

D. Residential Zoning Districts

1. Agricultural (AG) District

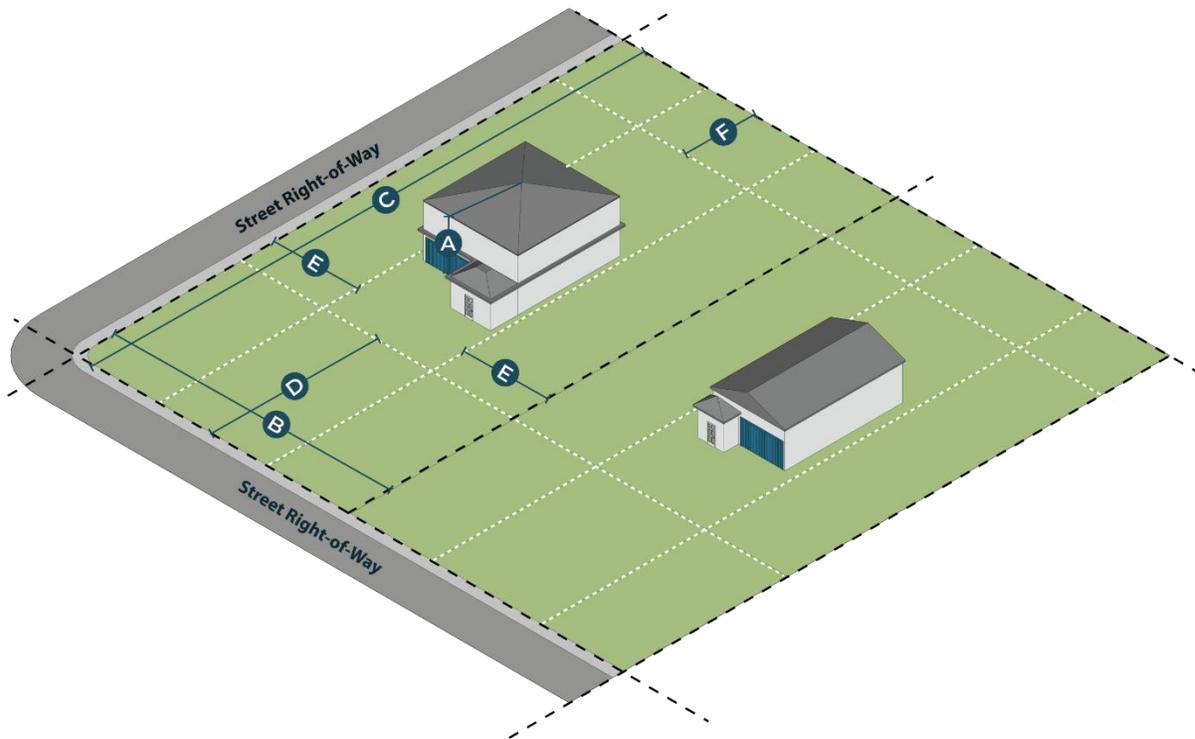
a. General Purpose and Description

The Agricultural (AG) District primarily provides for estate-style single-family dwellings and agricultural uses, including farming, ranching, and crop cultivation. The AG District is also appropriate for areas where utilities or City services are not readily available.

b. Dimensional Standards

Agricultural (AG) District	
Height	
A Maximum Height: Main Building	45 feet
Maximum Height: Agricultural Structures	45 feet ¹
Maximum Height: Accessory Buildings	25 feet
Size of Lots	
Minimum Lot Area	One acre (43,560 square feet)
B Minimum Lot Width	100 feet
C Minimum Lot Depth	200 feet
Size of Yards	
D Minimum Front Yard	60 feet
E Minimum Side Yard	30 feet ²
F Minimum Rear Yard	25 feet
Other Dimensional Requirements	
Maximum Lot Coverage	40%
¹ Provided they are set back at least 100 feet or three times their height (whichever is greater) from any front, side, or rear property line. ² Detached single-family dwelling and private garage may be located no less than 15 feet from the side property line or not less than 25 feet from the side property line adjacent to an arterial street, whichever is greater.	

Figure 2.03-7. Lot and Yard Regulations for AG District



- c. Other Regulations
 - 1. See **2.04. Permitted Uses and Use-Based Standards** for permitted uses.
 - 2. Livestock and domesticated animals shall only be allowed in accordance with the adopted ordinances of the City.
 - 3. One manufactured home may be utilized as a temporary construction living quarters by the owner of the property, so long as a valid permit exists and construction is proceeding. In addition, non-occupied storage buildings may be allowed without a main structure for as long as a valid permit for the construction of a main structure is valid.

2. Single-Family Residential (SF-20) District

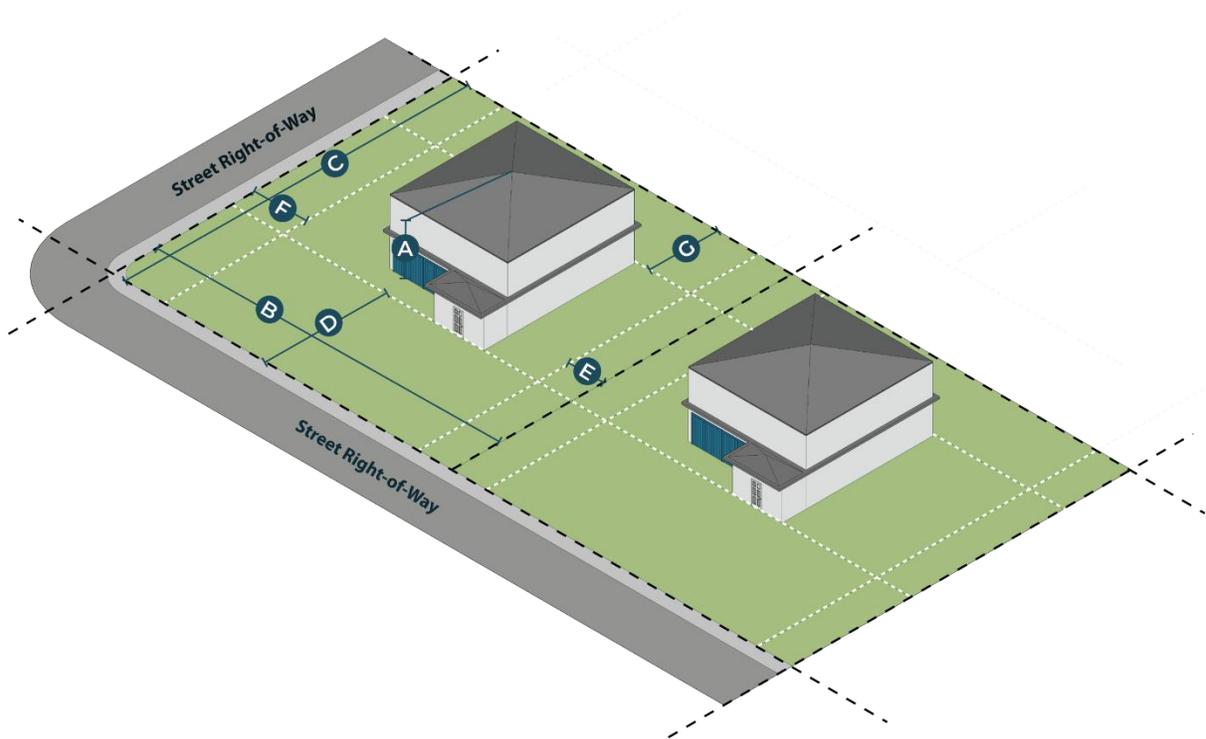
a. General Purpose and Description

The Single-Family Residential (SF-20) District is intended to accommodate low-density, single-family residential development with detached dwellings on lots of at least 20,000 square feet in size. It is also appropriate for places of worship, schools, and public parks.

b. Dimensional Standards

Single-Family Residential (SF-20) District	
Height	
A Maximum Height: Main Building	45 feet
Maximum Height: Accessory Buildings	25 feet
Size of Lots	
Minimum Lot Area	20,000 square feet
B Minimum Lot Width	100 feet
Minimum Curved Lot Width (See Article 3. Subdivision Regulations, 3.04.A.1.c.iv)	100 feet
C Minimum Lot Depth	150 feet
Size of Yards	
D Minimum Front Yard	35 feet
E Minimum Side Yard	10 feet
F Minimum Corner Lot Side Yard	15 feet Exception: Where a lot sides on a designated arterial street, such side yard shall not be less than 25 feet
G Minimum Rear Yard	20 feet; 25 feet for rear entry garage
Other Dimensional Requirements	
Maximum Lot Coverage	40%

Figure 2.03-8. Lot and Yard Regulations for SF-20 District



c. Other Regulations

See 2.04. Permitted Uses and Use-Based Standards for permitted uses.

3. Single-Family Residential (SF-9) District

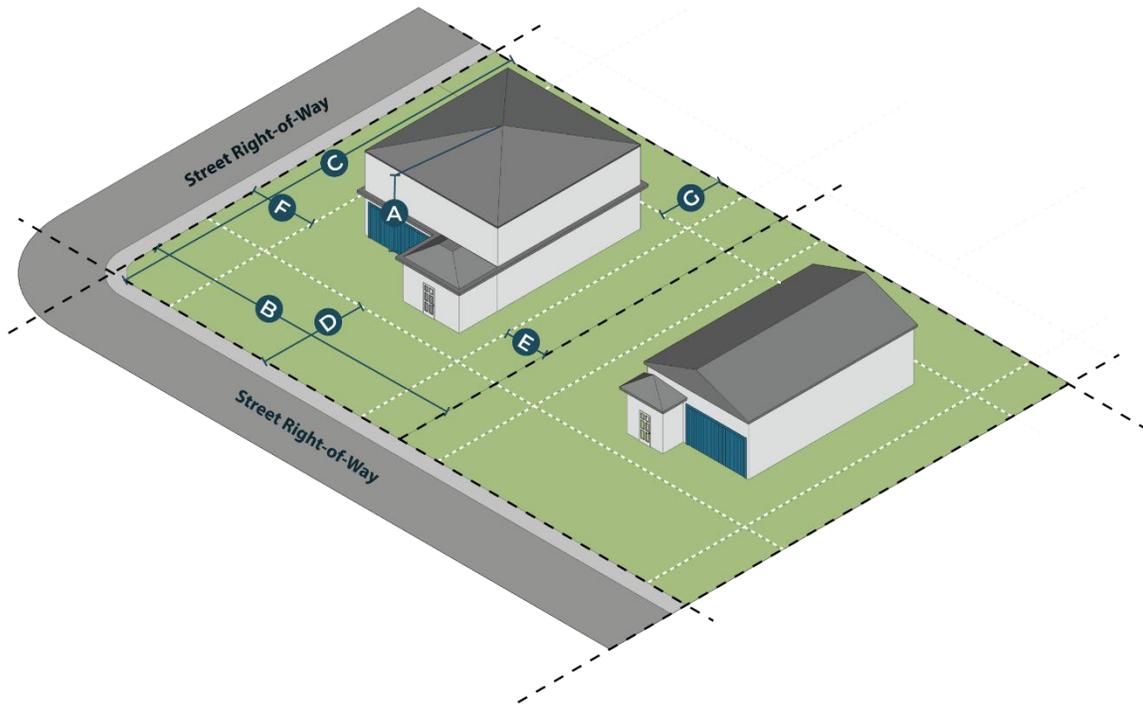
a. General Purpose and Description

The Single-Family Residential (SF-9) District is intended to provide for the development of low-density, detached single-family residences on lots at least 9,000 square feet. It is also appropriate for places of worship, schools, and public parks.

b. Dimensional Standards

Single-Family Residential (SF-9) District	
Height	
A Maximum Height: Main Building	35 feet
Maximum Height: Accessory Buildings	25 feet
Size of Lots	
Minimum Lot Area	9,000 square feet
B Minimum Lot Width	75 feet
Minimum Curved Lot Width (See Article 3. Subdivision Regulations, 3.04.A.1.c.iv)	80 feet
C Minimum Lot Depth	100 feet
Size of Yards	
D Minimum Front Yard	25 feet Exception: Where a lot fronts on a designated arterial street, such front yard shall not be less than 35 feet
E Minimum Side Yard	10 feet
F Minimum Corner Lot Side Yard	15 feet Exception: Where a lot sides on a designated arterial street, such side yard shall not be less than 25 feet
G Minimum Rear Yard	15 feet Exception: Where lots back on a designated arterial street, such rear yard shall not be less than 25 feet. However, lots backing up to a 20-foot alley shall have a five-foot setback or lots abutting a 15-foot alley shall have a 7.5-foot setback
Other Dimensional Requirements	
Maximum Lot Coverage	40%

Figure 2.03-9. Lot and Yard Regulations for SF-9 District



c. Other Regulations

See 2.04. Permitted Uses and Use-Based Standards for permitted uses.

4. Single-Family Residential (SF-7.5) District

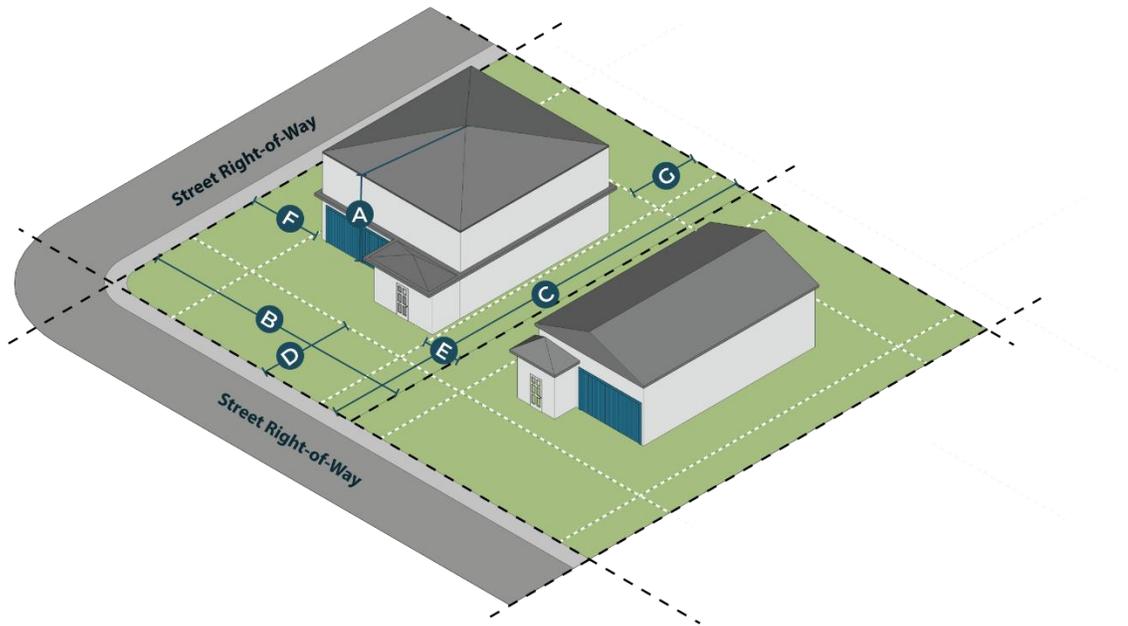
a. General Purpose Description

The Single-Family Residential (SF-7.5) District is intended to provide for development of primarily low-density detached, single-family residences on lots of not less than 7,500 square feet in size, churches, schools, and public parks in logical neighborhood units.

b. Dimensional Standards

Single-Family Residential (SF-7.5) District	
Height	
A Maximum Height: Main Building	35 feet
Maximum Height: Accessory Buildings	15 feet
Size of Lots	
Minimum Lot Area	7,500 square feet
B Minimum Lot Width	60 feet
Minimum Curved Lot Width (See Article 3. Subdivision Regulations, 3.04.A.1.c.iv)	70 feet
C Minimum Lot Depth	100 feet
Size of Yards	
D Minimum Front Yard	20 feet Exception: Where a lot fronts on a designated arterial street, such front yard shall not be less than 35 feet
E Minimum Side Yard	7.5 feet
F Minimum Corner Lot Side Yard	15 feet Exception: Where a lot sides on a designated arterial street, such side yard shall not be less than 25 feet
G Minimum Rear Yard	15 feet Exception: Where lots back on a designated arterial street, such rear yard shall not be less than 25 feet. However, lots backing up to a 20-foot alley shall have a five-foot setback or lots abutting a 15-foot alley shall have a 7.5-foot setback
Other Dimensional Requirements	
Maximum Lot Coverage	45%

Figure 2.03-10. Lot and Yard Regulations for SF-7.5 District



c. Other Regulations

See 2.04. Permitted Uses and Use-Based Standards for permitted uses.

5. Single-Family Residential (SF-6) District

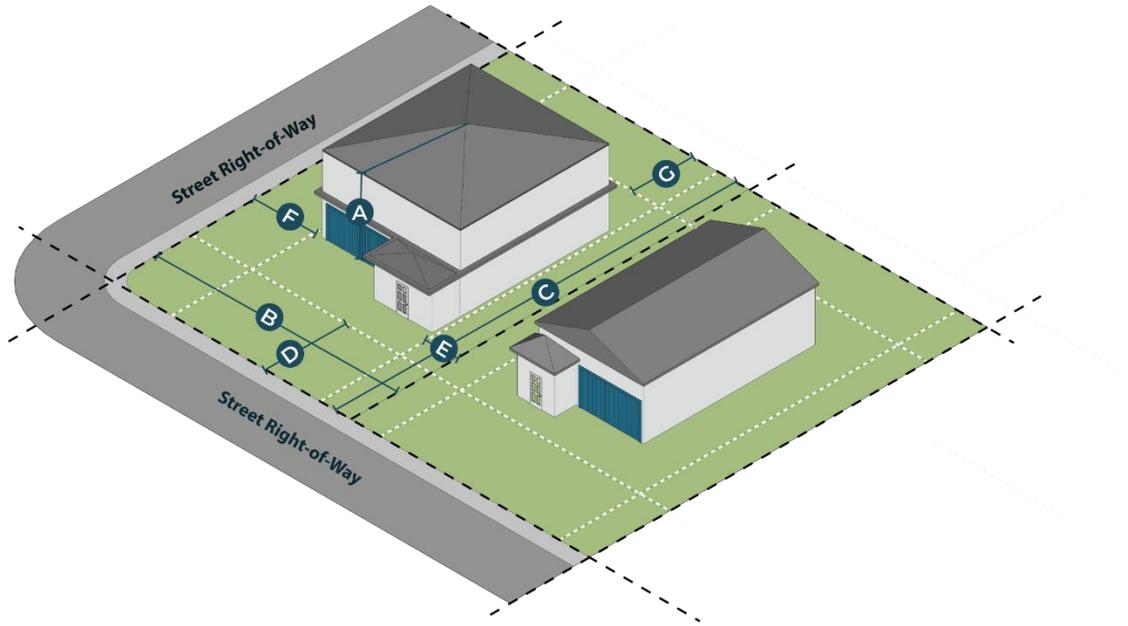
a. General Purpose and Description

The Single-Family Residential (SF-6) District is intended to provide for the development of low-density, detached single-family residences on lots of at least 6,000 square feet. It is also appropriate for places of worship, schools, and public parks.

b. Dimensional Standards

Single-Family Residential (SF-6) District	
Height	
A Maximum Height: Main Building	35 feet
Maximum Height: Accessory Buildings	15 feet
Size of Lots	
Minimum Lot Area	6,000 square feet
B Minimum Lot Width	50 feet
Minimum Curved Lot Width (See Article 3. Subdivision Regulations, 3.04.A.1.c.iv)	60 feet
C Minimum Lot Depth	100 feet
Size of Yards	
D Minimum Front Yard	20 feet Exception: Where a lot fronts on a designated arterial street, such front yard shall not be less than 35 feet
E Minimum Side Yard	5 feet
F Minimum Corner Lot Side Yard	15 feet Exception: Where a lot sides on a designated arterial street, such side yard shall not be less than 25 feet
G Minimum Rear Yard	15 feet Exception: Where lots back on a designated arterial street, such rear yard shall not be less than 25 feet. However, lots backing up to a 20-foot alley shall have a five-foot setback or lots abutting a 15-foot alley shall have a 7.5-foot setback
Other Dimensional Requirements	
Maximum Lot Coverage	45%

Figure 2.03-11. Lot and Yard Regulations for SF-6 District



c. Other Regulations

See 2.04. Permitted Uses and Use-Based Standards for permitted uses.

6. Duplex (Two-Family) Residential (D) District

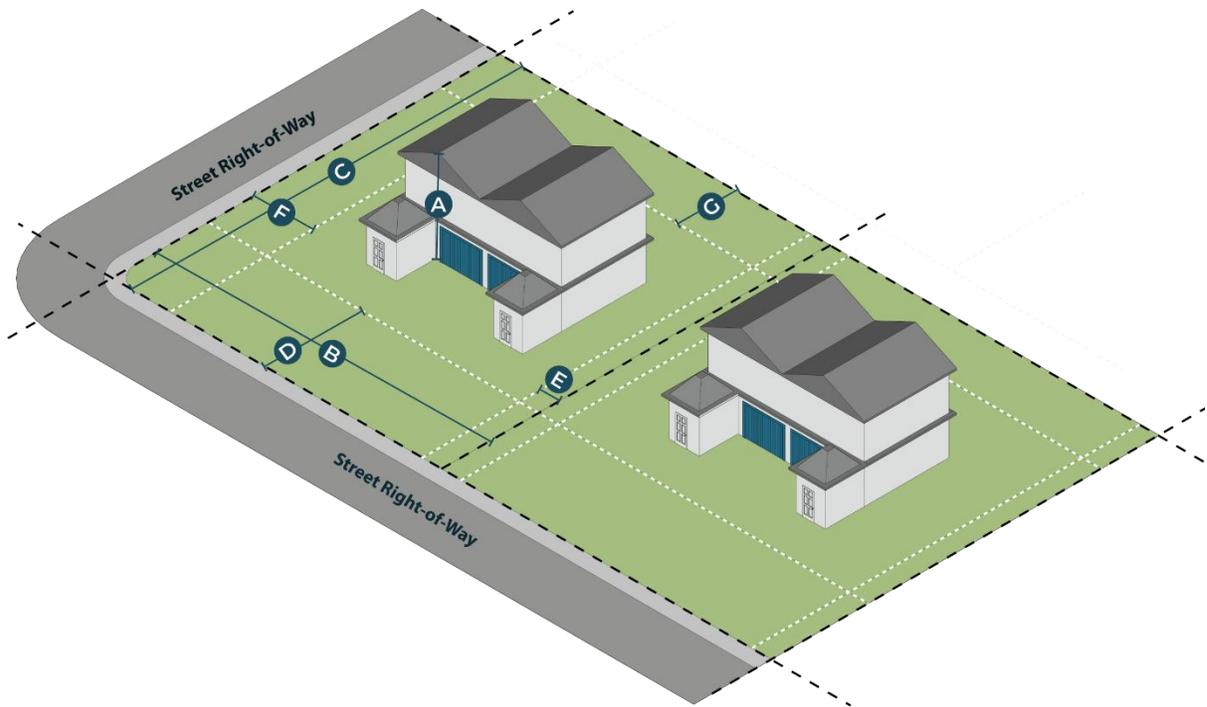
a. General Purpose and Description

The Duplex (Two-Family) Residential (D) District allows for low-density multiple-family development for duplex (two-family) use. This district serves as a transition zone, commonly used as a buffer between lower-density and higher-density residential neighborhoods or nonresidential areas. It is also appropriate for places of worship, schools, and public parks.

b. Dimensional Standards

Duplex (Two-Family) Residential (D) District	
Height	
A Maximum Height: Main Building	35 feet
Maximum Height: Accessory Buildings	15 feet
Size of Lots	
Minimum Lot Area	12,000 square feet; or 6,000 square feet per side on duplex townhomes
B Minimum Lot Width	85 feet, or 45 feet for duplexes on separate lots
Minimum Curved Lot Width (See Article 3. Subdivision Regulations, 3.04.A.1.c.iv)	85 feet, or 45 feet for duplexes on separate lots
C Minimum Lot Depth	100 feet
Size of Yards	
D Minimum Front Yard	20 feet Exception: Where a lot fronts on a designated arterial street, such front yard shall not be less than 35 feet
E Minimum Side Yard	5 feet
F Minimum Corner Lot Side Yard	15 feet Exception: Where a lot sides on a designated arterial street, such side yard shall not be less than 25 feet
G Minimum Rear Yard	15 feet Exception: Where lots back on a designated arterial street, such rear yard shall not be less than 25 feet. However, lots backing up to a 20-foot alley shall have a five-foot setback or lots abutting a 15-foot alley shall have a 7.5-foot setback
Other Dimensional Requirements	
Maximum Lot Coverage	45%

Figure 2.03-12. Lot and Yard Regulations for D District



c. Other Regulations

See 2.04. Permitted Uses and Use-Based Standards for permitted uses.

7. Medium-Density Multifamily Residential (MF-1) District

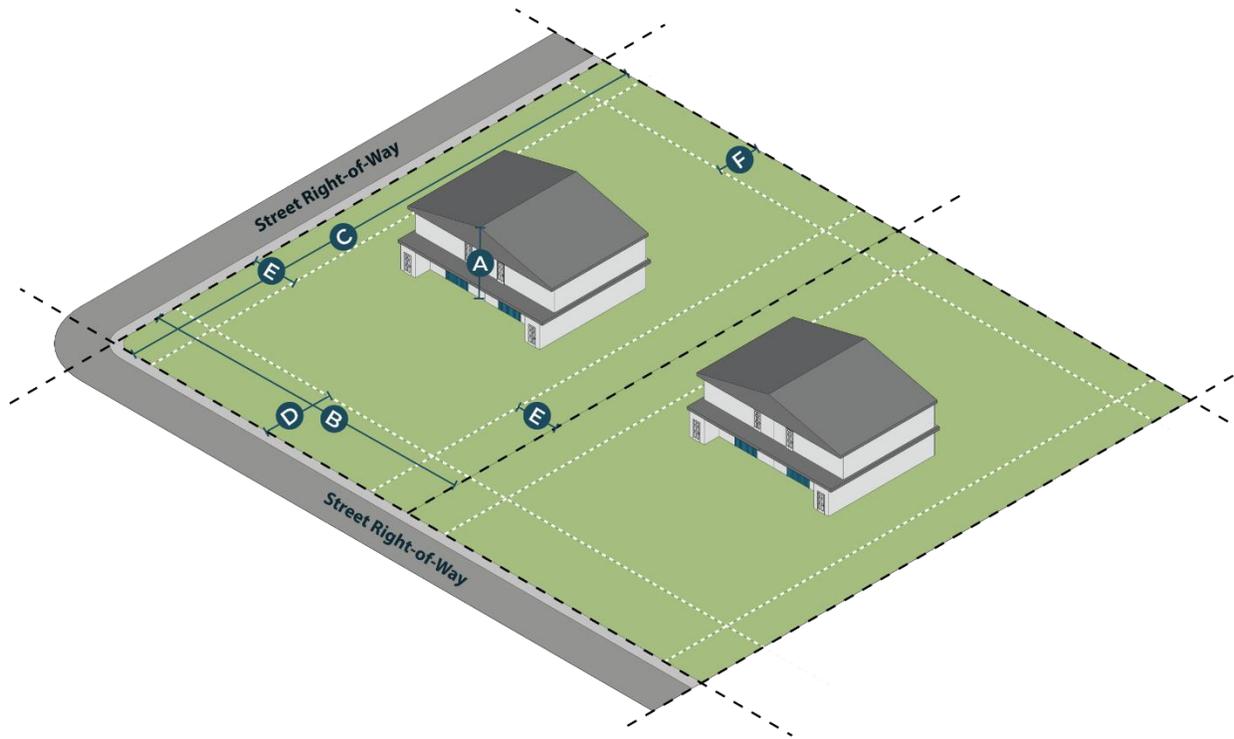
a. General Purpose and Description

The Medium-Density Multifamily Residential (MF-1) District provides multifamily residential development with a mix of three (triplex) and four (quadplex) unit residential uses. This district serves as a transition zone, commonly used as a buffer between lower-density and higher-density residential neighborhoods or nonresidential areas. It is also appropriate for places of worship, schools, and public parks.

b. Dimensional Standards

Medium-Density Multifamily Residential (MF-1) District	
Height	
A Maximum Height: Main Building	35 feet
Maximum Height: Accessory Buildings	15 feet
Size of Lots	
Maximum Dwelling Units per Acre	12 units per acre
B Minimum Lot Width	120 feet
C Minimum Lot Depth	200 feet
Size of Yards	
D Minimum Front Yard	25 feet Exception: Where a lot fronts on a designated arterial street, such front yard shall not be less than 35 feet
E Minimum Side Yard	15 feet Exception: Where a lot sides on a designated arterial street, such side yard shall not be less than 25 feet
F Minimum Rear Yard	15 feet Exception: If adjacent to a lower density residential use, the rear setback shall be 60 feet; unless separated by an alley, in which case the setback shall be 20 feet
Minimum Building Separation	One story: 15 feet Two story: 20 feet Between a main building and an accessory building: 10 feet
Other Dimensional Requirements	
Maximum Lot Coverage	50%

Figure 2.03-13. Lot and Yard Regulations for MF-1 District



c. Other Regulations

See 2.04. Permitted Uses and Use-Based Standards for permitted uses.

8. Multifamily Residential (MF-2) District

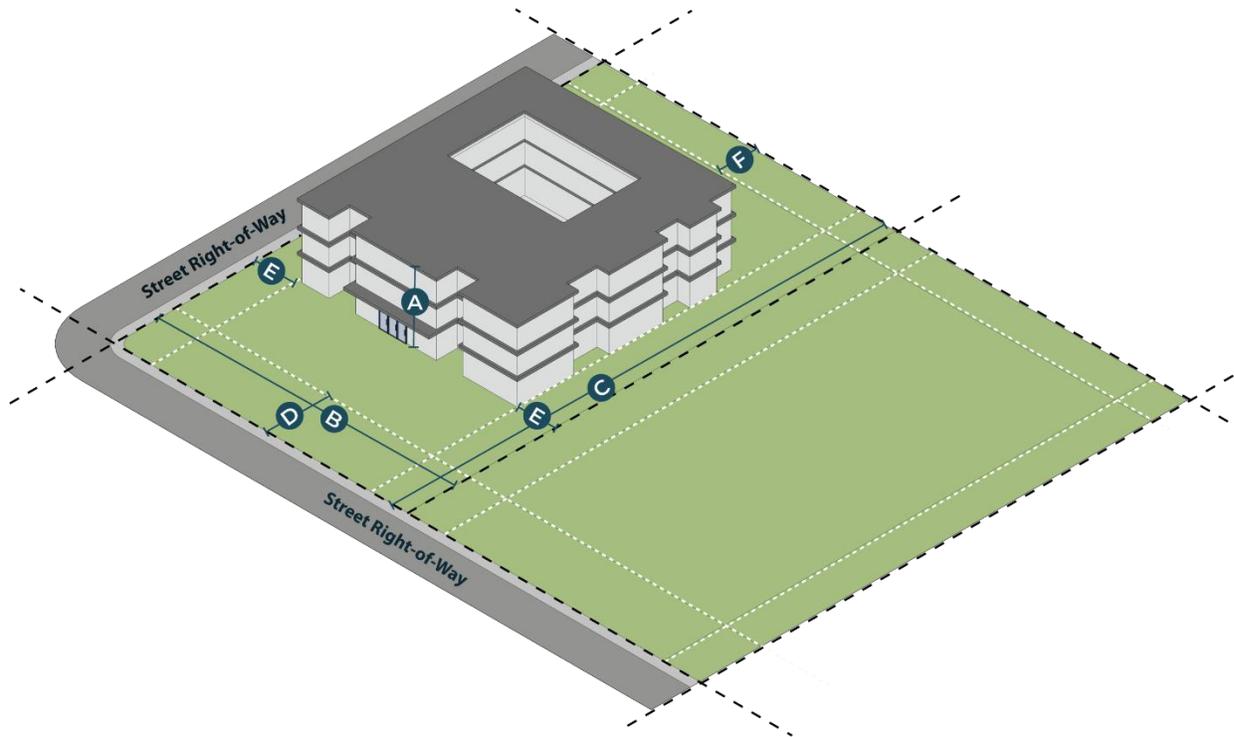
a. General Purpose and Description

The Multifamily Residential (MF-2) District provides for multifamily residential development, targeting low and mid-rise dwellings serving as a transition between low- or medium-density residential developments and nonresidential areas. This district encourages multifamily uses with site development characteristics that accommodate open space and access to light and air. It is also appropriate for places of worship, schools, and public parks.

b. Dimensional Standards

Multifamily Residential (MF-2) District	
Height	
A Maximum Height: Main Building	45 feet
Maximum Height: Accessory Buildings	15 feet
Size of Lots	
Minimum Lot Area	10 acres
Maximum Dwelling Units per Acre	20 units per acre Exception: See 2.05.B.5.c for density bonus options
B Minimum Lot Width	120 feet
C Minimum Lot Depth	200 feet
Size of Yards	
D Minimum Front Yard	25 feet Exception: Where a lot fronts on a designated arterial street, such front yard shall not be less than 35 feet
E Minimum Side Yard	15 feet Exception: Where a lot sides to a single-family residential district or a designated arterial street, such side yard shall not be less than 25 feet
F Minimum Rear Yard	15 feet Exception: If adjacent to a lower density residential use, the rear setback shall be 60 feet; unless separated by an alley, in which case the setback shall be 20 feet
Minimum Building Separation	One story: 15 feet Two story: 35 feet Between a main building and an accessory building: 10 feet
Other Dimensional Requirements	
Maximum Lot Coverage	50%

Figure 2.03-14. Lot and Yard Regulations for MF-2 District



c. Other Regulations

- i. See **2.04. Permitted Uses and Use-Based Standards** for permitted uses.
- ii. Windows

All multiple-story buildings within a multifamily development complex shall be constructed so that there shall be no windows above the first floor on any sides that are within 100 feet of property zoned for single-family uses, existing residential platted lots, or existing single-family residences.

- iii. Other Types of Residential Development

Single-family or duplex (two family) residential units constructed in this district shall conform to Single-Family Residential (SF-6) District or Duplex (Two-Family) Residential (D) District standards, respectively.

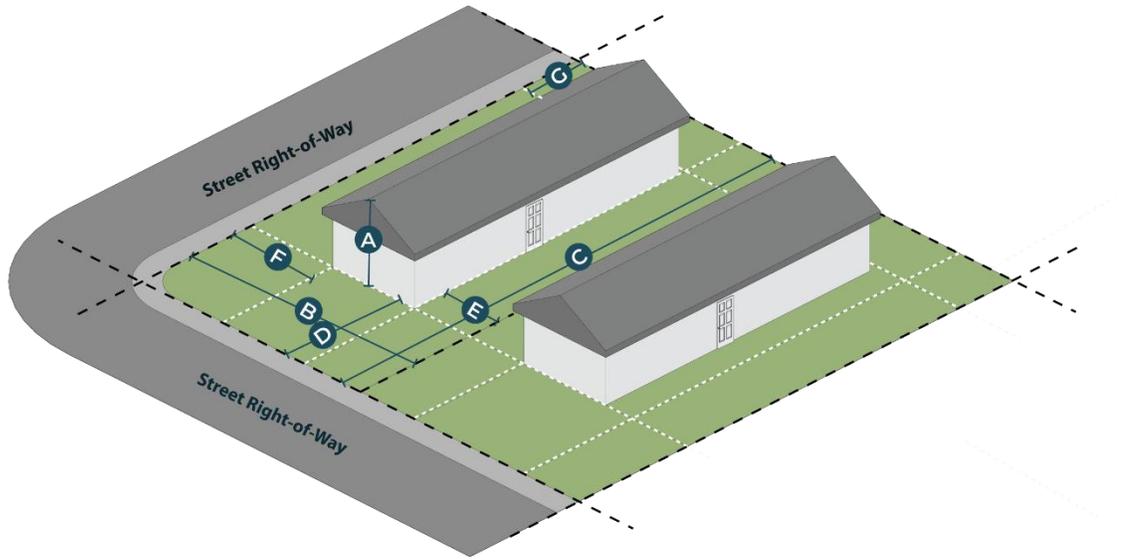
9. Manufactured Home Park (MHP) District

a. General Purpose and Description

b. The Manufactured Home Park (MHP) District is a detached residential district for the development of HUD-Code manufactured home parks and subdivisions, offering leased or sale lots. It establishes area, design, and yard requirements, ensuring adequate open space and recreation. Dimensional Standards

Manufactured Home Park (MHP) District	
Height	
A Maximum Height: Main Building/House	35 feet
Maximum Height: Accessory Buildings	15 feet
Size of Lots	
Minimum Lot Area	4,000 square feet
B Minimum Lot Width	40 feet
C Minimum Radial Lot Width	80 feet
Size of Yards	
D Minimum Front Yard	20 feet from a dedicated street; 10 feet from any private street
E Minimum Side Yard	10 feet; 20 feet between units; 20 feet from zoning district boundary lines
F Minimum Corner Lot Side Yard	15 feet
G Minimum Rear Yard	10 feet; 20 feet from any zoning district boundary line or if a garage is provided
Other Dimensional Requirements	
Maximum Lot Coverage (including main and accessory buildings, pools and ponds)	50%
Area for Manufactured Home Parks	
Minimum Project Area	20 acres
Maximum Project Area	35 acres
Density of Manufactured Home Parks	
Minimum Number of Spaces	20 spaces
Maximum Density	10 spaces per gross acre

Figure 2.03-15. Lot and Yard Regulations for MHP District



c. Other Regulations

See 2.04. Permitted Uses and Use-Based Standards for permitted uses.

E. Nonresidential Zoning Districts

1. Office (O) District

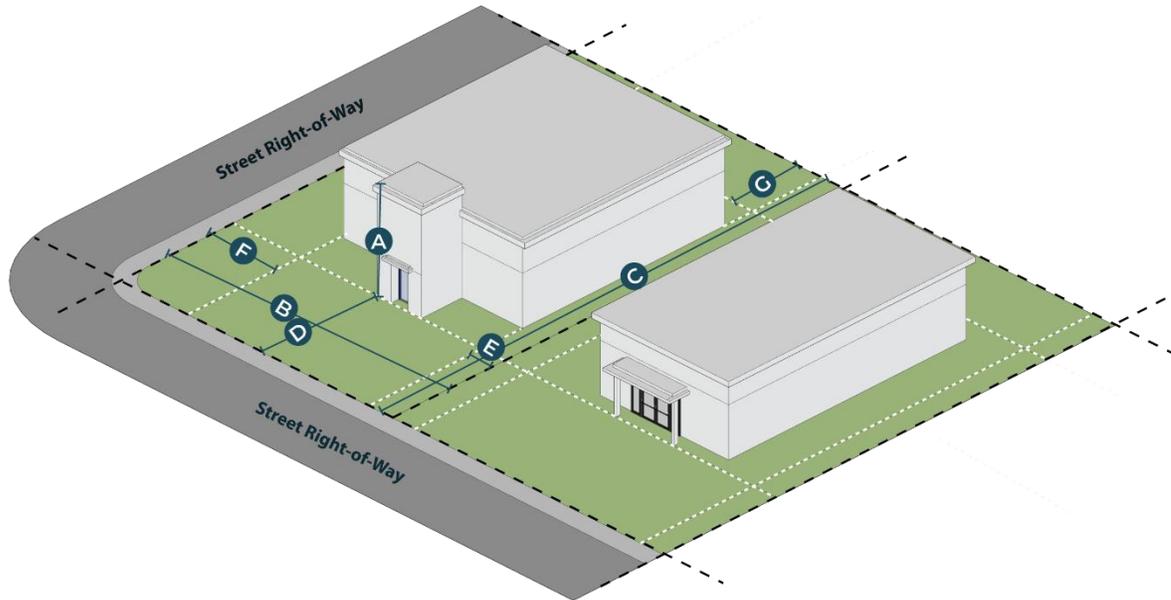
a. General Purpose and Description

The Office (O) District accommodates low-intensity office and professional uses, often serving as a transition between residential and commercial areas. It emphasizes compatibility with nearby residential areas, limiting building heights and minimizing disruption such as noise and traffic. Adaptive reuse of existing structures is encouraged, maintaining harmony with surrounding properties.

b. Dimensional Standards

Office (O) District	
Height	
A Maximum Height: Main Building	70 feet
Maximum Height: Accessory Buildings	15 feet
Size of Lots	
Minimum Lot Area	6,000 square feet
B Minimum Lot Width	60 feet
C Minimum Lot Depth	100 feet
Size of Yards	
D Minimum Front Yard	25 feet Exception: Where a lot fronts on a designated arterial street, such front yard shall not be less than 35 feet
E Minimum Side Yard	5 feet Exception: Where a lot sides to a single-family residential district, the side yard setback shall not be less than 25 feet
F Minimum Corner Lot Side Yard	15 feet Exception: Where a lot sides on a designated arterial street, such side yard shall not be less than 25 feet
G Minimum Rear Yard	15 feet Exception: If adjacent to a residential use, 60 feet; unless separated by an alley, 20 feet. When adjacent to an arterial street, 25 feet
Minimum Underground Setback	15 feet
Minimum Pavement Setback	10 feet, except driveways and sidewalks
Other Dimensional Requirements	
Maximum Lot Coverage	50%

Figure 2.03-16. Lot and Yard Regulations for O District



c. Other Regulations

See 2.04. Permitted Uses and Use-Based Standards for permitted uses.

2. Neighborhood Retail (NR) District

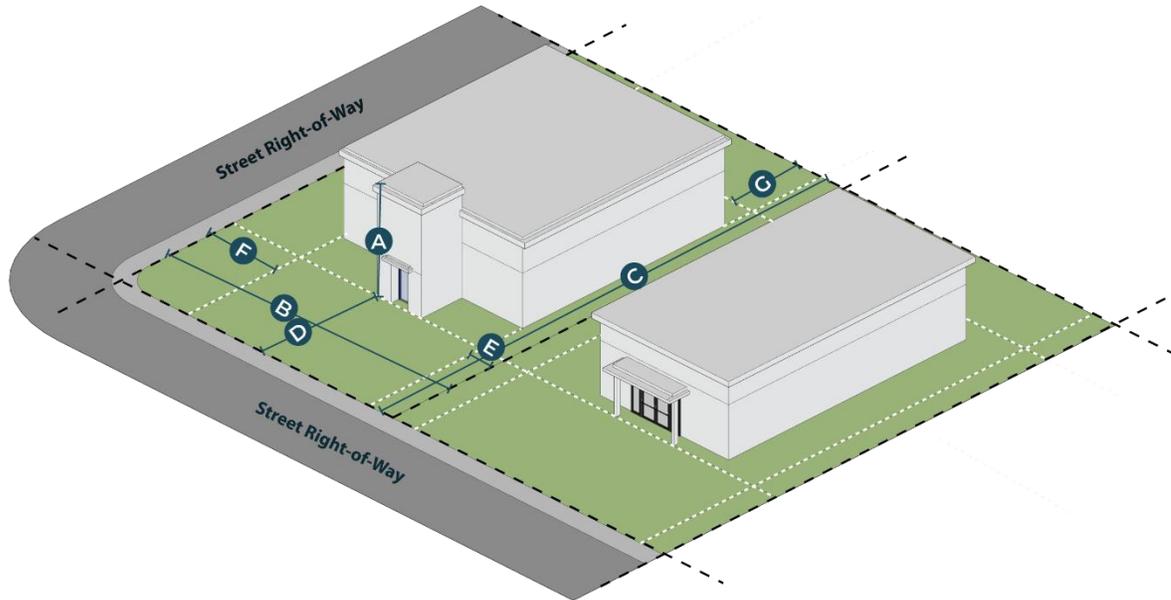
a. General Purpose and Description

The Neighborhood Retail (NR) District is intended to accommodate a limited range of retail trade, services and office activities that are needed to serve a neighborhood area. The district is to be utilized as a transition district between residential uses and more intense non-residential uses. The district is to incorporate elevated landscaping and buffering standards to facilitate seamless integration alongside residential districts. Development within the district should be similar in scale as residential uses and adjacent properties. Architectural principles should be incorporated within site development to actively engage streetscapes and create pedestrian-oriented environments. Uses within this district should not include uses that create excessive traffic, noise, trash, or late-night business operations. This district is ideally suited for intersections of major thoroughfares or at the intersection of a major thoroughfare and primary entrances to residential subdivisions and/or multifamily developments.

b. Dimensional Standards

Neighborhood Retail (NR) District	
Height	
A Maximum Height: Main Building	40 feet
Maximum Height: Accessory Buildings	15 feet
Size of Lots	
Minimum Lot Area	6,000 square feet
B Minimum Lot Width	60 feet
C Minimum Lot Depth	100 feet
Size of Yards	
D Minimum Front Yard	15 feet Exception: Where a lot fronts on a designated arterial street, such front yard shall not be less than 25 feet
E Minimum Side Yard	5 feet Exception: Where a lot sides to a single-family residential district, the side yard setback shall not be less than 25 feet
F Minimum Corner Lot Side Yard	15 feet Exception: Where a lot sides on a designated arterial street, such side yard shall not be less than 25 feet
G Minimum Rear Yard	15 feet Exception: If adjacent to a residential use, 60 feet; unless separated by an alley, 20 feet. When adjacent to an arterial street, 25 feet
Minimum Underground Setback	15 feet
Minimum Pavement Setback	15 feet, except driveways and sidewalks
Other Dimensional Requirements	
Maximum Lot Coverage	50%

Figure 2.03-17. Lot and Yard Regulations for NR District



c. Other Regulations

- i. See 2.04. Permitted Uses and Use-Based Standards for permitted uses.
- ii. Hours of Operation

Except for uses permitted within a residential zoning district, no use shall operate before 6:00 a.m. nor after 11:00 p.m. on any day of the week.

3. General Retail (GR) District

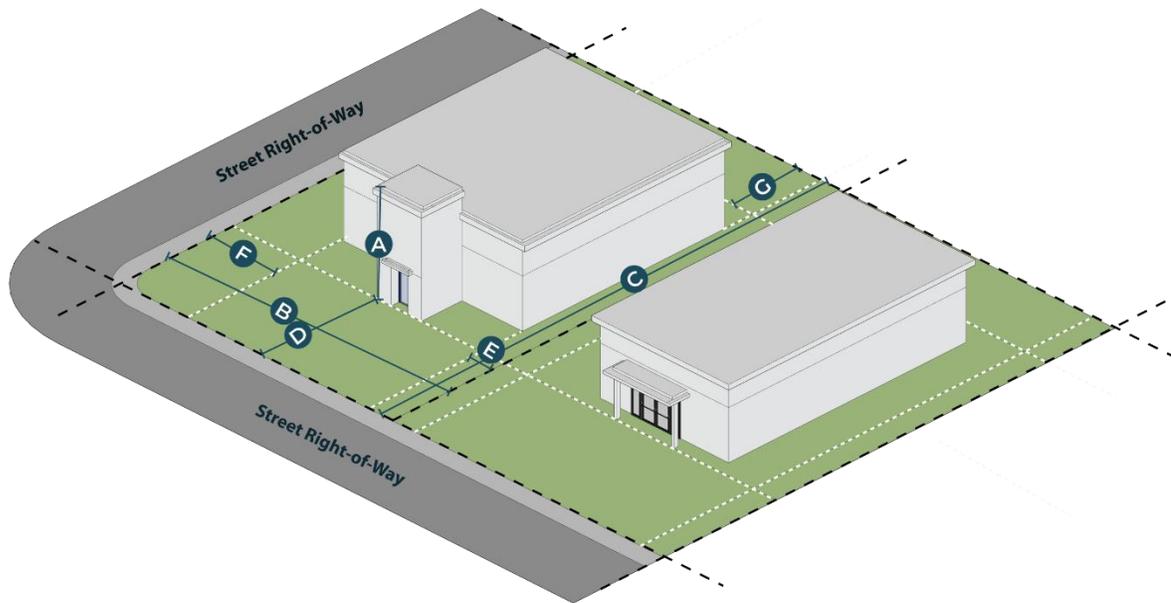
a. General Purpose and Description

The General Retail (GR) District is designed for local neighborhood shopping and service facilities for the retail sales of goods and services. This district should also be located along or at the intersection of major collectors or thoroughfares to accommodate higher traffic volumes.

b. Dimensional Standards

General Retail (GR) District	
Height	
A Maximum Height: Main Building	70 feet
Maximum Height: Accessory Buildings	15 feet
Size of Lots	
Minimum Lot Area	6,000 square feet
B Minimum Lot Width	60 feet
C Minimum Lot Depth	100 feet
Size of Yards	
D Minimum Front Yard	25 feet Exception: Where a lot fronts on a designated arterial street, such front yard shall not be less than 35 feet
E Minimum Side Yard	5 feet Exception: Where a lot sides to a single-family residential district, the side yard setback shall not be less than 25 feet
F Minimum Corner Lot Side Yard	15 feet Exception: Where a lot sides on a designated arterial street, such side yard shall not be less than 25 feet
G Minimum Rear Yard	15 feet Exception: If adjacent to a residential use, 60 feet; unless separated by an alley, 20 feet. When adjacent to an arterial street, 25 feet
Other Dimensional Requirements	
Maximum Lot Coverage	50%
Maximum Impervious Coverage	80%

Figure 2.03-18. Lot and Yard Regulations for GR District



c. Other Regulations

i. See **2.04. Permitted Uses and Use-Based Standards** for permitted uses.

ii. Exceptions for Certain Retail Shopping Center Outbuildings Fronting State Highway 249

Notwithstanding any other provision of this section to the contrary, the building line for retail outbuildings adjacent to State Highway 249 and State Highway 249 Bypass shall be 10 feet if:

- (a) The retail outbuilding is within a shopping center development (a development comprised of retail businesses that share common parking and pedestrian areas and facilities for their clientele) that contains not less than 1¼ acres of land and which has not less than 240 feet of frontage on said State Highway 249 and State Highway 249 bypass;
- (b) The retail outbuilding contains not more than 100 square feet of floor area;
- (c) The retail outbuilding is located so as not to create a hazard to vehicular or pedestrian traffic on the shopping center site, the adjacent State Highway 249 and State Highway 249 Bypass, or any other adjacent public or private street or property; limit spacing of said structures to no greater than one per 300 feet;
- (d) The retail outbuilding is located not less than 50 feet from any paved portion of State Highway 249 and State Highway 249 Bypass, whether main lane or access road; and
- (e) The retail outbuilding is located so as to be a minimum of 300 feet from the closest retail outbuilding along either side of State Highway 249 and State Highway 249 Bypass, measured in a straight line from the center fronts of each retail outbuilding.

iii. Outdoor Storage

Outdoor storage, which is differentiated from outdoor sales, shall be limited to a maximum of five percent of the total lot area. For screening requirements, see **2.05.E. Screening, Buffering, and Fencing**.

4. Commercial (C) District

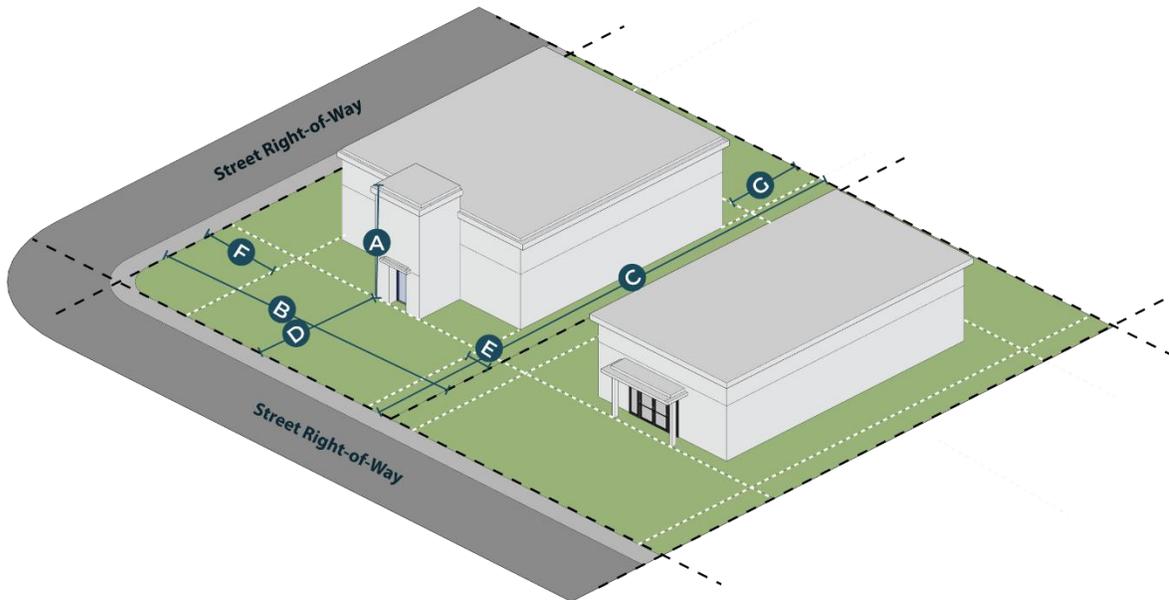
a. General Purpose and Description

The Commercial (C) District is intended for commercial and service-related establishments. Some light manufacturing may also be permitted under specific conditions. These uses will typically utilize smaller sites and operate in a manner which is generally not compatible with residential uses or certain nonresidential uses. Convenient access to thoroughfares and collector streets is also a primary consideration.

b. Dimensional Standards

Commercial (C) District	
Height	
A Maximum Height: Main Building ¹	70 feet
Maximum Height: Accessory Buildings ¹	15 feet
Size of Lots	
Minimum Lot Area	10,000 square feet
B Minimum Lot Width	60 feet
C Minimum Lot Depth	100 feet
Size of Yards	
D Minimum Front Yard	25 feet Exception: Where a lot fronts on a designated arterial street, such front yard shall not be less than 35 feet
E Minimum Side Yard	5 feet Exception: Where a lot sides to a single-family residential district, the side yard setback shall not be less than 25 feet
G Minimum Rear Yard	15 feet Exception: If adjacent to a residential use, 60 feet; unless separated by an alley, 20 feet. When adjacent to an arterial street, 25 feet
Other Dimensional Requirements	
Maximum Lot Coverage	60%
Maximum Impervious Coverage	90%
¹ Additional height may be approved with a Conditional Use Permit (CUP)	

Figure 2.03-19. Lot and Yard Regulations for C District



c. Other Regulations

- i. See **2.04. Permitted Uses and Use-Based Standards** for permitted uses.
- ii. Interior Side Yards for Retail Shopping Centers

When retail uses are platted adjacent to other retail uses and integrated into an overall shopping center site (i.e., lots/lease spaces abutting one another), no side yard is required provided it complies with the City's Building Code.

- iii. Exceptions for Certain Retail Shopping Center Outbuildings Fronting State Highway 249

Notwithstanding any other provision of this section to the contrary, the building line for retail outbuildings adjacent to State Highway 249 and State Highway 249 Bypass shall be 10 feet if:

- (a) The retail outbuilding is within a shopping center development (a development comprised of retail businesses that share common parking and pedestrian areas and facilities for their clientele) that contains not less than 1¼ acres of land and which has not less than 240 feet of frontage on said State Highway 249 and State Highway 249 Bypass;
- (b) The retail outbuilding contains not more than 100 square feet of floor area;
- (c) The retail outbuilding is located so as not to create a hazard to vehicular or pedestrian traffic on the shopping center site, the adjacent State Highway 249 and State Highway 249 Bypass, or any other adjacent public or private street or property; limit spacing of said structures to no greater than one per 300 feet;
- (d) The retail outbuilding is located not less than 50 feet from any paved portion of State Highway 249 and State Highway 249 Bypass, whether main lane or access road; and
- (e) The retail outbuilding is located so as to be a minimum of 300 feet from the closest retail outbuilding along either side of State Highway 249 and State Highway 249 Bypass, measured in a straight line from the center fronts of each retail outbuilding.

5. Industrial (I) District

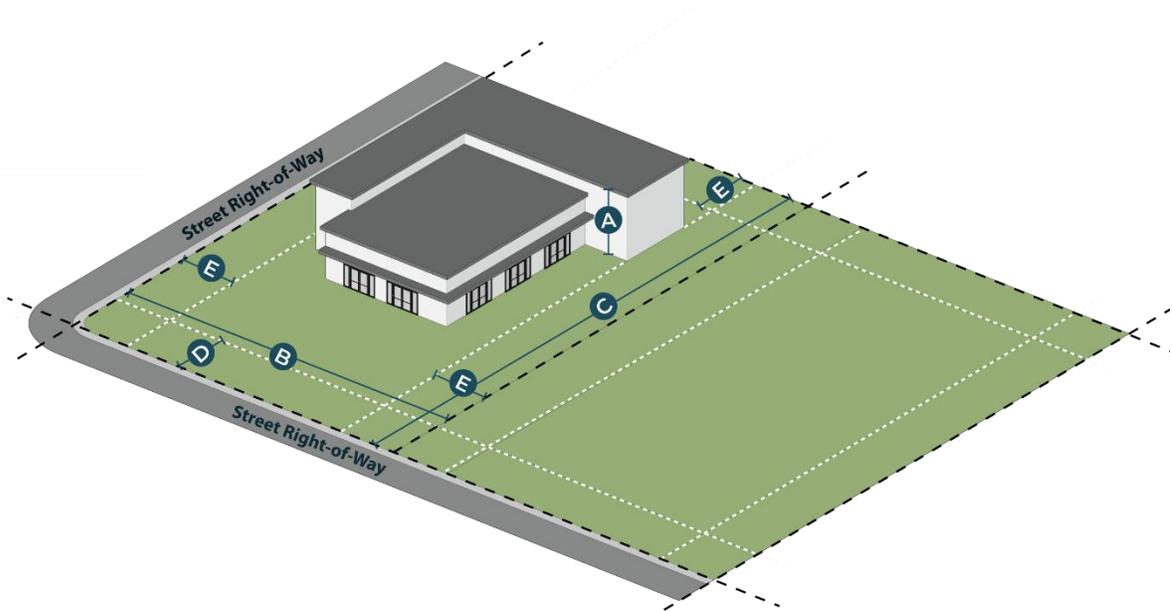
a. General Purpose and Description

The Industrial (I) District is intended primarily for the conduct of light manufacturing, warehousing, research and development, wholesaling, and service operations that do not rely on frequent customer visits. Accessibility to major thoroughfares, highways, or transportation routes like railroads is essential.

b. Dimensional Standards

Industrial (I) District	
Height	
A Maximum Height: Main Building	70 feet
Maximum Height: Accessory Buildings	15 feet
Size of Lots	
Minimum Lot Area	5,000 square feet
B Minimum Lot Width	50 feet
C Minimum Lot Depth	100 feet
Size of Yards	
D Minimum Front Yard	25 feet Exception: Where a lot fronts on a designated arterial street, such front yard shall not be less than 35 feet
E Minimum Side and Rear Yards	25 feet Exception: Where a lot sides to a single-family residential district, the side yard setback shall not be less than 35 feet
Other Dimensional Requirements	
Maximum Lot Coverage	60%
Maximum Impervious Coverage	90%

Figure 2.03-20. Lot and Yard Regulations for I District



c. Other Regulations

See 2.04. Permitted Uses and Use-Based Standards for permitted uses.

F. Special Zoning Districts

1. Old Town (OT) District

a. Purpose and Intent

- i. Old Town is home to a variety of land uses, including retail, commercial, and nonresidential activities, alongside single-family and multifamily residences. The future land use plan of the City's Comprehensive Plan supports the continuation of the mixture of uses in the area. Improved pedestrian access is seen as beneficial for integrating existing residential areas with future development. This district is intended to provide zoning flexibility to accommodate the variety of uses in the original town site and surrounding areas.
- ii. The development standards in the Old Town area are designed to maintain and encourage development and redevelopment within the central business section (old downtown) of the City. Standards for the district are generally intended to regulate development such that new structures look similar to existing ones within this section of the City. They are also intended to preserve and enhance the image, character, and unique qualities of the City's historic original business district.
- iii. Pedestrian activity and access are also of extreme importance within this district. Pedestrian spaces shall be treated with amenities that are selected based on their ability to unify the streetscape with the area's historic past. These features shall be repeated throughout the streetscape so as to unify the district as a whole. The following pedestrian-oriented areas are permitted:
 - (a) Public art spaces;
 - (b) Monuments (e.g., statues, benches, fountains);
 - (c) Playgrounds;
 - (d) Transit waiting areas;
 - (e) Museums;
 - (f) Plazas;
 - (g) Performing art buildings; and
 - (h) Outdoor eating areas.
- iv. For the purposes of this district and its regulations, the term Old Town Area shall be defined to include all lots shown on the revised map filed of record with the County on July 8, 1912, a true and correct copy of which is on file in the office of the City Secretary, and which is identified as the Old Town Tomball Map.

b. Residential Dimensional Standards

Old Town (OT) District	
Height	
Maximum Height	35 feet ¹
Maximum Height; Accessory Buildings	25 feet
Size of Lots ²	
Minimum Lot Area	5,000 square feet
Minimum Duplex (two-family) Lot Area	7,000 square feet
Minimum Lot Width	50 feet
Minimum Radial Lot Width	50 feet at and for a distance of 30 feet behind the building line
Minimum Duplex (two-family) Lot Width	70 feet
Minimum Lot Depth	100 feet
Size of Yards ³	
Minimum Front Yard	20 feet
Minimum Side Yard	5 feet
Minimum Corner Lot Side Yard	10 feet
Minimum Rear Yard	10 feet; the minimum rear yard where lots back on a designated arterial street shall not be less than 25 feet. However, lots backing up to a 20-foot alley shall have a 5-foot minimum rear yard and abutting a 15-foot alley shall have a 7.5-foot minimum rear yard
<p>¹ Proposed building heights in excess of the maximum height may be allowed with a conditional use permit.</p> <p>² Two or more lots of record in existence on the adoption date of the ordinance from which this article is derived that do not meet these area requirements and are under the same ownership may be combined into one parcel meeting the requirements of this district. Such parcel shall be considered one lot and all required yards shall be measured from the new lot lines not owned in common. No lot shall be created that has a front yard with less than 50 feet of frontage on the front street.</p> <p>³ Lots within the portion of the Old Town area bounded by Fannin Street, Houston Street, the railroad tracks, and Pine Street, and including the lots that front on Fannin Street and Houston Street adjacent to such portion, may have a zero front or rear building line provided, however, that the alternate front or rear building line shall be a minimum of 20 feet. Interior lots may have a minimum side yard building line equal to ten percent of the lot width if the lot has less than 50 feet of width; 10 feet for a corner lot.</p>	

c. Nonresidential Dimensional Standards

Old Town (OT) District	
Height	
Maximum Height	35 feet ¹
Maximum Height; Accessory Buildings	25 feet
Size of Lots	
Minimum Lot Area	5,000 square feet
Minimum Lot Width	50 feet
Minimum Duplex (two-family) Lot Width	70 feet
Minimum Lot Depth	100 feet
Size of Yards ²	
Minimum Front Yard	20 feet
Minimum Side and Rear Yards	5 feet or 10% of the lot width if less than 50 feet of lot width when adjacent to a nonresidential zoning district or use.
Minimum Side and Rear Yards Adjacent to Single-Family or Duplex (two-family) Residential	20 feet
Interior Side Yard	When retail uses are platted adjacent to other retail uses and integrated into an overall shopping center site (i.e., lots/lease spaces abutting one another), no side yard is required provided it complies with the City's building code
¹ Proposed building heights in excess of the maximum height may be allowed with a conditional use permit. ² With the exception of Cherry Street, for that portion of Old Town area bounded by Fannin Street, Houston Street, the railroad tracks, and Pine Street, and including the lots that front on Fannin Street and Houston Street adjacent to such portion, may have a zero front building line. Lots may have a zero-foot side and rear yard setback, provided no portion of the building obstructs the visibility of vehicular traffic.	

d. Other Regulations

- i. See 2.04. Permitted Uses and Use-Based Standards for permitted uses.
- ii. Old Town Area Required Yard and Building Line Exceptions

A commercial building constructed in the Old Town area before August 16, 1999 that does not comply with the building lines set forth above may expand in size provided it maintains a minimum 10-foot front building line and a minimum 10-foot side building line.

e. Residential Uses

- i. Single-Family Uses
- ii. Multifamily Residential and Nonresidential Uses (Mixed-Use)

Multifamily residential uses are permitted within the Old Town District in conjunction with nonresidential uses (i.e., mixed-use development), wherein at least one floor of the building is dedicated to nonresidential use. Such structure shall meet the area requirements of the nonresidential use, provided parking is provided for all uses.

- iii. Multifamily Residential Uses

Multifamily residential uses are permitted within the Old Town District in accordance with the following standards:

- (a) All dwelling units shall have ground-floor exterior access, which does not include access into a garage or access from a garage into a dwelling unit;
 - (b) All dwelling units shall have a front porch space of at least eight square feet located in front of the front door;
 - (c) All dwelling units shall have a pitched or gabled roof. Flat roofs shall be permitted to allow for the incorporation of terraces;
 - (d) Each dwelling unit shall have varying architectural elevations including varying rooflines, windows, stoop styles, etc.; and
 - (e) Exemptions to these standards may be made during the City's review process if the multifamily use is developed/constructed above (i.e., is located within a second or third story) a nonresidential use.
- f. Nonresidential Design Standards for the Old Town Area
- i. Facades
 - (a) Existing Nonresidential Buildings

False fronts or parapets may be added to existing buildings in order to add character and detail to simple facades.
 - (b) Newly Constructed Nonresidential Buildings

Any new facade shall avoid long, monotonous, uninterrupted exterior walls wherever such facades are publicly visible. No more than 20 feet of horizontal distance of exterior wall shall be provided without facade articulation/architectural relief for any facade facing a street right-of-way or pedestrian-oriented area. Facade articulation/architectural relief can include pilasters, windows, entrances, arcades, awnings/canopies, or other types of building massing that modulates the building mass or surface texture.
 - ii. Exterior Finishes
 - (a) Predominant exterior finish is recommended to be fired brick or other masonry materials. Alternatively, other recommended materials include:
 - (i) Those similar in appearance and quality to fired brick;
 - (ii) Those similar in appearance to original materials used within the Old Town area; and/or
 - (iii) Cementitious fiberboard such as Hardie plank lap siding is appropriate where the appearance is similar in appearance to the original materials used within the Old Town area.
 - (b) The use of glass material is recommended for less than 70 percent of the exterior facade of a structure.
 - (c) Trim (i.e., lintels, sills, door jambs, cornices, and other similar items) are recommended to be brick, cast stone, stone, cast or wrought iron, or concrete, and colors should be complementary to the predominant facade colors.
 - (d) Accent colors for friezes, doors, and door frames, window frames and mullions, awnings, moldings and other similar features should be colors that are complementary to and compatible with the spirit and intent of the downtown streetscape. Bright or fluorescent colors are not recommended on any part of any structure.
 - iii. Windows, Doors, and Other Openings
 - (a) Reflective glass shall not be used for windows of any structure's first floor.

- (b) Detailing for windows, doors, and other openings should be of wood, glass, or a metal material that is complementary to the period or building style.

iv. Awnings/Canopies

(a) Ratio

Awnings shall be appropriate to the scale of the building's size and configuration. They shall not extend above the roofline of any single-story structure, or above the top of the second floor of any multiple-story structure at the awnings' highest points. Awnings shall not completely obstruct any windows on the building.

(b) Projection

Since awnings must extend beyond the building face, a reasonable amount of projection shall be allowed. No awning shall extend more than five feet outward from the building face/surface. Awnings made in such a manner as to be easily removed may encroach into the right-of-way, provided such awnings are at least eight feet above the sidewalk or surface, do not have any structural supports other than those directly attached to the building and are maintained and not allowed to deteriorate or become tattered, rusty, unpainted or unsightly. Awnings encroaching along Main Street may also have to get approval from the Texas Department of Transportation.

(c) Colors

A mixture of colors is desirable, but no more than three different colors are recommended for awnings on a single building facade (excluding business logo). Bright or fluorescent colors are discouraged.

(d) Materials

Materials should be cloth, canvas, or metal, or another material that is complementary to the period or building style and must be fire retardant.

(e) Movement

Except for slight movements that are normal for fabric canopies (i.e., along fringe, etc.), no movement is recommended for awnings and canopy structures.

v. Streetscape Elements

Streetscape elements are considered to include the following: planters, window boxes, street furniture/furnishings, trash receptacles, and light features (e.g., fixtures attached to the structure). Such elements are permitted and shall be:

- (a) Maintained to a high quality (i.e., no peeling paint, broken parts, etc.);
- (b) Complementary to the historical time frame of the Old Town area;
- (c) Similar to those previously approved by the City;
- (d) Complementary in color to the main building color (bright or fluorescent colors are not recommended); and
- (e) Located a maximum of five feet from the building front/facade.

g. Nonresidential Dumpsters and Mechanical Equipment

Dumpsters, any other refuse areas, mechanical, and rooftop equipment shall be screened in accordance with **2.05.E. Screening, Buffering, and Fencing**.

h. Additional Off-Street Parking Space Requirements

The following additional requirements shall modify the parking requirements in **2.04. Permitted Uses and Use-Based Standards** and **2.05.B. Off-Street Parking and Loading** as they apply to the Old Town area. In

addition, where there is a conflict, the requirements of this section shall supersede those in **2.05.B. Off-Street Parking and Loading.**

i. Off-Street Parking

For that portion of the Old Town area bounded by Fannin Street, Houston Street, the railroad tracks, and Pine Street, and including the lots that front on Fannin Street and Houston Street adjacent to such portion, there shall not be a minimum off-street parking requirement for nonresidential developments. Residential developments shall provide off-street parking stalls in accordance with **2.04. Permitted Uses and Use-Based Standards**

ii. Off-Site Parking

Use of off-site parking shall be permitted to satisfy the off-street parking requirements of this chapter if said off-site parking is within the Old Town area or blocks adjacent thereto. Provided further, no off-site parking space shall be designated for use by more than one business for the purposes of satisfying such requirements.

iii. Off-Street Parking Design Standards

Required off-street parking areas within the Old Town area shall have individual spaces marked by painted lines or curbs or other means to indicate individual spaces. Parking schemes that require the use of adjacent public or private streets for maneuvering shall be allowed, except on Main Street. This requirement shall apply to all parking required for new construction and/or additions to existing buildings.

iv. Parking Garages

Parking garages should meet all requirements of the OT District, including facade, streetscape, and building material requirements. Parking garages must be located to the side or rear of the main building.

i. Residential Adjacency Considerations

i. Site Design and Nuisance Concerns

The building owner must include in their proposal measures for buffering, landscaping, or other site design, and any limitations necessary to address nuisance concerns, such as noise, to protect adjacent property owners.

ii. Screening

Screening of nonresidential uses and refuse areas shall be in accordance with **2.05.E. Screening, Buffering, and Fencing.**

iii. Outdoor Storage

Outdoor storage, which is differentiated from outdoor sales, shall be limited to a maximum of five percent of the total lot area. For screening requirements see **2.05.E. Screening, Buffering, and Fencing.**

2. Planned Development (PD) District

The Planned Development (PD) District is a zoning tool used to accommodate unique and innovative development that is not otherwise feasible based on the UDC's standard provisions. See **2.02.D. Planned Developments (PDs)** for more information on the requirements and process for PDs.