

ORDINANCE NO. _____

ARANSAS PASS ZONING ORDINANCE

A RESOLUTION AMENDING THE CITY OF ARANSAS PASS ZONING ORDINANCE

WHEREAS, the City of Aransas Pass, Texas is a home rule municipality located in portions of San Patricio, Aransas, and Nueces Counties and operating pursuant to the enabling legislation set forth in the Local Government Code; and

WHEREAS, the Aransas Pass Zoning Ordinance regulates the use and development of land pursuant to the regulations of the Texas Zoning Enabling Act (Texas Local Government Code Title VII, Subtitle A, Chapter 211, Subchapter A); and

WHEREAS, the City of Aransas Pass expects to have development occurring within the city and its extraterritorial jurisdiction; and

WHEREAS, the Council of the City of Aransas Pass desires to ensure the highest possible quality and character of development within its jurisdiction in order to maximize the quality of life for present and future citizens of the City; and

WHEREAS, in order to achieve this goal, the City desires to update its zoning ordinance designed to ensure the efficient and orderly review of land use proposals.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ARANSAS PASS, TEXAS THAT:

1. Part I. Section 4. Subsection 105 of the Aransas Pass Zoning Ordinance shall be amended as established herein;
2. Part II. Section 10. Subsection 200 of the Aransas Pass Zoning Ordinance shall be amended as established herein;
3. Part II. Section 10. Subsection 301 of the Aransas Pass Zoning Ordinance shall be amended as established herein;
4. Part III. Section 11 of the Aransas Pass Zoning Ordinance shall be amended as established herein; and
5. The City Secretary is ordered to publish notice of the amendment of this ordinance in the official newspaper of the city as required by law.

PASSED, APPROVED AND ADOPTED THIS THE _____ day of _____, 20____.

Attest:

City Secretary

City of Aransas Pass, Texas

Mayor

City of Aransas Pass, Texas

A. Part I. Section 4. Subsection 105 of the Aransas Pass Zoning Ordinance shall be amended to read as follows.

(105) A-1, A-2, A-3 Apartment Dwelling Districts

A-1, Apartment Dwelling District. This district provides for a mix of single-family and multifamily housing with limited supporting nonresidential development similar to permitted uses in the R7A district. Permitted multifamily units should be complementary in scale to single-family development. The primary intent of this district is to provide a complementary transition zone between single-family neighborhoods and areas of higher intensity development.

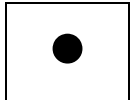
A-2 Apartment Dwelling District. This district provides for a mix of single-family and multifamily housing. Permits multifamily units larger in scale than the A-1 Zoning District. Nonresidential uses are less restrictive than in the A-1 Zoning District. The primary intent of this district is to provide a complementary buffer/transition zone between A-1 neighborhoods and areas of higher intensity development. Mixed-use is permitted in A-2 via conditional use permit.

A-3 Apartment Dwelling District. This district provides for a mix of multifamily housing and nonresidential uses. Mixed-use development is strongly encouraged in this district. The primary intent of this district is to provide a buffer/transition zone between residential and commercial uses.

B. Part. II. Section 10. Subsection 200 of the Aransas Pass Zoning Ordinance shall be amended to read as follows:

(200) Schedule of Uses

LEGEND



Designates use permitted in district indicated.



Designates use prohibited in district indicated.



Indicates use may be approved as Conditional Use Permit; see 10-400

	AG	R-16	R-10	R-7A	R-7B	D	A-1	A-2	A-3	NS	SC	GB	CA	HC	LI	PD	MH	HO
Temp. Field or Construction Office							•	•	•	•	•	•	•	•				•
Temp. Field or Construction Office	•								•	•	•	•	•	•	•	•	•	
Electrical Energy Generating Plant	C	C	C	C	C	C	C	C	C	C	C		•	•	C	C	•	
Electrical Transmission Line	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Fire Station	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Regulating Station	C	C	C	C	C	C	C	C	C	C	•	•	•	•	•	•	•	
Local Utility Line	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Local Transit Station or Turnaround	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Radio/TV or Microwave Tower	C	C	C	C	C	C	C	C	C	•	•	•	•	•	•	•	•	
Commercial Radio or TV Transmitter Station	C									•	•	•	•	•	•	•	•	
Sewage Pumping Station	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Sewage Treatment Plant	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C	C	
Telephone Exchange, Switch & Transfer	C	C	C	C	C	C	C	C	C	C	•	•	•	•	•	•	•	
Telephone Business Office											•	•	•	•	•	•	•	
Utility Station, Public or Private	C	C	C	C	C	C	C	C	C	C	•	•	•	•	•	•	•	
Water Stand Pipe or Elevated Storage	C	C	C	C	C	C	C	C	C		•	•	•	•	•	•	•	
Water Reservoir, Well or Pumping Station	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Water Treatment Plant	•	C	C	C	C	C	C	C	C		•	•	•	•	•	•	•	
10-204 INSTITUTIONAL, EDUCATION, & SPECIAL NEEDS																		
Church or Rectory College, University or Private School	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
College, University, or Private School	•									•	•	•	•	•	•	•	•	
Cemetery or Mausoleum	C									•	•	•	•	•	•	•	•	
Community Civic Center - Public	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Convent or Monastery	•	C	C	C	C	C	C	C	•	•	•	•	•	•	•	•	•	
Day Camp	C	C	C	C	C	C	C	C	C								C	
Fraternity or Sorority								C	C			•	•	•	•	•	•	
Institution for Care of Alcoholic, ...	C											C	C	•	C	•	•	

	AG	R-16	R-10	R-7A	R-7B	D	A-1	A-2	A-3	NS	SC	GB	CA	HC	LI	PD	MH	HO
Hospital General Acute Care	C									•	•	•	•	•	•	•	•	
Hospital Chronic Care	C											C	•	•			•	
Institution of Religious, Charitable or ...	C	C	C	C	C	C	C	C	C	•	•	•	•	•	•	•	•	
Library, Art Gallery, or Museum (public)	C	C	C	C	C	C	C	C	C	•	•	•	•	•	•	•	•	
Lodge or Fraternal Organization												•	•	•	•	•	•	
Nursing Home or Residence Home							C	C	•	C	C	•	•	•			•	
School - Business										C	C	•	•	•	•	•	•	
School - Commercial Trade or Craft												C	•	•	•	•	•	
School - Public or Denominational	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Welfare or Health Center									•	•	•	•	•	•	•	•	•	
10-205 - ADVERTISING AND SIGN USES																		
Name Plates	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Real Estate	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Construction	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Development	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Non-Residential Identification	•	•	•	•	•	•	•	•	•	•	•							
Institutional	•	•	•	•	•	•	•	•	•	•	•							
Apartment Wall	•	•	•	•	•	•	•	•	•	•	•							
Apartment Wall							•	•	•	•	•	•	•	•	•	•	•	
Mobile Home							•	•	•	•	•	•	•	•	•	•	•	
Agricultural	•													C				•
General Business										•	•	•	•	•	•	•	•	
Special Height											•	•	•	•	•	•	•	
Advertising	•										•	•	•	•	•	•	•	
10-206 FOOD AND BEVERAGE SERVICE																		
Bar, Lounge or Tavern												C	C	C	C	C	C	
Eating Place with Drive-in or Curb Serv.												•	•	•	•	•	•	

	AG	R-16	R-10	R-7A	R-7B	D	A-1	A-2	A-3	NS	SC	GB	CA	HC	LI	PD	MH	HO
Eating Place without Drive-in or Curb Serv.											•	•	•	•	•	•	•	
Eating place with Dancing or Entertain.											C	C	C	C	C	C	C	
Private Club with Dining											C	C	C	C	C	C	C	
Catering Service											•	•	•	•	•	•	•	
Bar, Lounge or Tavern												C	C	C	C	C	C	
Eating Place with Drive-in or Curb Serv.												•	•	•	•	•		
Eating Place without Drive-in or Curb Serv.											•	•	•	•	•	•	•	
Eating place with Dancing or Entertain.											C	C	C	C	C	C	C	
Private Club with Dining											C	C	C	C	C	C	C	
Catering Service											•	•	•	•	•	•	•	
10-207 OFFICE, PROFESSIONAL FINANCIAL USES																		
Bank or Savings and Loan Office										•	•	•	•	•	•	•	•	
Clinic - Medical or Dental										•	•	•	•	•	•	•	•	
Doctor's or Physician's Office										•	•	•	•	•	•	•	•	
Laboratory, Medical or Dental											•	•	•	•	•	•	•	
Laboratory, Scientific Testing											C	C	C	C	C	C	C	
Medical Appliance Fitting and Sales											•	•	•	•	•	•	•	
Mortuary										C	•	•	•	•	•	•	•	
Office-Professional or General Business										•	•	•	•	•	•	•	•	
Optical Shop										•	•	•	•	•	•	•	•	
Studio, Artist										•	•	•	•	•	•	•	•	
Studio, Drama, Speech or Dance										•	•	•	•	•	•	•	•	
Studio, Music										•	•	•	•	•	•	•	•	
Studio, Display of arts and										•	•	•	•	•	•	•	•	
Studio, Recording and Broadcasting										•	•	•	•	•	•	•	•	
10-208 PLANTS, PETS AND ANIMALS AND RELATED USES																		
Animal Clinic or Hospital - No Outside Run	C										C	C	C	•	•	•	•	

	AG	R-16	R-10	R-7A	R-7B	D	A-1	A-2	A-3	NS	SC	GB	CA	HC	LI	PD	MH	HO
Photography Studio										•	•	•	•	•	•	•	•	
Show Repair										•	•	•	•	•	•	•	•	
Tailor										•	•	•	•	•	•	•	•	
Taxidermist												C	•	•	•	•	•	
Travel Bureau										•	•	•	•	•	•	•	•	
Upholstery Shop												C	•	•	•	•	•	
Tattoo Studio												C	C	C				
Body Piercing Studio												C	C	C				
10-211 RECREATION, SOCIAL AND ENTERTAINMENT USES																		
Amusement - Commercial (outdoors)											C	C	C	C	C		C	
Amusement - Commercial (indoors)											C	C	C	C	C		C	
Carnival or Circus (Temporary)	BY APPROVAL OF CITY COUNCIL SPECIAL APPROVAL OF CITY COUNCIL																	
Country Club - Private	C	C	C	C	C	C	C	C	C				•	•	•	•	•	
Dance Hall or Night Club												C	C	C				
Club, Private, Business											C	C	C	C			C	
Fairgrounds													•	•	•	•	•	
Golf Course, Commercial												•		•	•	•	•	
Golf Course, Public												•		•	•	•	•	
Ice Skating Rink										•	•	•	•	•	•	•	•	
Park or Public Playground	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Recreation Club or Area, Private	C	C	C	C	C	C	C	C	C	C	•	•	•	•	•	•	•	
Rodeo	C													C		C	•	
Theatre - Drive-in Type												C	C	•		•	•	
Theater, Not Drive-in										•	•	•	•	•	•	•	•	
Billiard Parlor											C	C	C	C	C	C	C	
10-212 TRANSPORTATION TYPE USES																		
Airport or Landing Field	C									C	C			C	C	C	•	

	AG	R-16	R-10	R-7A	R-7B	D	A-1	A-2	A-3	NS	SC	GB	CA	HC	LI	PD	MH	HO
Bus Station or Terminal												C	•	•	•	•	•	
Hauling and Storage Company													•	•	•	•	•	
Helicopter Base	C										C		C	C	C	C	•	
Heliport	C										C		C	C	C	C	•	
Helistop	C								C		C		C	C	•	•	•	
Motor Freight Terminal													C	•	•	•	•	
Railroad Freight Terminal													C	•	•	•		
Railroad Passenger Station													C	•	•	•	•	
Railroad Team Track													C	•	•	•		
Railroad Yard															•			
10-213 MOTOR VEHICLES & RELATED USES																		
Auto Laundry												•	•	•	•	•	•	
Autoglass, Muffler & Seat Cover Shop												•	C	•	•	•	•	
Auto Parts & Associated. Sales - Indoor Only											•	•	•	•	•	•	•	
Auto Parts & Associated. Sales - Outdoor Dis														•	•	•		
Auto Sales (Indoor Display)											•	•	•	•	•	•	•	
Auto Sales or Storage-Outdoor Display												•	C	•	•	•	•	
Auto Storage or Auction														•	•	•		
Auto Repair Garage												C		•	•	•	•	
Ausco Painting or Body Rebuilding Shop														•	•	•	•	
Bus or Truck Parking or Garage														•	•	•		
Drag Strip or Commercial Racing or Motor Repair																	C	
Engine or Motor Repair												C		•	•	•		
Go Cart Track																	C	
Machinery Repair Display or Sales														•	•	•		
Machine or Welding Shop														•	•	•		
Motorcycle or Scooter Sales & Service												•	•	•	•	•		

	AG	R-16	R-10	R-7A	R-7B	D	A-1	A-2	A-3	NS	SC	GB	CA	HC	LI	PD	MH	HO
Parking Commercial Lot or Garage							C	C	C	•	•	•	•	•	•	•	•	
Service Station											•	•	•	•	•	•	•	
Steam Cleaning/Vehicles & Machinery														•	•	•		
Wreaking Yard/Junk & Salvage																C		
Utility Trailers, New												•	•					
Utility Trailers, Used												•	•					
10-214 STORAGE PROCESSING & COMMERCIAL USES																		
Brick Yard & Similar Building Mat. Sales												•		•		•		
Clothing Man. & Similar Light Man./Associated														•	•	•	•	
Fix-it Shop & Appliance Repair											•	•		•		•	•	
Furniture Repair & Upholstery												C	C	•	•	•	•	
Job Printing											•	•	•	•	•	•	•	
Laboratory - Manufacturing														•	•	•	•	
Light Fabrication & Assembly Process													•	•	•	•		
Lumber Yard												C		•	•	•	•	
Lithographer or Printing Plant												C	•	•	•	•	•	
Monument Sales Yard														•	•	•	•	
Open Storage (no enclosure)												•		•	•	•	•	
Open Storage (visual screens)												•		•	•	•	•	
Petroleum Products-Storage Wholesale														•	•	•	•	
Plumbing Shop												•	•	•	•	•	•	
Maintenance/Home Repair Shop												•	•	•	•	•	•	
Contractor or Maintenance Yard														•		•	•	
Salvage Yard - Outside																C		
Salvage & Reclamation - Inside Bldg.														C		•		
Sand, Gravel or earth - Sale & Storage														C		•		
Dump - Private or Municipal														C		•	•	

	AG	R-16	R-10	R-7A	R-7B	D	A-1	A-2	A-3	NS	SC	GB	CA	HC	LI	PD	MH	HO
Boat Dock or Mooring - Private	•	•	•	•	•	•	•	•	•								•	•
Boat Dock or Mooring - Business	•								C			C	•	•	•		•	C
Boat Dock or Mooring - Commercial														•	•	•	•	
Net & Commercial Fishing Equipment Repair															•		•	
Boat or Ship Repair - Pleasure												•		•	•	•		
Boat or Ship Repair - Commerce.															•	•		
Boat or Ship Building															•	•		
Bait Shop	C									C	C	C	C	•	•	•		
Ice House	C									•	•	•	•	•	•	•	•	
Ice Plant														•	•	•	•	
Fishing Tackle Shop	C									•	•	•	•	•	•	•	•	C
Boat or Ship Fuel or Service	C										•	•		•	•	•	•	C
Boat Rental	•											•		•	•	•	•	C
Fishing Pier	•											•		•	•	•	•	•
Marine Contractor																•	•	
Loading/Unloading/Storage of Petr. Products																C	•	
Commercial Loading/Unloading of Ships															C	•	•	
Fish Cleaning, Processing and Packing														C	C	•	•	
Shellfish Cleaning Processing & Packaging														C	C	•	•	
Boat Sales (indoor and outdoor)												C		•	•	•	C	
House Boat														C			C	

C. **Part II. Section 10. Subsection 301 shall be amended to read as follows:**

(301) The following definitions and explanatory notes supplement, restrict and define the meaning and intent of the use regulations as noted in 10-200, Schedule of Uses.

10-201 PRIMARY USES

- (1) One-Family Dwelling (detached): A detached building having a single dwelling unit and occupied by not more than one family.
- (2) One-Family Dwelling (attached): A dwelling unit on a separately owned lot which is joined to another dwelling unit on one or more sides by a party wall or abutting separate walls and occupied by not more than one family.
- (3) Two-Family Dwelling: A detached building having two dwelling units and occupied by not more than two families.
- (4) Multiple-Family Dwelling: Any building or portion thereof, which is designed, built, rented, leased or let to be occupied as three or more dwelling units or apartments or which is occupied as a home or residence of three or more families.
 - 4.1 - Multifamily Dwelling, Small: A multifamily with 5-10 dwelling units.
 - 4.2 – Multifamily Dwelling, Medium: A multifamily dwelling with 11-40 dwelling units.
 - 4.3 – Multifamily Dwelling, Large – A multifamily dwelling with 41 or more dwelling units.
- (5) Mixed-Use: A building that contains at least one floor devoted to nonresidential uses permitted in the applicable zoning district, usually on the ground level, and at least one floor devoted to permitted residential uses in the applicable zoning district.
- (6) Boarding or Rooming House: A building, other than a hotel or multiple-family dwelling, where lodging is provided for one to ten persons for compensation, where meals may or may not be served and where facilities for food preparation are not provided in the individual rooms. Where meals are served, they shall be served only to the residents of the boarding house.
- (7) Manufactured Home or Recreational Vehicle (RV) Park: A lot, tract, or parcel of land used to accommodate manufactured homes or recreational vehicles as a semi-permanent place of residence. Such a park may be in single ownership with trailer stands for hire or it may be a lot in a subdivision. A Manufactured Home or Recreational Vehicle Park is a type of land development as distinguished from a manufactured home which is a dwelling unit to be occupied, by not more than one family designated and intended to be capable of being moved from one site to another, and not attached to a permanent foundation.

- (8) Hotel or Motel: A building or group of buildings designed and occupied as a temporary abiding place of individuals. To be classified as a hotel or motel an establishment shall contain a minimum of ten (10) individual guest rooms or units and shall furnish customary hotel services such as linen, maid service, telephone, use and upkeep of furniture, and the accommodations shall not be designed as permanent dwelling units.
- (9) Tourist Court & Cottages: A lot, tract or parcel of land upon which not more than nine (9) cottage units are located and maintained for the accommodation of transients for compensation.
- (10) Manufactured Home: A structure, constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development Title 6 construction standards commonly known as "the HUD-code." The red Certification Label (sometimes called the HUD Label) can be located on the tail end of each transportable section of the home. The Data Plate will be located inside of the home. Regulation states that the Data Plate be affixed inside the home on or near the main electrical breaker box, or other readily visible/accessible location. The unit is transportable in one or more sections, which, in the traveling mode, are 8 feet or more in width or 40 feet or more in length, or, when erected on site, are 320 or more square feet, and which are built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities for plumbing, heating, air-conditioning, and electrical systems. The term does not include recreational vehicles. (Ord 2016-4138; 02/01/2016)
- 10.1 Mobile Home - A prefabricated structure, built in a factory on a permanently attached chassis before being transported to site, used as a permanent home and the structure was constructed before June 15, 1976.
- 10.2 Modular Home - A modular home is any home factory-built that is constructed to the local state construction code. These units are also referred to as "industrialized housing units." Modular homes will not have the red Certification Label, but will have a label attached to the home stating the code it was built to. A modular home can be built as an "on-frame" or "off-frame" modular. On-frame will be built on a permanent chassis, whereas, the off-frame modular will be built with removal of the chassis frame in mind. (Ord 2016-4138; 02/01/2016)
- (11) Recreational Vehicle: Any building or structure that is erected in its entirety, inside and out, save and except connection of outside utilities, if needed; is portable; is either self-propelled or must be towed and shall have a body width not to exceed eight (8) feet and a body length not to exceed forty (40) feet. The aforementioned body width and length do not include expandable accessories which may be a part of the structure and when utilized may make the RV wider or longer. However, such an RV must comply with all applicable requirements of Section 11-MH governing RV or move to MH Park or Subdivision.

D. Part II. Section shall be amended to read as follows:

PART III.

Section 11 Development Requirements

- (110) ANY USE HEREAFTER PLACED ON LAND AND ANY BUILDING OR STRUCTURE HEREAFTER ERECTED, ALTERED OR CONVERTED IN THE CITY OF ARANSAS PASS, TEXAS, SHALL COMPLY WITH THE DEVELOPMENT REQUIREMENTS SPECIFIED IN THE ZONING DISTRICT IN WHICH IT IS LOCATED.
- (120) GENERAL PROVISIONS
- (121) A lot having less area width or depth than herein required which was an official "lot of record" prior to the adoption of this ordinance may be used for a one-family dwelling.
- (122) No lot existing at the time of passage of this ordinance shall be reduced in area width or depth below the minimum requirements set forth herein.
- (123) A lot of record reduced in size to less than herein required by reason of the widening of an abutting street by the City or other governmental agency may be used for a one-family dwelling. In such instances, the minimum lot area width and depth requirements shall be computed on the basis of the original lot size prior to the street widening.
- (124) Fences, walls, foliage, signs, poles, and other fixed or moveable objects shall not be permitted which are deemed by the City Planning Commission after a recommendation from the Police Department to constitute a hazard by virtue of impairing sight distance along a curve in a street or at the intersection of streets.
- (125) No building or structure housing livestock shall be located nearer than one hundred (100) feet to any property line.

AG

USES PERMITTED

Permitted Uses Any use indicated as permitted in this district on the Use Schedule 10-200

LOT AREA REQUIREMENTS

Minimum Lot Area:	2 1/2 acres of land for each dwelling unit
Minimum Lot Depth:	200 Feet
Minimum Lot Width:	200 Feet
Minimum Front Yard:	50 Feet
Minimum Side Yard:	10% of the width of the lot but not less than twenty (20) feet, however, no side yard in excess of fifty (50) feet shall be required.
Minimum Rear Yard:	50 Feet
Maximum Lot Coverage:	10% of lot area
Maximum Floor Area Ratio:	No requirement
Minimum Floor Space Required:	No requirement

HEIGHT LIMITATIONS

Maximum Height: 2 ½ standard stories

OFF-STREET PARKING & LOADING

Parking & Loading Requirements Off-street parking & loading shall be provided according to the parking schedule 12-200.

SPECIAL REQUIREMENTS

Front Yard:

(a) Where the frontage on one side of a street between two intersecting streets is divided by two (2) or more zoning districts, the front yard shall comply with the requirements for the district having the deepest front yard for the entire block.

(b) Where a building line has been established by plat or ordinance and such line requires a greater front yard setback than is prescribed by this ordinance for the district in which the building line is located, the required front yard shall comply with the building line so established by the other ordinance or plat.

(c) Where a building line is shown on a plat recorded with County Clerk after date of adoption of this ordinance, and such building line provides a front yard of twenty (20) feet or more in depth and is part of a plan for the orderly development of a subdivision either with a uniform or staggered building line, the building line shown on said plat shall be interpreted as establishing the front yard requirements for the lots shown on the plat.

(d) The front yard shall be measured from the property line to the front face of the building, covered porch, covered terrace or attached accessory building. Eaves and roof extensions may project into the required front yard for a distance not to exceed four (4) feet.

(e) Where lots have double frontage, running through from one (1) street to another, a required front yard shall be provided on both streets unless a building line for accessory buildings has been established along one frontage on the plat or by ordinance in which event only one required front yard need be observed.

AG

Side Yard:

(a) On a corner lot, the side yard adjacent to a side street shall not be less than twenty (20) feet except that on such lots which were lots of record prior to date of adoption of this ordinance, the side yard adjacent to the street shall not be less than ten (10) feet. Special side yard requirements for garages and carports on corner lots are provided in Accessory Building Structures (g).

(b) Detached garages or similar residential accessory buildings shall be located not less than ten (10) feet to the rear of the main building and shall be not less than three (3) feet from the side property line except as noted in Accessory Building Structures (g).

(c) Every part of a required side yard shall be open and unobstructed except for accessory buildings as permitted herein and the ordinary projections of window sills, belt courses, cornices, roofs and other architectural features projecting not to exceed thirty-six (36) inches into the required side yard.

Rear Yard

(a) No dwelling structure may be located nearer than twenty-five (25) feet to the rear property line and such dwelling structure and all accessory buildings shall not cover more than fifty percent (50%) of that portion of the lot lying to the rear of a line erected joining the mid-point on one side lot line with the mid-point of the opposite side lot line.

(b) Every part of a required rear yard shall be open and unobstructed except for permitted accessory buildings ordinary projections of window sills, belt courses, cornices, roofs and other architectural features projecting not to exceed four (4) feet into the required rear yard.

Height:

(a) Permitted institutions such as schools and churches including domes, church steeples and spires, may be erected to exceed two and one-half (2 ½) stories when set back from all property lines a distance equal to twice the height of the building.

(b) Cooling towers, roof gables, chimneys and vent stacks may extend for an additional height not to exceed a total of thirty-six (36) feet above average grade line around the building.

ACCESSORY BUILDING STANDARDS:

(a) Accessory uses located in the main building or in structures attached to the main building shall observe the same front, side and rear yard requirements as are specified for the main building.

(b) Detached accessory buildings within the front fifty percent (50%) of the lot shall observe the same front yard as the main building.

(c) Detached accessory buildings shall not be located nearer than three (3) feet to any interior side lot line.

(d) Detached accessory buildings on a corner lot shall not be located nearer than ten (10) feet to a side lot line along a side street.

(e) Detached accessory buildings shall not be located nearer than three (3) feet to any rear lot line.

(f) Detached accessory buildings shall not be located nearer than ten (10) feet to a residential structure.

AG

(g) Automobile storage spaces located in the open or in a main or accessory building so as to face upon or be entered directly from a street or alley, shall not be nearer than twenty (20) feet to the property side lot line adjacent to such street or forty (40) feet from the opposite side of such alley, regardless of any building line platted to a lesser setback and regardless of any other provision of this section.

(h) No detached accessory building shall be used as a place of habitation unless it is a bona fide guesthouse or servant's quarters as provided for and defined elsewhere in this ordinance.

Section 11 Single-Family Districts

	R-16	R-10	R7A	R7B
USES PERMITTED				
Permitted Uses	Any use indicated as permitted in this district on the Use Schedule 10-200			
LOT AREA REQUIREMENTS				
Minimum Lot Area:	16,000 SQ FT [1]	10,000 SQ FT [1]	6,000 SQ FT [1]	7,000 SQ FT [1]
Minimum Lot Depth:	125 Feet	120 Feet	100 Feet	100 Feet
Minimum Lot Width:	100 Feet	75 Feet	50 Feet	50 Feet
Minimum Front Yard:	35 Feet	25 Feet	25 Feet	25 Feet
Minimum Side Yard:	10% of the width of the lot but not less than ten (10) feet. No side yard in excess of 15 feet shall be required.	10% of the width of the lot but not less than ten (10) feet. No side yard in excess of 15 feet shall be required.	10% of the width of the lot but not less than (six) 6 feet. No side yard in excess of 10 feet shall be required.	10% of the width of the lot but not less than (six) 6 feet. No side yard in excess of 10 feet shall be required.
Minimum Rear Yard:	25 Feet	25 Feet	25 Feet	25 Feet
Maximum Lot Coverage:	30% of lot area	30% of lot area	35% of lot area	35% of lot area
Maximum Floor Area Ratio:	No requirement	No requirement	No requirement	No requirement
Minimum Floor Space Required:	Single family residences shall be constructed to the extent that no less than fifty percent (50%) of the front exterior wall shall be constructed of masonry or other similar material. On corner lots the front and side exterior walls facing public street shall be so constructed. Said masonry or other similar material shall extend and wrap around adjacent side exterior walls a minimum of two (2) feet.			No requirement
Non-Conforming Dwellings	Minimum Floor Space Required and the Minimum Masonry Required above shall not be applicable to non-conforming dwellings in existence on the date of the adoption thereof. All dwellings built hereafter on the same lot to replace such non-conforming dwellings as may be destroyed by fire, windstorm or other involuntary cause shall conform to the provisions of Minimum Floor Space Required and the Minimum Masonry Required, above.			No requirement
HEIGHT LIMITATIONS				
Maximum Height:	2 ½ standard stories	2 ½ standard stories	2 ½ standard stories	2 ½ standard stories
OFF-STREET PARKING & LOADING				
Parking & Loading Requirements	Off-street parking & loading shall be provided according to the parking schedule 12-200.			
SPECIAL REQUIREMENTS				
Front Yard:	<p>(a) Where the frontage on one side of a street between two intersecting streets is divided by two or more zoning districts, the front yard shall comply with the requirements of the district having the deepest front yard for the entire block.</p> <p>(b) Where a building line has been established by plat or ordinance and such line requires a greater front yard setback than is prescribed by this ordinance for the district in which the building line is located, the required front yard shall comply with the building line so established by the other ordinance or plat.</p> <p>(c) Where a building line is shown on a plat recorded with the County Clerk after date of adoption of this ordinance, and such building line provides a front yard of twenty (20) feet or more in depth and is part of a plan for the orderly development of a subdivision either with a uniform or staggered building line, the building line shown on said plat shall be interpreted as establishing the front yard requirements for the lots shown on the plat.</p>			

R-16	R-10	R7A	R7B
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(d) The front yard shall be measured from the property line to the front face of the building, covered porch, porch, covered terrace or attached accessory building. Eaves and roof extensions may project into the required front yard for a distance not to exceed four (4) feet.

(e) Where lots have double frontage, running through from one street to another, a required front yard shall be provided on both streets unless a building line for accessory buildings has been established along one frontage on the plat or by ordinance in which event only one required front yard need be observed.

Side Yard:

(a) On a corner lot, the side yard adjacent to a side street shall not be less than twenty (20) feet except that on such lots which were lots of record prior to date of adoption of this ordinance, the side yard adjacent to the street shall not be less than ten (10) feet. Special side yard requirements for garages and carports on corner lots are provided in Accessory Building Structures (g).

(b) Detached garages or similar residential accessory buildings shall be located not less than ten (10) feet to the rear of the main building and shall be not less than three (3) feet from the side property line except as noted in Accessory Building Structures (g), below.

(c) Every part of a required side yard shall be open and unobstructed except for accessory buildings as permitted herein and the ordinary projections of window sills, belt courses, cornices, roofs and other architectural features projecting not to exceed thirty-six (36) inches into the required side yard.

Rear Yard

(a) No dwelling structure may be located nearer than twenty-five (25) feet to the rear property line and such dwelling structure and all accessory buildings shall not cover more than fifty percent (50%) of that portion of the lot lying to the rear of a line erected joining the mid-point on one side lot line with the mid-point of the opposite lot line.

(b) Every part of a required rear yard shall be open and unobstructed except for permitted accessory buildings and ordinary projections of window sills, eaves, belt courses, cornices and other architectural features projecting not to exceed four (4) feet into the required rear yard.

Height:

(a) Permitted institutions such as schools and churches including domes, church steeples and spires, may be erected to exceed two and one-half (2 ½) stories when set back from all property lines a distance equal to twice the height of the building.

(b) Cooling towers, roof gables, chimneys and vent stacks may extend for an additional height not to exceed a total of thirty-six (36) feet above average grade line around the building.

ACCESSORY BUILDING STANDARDS:

(a) Accessory uses located in the main building or in structures attached to the main building shall observe the same front, side and rear yard requirements as are specified for the main building.

(b) Detached accessory buildings within the front fifty percent (50%) of the lot shall observe the same front yard as the main building.

(c) Detached accessory buildings shall not be located nearer than three (3) feet to any interior side lot line.

(d) Detached accessory buildings on a corner lot shall not be located nearer than ten (10) feet to a side lot line along a side street.

(e) Detached accessory buildings shall not be located nearer than three (3) feet to any rear lot line.

(f) Detached accessory buildings shall not be located nearer than ten (10) feet to a residential structure.

(g) Automobile storage spaces located in the open or in a main or accessory building so as to face upon or be entered directly from a street or alley, shall not be nearer than twenty (20) feet to the property side lot line adjacent to such street or forty (40) feet from the opposite side of such alley, regardless of any building line platted to a lesser setback and regardless of any other provision of this section.

(h) No detached accessory building shall be used as a place of habitation unless it is a bona fide guesthouse or servant's quarters as provided for and defined elsewhere in this ordinance.

Section 11 Multifamily Districts

D	A-1	A-2	A-3
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USES PERMITTED

Permitted Uses

Any use indicated as permitted in this district on the Use Schedule 10-200

LOT AREA REQUIREMENTS

Minimum Lot Area – GROSS UNITS PER ACRE	No requirement	17 gross units per acre	29 gross units per acre	58 gross units per acre
Net Units Per Acre	No requirement	10	17	34
Minimum Square Feet of Lot Area				
<i>Single-Family Detached Unit</i>	6,000 SF [1]	6,000 SF [1]	6,000 SF [1]	6,000 SF [1]
<i>Single-Family Attached Unit</i>	N/A	2,500 SF [1]	2,500 SF [1]	2,500 SF [1]
<i>Duplex Unit</i>	6,000 SF [1]	3,000 SF [1]	3,000 SF [1]	3,000 SF [1]
<i>Apartment Units</i>	N/A	2,500 SF [1]	1,500 SF [1]	750 SF [1]
Minimum Lot Depth:	100 Feet	100 Feet	100 Feet	100 Feet
Minimum Lot Width:				
<i>Single-Family Detached Unit</i>	50 Feet	50 Feet	50 Feet	50 Feet
<i>Single-Family Attached Unit</i>	N/A	25 Feet	25 Feet	25 Feet
<i>Duplex Unit</i>	50 Feet	50 Feet	50 Feet	50 Feet
<i>Apartment Units</i>	N/A	50 Feet	50 Feet	50 Feet
Minimum Front Yard:	25 Feet	20 Feet	20 Feet	10 Feet; Any portion of a structure above a height of forty (40) feet shall be set back one (1) foot for each two (2) feet in height above forty (40) feet. No front setback in excess of one hundred (100) feet from the opposite street right-of-way line shall be required.
Minimum Side Yard:				
<i>Single-Family Detached Unit</i>	10% of the width of the lot but not less than six (6) feet. No side yard in excess of ten (10) feet shall be required.	10% of the width of the lot but not less than five (5) feet. No side yard in excess of ten (10) feet shall be required.	10% of the width of the lot but not less than five (5) feet. No side yard in excess of ten (10) feet shall be required.	10% of the width of the lot but not less than five (5) feet. No side yard in excess of ten (10) feet shall be required.
<i>Single-Family Attached Unit</i>	N/A	No requirements for single-family attached residential uses except as noted in Special Requirements - Side Yard, below.	No requirements for single-family attached residential uses except as noted in Special Requirements - Side Yard, below.	No requirements for single-family attached residential uses except as noted in Special Requirements - Side Yard, below.
<i>Duplex Unit</i>	10% of the width of the lot but not less than 6 feet. No side yard in excess of 10 feet shall be required.	10% of the width of the lot but not less than five (5) feet. No side yard in excess of ten (10) feet shall be required.	10% of the width of the lot but not less than five (5) feet. No side yard in excess of ten (10) feet shall be required.	10% of the width of the lot but not less than five (5) feet. No side yard in excess of ten (10) feet shall be required.

	D	A-1	A-2	A-3
<i>Apartment Units</i>	N/A	15 Feet	15 Feet	(a) Ten (10) feet plus one (1) additional foot setback for each two (2) feet of building height above 28.75 feet if adjoining property is zoned under any apartment or non- residential district. (b) If adjoining property or property immediately across the street is zoned duplex, single-family or agriculture, the side yard setback shall be ten (10) feet plus two (2) feet additional for each one (1) foot of height above 28.75 feet for apartment development (c) No side yard shall be required in excess of fifty (50) feet.
Minimum Rear Yard:	25 Feet	25 Feet	25 Feet	(a) Ten (10) feet plus one (1) additional foot setback for each two (2) feet of building height above 28.75 feet if adjoining property is zoned under any apartment or non- residential district. (b) If adjoining property or property immediately across the street is zoned duplex, single-family or agriculture, the side yard setback shall be ten (10) feet plus two (2) feet additional for each one (1) foot of height above 28.75 feet for apartment development (c) No side yard shall be required in excess of fifty (50) feet.
Maximum Lot Coverage:	40% of lot area	60% of lot area	60% of lot area	0% of lot area
Maximum Floor Area Ratio:	No requirement	No requirement	No requirement	4:1
Minimum Floor Space Required:				
<i>Single Family Use</i>	There shall be living area in each one (1) story dwelling of not less than 16000 square feet; and in each two (2) story dwelling of not less than 1,800 square feet; and in each two and one half (2 ½) story dwelling of not less than 2,000 square feet; the above-mentioned square footage shall be heated and air-conditioned living space.	Any single-family use built in this district shall conform to the Minimum Floor Space Required for the R7A District.	Any single-family use built in this district shall conform to the Minimum Floor Space Required for the R7A District.	Any single-family use built in this district shall conform to the Minimum Floor Space Required for the R7A District.

	D	A-1	A-2	A-3
<i>Dual Family Use</i>	There shall be living area in each one (1) story dwelling of not less than 16000 square feet; and in each two (2) story dwelling of not less than 1,800 square feet; and in each two and one half (2 ½) story dwelling of not less than 2,000 square feet; the above-mentioned square footage shall be heated and air-conditioned living space.	Any duplex (dual use) built in this district shall conform to the Minimum Floor Space Required for the "D" Duplex District.	Any duplex (dual use) built in this district shall conform to the Minimum Floor Space Required for the "D" Duplex District.	Any duplex (dual use) built in this district shall conform to the Minimum Floor Space Required for the "D" Duplex District.
Non-Conforming Dwellings	Minimum Floor Space Required and the Minimum Masonry Required above shall not be applicable to non-conforming dwellings in existence on the date of the adoption thereof. All dwellings built hereafter on the same lot to replace such non-conforming dwellings as may be destroyed by fire, windstorm or other involuntary cause shall conform to the provisions of Minimum Floor Space Required and the Minimum Masonry Required, above.	Non-confirming dwellings in this district shall comply with the Non-Conforming Dwellings Requirements for the R7A District.	Non-confirming dwellings in this district shall comply with the Non-Conforming Dwellings Requirements for the R7A District.	Non-confirming dwellings in this district shall comply with the Non-Conforming Dwellings Requirements for the R7A District.
HEIGHT LIMITATIONS				
Maximum Height:	2 ½ standard stories	2 ½ standard stories	2 ½ standard stories	Height limitations according to adopted building code
OFF-STREET PARKING & LOADING				
Parking & Loading Requirements	Off-street parking & loading shall be provided according to the parking schedule 12-200.			
SPECIAL REQUIREMENTS				
Front Yard:	<p>(a) Where the frontage on one side of a street between two intersecting streets is divided by two or more zoning districts, the front yard shall comply with the requirements of the district having the deepest front yard for the entire block.</p> <p>(b) Where a building line has been established by plat or ordinance and such line requires a greater front yard setback than is prescribed by this ordinance for the district in which the building line is located, the required front yard shall comply with the building line so established by the other ordinance or plat.</p> <p>(c) Where a building line is shown on a plat recorded with the County Clerk after date of adoption of this ordinance, and such building line provides a front yard of twenty (20) feet or more in depth and is part of a plan for the orderly development of a subdivision either with a uniform or staggered building line, the building line shown on said plat shall be interpreted as establishing the front yard requirements for the lots shown on the plat.</p> <p>(d) The front yard shall be measured from the property line to the front face of the building, covered porch, porch, covered terrace or attached accessory building. Eaves and roof extensions may project into the required front yard for a distance not to exceed four (4) feet.</p> <p>(e) Where lots have double frontage, running through from one street to another, a required front yard shall be provided on both streets unless a building line for accessory buildings has been established along one frontage on the plat or by ordinance in which event only one required front yard need be observed.</p>			
Side Yard:	(a) On a corner lot, the side yard adjacent to a side street shall not be less than twenty (20) feet except that on such lots which were lots of record prior to date of adoption of this ordinance, the side yard adjacent to the street shall not be less than ten (10) feet. Special side yard requirements for garages and carports on corner lots are provided in Accessory Building Structures (g).			

D	A-1	A-2	A-3
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	<p>(b) Detached garages or similar residential accessory buildings shall be located not less than ten (10) feet to the rear of the main building and shall be not less than three (3) feet from the side property line except as noted in Accessory Building Structures (g), below.</p>		
	<p>(c) Every part of a required side yard shall be open and unobstructed except for accessory buildings as permitted herein and the ordinary projections of window sills, belt courses, cornices, roofs and other architectural features projecting not to exceed thirty-six (36) inches into the required side yard.</p>		
-	<p>(d) Where apartment buildings are arranged so as to create courts or as parallel buildings and where the long dimension of the building or the main entrances or exits to the building are other than parallel to the front lot line, a side yard shall be provided on each side of such building having a minimum width of fifteen (15) feet. The effect of such side yard shall be that the front or rear faces of all buildings arranged as courts or parallel structures on lots or tracts shall be a minimum of thirty (30) feet apart.</p>		

Rear Yard	<p>(a) No dwelling structure may be located nearer than twenty-five (25) feet to the rear property line and such dwelling structure and all accessory buildings shall not cover more than fifty percent (50%) of that portion of the lot lying to the rear of a line erected joining the mid-point on one side lot line with the mid-point of the opposite lot line.</p>		
	<p>(b) Every part of a required rear yard shall be open and unobstructed except for permitted accessory buildings and ordinary projections of window sills, eaves, belt courses, cornices and other architectural features projecting not to exceed four (4) feet into the required rear yard.</p>		

Height:	<p>(a) Permitted institutions such as schools and churches including domes, church steeples and spires, may be erected to exceed two and one-half (2 ½) stories when set back from all property lines a distance equal to twice the height of the building.</p>		
	<p>(b) Cooling towers, roof gables, chimneys and vent stacks may extend for an additional height not to exceed a total of thirty-six (36) feet above average grade line around the building.</p>		

ACCESSORY BUILDING STANDARDS:

<p>(a) Accessory uses located in the main building or in structures attached to the main building shall observe the same front, side and rear yard requirements as are specified for the main building.</p>			
<p>(b) Detached accessory buildings within the front fifty percent (50%) of the lot shall observe the same front yard as the main building.</p>			
<p>(c) Detached accessory buildings shall not be located nearer than three (3) feet to any interior side lot line.</p>			
<p>(d) Detached accessory buildings on a corner lot shall not be located nearer than ten (10) feet to a side lot line along a side street.</p>			
<p>(e) Detached accessory buildings shall not be located nearer than three (3) feet to any rear lot line.</p>			
<p>(f) Detached accessory building shall not be located nearer than ten (10) feet to a residential structure.</p>			
<p>(g) Automobile storage spaces located in the open or in a main or accessory building so as to face upon or be entered directly from a street or alley, shall not be nearer than twenty (20) feet to the property side lot line adjacent to such street or forty (40) feet from the opposite side of such alley, regardless of any building line platted to a lesser setback and regardless of any other provision of this section.</p>			
<p>(h) No detached accessory building shall be used as a place of habitation unless it is a bona fide guesthouse or servant's quarters as provided for and defined elsewhere in this ordinance.</p>			

NOTES			
<p>[1] Except that a lot having less area which was an official "lot of record" prior to the adoption of this ordinance may be used for a one-family dwelling and no lot existing at the time of passage of this ordinance shall be reduced in area below the minimum requirement.</p>			

Section 11 Commercial Districts

NS	SC	GB	CA	HC
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USES PERMITTED

Permitted Uses

Any use indicated as permitted in this district on the Use Schedule 10-200

A. RESIDENTIAL USES

LOT AREA REQUIREMENTS

Minimum Lot Area					
<i>Single-Family Detached Unit</i>	6,000 SF [1]	6,000 SF [1]	6,000 SF [1]	6,000 SF [1]	6,000 SF [1]
<i>Single-Family Attached Unit</i>	2,500 SF [1]	2,500 SF [1]	2,500 SF [1]	2,500 SF [1]	2,500 SF [1]
<i>Duplex Unit</i>	3,000 SF [1]	3,000 SF [1]	3,000 SF [1]	3,000 SF [1]	3,000 SF [1]
<i>Apartment Units</i>	1,500 SF [1]	1,500 SF [1]	1,500 SF [1]	750 SF [1]	1,500 SF [1]
Minimum Lot Depth:	100 Feet	100 Feet	100 Feet	100 Feet	100 Feet
Minimum Lot Width:					
<i>Single-Family Detached Unit</i>	60 Feet	60 Feet	50 Feet	50 Feet	50 Feet
<i>Single-Family Attached Unit</i>	25 Feet	25 Feet	25 Feet	25 Feet	25 Feet
<i>Duplex Unit</i>	60 Feet	60 Feet	50 Feet	50 Feet	50 Feet
<i>Apartment Units</i>	60 Feet	60 Feet	50 Feet	50 Feet	50 Feet
Minimum Front Yard:	25 Feet	25 Feet	25 Feet	(a) No requirements for structures forty (40) feet or less in height.. (b) Any portion of a structure above a height of forty (40) feet shall be set back one (1) foot for each two (2) feet in height above forty(40) feet. (c) No front setback in excess of one hundred (100) feet from the opposite street right-of-way line shall be required	25 Feet
Minimum Side Yard:					
<i>Single-Family Detached Unit</i>	10% of the width of the lot but not less than five (5) feet, however, no side yard in excess of ten (10) feet.	10% of the width of the lot but not less than five (5) feet, however, no side yard in excess of ten (10) feet.	10% of the width of the lot but not less than five (5) feet, however, no side yard in excess of ten (10) feet.	10% of the width of the lot but not less than five (5) feet, however, no side yard in excess of ten (10) feet.	10% of the width of the lot but not less than five (5) feet, however, no side yard in excess of ten (10) feet.

	NS	SC	GB	CA	HC
<i>Single-Family Attached Unit</i>	No requirements for single-family attached residential uses except as noted in Special Requirements - Side Yard, below.	No requirements for single-family attached residential uses except as noted in Special Requirements - Side Yard, below.	No requirements for single-family attached residential uses except as noted in Special Requirements - Side Yard, below.	No requirements for single-family attached residential uses except as noted in Special Requirements - Side Yard, below.	No requirements for single-family attached residential uses except as noted in Special Requirements - Side Yard, below.
<i>Duplex Unit</i>	10% of the width of the lot but not less than five (5) feet, however, no side yard in excess of ten (10) feet.	10% of the width of the lot but not less than five (5) feet, however, no side yard in excess of ten (10) feet.	10% of the width of the lot but not less than five (5) feet, however, no side yard in excess of ten (10) feet.	10% of the width of the lot but not less than five (5) feet, however, no side yard in excess of ten (10) feet.	10% of the width of the lot but not less than five (5) feet, however, no side yard in excess of ten (10) feet.
<i>Apartment</i>	15 Feet	15 Feet	15 Feet	<p>(a) One (1) foot setback for each two (2) feet of building height above forty (40) feet if adjoining property is zoned A-3 or under any non-residential district.</p> <p>(b) If adjoining property or property immediately across the street is zoned duplex, single- family or Apartment 1 or 2, the side yard setback shall be ten (10) feet plus two (2) feet additional for each one (1) foot of height above 28.75 feet for apartment development.</p> <p>(c) No side yard shall be required in excess of fifty (50) feet.</p>	15 Feet
Minimum Rear Yard	25 Feet	20 Feet	25 Feet	<p>(a) One (1) foot setback for each two (2) feet of building height above forty (40) feet if adjoining property is zoned A-3 or under any non-residential district.</p> <p>(b) If adjoining property or property immediately across the street is zoned duplex, single- family or Apartment 1 or 2, the side yard setback shall be ten (10) feet plus two (2) feet additional for each one (1) foot of height above 28.75 feet for apartment development.</p> <p>(c) No side yard shall be required in excess of fifty (50) feet</p>	None required except as noted in Special Requirement-Rear Yard (b), below.
Maximum Lot Coverage:	60% of lot area	60% of lot area	60% of lot area	100% of lot area	80% of lot area

	NS	SC	GB	CA	HC
Maximum Floor Area Ratio:	No requirements	1:1	No requirements	10:1	4:1
Minimum Floor Space Required	No requirements	No requirements	No requirements	No requirements	No requirements
HEIGHT LIMITATIONS					
Maximum Height:	2 ½ standard stories	2 ½ standard stories	Height limitation according to adopted building code	Height limitation according to adopted building code	4 standard stories
OFF-STREET PARKING & LOADING					
Parking & Loading Requirements	Off-street parking & loading shall be provided according to the parking schedule 12-200.				
SPECIAL REQUIREMENTS					
Front Yard:	<p>(a) Where the frontage on one side of a street between two intersecting streets is divided by two or more zoning districts, the front yard shall comply with the requirements of the district having the deepest front yard for the entire block.</p> <p>(b) Where a building line has been established by plat or ordinance and such line requires a greater front yard setback than is prescribed by this ordinance for the district in which the building line is located, the required front yard shall comply with the building line so established by the other ordinance or plat.</p> <p>(c) Where a building line is shown on a plat recorded with the County Clerk after date of adoption of this ordinance, and such building line provides a front yard of twenty (20) feet or more in depth and is part of a plan for the orderly development of a subdivision either with a uniform or staggered building line, the building line shown on said plat shall be interpreted as establishing the front yard requirements for the lots shown on the plat.</p> <p>(d) The front yard shall be measured from the property line to the front face of the building, covered porch, porch, covered terrace or attached accessory building. Eaves and roof extensions may project into the required front yard for a distance not to exceed four (4) feet.</p> <p>(e) Where lots have double frontage, running through from one street to another, a required front yard shall be provided on both streets unless a building line for accessory buildings has been established along one frontage on the plat or by ordinance in which event only one required front yard need be observed.</p>				
Side Yard:	<p>(a) On a corner lot, the side yard adjacent to a side street shall not be less than twenty (20) feet except that on such lots which were lots of record prior to date of adoption of this ordinance, the side yard adjacent to the street shall not be less than ten (10) feet. Special side yard requirements for garages and carports on corner lots are provided in Accessory Building Structures (g).</p> <p>(b) Detached garages or similar residential accessory buildings shall be located not less than ten (10) feet to the rear of the main building and shall be not less than three (3) feet from the side property line except as noted in Accessory Building Structures (g), below.</p> <p>(c) Every part of a required side yard shall be open and unobstructed except for accessory buildings as permitted herein and the ordinary projections of window sills, belt courses, cornices, roofs and other architectural features projecting not to exceed thirty-six (36) inches into the required side yard.</p> <p>(d) Where apartment buildings are arranged so as to create courts or as parallel buildings and where the long dimension of the building or the main entrances or exits to the building are other than parallel to the front lot line, a side yard shall be provided on each side of such building having a minimum width of fifteen (15) feet. The effect of such side yard shall be that the front or rear faces of all buildings arranged as courts or parallel structures on lots or tracts shall be a minimum of thirty (30) feet apart.</p> <p>(e) For non-residential uses, no side yard is specified for interior lots except where a retail use abuts upon a residential district boundary line in which event a minimum ten (10) foot side yard shall be provided on the side adjacent to such residential district and except as provided in Special Requirements, - Side Yard (a).</p>				

	NS	SC	GB	CA	HC
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Rear Yard

(a) No dwelling structure may be located nearer than twenty-five (25) feet to the rear property line and such dwelling structure and all accessory buildings shall not cover more than fifty percent (50%) of that portion of the lot lying to the rear of a line erected joining the mid-point on one side lot line with the mid-point of the opposite lot line.

(b) Every part of a required rear yard shall be open and unobstructed except for permitted accessory buildings and ordinary projections of window sills, eaves, belt courses, cornices and other architectural features projecting not to exceed four (4) feet into the required rear yard.

Height:

(a) Permitted institutions such as schools and churches including domes, church steeples and spires, may be erected to exceed two and one-half (2 ½) stories when set back from all property lines a distance equal to twice the height of the building.

(b) Cooling towers, roof gables, chimneys and vent stacks may extend for an additional height not to exceed a total of thirty-six (36) feet above average grade line around the building.

ACCESSORY BUILDING STANDARDS:

(a) Accessory uses located in the main building or in structures attached to the main building shall observe the same front, side and rear yard requirements as are specified for the main building.

(b) Detached accessory buildings within the front fifty percent (50%) of the lot shall observe the same front yard as the main building.

(c) Detached accessory buildings shall not be located nearer than three (3) feet to any interior side lot line.

(d) Detached accessory buildings on a corner lot shall not be located nearer than ten (10) feet to a side lot line along a side street.

(e) Detached accessory buildings shall not be located nearer than three (3) feet to any rear lot line.

(f) Detached accessory building shall not be located nearer than ten (10) feet to a residential structure.

(g) Automobile storage spaces located in the open or in a main or accessory building so as to face upon or be entered directly from a street or alley, shall not be nearer than twenty (20) feet to the property side lot line adjacent to such street or forty (40) feet from the opposite side of such alley, regardless of any building line platted to a lesser setback and regardless of any other provision of this section.

(h) No detached accessory building shall be used as a place of habitation unless it is a bona fide guesthouse or servant's quarters as provided for and defined elsewhere in this ordinance.

NOTES

[1] Except that a lot having less area which was an official "lot of record" prior to the adoption of this ordinance may be used for a one-family dwelling and no lot existing at the time of passage of this ordinance shall be reduced in area below the minimum requirement.

Section 11 Industrial Districts

	LI	HI
USES PERMITTED		
Permitted Uses	Any use indicated as permitted in this district on the Use Schedule 10-200	
LOT AREA REQUIREMENTS		
Minimum Lot Area	No requirements	No requirements
Minimum Lot Depth:	No requirements	No requirements
Minimum Lot Width:	No requirements	No requirements
Minimum Front Yard	25 Feet	20 Feet
Minimum Side Yard:	None except as required in Special Requirements - Side Yard, below.	None except as required in Special Requirements - Side Yard, below.
Minimum Rear Yard:	None except as required in Special Requirements - Rear Yard (b) below.	None except as required in Special Requirements - Rear Yard (b) below.
Maximum Lot Coverage:	100% of lot area	100% of lot area
Maximum Floor Area:	4:1	6:1
Maximum Floor Space Required:	No requirements	No requirements
HEIGHT LIMITATION		
Maximum Height:	Height limits according to adopted building code	Height limits according to adopted building code
OFF-STREET PARKING & LOADING		
Parking & Loading Requirements	Off-street parking & loading shall be provided according to the parking schedule 12-200.	Off-street parking & loading shall be provided according to the parking schedule 12-200.
SPECIAL REQUIREMENTS		
Front Yard:	<p>(a) Where the frontage on one side of a street between two intersecting streets is divided by two (2) or more zoning districts, the front yard shall comply with the requirements for the district having the deepest front yard for the entire block.</p> <p>(b) Where a building line has been established by plat or ordinance and such line requires a greater front yard setback than is prescribed by this ordinance for the district in which the building line is located, the required front yard shall comply with the building line so established by the other ordinance or plat.</p> <p>(c) Where a building line is shown on a plat recorded with County Clerk after date of adoption of this ordinance, and such building line provides a front yard of twenty (20) feet or more in depth and is part of a plan for the orderly development of a subdivision either with a uniform or staggered building line, the building line shown on said plat shall be interpreted as establishing the front yard requirements for the lots shown on the plat.</p> <p>(d) The front yard shall be measured from the property line to the front face of the building, covered porch, covered terrace or attached accessory building. Eaves and roof extensions may project into the required front yard for a distance not to exceed four (4) feet.</p>	

	LI	HI
	<p>(e) Gasoline service station pump islands may be located within eighteen (18) feet of the front property line, measured to the front face of the island, but no closer than forty (40) feet from the street center line</p> <p>(f) Where lots have double frontage, running through from one (1) street to another, a required front yard shall be provided on both streets unless a building line for accessory buildings has been established along one frontage on the plat or by ordinance in which event only one required front yard need be observed</p>	
Side Yard:	<p>(a) On a corner lot, the side yard adjacent to a side street shall not be less than twenty (20) feet except that on such lots which were lots of record prior to date of adoption of this ordinance, the side yard adjacent to the street shall not be less than ten (10) feet. Special side yard requirements for garages and carports on corner lots are provided in Accessory Building Structures (g).</p> <p>(b) Every part of a required side yard shall be open and unobstructed except for accessory buildings as permitted herein and the ordinary projections of window sills, belt courses, cornices, roofs and other architectural features projecting not to exceed thirty-six (36) inches into the required side yard.</p> <p>(c) For non-residential uses, no side yard is specified for interior lots except where a retail use abuts upon a residential district boundary line in which event a minimum ten (10) foot side yard shall be provided on the side adjacent to such residential district and except as provided in (a), above.</p>	
Rear Yard:	<p>(a) No dwelling structure may be located nearer than twenty-five (25) feet to the rear property line and such dwelling structure and all accessory buildings shall not cover more than fifty percent (50%) of that portion of the lot lying to the rear of a line erected joining the mid-point on one side lot line with the mid-point of the opposite side lot line.</p> <p>(b) No rear yard is specified for non-residential uses except that where a non-residential use backs upon a common district boundary line, whether separated by an alley or not, dividing this district from any residential district, a minimum rear yard of fifteen (15) feet shall be provided for the non-residential use.</p> <p>(c) Every part of a required rear yard shall be open and unobstructed except for permitted accessory buildings ordinary projections of window sills, belt courses, cornices, roofs and other architectural features projecting not to exceed four (4) feet into the required rear yard.</p>	
Height	<p>(a) Permitted institutions such as schools and churches including domes, church steeples and spires, may be erected to exceed two and one-half (2 ½) stories when set back from all property lines a distance equal to twice the height of the building.</p>	
ACCESSORY BUILDING REQUIREMENTS		
	<p>(a) Accessory uses located in the main building or in structures attached to the main building shall observe the same front, side and rear yard requirements as are specified for the main building.</p> <p>(b) Detached accessory buildings within the front fifty percent (50%) of the lot shall observe the same front yard as the main building.</p> <p>(c) Detached accessory buildings shall not be located nearer than three (3) feet to any interior side lot line.</p> <p>(d) Detached accessory buildings on a corner lot shall not be located nearer than ten (10) feet to a side lot line along a side street.</p> <p>(e) Detached accessory buildings shall not be located nearer than three (3) feet to any rear lot line.</p>	

LI

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(f) Detached accessory buildings shall not be located nearer than ten (10) feet to a residential structure.

(g) Automobile storage spaces located in the open or in a main or accessory building so as to face upon or be entered directly from a street or alley, shall not be nearer than twenty (20) feet to the property side lot line adjacent to such street or forty (40) feet from the opposite side of such alley, regardless of any building line platted to a lesser setback and regardless of any other provision of this section.

(h) No detached accessory building shall be used as a place of habitation unless it is a bona fide guesthouse or servant's quarters as provided for and defined elsewhere in this ordinance.

Section 11 Planned Development District

-100 The purpose of this district is to accommodate planned associations of uses developed as integral land use units such as industrial parks or industrial districts, office, commercial or service centers, shipping centers, residential developments of multiple or mixed housing, or any appropriate combination of uses which may be planned, developed and operated as integral land use units either by a single owner or combination of owners.

-200 **APPLICATION**

-201 An application for a Planned Development District may be made to the City Plan Commission in the same manner that an application for any amendment to the zoning ordinance is made. Applications for approval of a Planned Development District shall be processed according to the procedure specified in Section 19 and a site plan and related data shall be submitted for approval in accordance with the requirements of 11-PD-500 and 11-PD-600.

-202 The City Council, after public hearing and proper notice to all parties affected and after recommendation by the City Plan Commission, may authorize the creation of a Planned Development District on sites of five (5) acres or more to accommodate various types of developments and combinations of developments.

-300 **USES PERMITTED**

-301 A Planned Development District may be approved for any use or combination of uses listed in the Use Schedule 10-200, shown under PD District. The uses permitted in any specific Planned Development District shall be enumerated in the ordinance establishing such district.

-400 **HEIGHT, FLOOR-AREA RATIO, DENSITY, AND PARKING AND LOADING STANDARDS**

-401 The maximum height, lot width, lot depth, floor-area ratio and lot area, and the minimum off-street parking and loading requirements for uses proposed shall be established for each Planned Development District, and such standards and requirements shall comply with or be more restrictive than the standards established in the following districts for the specified type uses:

MAXIMUM HEIGHT, LOT WIDTH,
LOT DEPTH, FLOOR-AREA RATIO
OR LOT AREA AND MINIMUM
OFF-STREET PARKING AND
LOADING STANDARDS SHALL BE
ESTABLISHED BY THE
FOLLOWING: _____

GENERAL USE CATEGORY

Residential	A-3
Retail and Personal Service Uses	SC
Office	SC
Industrial or Manufacturing	LI
Commercial Services	HC

-500 PROCEDURE FOR ESTABLISHING STANDARDS

-501 In approving the development plan and the ordinance establishing the Planned Development District, the City Council shall, after recommendation by the City Plan Commission, specify such maximum height, floor-area ratio, density and minimum off-street parking and loading standards within the limits of those specified in the districts listed for the specific uses involved as is appropriate for the development. The Council shall, after receiving the recommendation of the City Plan Commission, establish the standards for yards, signs, building spacing, site coverage, access, screening walls or landscaping, building area, open space, pedestrian ways, public or private streets and alleys to be observed in a Planned Development District and such standards shall be specified in the ordinance establishing the district.

-600 DEVELOPMENT SCHEDULE

-601 An application for a Planned Development District shall, if the applicant desires or the City Plan Commission or City Council requires, be accompanied by a development schedule indicating the appropriate date on which construction is expected to begin and the rate of anticipated development to completion. The development schedule, if adopted and approved by the City Council, shall become part of the development plan and shall be adhered to by the owner, developer and his successors in interest.

-602 Annually, where a development schedule has been required, the Building Inspector shall report to the City Plan Commission the actual development accomplished in the various Planned Development Districts as compared with the development schedule.

-603 The City Plan Commission may, if in its opinion the owner or owners of property are failing or have failed to meet the approved schedule, initiate proceedings under Section 19 to amend the Zoning District Map or the Planned Development District by removing all or part of the Planned Development District from the Zoning District Map and placing the area involved in another appropriate zoning district. Upon the recommendation of the City Plan Commission and for good cause shown by the owner and developer, the City Council may also extend the development schedule or adopt such new development schedule as may be indicated by the facts and conditions of the case.

-700 DEVELOPMENT PLAN REQUIRED

-701 An application for a Planned Development District shall include and be accompanied by a development plan which shall become a part of the amending ordinance and shall be referenced on the Zoning District Map. Changes in the development plan shall be considered the same as changes in the Zoning District Map and shall be processed as required in Section 19, except that changes of detail which do not alter the basic relationship of the proposed development to adjacent property and which do not alter the uses permitted or increase the density, floor-area ratio, height or coverage of the site, or which do not decrease the off-street parking ratio, or reduce the yards provided at the boundary of the site as indicated on the approved development plan may be authorized by the Director of Planning and Zoning. Any applicant may appeal the decision of the Director of Planning and Zoning to the City Plan Commission for review and decision as to whether an amendment to the Planned Development District ordinance shall be required.

-702 The Development Plan Shall Include:

- a. A scale drawing showing any proposed public or private streets and alleys; building sites or building lots; any areas proposed for education or reserved as parks, parkways, playgrounds, utility and garbage easements, school sites, street widening, street changes; the points of ingress and egress from existing public streets on an accurate survey of the boundary of tract and topography with a contour interval of not less than five (5) feet, or spot grades where the relief is limited.
- b. Where multiple types of land use are proposed, a land use plan delineating the specific areas to be devoted to various uses shall be required.
- c. Where building complexes are proposed, a plot plan showing the location of building site and the minimum distance between building sites and between building sites and the property line, street line and/or alley line shall be submitted. For buildings more than one (1) story in height, except single family and two-family residences, elevations and/or perspective drawings may be required in order that the relationship of the buildings sites to adjacent property may be determined. Such drawings need only indicate the height, number of floors and exposures for access, light and air.

- d. A plan indicating the arrangement and provision of off-street parking and off-street loading where required. Such a plan may be presented as a ratio of off-street parking and off-street loading area to building area when accompanied by a typical example indicating the feasibility of the arrangement proposed and when the areas where the example would be applied are dimensioned on the drawing of the entire site.

- e. A designation of the maximum building coverage of the site shall be indicated upon the site plan.

- f. Screening and landscaping plan shall be required where such treatment is essential to the proper arrangements of the development in relation to adjacent property. Such plan shall, when required, include screening walls, ornamental planting, playgrounds, wooded areas to be retained, lawns and gardens if such are determined to be necessary by the City Council.

- g. Any or all of the required features may be incorporated on a single drawing if such drawing is clear and capable of evaluation by the Director of Planning and Zoning and interpretation by the Building Inspector.

-800

Every Planned Development District approved under the provisions of this ordinance shall be considered as an amendment to the zoning ordinance as applicable to the property involved. In carrying out the development of a Planned Development District, the development conditions and the development schedule, if required, shall be complied with and such conditions as are specified for the development of a Planned Development shall not be construed as conditions precedent to the approval of the zoning amendment, but shall be construed as conditions precedent to the granting of a certificate of occupancy and compliance as required by Section 17.

Section 11 Manufactured Home District

-100 The manufactured home is recognized as a special form of housing and is therefore subject to the specific and special standards as herein provided.

-200 TYPES OF PRE-FABRICATED HOMES

-201 Types of Pre-fabricated Homes are recognized by this ordinance as follows:

- A. Manufactured Homes, hereinafter sometimes referred to as MH, as defined in Section 10-201(9)
- B. Modular Home, herein classified same as a single-family dwelling and as defined in Section 10-201(9.2)
- C. Recreational Vehicle, hereinafter sometimes referred to as RV, as defined in Section 10-201(10)

-202 TYPES OF PRE-FABRICATED HOME DEVELOPMENT

Four types of Pre-Fabricated Home Development are provided for by this ordinance as follows:

- A. A Manufactured Home Park is a unified development of Manufactured Home sites, plats or transient stands arranged on a large tract under single ownership.
- B. A Manufactured Home Subdivision shown on a subdivision plat approved by the City Planning and Zoning Commission and filed for record designed specifically for MH development. This type of development allows for the separate ownership of each lot.
- C. A Recreational Vehicle Park – See Chapter 5, Article X, Sections 5- 140 through 5-180 of the City’s Code of Ordinances. This type of development is arranged on a large tract under single ownership.
- D. A Recreational Vehicle Subdivision – same as “B” above.

-300 APPLICATION

-301 Prior to issuance of any building permit for a Manufactured Home Park a site plan shall be approved by the City’s Planning and Zoning Commission and City Council.

-302 Prior to issuance of any building permit on a Manufactured Home or Recreational Vehicle Subdivision, such subdivision shall be approved by the City’s Planning and Zoning Commission and City Council and shall comply with the normal

-303 Once approved, Manufactured Homes, Parks and Subdivisions and Recreational Vehicle Subdivisions must comply with City's Subdivision Ordinance regarding street standards, drainage, utilities, etc.

-400 USES PERMITTED

-401 The uses designated as permitted in the Manufactured Home District in Section 10-200 shall be permitted in a Manufactured Home and RV Park. In addition to such uses a caretaker's home and office shall be permitted, but only one such facility shall be permitted for each Manufactured Home Park development, except as otherwise provided in Section 11-902 hereof.

-402 Only the uses designated as permitted in the MH District in Section 10-200 shall be permitted in the MH and RV Subdivision.

-500 MANUFACTURED HOME AND RECREATIONAL VEHICLE DEVELOPMENT STANDARDS

-501 No MH, RV or other structure permitted in the MH District may be erected, altered, placed, moved or converted on any lot or tract unless it is in conformity with all minimum area regulations specified in this subsection.

-502	<u>Manufactured Home Park</u>	<u>Manufactured Home or RV Subdivision</u>
	Max Density (units/gross ac.)	12
	Min. Open Space (sq. ft./unit)	280
	Min. Site Area (ac.)	5
	Min. Site Width (ft)	300
	Minimum Pad/Lot Area	1,750 sq. ft
	Minimum Pad/Lot Width	25 ft.
	Min. Yard	
	Street	20 ft.
	Street (corner)	20 ft.
	Side (single)	10 ft.
	Side (total)	20 ft.
	Rear	10 ft.
	Min. Building Separation	
	Broad side to broad side	20 ft.
	Narrow side to narrow side	10 ft.
	Building access drive	5 ft.
	Min. Internal Access Drive	25 ft.
	Coverage	30%
	Off-Street Parking	See Sec. 12-200

- 503 RESERVED
- 504 Recreational Vehicle Subdivision – must comply with the same standards as indicated for a manufactured home subdivision shown in Section -502 above.
- 505 RESERVED
- 506 The tongue or towing device of a structure shall not be included in determining the structure’s length dimension.
- 507 It is recognized by this ordinance that some RV structures are modified versions and have tip-outs, tilt-outs or slide-outs which enlarge the width of the structure when activated. (The parked dimension is larger than the traveling dimension). In the case of such structures, lot requirements outlined in Section 504 shall be complied with and moveable portions of the RV shall not infringe upon the side yard setback requirements or percentage coverage requirements, nor shall it cause any obstruction, i.e., movement of storage building, car, boat, etc., into the side yard setback.
- 508 Developers shall designate parts of development by name listed on plat plan (i.e., Manufactured Home Subdivision, Manufactured Home Park, Recreational Vehicle Subdivision, Recreational Vehicle Park).
- 509 RESERVED
- 510 RESERVED
- 600 DEVELOPMENT STANDARDS
- 601 Single-family residential development in the “MH” District is limited to no more than twenty (20%) percent of the total lots in a manufactured home subdivision. Single-family residential development is not allowed in an MH park or RV park or subdivision.
- 602 Sanitation, fire protection and utility services shall be provided to each lot, tract, plot or stand in the MH or RV developments in accordance with the City Health Department requirements or any ordinances or codes of the City regulating sanitation, fire protection and utility service to MH or RV developments.
- 603 Open playground space within the MH Park or Subdivision shall be provided at a ratio of 250 sq. ft. for each of the first twenty (20) units or lots provided and at a ratio of 125 sq. ft. for each additional unit or lot provided. RV Parks and Subdivisions shall provide open playground space of not less than ten percent (10%) of the total square footage of the RV Park or Subdivision.

- 604 Street and drive surfacing, drainage and garbage collection rights-of-way, fire lanes and utility easements shall be provided as may be required by the City.
- 700 DEFINITIONS – See Section 2)
- 800 SITE REQUIREMENTS
- 801 All interior setback requirements shall be free and unobstructed except for normal vegetation including trees, shrubbery, etc. Improvements such as asphalt, concrete, etc., shall not be permitted in easement areas.
- 802 RESERVED
- 900 GENERAL PROVISIONS
- 901 Carports shall not be included as coverage in MH District. Carports in MH or RV developments must have a minimum of two sides open and may not be enclosed at any time. Construction of carports must comply with all applicable City codes. At no time shall carports, or any portion thereof, be constructed in any setback area.
- 902 A community or activity building may be constructed for use as a meeting hall, washateria, mailbox area, office, etc. Such building shall comply with all applicable City codes. At no time shall such building be used as a dwelling.
- 903 Portable or accessory buildings shall be permitted, however, said buildings shall be included in percentage coverage computation. Utilities may be connected to such building. At no time may said building be altered to be used as a dwelling unit either temporary or permanent. (See definition of dwelling unit in Section 20-120)
- 904 For purposes of this ordinance there shall be one single family dwelling unit, MH or RV per lot and the dwelling, MH or RV shall comply with the development standards outlined in Section 11-MH-500. Multiple lots may be purchased and replatted to make one large lot. However, until a replat is approved and accepted by the City Planning Commission and City Council, placement of a dwelling unit, MH or RV on said lots must comply with 11-MH-500.
- 905 An RV (as defined in Section 20-148) may be placed in a MH park or subdivision, however, a MH is not allowed in a RV park subdivision.

906 Restroom facilities shall be required in RV Subdivisions. Restroom facilities are defined as a separate unit for male and female person, which shall consist of a commode, shower and lavatory for each sex. The term means unit for both sexes and pair of units constitutes one restroom facility. The number of restroom facilities required shall be determined by the following scale:

1 – 20 spaces	1 restroom facility
20 – 50 spaces	2 restroom facilities
50 – 100 spaces	3 restroom facilities
100 – 200 spaces	4 restroom facilities
1 restroom facility per 100 spaces thereafter	

-908 Utility easements may not be infringed upon by improvements of any type, but may be used in satisfying setback requirements.

-1000 NON-CONFORMING USE

All Mobile Home Parks or Subdivisions and all Recreational Vehicle Parks or Subdivisions in existence on the effective date hereof which have been duly permitted and approved prior to such date shall be deemed to be in compliance herewith, provided however, that all terms, requirements and provisions of this ordinance shall be applicable to any extension, alteration or addition to such pre-existing park or subdivision.

-1100 PERMIT REQUIRED

Any person seeking to alter or expand a Mobile Home Park or Subdivision or Recreational Vehicle Park or Subdivision or construct a new Park or Subdivision under the provisions hereof shall obtain a written permit from the City Building Inspector of the City of Aransas Pass for the specific purposes proposed and shall comply with all applicable rules and regulations for the City of Aransas Pass.