

Table of Contents

<u>Article/Section</u>	<u>Page</u>
Article 1: General Provisions	1-3
1.1 Adoption	1
1.2 Title	1
1.3 Purpose	1
1.4 Conflict with Other Instruments	1
1.5 Separability	2
1.6 Repeal of Conflicting Law	2
1.7 Application of Regulations	2
1.8 Agricultural Land Use Exceptions	2
1.9 Interpretation and Scope of Regulations	2
1.10 Effective Date	3
Article 2: Zoning Map	4
2.1 Adoption of Zoning Maps	4
2.2 Maintenance of Zoning Maps and Amendment Records	4
2.3 Interpretation of Zoning District Boundaries	4
Article 3: Administration	5-7
3.1 Administrative Official	5
3.2 Zoning Compliance Permits	5
3.3 Application for Zoning Compliance Permits	6
3.4 Issuance of Zoning Compliance Permit	6
3.5 Validity	6
3.6 Failure to Comply	6
3.7 Expiration of Zoning Compliance Permit	7
3.8 Certificate of Occupancy	7
3.9 Complaints Regarding Violations	7
Article 4: Boards of Adjustment	8-11
4.1 Boards of Adjustment	8
4.2 Rules for Proceedings Before Board	8
4.3 Powers of the Board	8-10
4.4 Limitations on Powers of Board	10-11
4.5 Appeals from the Board	11
4.6 Liability	11
4.7 Conditional Use Permits and Variances Requested in Conjunction with Zoning Map Amendments	11
Article 5: Definitions	12-19

Table of Contents

<u>Article/Section</u>	<u>Page</u>
Article 6: Zoning Districts	20-61
6.1 Agriculture District (A-1)	21-24
6.2 Single-Family Residential District (R-1A)	25-26
6.3 Single-Family Residential District (R-1B)	27-28
6.4 Single-Family Residential District (R-1C)	29-30
6.5 Single-Family Residential District (R-1D)	31-32
6.6 Single-Family Townhouse District (R-1T)	33-34
6.7 Two-Family Residential District (R-2)	35-36
6.8 Multi-Family Residential District (R-3)	37-38
6.9 Multi-Family Residential District (R-4)	39-40
6.10 Professional Office District (P-1)	41-42
6.11 Neighborhood Business District (B-1)	43-45
6.12 Central Business District (B-2)	46-47
6.13 Regional Retail Business District (B-3)	48-49
6.14 General Business District (B-4)	50-51
6.15 Retail Complex District (B-5)	52-53
6.16 Light Industrial Commercial Park (LIP)	54-55
6.17 Light Industrial Park (I-1)	56-57
6.18 Moderate Impact Industrial Park (I-1M)	58-59
6.19 Heavy Industrial Park (I-2)	60-61
Article 7: Special Zoning Districts	62-67
7.1 Mobile Home Park District (MHP)	63-65
7.2 Manufactured Home Subdivision District (MHS)	66-67
Article 8: General Development Regulations	68-84
8.1 Coordination with Subdivision Regulations	68
8.2 Planned Unit Development (PUD) Procedures & Requirements	68-70
8.3 Public Utility Connections	70
8.4 Conservation Subdivisions	71-84
Article 9: General Zoning District Regulations	85-98
9.1 Application Of Zoning District Regulations	85
9.2 Standards For Manufactured Home Installation	86
9.3 Conversion Of Dwellings	86
9.4 Location And Height Of Accessory Building	86
9.5 Obstructions To Vision At Street Intersections	86
9.6 Mobile Home As Temporary Residence	86
9.7 Temporary Storage Of Mobile Homes/Storage Of Recreational Vehicles	87
9.8 Special Yard Provisions	87-88
9.9 Junkyards/Salvage Yards	88-89
9.10 Exceptions	

Table of Contents

<u>Article/Section</u>	<u>Page</u>
Article 9: General Zoning District Regulations (continued)	
9.11 Site Plan And Screening Requirements	89
9.12 Cell Tower Regulations	90-95
9.13 Outdoor Sales, Displays & Storage	96-98
Article 10: Non-Conforming Structure & Uses	99-100
10.1 Non-Conforming Structures	99
10.2 Non-Conforming Use	99
10.3 Non-Conforming Lots	100
10.4 Repairs And Maintenance	100
Article 11: Off Street Parking, Queuing, & Loading Standards	101-122
11.1 Purpose	101
11.2 Relationship to the Comprehensive Plan	101
11.3 Applicability	101
11.4 Calculation of Parking Requirements/Allowances	101-110
11.5 Location of Parking on Lot	110
11.6 Off-Site Parking	110-111
11.7 Joint Use Parking	111-112
11.8 Credit for On-Street and Public Parking	112
11.9 Use of Required Parking Spaces	112-113
11.10 Parking Area Improvements and Maintenance	113-114
11.11 Parking Area Layout and Design	114-116
11.12 Queuing for Drive-Through Facilities	116
11.13 Parking in Residential Areas	116-117
11.14 Parking Waiver Provisions	117-120
11.15 Parking Studies	120-121
11.16 Loading Area Requirements	122
Article 12: Sign Regulations	123
Article 13: Amendment Procedures	124
13.1 Review by Planning Commission	124
13.2 Public Hearing	124
13.3 Special Public Hearing	124
13.4 Recommendation to the City Council or Fiscal Court	124
Article 14: Violations & Remedies	125-126
14.1 Remedies	125
14.2 Penalties	125
14.3 Appeals	126

Table of Contents

<u>Article/Section</u>	<u>Page</u>
Article 15: Historic Districts	127-137
15.1 Intent	127
15.2 Application of Historic District Regulations	127-128
15.3 Definitions	128-130
15.4 Establishment of Historical Review Boards	130-132
15.5 Establishment of Historic Districts and Landmarks	132-133
15.6 Building Permit Required	133-135
15.7 Demolition of Landmarks or Structures in Historic Districts on Landmark Sites	136
15.8 Recording of Historic Designations	136
15.9 Maintenance, Repairs and Emergency Conditions	136-137
15.10 Interpretation of Ordinance and Procedure for Adoption	137
Article 16: Flood Damage Prevention Ordinance	138-162
16.1 Statutory Authorization, Findings of Fact, Purpose, & Objectives	138
16.2 Definitions	139-149
16.3 General Provisions	149-151
16.4 Administration	151-155
16.5 Provisions for Flood Hazard Reduction	155-160
16.6 Appeals and Variance Procedures	160-162
Article 17: Fee Schedule	163

Amended 8-30-06