pharmacy, places of entertainment or eating serving alcoholic beverages, print shop, radio and television tower (monopole only), railroad freight terminal, railroad passenger station, railroad team track, restaurant with or without drive-in service, retail sale of alcoholic beverages for off-premise consumption, retail stores and shops (other), wireless communication tower.
  - (3) Auto sales (with or without repair), auto painting and body repair, bus station or



terminal, cabinet or upholstery shop, cleaning/dyeing plant, dance hall or nightclub, engine and motor repair, fairground or exhibit area, feed store, flea market (outdoor), laundry plant (commercial), mini-storage warehouse, newspaper printing, plumbing shop, roller or ice-skating rink, scientific or research lab, secondhand goods store including used furniture and clothing, shop or yard for local, state or federal government, storage warehouse, theater (indoor), tire retreading or capping, transfer, storage transfer and baggage terminal, tool or trailer sales and rental, welding or machine shop, wholesale office and sample room.

- (4) Church or rectory, monastery or convent, or other religious worship facilities.
  - (5) Buildings and uses owned or operated by public governmental agencies, parks, playgrounds and public community centers, and public utility lines and structures including electrical generating plant, electrical substation, and water treatment plant.
  - (6) Railroad tracks and rights-of-way.
  - (7) Public golf course or golf course (commercial), but not including miniature golf courses, driving ranges or similar forms of commercial amusement.
  - (8) Farm or ranch, greenhouse or plant nursery (with retail business conducted on the premises).
  - (9) Real estate sales offices during the development of residential subdivisions, but not to exceed two years.
  - (10) Schools, public, private, or denominational, with full curriculum accredited by the state, where appropriate, and equivalent to that of a public elementary or high school, school (business or trade).
  - (11) Temporary buildings for uses incidental to construction work on the premises, which shall be removed upon the completion or abandonment of construction work.
  - (12) Accessory buildings and uses, customarily incident to the above uses and located on the same lot and not involving the conduct of a retail business and for home occupations as defined by this chapter.
  - (13) A detached private garage with or without storeroom and/or utility room shall be permitted as an accessory building, provided that such garage shall be located not less than 20 feet from the front lot line and, in the case of corner lots having two sides on a public or private street when both streets shall be treated as front yards. A garage constructed as an integral part of the main building shall be subject to the regulations affecting the main building.
- (B) *Height.* Building height is unlimited unless prohibited by other laws or ordinances.
- (C) *Lot area, side and rear yard setbacks.* No building shall be constructed on any lot or tract less than the required minimum 6,000 square feet for single-family detached dwellings; not less than 2,000 square feet for single-family attached dwellings; not less than 6,000 square feet for two-family dwellings; not less than 7,500 square feet for multi-family dwellings having one to three stories in height with not less than 1,200 square feet of available area for each dwelling unit. Multi-family dwellings

having more than three (3) stories in height shall not be located on a lot with less than 12,000 square feet with not less than 300 square feet of available area for each dwelling unit. No side yard setback is required except as provided in Section 4-4; rear yard setback of main buildings shall be a minimum of ten (10) feet.

- (D) *Lot width.* The minimum lot width shall not be less than fifty (50) feet at the required front and rear building setback lines for single-family detached dwellings; not less than twenty (20) feet for single-family attached dwellings and not less than sixty (60) for two-family dwellings and multi-family dwellings. The minimum width at the front property line shall be 40 feet.

[Exception.] Where a platted lot having less area or width than herein required existed in separate ownership upon the effective date of this chapter, the above regulations shall not prohibit use of the property as hereby allowed.

- (E) *Lot Depth.* The minimum depth of the lot shall not average less than 100 feet for single-family and two-family buildings and not less than 120 feet for multiple-family use.
- (F) *Lot coverage.* In no case shall more than forty five (45) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings when used for residential purpose. If used for commercial purpose total lot coverage shall not exceed a floor area ratio of 15:1.

### ***LI, Light Industrial District***

- (A) *Use.* A building or premise shall be used only for the following uses:
- (1) Multi-family dwelling, art gallery or museum, barbershop or beauty salon, boarding or rooming house, business office professional and administrative, college or university, group care or group medical care home, hospital, institutions of a philanthropic nature, library (public), nursing home, private community center or private country club, studio for photographer, musician, artist or health service, swim or tennis club.
  - (2) Airport landing field or heliport, amusements (commercial indoor or outdoor), animal clinic or hospital (without outside runs or pens), animal pound (public or private), antique shop, auto repair (minor), auto parts sales (new or used, indoor or outdoor), bakery (retail or wholesale), building material sales, cafeteria, carwash, cleaning plant - rag or carpet (special equipment), clothing manufacturer or light compounding or fabrication, contractors shop or storage yard, custom personal service, dry cleaning, extraction and storage of sand, caliche, stone or gravel, florist, fraternal organization, lodge or civic club, gasoline/service center, greenhouse or

plant nursery, handicraft shop, hauling or storage company, heavy machinery sales and storage, home or treatment center for care of alcoholic, narcotic, or psychiatric patients, hotel or motel, household appliance sales, service and repair, laundry or cleaning self-service, milk, dairy or ice cream plant, mortuary or funeral parlor, office supply sales, motor freight terminal, paint shop, parking lot (commercial - autos only), parking lot (commercial - autos and trucks), pawn shop, petroleum products storage, pharmacy, places of entertainment or eating serving alcoholic beverages, print shop, radio and television tower (monopole only), railroad freight terminal, railroad passenger station, railroad team track, restaurant with or without drive-in service, retail sale of alcoholic beverages for off-premise consumption, retail stores and shops (other), rodeo ground, shooting range.

- (3) Auto sales (with or without repair), auto painting and body repair, bus station or terminal, cabinet or upholstery shop, cemetery or mausoleum, cleaning/dyeing plant, dance hall or nightclub, engine and motor repair, fairground or exhibit area, feed store, flea market (outdoor), laundry plant (commercial), mini-storage warehouse, newspaper printing, plumbing shop, roller or ice-skating rink, scientific or research lab, secondhand goods store including used furniture and clothing, shop or yard for local, state or federal government, storage and sale of furniture or appliances (outdoor), storage warehouse, theater (indoor or outdoor), tire retreading or capping, transfer, storage transfer and baggage terminal, tool or trailer sales and rental, towing or wrecked vehicle storage, utility shop or storage (private), welding or machine shop, wholesale office and sample room.
- (4) Church or rectory, monastery or convent, or other religious worship facilities.
- (5) Buildings and uses owned or operated by public governmental agencies including a water treatment plant, electric generating plant, parks, playgrounds and public community centers, and public utility lines and structures, private utility shop or storage.
- (6) Railroad tracks and rights-of-way, railroad freight terminal, railroad passenger station, railroad team track.
- (7) Public golf course, rodeo ground, roller or ice skating rink.
- (8) Farm or ranch, greenhouse or plant nursery (with retail business conducted on the premises). Extraction and storage of sand, caliche, stone or gravel.
- (9) Real estate sales offices during the development of residential subdivisions, but not to exceed two years.
- (10) Schools, public, private, or denominational, with full curriculum accredited by the state, where appropriate, and equivalent to that of a public elementary or high school, school (business or trade).
- (11) Temporary buildings for uses incidental to construction work on the premises, which shall be removed upon the completion or abandonment of construction work.
- (12) Accessory buildings and uses, customarily incidental to the above uses and located on the same lot and not involving the conduct of a retail business and for home occupations as defined by this chapter.

- (13) A detached private garage with or without storeroom and/or utility room shall be permitted as an accessory building, provided that such garage shall be located not less than 20 feet from the front lot line and, in the case of corner lots having two sides on a public or private street when both streets shall be treated as front yards. A garage constructed as an integral part of the main building shall be subject to the regulations affecting the main building.
- (14) Light fabrication pursuant to definition #71.
- (B) *Height.* Building height shall not be limited except as provided for by law.
- (C) *Lot area, side and rear yard setbacks.* No building shall be constructed on any lot or tract less than the required minimum 7,500 square feet for multi-family dwellings having one to three stories in height with not less than 1,200 square feet of available area for each dwelling unit. No side yard setback is required except as provided in Section 4-4; rear yard setback of main buildings shall be a minimum of ten (10) feet.
- (D) *Lot width.* The minimum lot width shall not be less than sixty (60) feet at the required front and rear building setback lines for multi-family dwellings. The minimum width at the front property line shall be 40 feet.

[Exception.] Where a platted lot having less area or width than herein required existed in separate ownership upon the effective date of this chapter, the above regulations shall not prohibit use of the property as hereby allowed.

- (E) *Lot Depth.* The minimum depth of the lot shall not average less than 100 feet and not less than 120 feet for multiple-family use.
- (F) *Lot coverage.* In no case shall more than 45 percent of the total lot area be covered by the combined area of the main buildings and accessory buildings when used for residential purpose. If used for commercial purpose total lot coverage shall not exceed a floor area ratio of 2:1.

### ***HI, Heavy Industrial District***

- (A) *Use.* A building or premise shall be used only for the following uses:
  - (1) Art gallery or museum, barbershop or beauty salon, business office professional and administrative, college or university, group care or group medical care home, hospital, library (public), private community center or private country club, studio for photographer, musician, artist or health service, swim or tennis club.
  - (2) Airport landing field or heliport, amusements (commercial indoor or outdoor), animal clinic or hospital (with or without outside runs or pens), animal pound (public

or private), antique shop, auto repair (minor), auto parts sales (new or used, indoor or outdoor), bakery (retail or wholesale), building material sales, cafeteria, carwash, cleaning plant - rag or carpet (special equipment), clothing manufacturer or light compounding or fabrication, contractors shop or storage yard, custom personal service, dry cleaning, extraction and storage of sand, caliche, stone or gravel, florist, fraternal organization, lodge or civic club, gasoline/service center, greenhouse or plant nursery, handicraft shop, hauling or storage company, heavy machinery sales and storage, hotel or motel, household appliance sales, service and repair, laundry or cleaning self-service, milk, dairy or ice cream plant, mortuary or funeral parlor, office supply sales, motor freight terminal, paint shop, parking lot (commercial - autos only), parking lot (commercial - autos and trucks), pawn shop, petroleum products storage, pharmacy, places of entertainment or eating serving alcoholic beverages, print shop, radio and television tower (monopole only), railroad freight terminal, railroad passenger station, railroad team track, restaurant with or without drive-in service, retail sale of alcoholic beverages for off-premise consumption, retail stores and shops (other), rodeo ground, shooting range.

- (3) Auto sales (with or without repair), auto painting and body repair, asphalt or concrete batching plant, brick kiln or tile plant, bus station or terminal, cabinet or upholstery shop, cement or hydrated lime manufacture, cemetery or mausoleum, cleaning/dyeing plant, dance hall or nightclub, dump or sanitary fill area, engine and motor repair, fairground or exhibit area, feed store, flea market (outdoor), laundry plant (commercial), livestock auction, mini-storage warehouse, mining or storage of mining waste, newspaper printing, plumbing shop, roller or ice-skating rink, scientific or research lab, secondhand goods store including used furniture and clothing, shop or yard for local, state or federal government, slaughter house or meat packing plant, smelter or refinery, storage and sale of furniture or appliances (outdoor), storage warehouse, theater (indoor), tire retreading or capping, transfer, storage transfer and baggage terminal, tool or trailer sales and rental, towing or wrecked vehicle storage, utility shop or storage (private), welding or machine shop, wholesale office and sample room.
- (4) Church or rectory, or other religious worship facilities.
- (5) Buildings and uses owned or operated by public governmental agencies including a water or wastewater treatment plant, electric generating plant, parks, playgrounds and public community centers, and public utility lines and structures, private utility shop or storage.
- (6) Railroad tracks and rights-of-way, railroad freight terminal, railroad passenger station, railroad team track.
- (7) Public golf course, rodeo ground, roller or ice skating rink.
- (8) Farm or ranch, greenhouse or plant nursery (with retail business conducted on the premises). Extraction and storage of sand, caliche, stone or gravel.
- (9) Temporary buildings for uses incidental to construction work on the premises, which shall be removed upon the completion or abandonment of construction work.

- (10) Accessory buildings and uses, customarily incident to the above uses and located on the same lot.
- (11) School (business or trade).
- (12) Light or heavy fabrication pursuant to definition #71 and definition #64.
  
- (B) *Height.* Building height shall not be limited except as provided for by law.
- (C) *Lot area, side and rear yard setbacks.* No setbacks apply to this district.
- (D) *Lot width.* No minimum applies to this district.
- (E) *Lot Depth.* No minimum applies to this district.
- (F) *Lot coverage.* There is no maximum lot coverage in this district. If used for industrial purposes, total lot coverage shall not exceed a floor area ratio of 1:1.

**SECTION 6-7 through 6-10. Reserved**