

ZONING ORDINANCE

Zoning Ordinance for the City of Texarkana, Texas as amended by Ordinance
of the Council of the City of Texarkana, Texas.

CITY OF
TEXARKANA,
TEXAS

ZONING ORDINANCE – TEXARKANA, TEXAS
TABLE OF CONTENTS

<u>Chapter No.</u>	<u>Title</u>	<u>Page</u>
1-100	Enacting Clause.....	3
2-100	Purpose.....	3
3-100	Zoning Districts Established.....	3
4-100	Zoning District Map.....	4
5-100	Zoning District Boundaries.....	4
6-100	Temporary Zoning of Annexed Territory.....	5
7-100	Classification of New and Unlisted Uses.....	6
8-100	Use Regulation Districts.....	7
8-200	Historic Designation.....	19
8-300	Flood Plain Designation.....	23
8-400	Planned Development Designation.....	23
8-500	Specific Use Permits.....	26
8-600	Garage/Yard Sales & Estate Sales in a Residential Zoning District	26
8-700	Special Definitions and Explanations Noted in	
	Use Regulations	27
9-100	Area Regulations (Lot Area, width, coverage etc.)	41
	PUR- Planned Unit Residential.....	50
10-100	Height Regulations.....	56
11-100	Floor Area Ratio.....	59
12-100	Vehicle Parking Regulations	59
13-100	Off Street Loading Regulations.....	63
14-100	Sign Regulations	64
15-100	Fence and Wall Regulations.....	68
16-100	Creation of Building Site.....	68
17-100	Nonconforming Uses and Structures.....	69
18-100	Board Of Adjustment.....	70
19-100	Certificate of Occupancy.....	73
20-100	Completion of Building under Construction.....	73
21-100	Amendments.....	73
22-100	General Definitions.....	75
23-100	Penalty for Violations.....	80
24-100	Exceptions and Exemptions Not required to be Negatived.....	80
25-100	Savings Clause.....	80
26-100	Appendix	
	Illustrations	
	Historic District Development Standards HPBP and maps.....	
	University Planned Development District UPDD and maps.....	

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

ORDINANCE NUMBER 127-70

AN ORDINANCE AMENDING IN ITS ENTIRETY THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 28TH DAY OF OCTOBER, 1941, TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN; REGULATING WITHIN SUCH DISTRICTS THE HEIGHT OF BUILDINGS AND STRUCTURES, SIZE OF YARDS, COURTS AND OPEN SPACES, THE HEIGHT, BULK AND USE OF BUILDINGS AND LAND FOR TRADE, INDUSTRY, RESIDENCE AND OTHER PURPOSES; PROVIDING FOR THE INCLUSION OF NEW AND UNLISTED USES; PROVIDING FOR SPECIFIC USE PERMITS, SPECIFYING THE MINIMUM REQUIREMENTS FOR OFF-STREET PARKING OF VEHICLES; PROVIDE A FLOOD PLAIN PREFIX AND REGULATING CONSTRUCTION THEREIN; REGULATING THE DENSITY OF DWELLING AND OTHER STRUCTURES; AND THE PERCENTAGE OF LOTS THAT MAY BE OCCUPIED, FLOOR AREA RATIO; ADOPTING A ZONING DISTRICT MAP AND MAKING IT A PART OF THIS ORDINANCE TOGETHER WITH ALL SYMBOLS, MARKINGS AND TABLES APPEARING ON SAID MAP OR IN THE ORDINANCE; CREATING A BOARD OF ADJUSTMENT AND DEFINING ITS POWERS AND DUTIES; PROVIDING A PENALTY FOR VIOLATION; PROVIDING FOR NON-CONFORMING USES AND A METHOD FOR DISCONTINUANCE THEREOF; DEFINING CERTAIN TERMS; PROVIDING FOR A CERTIFICATE OF OCCUPANCY; AUTHORIZING PUBLICATION OF THE DESCRIPTIVE CAPTION AND PENALTY CLAUSE; PROVIDING A METHOD FOR AMENDING THE ORDINANCE AND CONTAINING A SAVINGS CLAUSE; PROVIDING FOR A PENALTY NOT TO EXCEED FIVE HUNDRED DOLLARS (\$500.00) FOR EACH OFFENSE.

(Amend Ord. # 82-01)

WHEREAS, under the laws of the State of Texas, authority is conferred upon the City of Texarkana to establish zoning districts within the City for the purpose of regulating the use of land and controlling the density of population to the end that congestion may be lessened in the public streets, the public health, safety, convenience and general welfare promoted; and,

WHEREAS, the Planning and Zoning Commission after several months study did recommend that a joint public hearing be held by the Planning and Zoning Commission and the City Council concerning revisions in the Zoning Ordinance.

WHEREAS, pursuant to such recommendation, a joint public hearing was held on July 29, 1970, after written notice was mailed to all owners of real property as their names appeared upon the last approved tax roll, at least fifteen days before the date set for hearing in accordance with Article 1011e, Texas Revised Civil Statutes, and notice was published in a paper of general circulation in the City of Texarkana, at least fifteen days prior to such hearing date, in accordance with 1011d, Texas Revised Civil Statutes.

WHEREAS, the Planning and Zoning Commission after the public hearing, reviewed all testimony and requests, and did present to the City Council the revised Zoning Ordinance in final form recommending its adoption:

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NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

1-100

That the Zoning Ordinance of the City of Texarkana, Texas, passed and approved on the 28th day of October, 1941, together with all amendments thereto is amended in its entirety to read as follows:

2-100 PURPOSE

The Zoning Districts and Regulations as herein established have been made in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals and general welfare of the City, and for the protection and preservation of places and areas of historical and cultural importance and significance. They have been designed to regulate and restrict the height, number of stories and size of buildings and other structures; the percentage of the lot that may be occupied; the size of the yards, courts and other open spaces; the density of population and the location and use of buildings, structures and land for business, residence and other purposes; and, in the case of designated places and areas of historical and cultural importance, to regulate and restrict the construction, alteration, reconstruction or razing of buildings and other structures; to lessen congestion in the streets, to secure safety from fire, panic and other dangers; to provide adequate light, air and prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewer, schools, parks and other public requirements, and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the City.

3-100 ZONING DISTRICTS ESTABLISHED

The City of Texarkana, Texas, is hereby divided into nineteen (19) zoning districts. The use, height and area regulations as set out herein are uniform throughout each district. The nineteen (19) districts established herein shall be known as:

<u>Abbreviated Designation</u>	<u>Zoning District Name</u>
A	Agricultural District
SF-1	Single-Family Dwelling District-1
SF-2	Single-Family Dwelling District-2
SF-3	Single-Family Dwelling District-3
PUR	Planned Unit Residential District
2F1	Two-Family Dwelling District-1
2F-2	Two-Family Dwelling District-2
TH	Townhouse Dwelling District
MF1	Multiple-Family Dwelling District-1
MF-2	Multiple-Family Dwelling District-2
P	Parking District
O	Office District

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

NS	Neighborhood Service District
GR	General Retail District
LC	Limited Commercial District
CB	Central Business District
C	Commercial District
I-1	Light Industrial District
I-2	Heavy Industrial District
HD	Historic District
PD	Planned Development District
UPDD	University Planned Development District
FP	Prefix to any district designating a subdistrict subject to provisions 8-300

4-100 ZONING DISTRICT MAP

- A. The boundaries of the zoning districts set out herein are delineated upon the zoning district map of the City of Texarkana, said map being a part of this ordinance as fully as if the same were set forth herein in detail.
- B. Three original, official and identical copies of the Zoning District Maps are hereby adopted, each bearing the signature of the Mayor and the attestation of the City Secretary and shall be filed and maintained as follows:
 - 1. One copy shall be filed for permanent record in the office of the City Secretary and shall be designated as "Exhibit I". This copy shall not be changed in any manner.
 - 2. One copy shall be filed in the office of the Building Official and shall be designated as "Exhibit II". This copy shall be maintained by the Building Official up to date by posting therein all subsequent changes and amendments for use in issuing Building Permits, Certificates of Compliance and Occupancy and enforcing the Zoning Ordinance.
 - 3. One copy shall be filed in the office of the Director of Planning and Traffic and shall be designated as "Exhibit III". This copy shall be maintained by the Director of Planning up to date by posting thereon all subsequent changes and amendments.
 - 4. Reproductions for information purposes only may from time to time be made of the official Zoning District Map.

5-100 ZONING DISTRICT BOUNDARIES

- A. The district boundary lines shown on the zoning district maps are usually along streets, alleys, property lines or extensions thereof. Where uncertainty exists as to the boundaries of districts as shown on the official zoning maps, the following rules shall apply:
 - 1. Boundaries indicated as approximately following the centerlines of streets, highways or alleys shall be construed to follow the centerlines of such streets.

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

2. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
 3. Boundaries indicated as approximately following city limits shall be construed as following city limits.
 4. Boundaries indicated as following railroad lines shall be construed to be the centerline of the right-of-way or if no centerline is established, the boundary shall be interpreted to be midway between the right-of-way lines of such railroad.
 5. Boundaries indicated as following shore lines or centerlines of streams shall be construed to follow such shore lines and in the event of change in the shore line shall be construed as moving with the actual shore line; boundaries indicated as approximately following the centerlines of streams, drainageways or draws shall be construed to follow such centerlines.
 6. Boundaries indicated as parallel to or extensions of features indicated in 5-100 A 1 through 5 above shall be so construed. Distances not specifically indicated on the original Zoning Maps shall be determined by the scale of the Map.
 7. Whenever any street, alley or other publicway is vacated by official action of the City Council or whenever such area is franchised for building purposes and the zoning district line is not simultaneously adjusted, the zoning district line adjoining each side of such street, alley, or other publicway shall be automatically extended to the centerline of such vacated street, alley or way and all area so involved shall then and henceforth be subject to all regulations of the extended districts.
- B. Where physical features on the ground are at variance with information shown on the official Zoning District Map or when there arises a questions as to how or whether a parcel of property is zoned and such question cannot be resolved by the application of the provisions of 5-100 A 1 through 7, the property shall be considered as classified Single-Family-2 District (SF-2) temporarily in the same manner as provided for newly annexed territory and the issuance of a Building Permit and the determination of permanent zoning shall be in accordance with the provisions provided in 6-100 for temporarily zoned areas.

6-100 TEMPORARY ZONING OF ANNEXED TERRITORY

- A. All territory hereafter annexed to the City shall be temporarily classified as the zoning district classification specified in the annexation ordinance, or shall be temporarily classified as the Single-Family-2 (SF-2) District where the annexation ordinance does not specify the temporary zoning classification. Permanent zoning of the newly annexed property should be accomplished within one (1) year after annexation. The procedure for establishing permanent zoning of annexed territory shall conform to the procedure established by law in Section 21-100.
- B. In an area temporarily classified as Single-Family-2 (SF-2):
1. No person shall erect, construct or add to any building or structure or cause the same to be done in any newly annexed territory to the City of Texarkana without first applying for and

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

obtaining a Building Permit and a Certificate of Occupancy therefore from the Building Official or the City Council as may be required herein;

2. No permit for the construction of a building or use of land shall be issued by the Building Official other than to permit the construction of a building or use permitted in the Single-Family-2 (SF-2) District, unless and until such territory has been reclassified to some other zoning district as provided in Section 21-100, except that a Building Permit may be issued in accordance with the provisions of Section 6-100(B) (3).
3. An application for a permit for any use other than that specifically permitted in the Single-Family-2 (SF-2) District may be made to the Building Official of the City, and by him referred to the Planning and Zoning Commission for consideration and recommendation to the City Council. The Planning and Zoning Commission shall take into consideration the appropriate land use for the area. The City Council, after receiving and reviewing the recommendations of the Planning and Zoning Commission, may by majority vote authorize the issuance of a Building Permit or Certificate of Occupancy or may disapprove the application.

7-100 CLASSIFICATION OF NEW AND UNLISTED USES

- A. It is recognized that new types of land use will develop and forms of land use not anticipated may seek to locate in the City of Texarkana. In order to provide for such changes and contingencies, a determination as to the appropriate classification of any new or unlisted form of land use shall be made as follows:
 1. The Building Official shall refer the question concerning any new or unlisted use to the Planning and Zoning Commission requesting an interpretation as to the zoning classification into which such use should be placed. The referral of the use interpretation question shall be accompanied by a statement of facts listing the nature of the use and whether it involves dwelling activity, sales, processing, type of product, storage, and amount and nature thereof, enclosed or open storage, anticipated employment, transportation requirements, the amount of noise, odor, fumes, dust, toxic material and vibration likely to be generated and the general requirements for public utilities such as water and sanitary sewer.
 2. The Planning and Zoning Commission shall meet with the parties at interest and shall consider the nature and described performance of the proposed use and its compatibility with the uses permitted in the various districts and determine the zoning district or districts within which such use should be permitted.
 3. The Planning and Zoning Commission shall transmit its findings and recommendations to the City Council as to the classification proposed for any new or unlisted use. The City Council shall by resolution approve the recommendation of the Planning and Zoning Commission or make such determination concerning the classification of such use as is determined appropriate.

8-100 USE REGULATION DISTRICTS

USE OF LAND AND BUILDINGS

Land and buildings in each of the following classified districts may be used for any of the following listed uses but no land shall hereafter be used and no building or structure shall hereafter be erected, altered, converted, used or occupied which is arranged, designed or used for other than those uses specified for the district in which it is located as set forth by the following schedule of uses:

8-101 LEGEND FOR INTERPRETING SCHEDULE OF USE

			Designates use permitted in district indicated
			Designates use prohibited in district indicated.
	S		Indicates use may be approved as Specific Use Permit (See 8-500)
			Note: For Alphabetical List of Uses - See Appendix

- Use listings for UPDD are included in the Appendix as a separate document for uses and district standards. (See the end of this document.)

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

ZONING DISTRICTS	TYPES OF USES																			
	AGRICULTURE	SINGLE FAMILY DWELLING-1	SINGLE FAMILY DWELLING-2	SINGLE FAMILY DWELLING-3	PLANNED UNIT RESIDENTIAL	TWO FAMILY DWELLING-1	TWO FAMILY DWELLING-2	TOWNHOUSE DWELLING	MULTIPLE FAMILY DWELLING-1	MULTIPLE FAMILY DWELLING-2	PARKING	OFFICE	NEIGHBORHOOD SERVICE	GENERAL RETAIL	LIMITED COMMERCIAL	CENTRAL BUSINESS	COMMERCIAL	INDUSTRIAL-1	INDUSTRIAL-2	PLANNED DEVELOPMENT
8-102	PRIMARY RESIDENTIAL USES																			
ONE FAMILY DWELLING DETACHED (1)																				
ONE FAMILY DWELLING ATTACHED (2)																				
TWO FAMILY DWELLING (3)																				
MULTIPLE FAMILY DWELLING (APARTMENT) (4)																				
COMMUNITY UNIT DEVELOPMENT (5)																				
BOARDING OR ROOMING HOUSE (6)																				
HOTEL OR MOTEL (7)																				
TRAILER CAMP AND HUD CODE MANUFACTURED HOME PARK (8)	S																			
MOBILE HOME AS FIXED DWELLING (9)																				
HUD CODE MANUFACTURED HOME AS A FIXED DWELLING (10)	S			S																
MODULAR OR FACTORY FABRICATED DWELLING (11)	S																			S
8-103	ACCESSORY AND INCIDENTAL USES																			
ACCESSORY BUILDING (RESIDENTIAL) (12)																				
ACCESSORY BUILDING (BUSINESS OR INDUSTRY)																				
ACCESSORY BUILDING (FARM) (13)																				
GARAGE SALE (14 deleted - See #8-600)	Subject to permit issued by City of Texarkana																			
HOME OCCUPATION (15)																				
OFF STREET PARKING INCIDENTAL TO MAIN USE (16)																				
STABLE (PRIVATE) (17)																				
SERVANTS OR CARETAKERS QUARTERS (18)		S	S																	
SWIMMING POOL (PRIVATE) (19)																				
TEMP. FIELD OFFICE, CONST. YARD OR SERVICE OFFICE (20)	SUBJECT TO TEMPORARY PERMIT ISSUED BY BUILDING OFFICIAL																			

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

ZONING DISTRICTS	AGRICULTURE															PLANNED DEVELOPMENT														
	SINGLE FAMILY DWELLING-1	SINGLE FAMILY DWELLING-2	SINGLE FAMILY DWELLING-3	PLANNED UNIT RESIDENTIAL	TWO FAMILY DWELLING-1	TWO FAMILY DWELLING-2	TOWNHOUSE DWELLING	MULTIPLE FAMILY DWELLING-1	MULTIPLE FAMILY DWELLING-2	PARKING	OFFICE	NEIGHBORHOOD SERVICE	GENERAL RETAIL	LIMITED COMMERCIAL	CENTRAL BUSINESS	COMMERCIAL	INDUSTRIAL-1	INDUSTRIAL-2	PLANNED DEVELOPMENT											
8-104	UTILITY AND SERVICE USES																													
ELECTRICAL SUBSTATION	S	S	S		S	S	S	S	S																					
ELECTRICAL ENERGY GENERATING PLANT	S														S															
ELECTRICAL TRANSMISSION LINE		S	S	S		S	S	S	S	S										S										
FIRE STATION																														
GAS LINE AND REGULATING STATION																														
LOCAL UTILITY LINE (21)																														
PUBLIC BUILDING, SHOP OR YARD OF LOCAL, STATE OR FEDERAL AGENCY (22)	S	S	S	S		S	S	S	S	S		S	S							S										
RADIO, TELEVISION OR MICROWAVE TOWERS (23)	S	S	S	S		S	S	S	S	S	S	S	S							S										
RADIO OR TELEVISION TRANSMITTING STATION	S																													
SEWAGE PUMPING STATION																														
SEWAGE TREATMENT PLANT	S														S					S										
TRASH TRANSFER STATION (77)																														
TELEPHONE BUSINESS OFFICE																														
TELEPHONE EXCHANGE, SWITCHING RELAY OR TRANSMITTING STATION (24)																														
UTILITY SHOPS OR STORAGE YARDS OR BUILDINGS (PRIVATE)	S												S																	
WATER STANDPIPE OR ELEVATED WATER STORAGE																														
WATER RESERVOIR, WELL OR PUMPING STATION																														
WATER TREATMENT PLANT	S	S	S	S	S	S	S	S	S	S	S	S	S																	
8-105	RECREATIONAL AND ENTERTAINMENT USES																													
AMUSEMENT COMMERCIAL (OUTDOOR)(25)	S																													
AMUSEMENT COMMERCIAL (INDOOR)																														

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

ZONING DISTRICTS	TYPES OF USES																			
	AGRICULTURE	SINGLE FAMILY DWELLING-1	SINGLE FAMILY DWELLING-2	SINGLE FAMILY DWELLING-3	PLANNED UNIT RESIDENTIAL	TWO FAMILY DWELLING-1	TWO FAMILY DWELLING-2	TOWNHOUSE DWELLING	MULTIPLE FAMILY DWELLING-1	MULTIPLE FAMILY DWELLING-2	PARKING	OFFICE	NEIGHBORHOOD SERVICE	GENERAL RETAIL	LIMITED COMMERCIAL	CENTRAL BUSINESS	COMMERCIAL	INDUSTRIAL-1	INDUSTRIAL-2	PLANNED DEVELOPMENT
CARNIVAL OR CIRCUS (Temp)	BY RESOLUTION OF CITY COUNCIL																			
COUNTRY CLUB (PRIVATE) (27)	S	S	S	S	S	S	S	S	S											
DANCE HALL OR NIGHT CLUB (28)															S					S
DAY CAMP FOR CHILDREN (29)	S																			
DRAG STRIP OR COMMERCIAL RACING	S															S				
GO CART TRACK	S															S				
GOLF COURSE (COMMERCIAL) (30)	S												S							
PARK OR PLAYGROUND (PUBLIC) (31)																				
PLAYFIELD OR STADIUM (PUBLIC) (32)	S	S	S	S	S	S	S	S	S	S										
PISTOL AND RIFLE RANGE (INDOOR) (32 a.)																				
PRIVATE CLUB	S								S		S		S	S						S
RIDING CLUB (33)	S																			
ROLLER OR ICE SKATING RINK	S												S							
RODEO GROUNDS	S																			S
SWIM OR TENNIS CLUB	S	S	S	S	S	S	S	S	S	S	S									
SWIMMING POOL (COMMERCIAL) (34)	S											S								
THEATER OR PLAYHOUSE IN BUILDING	S											S								
THEATER (DRIVE IN)	S												S							
ZOO (PUBLIC) (35)	S	S	S	S	S	S	S	S	S	S	S	S	S							
ZOO (COMMERCIAL) (36)	S													S						S
8-106	EDUCATIONAL, INSTITUTIONAL AND SPECIAL USES																			
ART GALLERY OR MUSEUM (37)																				

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

ZONING DISTRICTS	TYPES OF USES																				
	AGRICULTURE	SINGLE FAMILY DWELLING-1	SINGLE FAMILY DWELLING-2	SINGLE FAMILY DWELLING-3	PLANNED UNIT RESIDENTIAL	TWO FAMILY DWELLING-1	TWO FAMILY DWELLING-2	TOWNHOUSE DWELLING	MULTIPLE FAMILY DWELLING-1	MULTIPLE FAMILY DWELLING-2	PARKING	OFFICE	NEIGHBORHOOD SERVICE	GENERAL RETAIL	LIMITED COMMERCIAL	CENTRAL BUSINESS	COMMERCIAL	INDUSTRIAL-1	INDUSTRIAL-2	PLANNED DEVELOPMENT	
BIRTHING CENTER																					
CEMETERY OR MAUSOLEUM	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
CHURCH OR RECTORY (38)																					
COLLEGE OR UNIVERSITY (39)		S	S	S	S	S	S	S	S												
INSTITUTION FOR ALCOHOLIC, NARCOTIC OR PSYCHIATRIC PATIENTS (40)	S											S		S	S						S
CONVENT OR MONASTERY		S	S	S	S	S															
FAIRGROUNDS OR EXHIBITION AREA	S													S							
FRATERNITY OR SORORITY																					
COMMUNITY CENTER (PUBLIC) (41)																					
KINDERGARTEN, NURSERY, PRIVATE SCHOOL or DAY CARE(42)		S	S	S		S	S	S	S												
HOSPITAL, ACUTE CARE (43)		S	S	S		S	S	S	S												
HOSPITAL, CHRONIC CARE (44)	S					S	S														
CHARITABLE OR PHILANTHROPIC NATURE	S	S	S	S	S	S	S	S	S	S	S										
LIBRARY (PUBLIC)		S	S	S	S	S	S	S													
NEIGHBORHOOD HEALTH CENTER (45)	S		S	S	S	S	S	S	S	S	S										
NURSING HOME OR RESIDENCE FOR AGED (46)	S								S												
SCHOOL, BUSINESS (47)												S									
SCHOOL, COMMERCIAL TRADE (48)																					
SCHOOL, PUBLIC OR DENOMINATIONAL (49)																					
CONFERENCE OR TRAINING SEMINAR CENTER (49a)										S											
UNION HALL AND RELATED SEMI-PUBLIC OFFICE	S		S	S		S	S	S	S	S	S		S								

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

ZONING DISTRICTS	AGRICULTURE	SINGLE FAMILY DWELLING-1	SINGLE FAMILY DWELLING-2	SINGLE FAMILY DWELLING-3	PLANNED UNIT RESIDENTIAL	TWO FAMILY DWELLING-1	TWO FAMILY DWELLING-2	TOWNHOUSE DWELLING	MULTIPLE FAMILY DWELLING-1	MULTIPLE FAMILY DWELLING-2	PARKING	OFFICE	NEIGHBORHOOD SERVICE	GENERAL RETAIL	LIMITED COMMERCIAL	CENTRAL BUSINESS	COMMERCIAL	INDUSTRIAL-1	INDUSTRIAL-2	PLANNED DEVELOPMENT
	TYPES OF USES																			
8-107	TRANSPORTATION RELATED USES																			
AIRPORT OR LANDING FIELD (50)	S																S			
BUS STATION OR TERMINAL																				
DELIVERY SERVICE (50a.)																				
HAULING OR STORAGE COMPANY																				
HELIPORT (51)	S																S	S		S
HELISTOP (52)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S
MOTOR FREIGHT TERMINAL																				
RAILROAD FREIGHT TERMINAL																				
RAILROAD PASSENGER STATION																				
RAILROAD TRACK OR RIGHT-OF WAY (53)																				
RAILROAD TEAM TRACKS (54)																				
RAILROAD YARD OR ROUNDHOUSE																				
PARKING LOT, TRUCK																				
PARKING LOT OR STRUCTURE (COMMERCIAL) (55)										S			S							
8-108	AUTOMOBILE AND RELATED SERVICE USES																			
AUTO GLASS OR SEAT COVER SHOP																				
AUTO LAUNDRY																				
AUTO PARTS & ACCESSORY SALES (INDOOR)																				
AUTO PARTS & ACCESSORY SALES (OUTDOOR DISPLAY)																				
AUTO PAINTING OR BODY REBUILDING SHOP																				
AUTOMOBILE REPAIR GARAGE (INCLUDING TRANSMISSIONS)																				

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

ZONING DISTRICTS	AGRICULTURE	SINGLE FAMILY DWELLING-1	SINGLE FAMILY DWELLING-2	SINGLE FAMILY DWELLING-3	PLANNED UNIT RESIDENTIAL	TWO FAMILY DWELLING-1	TWO FAMILY DWELLING-2	TOWNHOUSE DWELLING	MULTIPLE FAMILY DWELLING-1	MULTIPLE FAMILY DWELLING-2	PARKING	OFFICE	NEIGHBORHOOD SERVICE	GENERAL RETAIL	LIMITED COMMERCIAL	CENTRAL BUSINESS	COMMERCIAL	INDUSTRIAL-1	INDUSTRIAL-2	PLANNED DEVELOPMENT	
	TYPES OF USES																				
MINOR VEHICLE & REPAIR SHOP (77)																					
AUTO STORAGE OR AUTO AUCTION																					
GASOLINE OR FUEL SERVICE STATION																					
SELF-SERVE SALE OF GASOLINE AND/OR DIESEL FUEL													S								
NEW OR USED AUTO SALES, IN STRUCTURE																					
NEW OR USED AUTO SALES, OUTDOOR LOT														S	S						
MOTORCYCLE / SCOOTER, or ATV SALES AND REPAIR															S						
STEAM CLEANING OF VEHICLES OR MACHINERY																					
TIRE RETREADING OR CAPPING																	S				
WRECKING OR SCRAP SALVAGE YARD (56)																			S	S	
8-109	RETAIL AND RELATED SERVICE USES																				
ANTIQUE SHOP (57)																					
ART SUPPLY STORE																					
BAKERY OR CONFECTIONARY SHOP (RETAIL)																					
BANK OR SAVINGS AND LOAN OFFICE																					
BARBER OR BEAUTY SHOP													S								
BOOK OR STATIONERY SHOP													S								
CAMERA SHOP													S								
CLEANING PLANT, COMMERCIAL																					
CLEANING SHOP OR LAUNDRY (58)																					
CLEANING OR LAUNDRY SELF-SERVICE SHOP (59)																					
CLINIC, MEDICAL OR DENTAL																					

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

ZONING DISTRICTS	AGRICULTURE	SINGLE FAMILY DWELLING-1	SINGLE FAMILY DWELLING-2	SINGLE FAMILY DWELLING-3	PLANNED UNIT RESIDENTIAL	TWO FAMILY DWELLING-1	TWO FAMILY DWELLING-2	TOWNHOUSE DWELLING	MULTIPLE FAMILY DWELLING-1	MULTIPLE FAMILY DWELLING-2	PARKING	OFFICE	NEIGHBORHOOD SERVICE	GENERAL RETAIL	LIMITED COMMERCIAL	CENTRAL BUSINESS COMMERCIAL	INDUSTRIAL-1	INDUSTRIAL-2	PLANNED DEVELOPMENT	
	TYPES OF USES																			
CUSTOM PERSONAL SERVICE SHOP (60)												S								
DEPARTMENT STORE OR DISCOUNT STORE																				
DRUG STORE OR PHARMACY												S								
FLORIST SHOP												S								
FOOD & BEVERAGE SALES STORE																				
FURNITURE OR APPLIANCE STORE																				
GARDEN SHOP & PLANT SALES																				
HANDCRAFT AND ART OBJECTS, SALES																				
HARDWARE STORE OR HOBBY SHOP																				
KEY SHOP																				
LABORATORY, MEDICAL OR DENTAL												S								
MEDICAL APPLIANCES, FITTING, SALES OR RENTAL												S								
MINI-WAREHOUSES (60a.)														S	S					
MORTUARY												S								
OFFICES, GENERAL BUSINESS OR PROFESSIONAL																				
OPTICAL SHOP OR LABORATORY												S								
PAWN SHOP																				
PET SHOP, SMALL ANIMALS, BIRDS AND FISH																				
REAL ESTATE MODEL HOMES (60b.)																				
REPAIR OF APPLIANCES, T.V., RADIO & SIMILAR EQUIPMENT																				
RESTAURANT OR CAFETERIA (NO DRIVE IN TYPE) (61)																				
RESTAURANT OR EATING ESTABLISHMENT (DRIVE IN SERVICE) (62)																				

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

ZONING DISTRICTS	AGRICULTURE	SINGLE FAMILY DWELLING-1	SINGLE FAMILY DWELLING-2	SINGLE FAMILY DWELLING-3	PLANNED UNIT RESIDENTIAL	TWO FAMILY DWELLING-1	TWO FAMILY DWELLING-2	TOWNHOUSE DWELLING	MULTIPLE FAMILY DWELLING-1	MULTIPLE FAMILY DWELLING-2	PARKING	OFFICE	NEIGHBORHOOD SERVICE	GENERAL RETAIL	LIMITED COMMERCIAL	CENTRAL BUSINESS	COMMERCIAL	INDUSTRIAL-1	INDUSTRIAL-2	PLANNED DEVELOPMENT
	TYPES OF USES																			
RETAIL SHOP, APPAREL, GIFT, ACCESSORY & SIMILAR ITEMS																				
STUDIO, DECORATOR & DISPLAY OF ART OBJECTS												S								
STUDIO, HEALTH REDUCING OR SIMILAR SERVICE																				
STUDIO, PHOTOGRAPHER, ARTIST, MUSIC, DRAMA OR DANCE												S	S							
TATTOO STUDIO (83)												S	S	S	S	S	S	S	S	
TOOL RENTAL (IN STRUCTURE)																				
TOOL RENTAL (OUTDOOR)																				
TRAVEL BUREAU OR CONSULTANT																				
VARIETY STORE OR OTHER RETAIL OUTLET STORE																				
VETERINARIAN, OFFICE ONLY (NO ANIMAL HOSPITAL)																				
8-110	SIGN AND IDENTIFICATION USES																			
NAME PLATE (63)																				
REAL ESTATE SIGN (64)																				
CONSTRUCTION SIGN (65)																				
PROMOTIONAL SIGN (66)																				
INSTITUTIONAL SIGN (67)																				
APARTMENT NAME SIGN (68)																				
ADVERTISING SIGN (Off-Premise) (71)														S	S	S	S	S	S	
ADVERTISING SIGN (On-Premise) (71)												S	S							
CHANGEABLE ELECTRONIC VARIABLE MESSAGE SIGN (CEVMS) (Off-Premise) (71a.)														S	S	S	S	S	S	
CHANGEABLE ELECTRONIC VARIABLE MESSAGE SIGN (CEVMS) (On-Premise) (71a.)												S	S	S*	S*	S*	S*	S*	S*	S
8-111	AGRICULTURAL TYPE USES																			
FARM OR RANCH (72)																				

*Exception See Section 8-700 (71a., #7)

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

ZONING DISTRICTS	AGRICULTURE	SINGLE FAMILY DWELLING-1	SINGLE FAMILY DWELLING-2	SINGLE FAMILY DWELLING-3	PLANNED UNIT RESIDENTIAL	TWO FAMILY DWELLING-1	TWO FAMILY DWELLING-2	TOWNHOUSE DWELLING	MULTIPLE FAMILY DWELLING-1	MULTIPLE FAMILY DWELLING-2	PARKING	OFFICE	NEIGHBORHOOD SERVICE	GENERAL RETAIL	LIMITED COMMERCIAL	CENTRAL BUSINESS	COMMERCIAL	INDUSTRIAL-1	INDUSTRIAL-2	PLANNED DEVELOPMENT
	TYPES OF USES																			
LIVESTOCK AUCTION (73)																			S	
HATCHERY, POULTRY																				
ANIMAL POUND (PUBLIC OR PRIVATE)														S		S				
ANIMAL CLINIC, HOSPITAL, OR KENNEL (NO OUTSIDE PENS)																				
ANIMAL CLINIC, HOSPITAL, OR KENNEL (OUTSIDE PENS)																				
ANIMAL FEEDING LOT	S																		S	
GREENHOUSE OR PLANT NURSERY (COMMERCIAL)																				
8-112	COMMERCIAL TYPE USES																			
BAKERY WHOLESALE																				
BOAT SALES AND REPAIR														S	S					
BUILDING MATERIAL SALES																				
CABINET & UPHOLSTERY SHOP																				
CLEANING, DYEING OR LAUNDRY PLANT																				
CLOTHING OR SIMILAR LIGHT MANUFACTURING PROCESSES (74)																				
CONTRACTOR STORAGE OR EQUIPMENT YARD																				
HEAVY MACHINERY SALES, RENTAL, OR REPAIR																				
LIGHT MANUFACTURING OR ASSEMBLY PROCESSES																				
LABORATORY MANUFACTURING LABORATORY, SCIENTIFIC OR RESEARCH																				
LITHOGRAPHIC OR PRINT SHOP																				
MAINTENANCE AND REPAIR SERVICE FOR BUILDINGS																				
MILK DEPOT, DAIRY OR ICE CREAM PLANT																				

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

ZONING DISTRICTS	ZONING DISTRICTS																				
	AGRICULTURE	SINGLE FAMILY DWELLING-1	SINGLE FAMILY DWELLING-2	SINGLE FAMILY DWELLING-3	PLANNED UNIT RESIDENTIAL	TWO FAMILY DWELLING-1	TWO FAMILY DWELLING-2	TOWNHOUSE DWELLING	MULTIPLE FAMILY DWELLING-1	MULTIPLE FAMILY DWELLING-2	PARKING	OFFICE	NEIGHBORHOOD SERVICE	GENERAL RETAIL	LIMITED COMMERCIAL	CENTRAL BUSINESS	COMMERCIAL	INDUSTRIAL-1	INDUSTRIAL-2	PLANNED DEVELOPMENT	
TYPES OF USES																					
OPEN STORAGE OF FURNITURE, APPLIANCES OR MACHINERY, ETC.																					
PAINT SHOP, COMMERCIAL																					
PETROLEUM PRODUCTS, STORAGE AND WHOLESALE																					
PLUMBING SHOP														S	S						
QUICK PRINT COPY SHOP																					
SELF-CONTAINED ALUMINUM RECYCLING MACHINE (74a.)																					
STORAGE WAREHOUSE																					
TRAILER OR MOBILE HOME SALES OR RENTAL																					
WELDING OR MACHINE SHOP																					
WHOLESALE STORAGE OR SALES FACILITIES																					
8-113	NATURAL RESOURCE STORAGE AND EXTRACTION																				
CALICHE PIT AND CALICHE STORAGE AREA	S																S	S			
MINING AND STORAGE OF MINING WASTE																		S			
PETROLEUM COLLECTING AND STORAGE FACILITIES	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			S
PETROLEUM OR GAS WELL	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			
SAND OR GRAVEL EXTRACTION OR STORAGE	S																S	S			
TOP SOIL, EARTH OR STONE EXTRACTION OR STORAGE	S																S	S			
8-114	SPECIAL INDUSTRIAL PROCESSES																				
ASPHALT OR CONCRETE BATCHING PLANT, PERMANENT																					
ASPHALT OR CONCRETE BATCHING PLANT, TEMPORARY	BY RESOLUTION OF CITY COUNCIL FOR A SPECIFIC TIME PERIOD																				
BRICK KILN OR TILE PLANT																					
CEMENT OR HYDRATED LIME PLANT																					

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

ZONING DISTRICTS	AGRICULTURE	SINGLE FAMILY DWELLING-1	SINGLE FAMILY DWELLING-2	SINGLE FAMILY DWELLING-3	PLANNED UNIT RESIDENTIAL	TWO FAMILY DWELLING-1	TWO FAMILY DWELLING-2	TOWNHOUSE DWELLING	MULTIPLE FAMILY DWELLING-1	MULTIPLE FAMILY DWELLING-2	PARKING	OFFICE	NEIGHBORHOOD SERVICE	GENERAL RETAIL	LIMITED COMMERCIAL	CENTRAL BUSINESS	COMMERCIAL	INDUSTRIAL-1	INDUSTRIAL-2	PLANNED DEVELOPMENT	
TYPES OF USES																					
DUMP OR SANITARY FILL AREA	S																		S		
OPEN SALVAGE YARD FOR RAGS, VEHICLES, MACHINERY, ETC.																					
SLAUGHTER HOUSE OR MEAT PACKING PLANT																			S		
SMELTER OR REFINERY																					
8-115	GENERAL MANUFACTURING AND INDUSTRIAL USES																				
LT. MANUFACTURING OR INDUSTRIAL USE AS DEFINED BY PERFORMANCE STANDARDS (SEE 8-700) (75)																					
HVY. MANUFACTURING OR INDUSTRIAL USE AS DEFINED BY PERFORMANCE STDS. (SEE 8-700) (75)																					

8-200 HISTORIC DESIGNATION

- A. Sites, structures, and areas that have been determined to be either architecturally, historically, archaeologically, or culturally significant may be designated as a Historic District. The regulations for historic districts are intended to preserve and protect historic, culturally or architecturally worthy buildings, structures, sites, and neighborhoods. For all zoning districts which contain the historic district prefix designation, the regulations for both the zoning district and the historic designation shall apply. Whenever there is a conflict between the regulations of the historic designation and the zoning district, the more restrictive regulations shall apply.
- B. In determining the historical district, site or area, one or more of the following criteria shall be considered:
1. Character, interest or value as part of the development, heritage or cultural characteristics of the City, state or nation.
 2. Location as the site of an historical event.
 3. Structure with a distinguishing architectural type.
 4. Relationship to other distinctive buildings, sites, districts or structures which are historically significant.
 5. Unique location of singular physical characteristics representing an established and familiar visual feature or a neighborhood, community, the City or this region.
 6. Identification with a person who has significantly contributed to the development or culture of the City, state or nation.
- C. The Historic Landmark Preservation Committee shall recommend that certain sites, districts, areas, buildings or structures be designated as historical districts, sites or areas, and shall delineate the boundaries thereof. Such recommendation shall be submitted to the Planning and Zoning Commission and to the City Council. Such request for historical designation shall be acted upon by the Planning and Zoning Commission and the City Council as prescribed by Section 21-100. The prefix "H" shall indicate on the Zoning District Map the zoning designation of those areas, sites, districts, buildings or structures which are designated as historical districts. Such designation shall be in addition to any other zoning classification established for such site.
- D. The Historic Landmark Preservation Committee shall be composed of nine (9) members. There should be one member from each of the following: an institution authorized to make home loans, a real estate agent, a representative of the Texarkana Museums System, with the remaining members to be named at the discretion of the City Council. Meetings of the Historic Landmark Preservation Committee shall be at the call of the Chairman and at such times as the Committee shall determine. All meetings shall be open to the public. The Committee shall keep minutes of its proceedings, showing the vote of each member upon each question, or indicating absentee or failure to vote. Records of examinations and other official actions shall be kept and filed immediately in the office of the Community Redevelopment and Grants and shall be public record. The Committee should include the following committees: 1) guidelines and standards review, 2) community involvement and marketing, 3) expansion, preservation, and revitalization. Each Committee member shall serve on at least one committee. Ex Officio

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

members of the Committee shall include the CEO/City Manager, the Executive Director of Community Redevelopment and Grants, and the Marketing and Communications Manager. The members of the Committee shall select a chairman, a vice chairman and a secretary. Five members shall constitute a quorum. (Amended Ord. #144-09)

- E. No person shall construct, reconstruct, alter, change, restore, remove, or demolish any exterior architectural feature of a building or structure or develop, construct, relocate, or demolish any building or structure with a Historic Designation or within a Historic Overlay District in the City of Texarkana, Texas without first obtaining a Certificate of Appropriateness. Exterior architectural features include the kind, color and basic texture of all exterior building materials and such features as windows, doors, lights, and signs.

An application for a Certificate of Appropriateness shall be made by the owner of the subject property and filed with the Director of Planning on the City's official form. The Director of Planning shall determine the completeness of an application for a Certificate of Appropriateness. Incomplete or applications not in compliance with building codes or other ordinances shall be returned to the applicant for completion and compliance. The Director of Planning shall within seven (7) days refer a completed application to the Historic Landmark Preservation Committee.

The Historic Landmark Preservation Committee shall hold a public hearing on an application for a Certificate of Appropriateness within thirty (30) days of their receipt of the application. Notice of application for a Certificate of Appropriateness shall be posted at the project site such that it is visible from the public right-of-way, including contact information and meeting date. If the Historic Landmark Preservation Committee does not take action within thirteen (30) days of receipt of a completed application, a Certificate of Appropriateness shall be deemed issued by the Committee.

At the public hearing, the Historic Landmark Preservation Committee shall investigate and approve or disapprove an application for a Certificate of Appropriateness by a majority vote. A written report regarding the decision should be prepared by the Director of Planning within five (5) days after the public hearing.

Upon approval of an application, the Building Official shall be authorized to issue any necessary permits following the City's standard process. Should an application be disapproved, a copy of the written report stating the reasons for disapproval shall be mailed to the applicant with notice of their right to appeal the decision to the Zoning Board of Adjustment.

No application for the same project shall be considered within one (1) year of the disapproval of the application by the Historic Landmark Preservation Committee. The applicant may submit a design for an entirely new project or a revised design that substantially responds to the reasons for denial as set forth by the Committee at any time.

Ordinary Maintenance and Repair shall be exempt from the requirement of a Certificate of Appropriateness. The Director of Planning shall be responsible for making a determination

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

whether or not any given project constitutes Ordinary Maintenance and Repair and shall report such projects periodically to the Historic Landmark Preservation Committee.

Ordinary Maintenance and Repair is any work, the sole purpose and effect of which is to correct deterioration, decay or damage which does not result in a change in the existing appearance and materials of a property. Examples include minor repairs to windows and doors; repairing walkways or drives; roofing, foundation, or chimney work when no substantial change in appearance occurs. Ordinary Maintenance and Repair also includes in-kind repair and replacement. Ordinary Maintenance and Repair must be compatible with the Development Standards of the Historic District in which it is performed.

The following general review criteria shall be met in issuing any Certificate of Appropriateness: the proposed work complies with the Development Standards and Preservation Criteria for the District; the integrity of an individual historic structure is preserved; new buildings or additions are designed to be compatible with surrounding historic properties; and the overall character of the District is protected. (Amended Ord. #138-05)

- F. In accordance with state law, the City Council finds that all structures located within designated Historic Residential Overlay Districts are historically significant and entitled to tax relief in order to encourage historic preservation. The City shall exempt 10 % of the assessed value of a structure, including the land necessary for access to and use of the structure, from annual City ad valorem taxation. In order to receive this tax exemption, the structure must have been located within a designated Historic Residential Overlay District on the first day of January of the applicable tax year and must be designated as the owner's homestead for the applicable tax year. (Amended Ord. #315-06)

- G. The Highland Park – Bingham Park Historic Residential Overlay District is hereby established. The purpose and intent of the Highland Park – Bingham Park Historic Residential Overlay District is to provide for the protection of the aesthetic and visual character of this historic residential neighborhood. The neighborhood consists of homes built between 1903 and 1935 and includes Arts and Crafts, Prairie, and Cottage style homes. The neighborhood also includes the boyhood home of Ross Perot and the home of Wright Patman.

The Highland Park – Bingham Park Historic Residential Overlay District shall include all property on Wood Street between West 25th Street and West 29th Street and all property on Olive Street between West 23rd Street and West 29th Street. Additionally, the District shall include residences fronting on West 29th Street between the intersections of Wood Street and Olive Street. An official map of the Highland Park – Bingham Park Historic Residential Overlay District shall be kept on file in the Planning and Zoning Department and the boundaries of the Highland Park – Bingham Park Historic Residential Overlay District shall be shown on the City's Official Zoning Map.

Development Standards and Preservation Criteria for the Highland Park – Bingham Park Historic Residential Overlay District are hereby adopted as an official attachment to the zoning ordinance. A violation of any provision contained within the Development Standards and Preservation Criteria for the District is a violation of the zoning ordinance. Copies of the

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

Development Standards and Preservation Criteria for the Highland Park – Bingham Park Historic Residential Overlay District shall be available in the office of the Director of Planning.

No person shall construct, reconstruct, alter, change, restore, remove, or demolish any exterior architectural feature of a building or structure or develop, construct, relocate, or demolish any building or structure within the District without first obtaining a Certificate of Appropriateness. All new development and changes to existing development located within the District, except for ordinary maintenance and repair, shall be reviewed in accordance with the Development Standards and Preservation Criteria for the Highland Park – Bingham Park Historic Residential Overlay District by the Historic Landmark Preservation Committee pursuant to section E above.

The Development Standards and Preservation Criteria for this Overlay District control in the event of a conflict with the requirements for the underlying zoning district or other ordinances. Except, this section does not apply to life safety codes such as building or fire codes. If a proposed development or change in an external feature will not be visible from a public right-of-way once the project is completed, the Committee may waive review of the project.

G1. The Highland Park – Bingham Park Historic Residential Overlay District shall also hereby include all property on Walnut Street between West 25th Street and West 29th Street.

8-300 FLOOD PLAIN DESIGNATION

All development within the flood plain must conform to the City's Flood Damage Prevention Ordinance.

8-400 PLANNED DEVELOPMENT

- A. Purpose and Scope: The Planned Development (PD) District is designed to provide flexibility in development planning and the opportunity for the application of new planning concepts. Planned Development (PD) zoning shall require the submission and approval of a development site plan before any property can be developed in a Planned Development District.
- B. Application Procedures: Application for a PD District shall be made in the same manner as an application for any amendment to the Zoning Ordinance and shall include the following additional information.
- C. Proposed Uses: An application for a PD District shall specify and describe the category or type of use or the combination of uses proposed. Permitted uses under PD zoning shall be specified in each PD ordinance. If such ordinance specifies permitted uses by references to a zoning district, the permitted uses shall include those uses permitted in the referenced district, including those permitted through the cumulative provision of the zoning ordinance.
- D. Development Requirements: An application for a PD District shall include a list of development requirements which may be incorporated into the PD ordinance. The Planning and Zoning Commission may recommend and the Council may require such modifications of a development site plan that will insure the proposed project will be in harmony with the existing and anticipated development of surrounding areas. In approving the PD District, the City Council may impose conditions relative to the standard of development and such conditions shall be complied with before a Certificate of Occupancy is issued for the use of the land or any structure which is part of the PD District and such conditions 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.

Requirements in excess of standards: The conditions for the development as specified in the ordinance and on the site plan may set forth standards in excess of those requirements specified for the particular zoning district to which the Planned Development designation prefix is added. Development requirements may include, but not be limited to, density, lot size, setbacks, building heights, lot coverage, parking ratios, screening and other requirements the Council may deem appropriate.

Waiver of requirements: Standards set forth in the specific zoning districts cannot be modified or waived, unless such modification or waiver improves the overall development design of a project or is necessary to provide for a unique project design which cannot readily be accommodated through other districts. All streets, whether public or private, for a proposed PD District shall be constructed in accordance with the applicable standards set forth under Chapter 24, Article 5 of the

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

Code of Ordinances. However, the City Council may waive such standards for private streets if they determine such waiver is necessary for an improvement of the development design of the project and will not affect the durability of the streets. Under no circumstances shall the standards set forth in Chapter 24, Sections 76-78 of the Code of Ordinances be waived for private streets.

- E. Development Site Plan: An application for approval of a site plan shall be submitted either at the time of the application for a PD District or separately when actual development of the area is planned. Six copies of the development site plan will be filed with the application and said development site plan shall include the following information: site description indicating boundaries, public or private rights of way and easements on site or abutting or intersecting the site; adjacent properties with zoning and existing uses identified; proposed structures showing approximate outline or perimeter walls and including distances to property lines and other structures; front, side and rear building setback lines; proposed category of use or uses of structures; number of stories in height and feet; gross floor area; location, dimensions and proposed construction of all streets, private drives, alleys, parking areas and drive approaches; number and dimensions of parking spaces and width of drive approaches and aisles; location and width for required fire lanes; location, height and building materials for any proposed or required fences or walls; and location of open areas. A development site plan must designate any proposed variance to the zoning district requirements or variance to the street standards for the construction of private streets.

Additional Requirements for Planned Development Districts Designed for Multiple Ownership:

1. Subdivision plat required: Where a PD District is designed for multiple ownership of lots, a plat conforming to the requirements of the subdivision ordinance, Chapter 25 of the Code of Ordinances, must be recorded in addition to the development site plan as a prerequisite to the issuance of building permits for any property in a PD District.
2. Maintenance requirements: In order to insure the long term maintenance of common areas, facilities, private streets, and prevent unexpected maintenance expenditures by the City, the following shall be required:
 - (a) Planned Development projects designed for multiple ownership shall be approved subject to the submission of a legal instrument(s) creating a Property Owners' Association and setting forth a plan or manner of permanent care and maintenance of open spaces, recreational areas, common parking areas, other communally owned facilities and private streets. No such instrument shall be acceptable until approved by the City Attorney as to legal form and effect.
 - (b) The Property Owners' Association shall be organized as a nonprofit corporation with automatic membership in the Property Owners' Association when property is purchased in the Planned Development District. This shall be specified in the covenants which run with the land, and which bind all subsequent owners. Covenants for maintenance assessments shall also run with the land. Assessments shall also be handled in covenant form rather than as articles of incorporation since the latter may be easily amended.

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

Included in the maintenance covenants shall be procedures for changing them since maintenance costs may change over time. Deeds shall also mention the rights and responsibilities of property owners to the Property Owners' Association. For common areas and private streets, the Property Owners' Association shall be responsible for the following: liability insurance, taxes, and maintenance. The above will be divided among the property owners by use of a pro-rata share formula.

- F. Upon approval of a development site plan by the City Council, application may be made for the permits and certificates necessary for construction. Subsequent to such approval, minor changes to the development site plan may be authorized by the Director of Planning. However, such changes may not be made by the Planning Director if the changes will substantially alter any of the following:
1. The character of the development, the density or lot coverage of the development, or the effect of the development on adjacent property.
 2. The setbacks of buildings from property lines.
 3. The ratio of off-street parking spaces to the building floor area.
 4. The location, orientation or lighting of signs.
- G. Every PD District approved under the provisions of this Ordinance shall be considered as an amendment to the Ordinance as applicable to the property involved. All PD Districts approved in accordance with the provisions of this Ordinance in its original form or by subsequent amendments thereto shall be referenced on the Zoning District Map and a list of such PD Districts together with the category of uses permitted therein shall be maintained in the Office of the Director of Planning.

8-500 SPECIFIC USE PERMITS

- A. The City Council of the City of Texarkana, Texas, after public hearing and proper notice to all parties affected and after recommendations by the Planning and Zoning Commission may authorize the issuance of Specific Use Permits for the uses indicated by "S" in the Use Schedule 8-102 through 8-115.
1. The Planning and Zoning Commission in considering and determining its recommendations to the City Council on any request for a Specific Use Permit may require from the applicant, plans, information, operating data and expert evaluation concerning the location and function and characteristics of any building or use proposed. The City Council may, in the interest of the public welfare and to assure compliance with this Ordinance, establish conditions of operation, location, arrangement and construction of any use for which a permit is authorized. In authorizing the location of any of the uses listed as Specific Use Permits, the City Council may impose such development standards and safeguards as the conditions and locations indicate important to the welfare and protection of adjacent property from excessive noise, vibration, dust, dirt, smoke, fumes, gas, odor, explosion, glare, offensive view or other undesirable or hazardous conditions.
 2. All Specific Use Permits approved in accordance with the provisions of this Ordinance in its original form or as hereafter amended shall be referenced on the Zoning District Map and a list of such permits shall be maintained in the Appendix of this Ordinance.

8-600 GARAGE/YARD SALES AND ESTATE SALES IN A RESIDENTIAL ZONING DISTRICT

- A. The sale of merchandise directly to a customer on the premises shall be prohibited provided, however, this provision shall not be construed to prohibit the following:
1. Garage/Yard Sales – The sale of merchandise belonging to the resident may be conducted as a home occupation provided that no such sale may be held on any lot or premises more often than twice in each calendar year at the same address, and not to exceed three (3) consecutive days during each sale. A permit must be obtained from the City for the conduct of any garage/yard sale. A fee of five dollars (\$5.00) shall be charged for the issuance of a permit for conducting such garage sale. Customers must obtain a permit prior to the event of a sale and display the permit on the premises for the entire duration of the sale.
 2. Estate Sales – The sale of merchandise belonging to the resident may be conducted by the resident and/or a person/business. If such sale is conducted by an outside person or business, each address would be considered a separate estate sale. Each such estate sale shall not exceed three (3) consecutive days during each sale. A permit must be obtained from the City for the conduct of any estate sale. A fee of twenty dollars (\$20.00) shall be charged for conducting each estate sale. Customers

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

must obtain a permit prior to the event of a sale and display the permit on the premises for the entire duration of the sale.

B. SIGNAGE FOR GARAGE/YARD SALES AND ESTATE SALES

1. Garage sale/yard sale and estate sale signs do not require the issuance of a sign permit.
2. Signs not to exceed five and one-half (5-1/2) square feet in size, which includes 22” x 28” poster board size, with a limit of three (3) signs for each garage/yard sale and five (5) signs for each estate sale.
3. Garage/yard sale and estate sale signs may be placed on your private property or on your neighbor’s private property with their permission. Such signs must not block driver’s visibility. (Guideline: Your private property is not the strip of grass between the curb and sidewalk. This is the city right-of-way. As a guideline – in the front yard of a home, rights-of-ways normally extend 10-15 feet from the back of the street curb.)
4. Signs are not allowed in or on the following places/areas:
 - a. right-of-ways or medians of public streets,
 - b. corners of public streets,
 - c. on fences, trees, utility poles, street light poles or public signs,
 - d. on the grass next to the curb of a public street, or
 - e. in subdivision entrances.

8-700 SPECIAL DEFINITIONS AND EXPLANATIONS NOTED IN USE REGULATIONS

A. The following definitions and explanatory notes supplement, restrict and define the meaning and intent of the Use Regulations as set forth in the Use Schedule 8-102 through 8-115 inclusive:

1. One-Family Dwelling (Detached) - A dwelling designed and constructed as a free standing structure for occupancy by one family and located on a lot or separate building tract and having no physical connection to a building located on any other lot or tract and occupied by one family.
2. One-Family Dwelling (Attached) - A dwelling which is joined to another dwelling at one or more sides by a party wall or abutting separate wall and which is designed for occupancy by one family and is located on a separate lot delineated by front, side and rear lot lines.
3. Two-Family Dwelling - A single structure designed and constructed with two living units under a single roof for occupancy by two families.

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

4. Multiple-Family Dwelling (Apartment) - A 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 place of residence by three or more families living in independent dwelling units.
5. Community Unit Development - An area of three (3) acres or more of unsubdivided land or the frontage on one side street between two intersecting streets planned as a single integral residential development which may contain variable types of housing with yard setback and open space standards differing from the district in which it is located but which observes the overall density standards set forth in such district. A mobile home subdivision may be approved as a community unit development if the overall density is in compliance with the district standards in which the development is located. Where the overall density standards are proposed to vary from those of the district in which the community unit development is located, the development should be handled as a Planned Development District.
6. Boarding House or Rooming House - A building other than a hotel, where lodging and meals for three or more persons are served for compensation.
7. 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 six (6) individual guest rooms or units and shall furnish customary hotel services such as linen, maid service, telephone, use and upkeep of furniture.
8. Trailer Camp or HUD code Manufactured Home Park - A tract of land designed or being used to accommodate one or more transient portable dwelling units designed to be moved on wheels from location to location by automobile, truck or similar prime mover.
9. Mobile Home – means a structure that was constructed before June 15, 1976, transportable in one or more sections, which in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or when erected on site, is 320 or more square feet, and which is 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, and includes the plumbing, heating, air-conditioning, and electrical systems.
10. HUD- Code Manufactured Home – means a structure constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or when erected on site, is 320 or more square feet, and which is 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, and includes the plumbing, heating, air-conditioning, and electrical systems.
11. Modular, Factory Fabricated or Industrialized Dwelling- A dwelling prefabricated or constructed in one or more modules or modular components built at a location other than the permanent site (off-site), which are transported to the permanent site and are erected,

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

assembled or installed on a permanent foundation or concrete slab as a fixed dwelling unit on a lot or tract of land.

The following regulations shall also apply requiring this type of dwelling to:

- (1) Have a value equal to or greater than the median taxable value for each single family dwelling located within 500 feet of the lot on which the industrialized housing is proposed to be located, as determined by the most recent certified tax appraisal roll for each county in which the properties are located;
 - (2) Have exterior siding, roofing, roofing pitch, foundation fascia and fenestration compatible with the single-family dwellings located within 500 feet of the lot on which the industrialized housing is proposed to be located.
 - (3) Comply with municipal aesthetic standards, building setbacks, side and rear yard offsets, subdivision control, architectural landscaping, square footage, and other site requirements applicable to single-family dwellings; or
 - (4) Be securely fixed to a permanent foundation.
(Amended Ord. #167-06)
12. Accessory Building - In a residential district, a subordinate building, attached or detached and used for a purpose customarily incidental to the main structure such as a private garage for automobile storage, tool house, lath house or greenhouse as a hobby (no business), home workshop, children's playhouse, storage house or garden shelter, but not involving the conduct of a business.
 13. Farm Accessory Building - A structure, other than a dwelling, on a farm as herein defined, for the housing, protection or storage of the usual farm equipment, animal and crops.
 14. Deleted. **See Section 8-600** Garage/Yard Sales & Estate Sales in a Residential Zoning District
 15. Home Occupation - A home occupation is an occupation carried on in the home by a member of the occupant's family, without the employment of additional persons, without the use a sign to advertise the occupation, without offering any commodity or service for sale on the premises and which does not create obnoxious noise or other obnoxious conditions to abutting residential property such as emission of odor, increased traffic or generation of light or smoke, and where the use is carried on in the main structure only. A home occupation shall specifically exclude the operation of a repair garage, beauty shop, plumbing shop or similar activity.
 16. Off-Street Parking Incidental to Main Use - Off-street parking spaces provided in accordance with the requirements specified by this Ordinance and located on the lot or tract occupied by the main use or within three hundred (300) feet of such lot or tract and located within the same zoning district as the main use or in an adjacent parking district. No motor vehicle which is not licensed for the current year or which is inoperative for a period of five (5) days

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

or longer shall be stored or parked in the open on any drive, parking area or in any yard in the SF-1, SF-2, SF-3, PUR, 2F-1, 2F-2, TH, MF-1, MF-2, P, O or NS Districts.

17. Stable (Private) - An accessory building for quartering horses when the stable building is set back from all adjacent property lines at least one hundred (100) feet and when the site contains a minimum area of one (1) acre for each animal quartered.
18. Servant or Caretaker's Quarters - A secondary dwelling unit located on a lot with a main residential structure and used as living quarters for persons employed on the premises only and not for rent or use as a separate domicile by persons other than those employed on the premises or their immediate family.
19. Swimming Pool (Private) - A swimming pool constructed for the exclusive use of the residents of a one-family, two-family or multiple-family dwelling and located and fenced in accordance with the regulations of the City of Texarkana. A private swimming pool shall not be operated as a business nor maintained in a manner to be hazardous or obnoxious to adjacent property owners.
20. Temporary Field or Construction Office - A structure or shelter used in connection with a development or building project for housing on the site of a temporary administrative and supervisory function, and for sheltering employees and equipment.
21. Local Utility Line - The facilities provided by a municipality or a franchised utility company for the distribution or collection of gas, water surface drainage water, sewage, electric power or telephone service.
22. Public Building, Shop or Yard of Local, State or Federal Government - Facilities such as office buildings, maintenance yards and shops required by branches of Local, State or Federal Government for service to an area such as Highway Department Yard, City Service Center or Experiment Station.
23. Radio, Television or Micro-Wave Towers - Structures supporting antennae for transmitting or receiving any portion of the radio spectrum, but excluding non-commercial antennae installations for home use of radio or television.
24. Telephone Exchange, Switching Relay and Transmitting Equipment, but not including public business facilities, storage or repair facilities.
25. Amusement, Commercial (Outdoor) - Any amusement enterprise offering entertainment or games of skill to the general public for a fee or charge wherein any portion of the activity takes place in the open including, but not limited to, a golf driving range, archery range and miniature golf course.
26. Amusement, Commercial (Indoor) - An amusement enterprise wholly enclosed in a building which is treated acoustically so that noise generated by the enterprise is not perceptible at the bounding property line and including, but not limited to, a bowling alley or billiard parlor.

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

27. Country Club (Private) - An area of twenty (20) acres or more containing a golf course and a club house and available only to private specific membership, such a club may contain adjunct facilities such as private club, dining room, swimming pool, tennis courts and similar recreational or service facilities.
28. Dance Hall or Night Club - An establishment offering to the general public facilities for dancing and entertainment for a fee and subject to licensing and regulation by the City of Texarkana.
29. Day Camp - A facility arranged and conducted for the organized recreation and instruction of children including outdoor activities on a daytime basis.
30. Golf Course (Commercial) - A golf course, privately owned but open to the public for a fee and operated as a commercial venture.
31. Park or Playground (Public) - An open recreation facility or park owned and operated by a public agency such as the City of Texarkana or School Board and available to the general public.
32. Playfield or Stadium (Public) - An athletic field or stadium owned and operated by a public agency for the general public including a baseball field, golf course, football field or stadium.
- 32a. Pistol and Rifle Range (Indoor) - Such establishment shall be wholly enclosed in a building, and such range shall be treated acoustically so that noise generated by the range is not perceptible at the bounding property line.
33. Riding Club - A paddock, club house and stable for quartering, training and riding horses, the facilities of which are restricted to a specific membership and not available to the general public.
34. Swimming Pool (Commercial) - A swimming pool with accessory facilities, not part of the municipal or public recreational system and not a private swim club, but where the facilities are available to the general public for a fee.
35. Zoo (Public) - A publicly owned zoo or similar facility owned and operated by a non-profit zoological society where live animals, birds and reptiles are domiciled and displayed.
36. Zoo (Private) - A facility housing and displaying live animals, reptiles or birds, privately owned and operated for a fee or for the promotion of some other enterprise.
37. Art Gallery or Museum - An institution for the collection, display and distribution of objects of art or science, and which is sponsored by a public or quasi-public agency and which facility is open to the general public.

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

- 37a. Birthing Center - A center to provide counseling and education regarding child birth and also a place where birthing can occur if a state license is obtained.
38. Church or Rectory - A place of worship and religious training of recognized religions including on site housing of ministers, rabbis, priests, nuns and similar staff personnel.
39. College or University - An academic institution of higher learning, accredited or recognized by the State and offering a program or series of programs of academic study.
40. Institution for the Care of Alcoholic, Psychiatric or Narcotic Patients - An institution offering resident or out-patient treatment to alcoholic, psychiatric or narcotic patients.
41. Community Center (Public) - A building and grounds owned and operated by a governmental body for the social, recreational, health or welfare of the Community served.
42. Kindergarten, Nursery or Private School - An establishment where more than three (3) children are housed for care or training during the day or portion thereof.
43. Hospital (Acute Care) - An institution where sick or injured patients are given medical or surgical treatment intended to restore them to health and an active life and which is licensed by the State of Texas. An Acute Care Hospital may contain an out-patient psychiatric unit or a major psychiatric section.
44. Hospital (Chronic Care) - An institution where those persons suffering from illness, injury, deformity, deficiency or age, are given care and treatment on a prolonged or permanent bases and which is licensed by the State of Texas.
45. Neighborhood Health Center - A local center for health service care to specific areas including prenatal clinic, psychiatric service and similar health services.
46. Nursing Home or Residence Home for Aged - A home where ill or elderly people are provided with lodging and meals with or without nursing care.
47. School, Business - A business organized to operate for a profit and offering instruction and training in a service or art such as secretarial school, barber college, beauty school or commercial art school, but not including manual trade schools.
48. School, Commercial Trade - A business organized to operate for a profit and offering instruction and training in a trade such as welding, brick laying, machinery operation and similar trades.
49. School, Public or Denominational - A school under the sponsorship of a public or religious agency or non-profit corporation having a curriculum generally equivalent to public elementary or secondary schools, but not including trade or commercial schools.

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

- 49a. Conference or Training Seminar Center - a facility at which individuals or groups of individuals attend seminars or training sessions for a specific period of time, not to exceed sixty (60) days, and which has the capacity to accommodate the meal and lodging needs of the training staff and trainees.
- 50. Airport or Landing Field - An area improved for the landing or take-off of aircraft approved by the City of Texarkana for operation as an aircraft landing facility.
- 50a. Delivery Service - An establishment designed and constructed for the delivery of packages not to exceed 200 pounds in weight. Local delivery of packages to and from such establishment shall be by vehicles not to exceed one and one-half tons rated capacity.
- 51. Heliport - A landing facility for rotary wing aircraft subject to regularly scheduled use and may include fueling or servicing facilities for such craft and subject to approval by the City of Texarkana.
- 52. Helistop - A landing pad for occasional and infrequent use by rotary wing aircraft not exceeding a gross weight of 6,000 pounds and not for regularly scheduled stops and subject to approval by the City of Texarkana.
- 53. Railroad Track and Right-of-Way, but not including railroad stations, sidings, team tracks, loading facilities, docks, yards or maintenance areas.
- 54. Railroad Team Track - A siding for spotting and unloading or loading box cars or other railroad cars and which area is connected to a public street by a drive for access.
- 55. Parking Lot or Structure, Commercial (Auto) - An area or structure devoted to the parking or storage of automobiles for a fee. May include, in the case of a parking structure only, a facility for servicing of automobiles provided such facility is primarily an internal function for use only by automobiles occupying the structure and creates no special problems of ingress or egress.
- 56. Wrecking or Scrap Salvage Yard - A yard or building where automobiles or parts of automobiles or machinery are stored, dismantled and/or offered for sale in the open as whole units, as salvaged parts or as processed metal scrap or other material.
- 57. Antique Shop - An establishment offering for sale, within a building, articles such as glass, china, furniture or similar furnishings and decorations which have value and significance as a result of age, design or sentiment.
- 58. Cleaning Shop or Laundry - A retail custom cleaning shop whose primary business is cleaning service to individual customers and not providing contractual laundry or cleaning services to other businesses such as motels, hotels, etc.
- 59. Cleaning or Laundry Self-Service Shop - To be of the customer self-service type and not a commercial laundry or cleaning plant.

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

60. Custom Personal Service - Tailor, dressmaker, shoe shop or similar shop offering custom service.
- 60a. Mini-Warehouse - A series of buildings which is used for storage and where each building is no larger than 10,000 square feet with separate compartments that do not exceed 500 square feet each.
- 60b. Real Estate Model Home - A permanent resident, constructed in a residential development of at least ten lots, which is used as a model home for the types of homes to be built in the development. Such a model home can be used by a real estate agency as a temporary office to sell homes within the development, but cannot be the sole office of the real estate agency. The model home shall be closed whenever ninety percent of the lots in the development are developed with residences or after the model home has been in existence for five years, whichever comes first.
61. Restaurant or Cafeteria (Not of drive-in type) - An establishment designed and constructed to serve food and beverage for consumption on the premises to the general public in specific dining areas and not involving the service of food to automobiles or for off-premises consumption.
62. Restaurant or Eating Establishment (Drive-in service) - An establishment designed and constructed to serve food for consumption on the premises in automobiles or for carry out, off-premises consumption and which establishment may or may not have an on-premises dining room.
63. Name Plate - An accessory sign showing only the name and address of the owner or occupant of the premises on which it is erected or placed.
- 63a. Sign, Directional – An on premise sign giving directions, or instructions, e.g., enter or exit, in or out, an arrow symbol. (Amended-Ord. 82-01)
- 63b. Sign, Incidental – A small sign, emblem or decal informing the public of goods, facilities or services available on the premises. Examples: Credit card sign or a sign indicating hours of business. (Amended-Ord. #82-01)
64. Signs, Real Estate - A temporary sign pertaining to the sale or rental of property and advertising of property only for use for which it is legally zoned. No real estate sign shall be located within or over the public right-of-way. (Amended Ord. #82-01)
65. Sign, Construction - A temporary accessory sign identifying the property owner, architect, contractor, engineer, landscape architect, decorator or mortgagee engaged in the design, construction or improvement of the premises on which the sign is located.
66. Signs, Temporary - A temporary sign related to the promotion or grand opening of a new business. (See amendment Ord. # 82-01)

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

All charitable, non-profit and any educational uses of temporary signs are exempt from this ordinance, but must be removed within 72 hours after any event. (Refer to Section 15-2, Texarkana, Texas Code of Ordinances)

PORTABLE SIGNS:

A portable sign is a sign which is not permanently fixed to the ground, a structure, a building and is designed to be moved easily. Such as but not limited to: flashing arrow signs, sandwich board signs or sidewalk signs.

No later than 180 days after passage of this Ordinance, all portable signs must be:

- A) Converted to permanent installation in compliance with all City code & specification; **or**
- B) Permitted by the City's Building Official at the amount determined by the Ordinance.

Requirements:

Only one (1) portable sign per business.

Must withstand a 70-mile per hour wind.

Electrical code must be met; no extension cords will be allowed. Receptacle adjacent to sign must be GFCI protected.

Maximum size of 32 square feet.

- 1. Permit is required at a cost of \$150.00 and issued by the Building Official's office.
- 6. Subsequent annual permits will be renewed at a cost of \$100.00.

Upon permanent installation of the sign all directional arrows must be removed and parking requirements will be reviewed based on individual cases.

BANNER OR PROMOTIONAL SIGNS:

Banner or Promotional sign means a sign identifying or advertising a business, person, activity, products or services which can be acquired on the property where the sign is located.

A banner or promotional sign is a sign made of fabric or any non-rigid material with no enclosing framework. Exception: Flags, streamers or pennants are not considered banners or promotional signs.

Requirements:

Maximum size of 64 square feet.

No more than two (2) signs allowed per freestanding business.

No more than one (1) sign per business inside a shopping center. It must be attached to the building and not extend below any awning.

- 4. A banner or promotional sign permit shall be required at a cost of \$ 10.00 per sign or an annual fee of \$100.00 that covers all signage in this section and issued by the Building

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

- Official's office. If annual fee is in effect a new diagram for each new sign must still be submitted to the building official's office.
5. A minimum distance of 15 feet between banners and/or promotional signs. Back to back banners or promotional signs shall be counted as one sign.
 6. T-posts must be used and angled outward in order to insure the banner will be hung straight. PVC piping over your t-posts will be required.
 7. The maximum allowable time for display is for 30 calendar days per banner or promotional sign. At the end of the allowed time any banner or promotional sign must be removed or replaced with a different sign with different verbiage and a new permit. If an annual fee is in effect a new diagram for each new sign must still be submitted to the building official's office.
 8. Special business promotions will allow banners or promotional signs to be displayed for a longer period of time and shall be good for only one (1) banner or promotional sign for a maximum 90 calendar days, to be held no more than two (2) times annually. Permit fees shall be \$30.00 dollars per promotion. Drawings of signage shall be submitted to the building official for approval.

Exception: When a new business opens, a banner may be attached to the existing shopping center sign or existing permanent business sign for 60 days, only as a temporary measure until the permanent business sign is in place. A permit is required.

All temporary (portable or banner or promotional) signs must be maintained and in good condition with no tears, peeling or missing letters, broken or missing sign faces, no deteriorating or damaged structure, properly installed and be clean and legible at all times.

Any violation of the temporary (portable or banner or promotional) sign regulations will be subject to citations to municipal court and issued by the Building Official office.

67. Sign, Institutional - An accessory sign for the identity of a school, church, hospital or similar public or quasi-public institution.
- 67a. Sign, Political or campaign – Political or campaign signs on behalf of candidates for public office or measures on election ballots. Signs must follow these guidelines: 1) no sign shall be located within or over the public right-of-way; 2) sign must be removed within five (5) days following said election. (Amended Ord. #82-01)
68. Sign, Apartment Name - An accessory sign for the identification of an apartment building or complex of apartment buildings.
69. Sign, Agricultural - An accessory sign identifying the farm or ranch on which it is placed and advertising the produce, crops, animals or poultry raised or quartered thereon.
70. Sign, General Business - An accessory sign or graphic device which advertises only commodities or service offered on the premises where such signs are located and not of the billboard, poster panel or painted bulletin type.

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

70a. Sign, Wall - A business sign erected and permanently attached essentially parallel to and extending not more than twenty-four (24) inches from the exterior wall of a building with no copy on the sides or edges and must not project above the roof line of the building. This definition includes painted, individual letter and cabinet signs. A permit from the building official's office will be required. (Amended Ord. #82-01)

71. Advertising signs (Also See: Section 14-107 for A. and 14-101 for A. & B.)

A. Off-Premise Sign – a sign identifying a business, profession, product, service, or facility available at a location other than the premises where the sign is located.

B. On-premise Sign – a sign identifying or advertising a business, person, activity, product or organization available on the premises where the sign is located.

71a. Changeable Electronic Variable Message Sign (CEVMS) or Changeable Copy Sign or Device – a sign with the capability of displaying words, symbols, figures or images controlled by electronic communications or mechanical processes.

1. For off-premise CEVMS's, refer to Section 14-107 for height, size and setback requirements applicable thereto.
2. For off premise CEVMS's, the message or image on the CEVMS must remain static for a minimum of eight (8) seconds or more and a change of message shall be accomplished simultaneously on the entire sign face. For on-premise CEVMS's, the message or image must remain static for a minimum of four (4) seconds and change of message shall be accomplished within two (2) seconds.
3. A CEVMS must contain a default mechanism that freezes the sign in one position if a malfunction occurs.
4. No CEVMS shall be erected without a light detector/photocell (dimmer switch) by which the sign's brightness shall be dimmed when ambient conditions darken so that signs are not unreasonably bright for the safety of the motoring public. The maximum brightness during the day shall be 5,000 nits and at night 1,000 nits. Nits are a measure of brightness - Candela per meter squared.
5. A CEVMS **shall not**:
 - a. be illuminated by flashing lights, strobe lights, lights resembling emergency vehicles, or moving lights; Exhibit "B"
 - b. contain or display moving video or streamed video advertising;
 - c. consist of a static image projected upon a stationary object;
 - d. be a mobile sign located on a truck, trailer or any moving vehicle, or
 - e. be attached to any wall, window or any type exterior façade of any building.

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

6. The owner of a CEVMS shall coordinate with local authorities to display Public Service Announcements (PSA's), and when appropriate, emergency information important to the traveling public, such as Amber Alerts or alerts concerning terrorist attacks or natural disasters. Emergency information messages shall remain in the advertising rotation according to the protocols of the agency that issues the information.
7. *An exception for an on-premise CEVMS will be allowed without the approval of a SUP in the GR, LC, CB, C, I-1, & I-2 zoning districts under the following terms and conditions:
 - a. The on-premise sign is limited to a maximum size of 50 square feet with a maximum height of 20 feet; and
 - b. All other restrictions pertaining to CEVMS's shall apply.
72. Farm, Ranch, Garden or Orchard - An area of three (3) acres or more which is used for growing of usual farm products, vegetables, fruits, trees and grain and for the raising thereon of the usual farm poultry and farm animals such as horses, cattle and sheep and including the necessary accessory uses for raising, treating and storing products raised on the premises, but not including the commercial feeding of offal and garbage to swine and other animals and not including any type of agriculture or husbandry specifically prohibited by ordinance or law.
73. Livestock Auction - Barns, pens and sheds for the temporary holding and sale of livestock.
74. Light Fabrication and Assembly Processes - Including the manufacture of clothing, jewelry, trimming decorations and any similar item not involving the generation of noise, odor, vibration, dust or hazard.
- 74a. Self-contained Aluminum Recycling Machine - an automated, self-contained, commercially designed and manufactured recycling machine designed to crush beverage cans and to automatically dispense cash to the user of the machine. Such machine is to have a maximum size of 10 feet in width, 15 feet in length and 10 feet in height. Such machine is to have a minimum storage capacity of 3,000 pounds, and be equipped with an internal sorting system, and be equipped with a semi-automatic unloading system.
73. Any manufacturing, industrial servicing or storage process not prohibited by law except the following uses may be located in the I-2 District upon approval by the City Council in accordance with the procedure established under the provisions of the Specific Use Permit Section (8-500).
 - a. Acid manufacture
 - b. Ammonia manufacture
 - c. Carbon black manufacture
 - d. Cement, lime, gypsum or plaster of paris manufacture
 - e. Chlorine manufacture
 - f. Cotton gin or compress

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

- g. Explosives storage or manufacture
- h. Glue and fertilizer manufacture
- i. Petroleum and petroleum products refining and manufacture
- j. Petroleum tank farm
- k. Petrochemical plant
- l. Rendering plant
- m. Tanning, curing, treating or storage of skins or hides
- n. Wrecking yard or salvage yard.

Any use which due to the possible emission of excessive smoke, noise, gas, fumes, dust, odor or vibration or danger of explosion or fire which is presently or in the future determined a hazard and subject to special control or which is determined under the provisions of 8-200 to involve the possibility of hazard or adverse influence on the use development and enjoyment of adjacent or nearby land.

76. Screening Device - A screening device shall be defined as a barrier of stone, brick, pierced brick, uniformly colored wood or other permanent material of equal character, density and design, of a height necessary to provide a sight barrier at least seven feet above the adjacent property and at least 80% solid, provided any such structure in excess of eight (8) feet in height shall be deemed a wall subject to the provisions of the Building Code of the City. Chain link fences, whether with or without battens, slats or coverings or block fences shall not be considered a screening device under this definition.

a. A screening device, as herein defined, shall be erected before any other use other than uses permitted in the "A", "SF-1", "SF-2", "SF-3", "2F-1", "2F-2", "TH", "MF-1", or "MF-2" districts is made of property in "P", "O", or less restrictive district when such property abuts residentially zoned property. Such screening devices shall be erected along the entire length of the common line between such business property and the abutting residentially zoned property.

b. When a screening device is required under the terms of 76 (a) hereof, it shall be in the responsibility of the user of the commercial or industrial property to erect the required screening device, and the same shall be precedent to the issuance of a certificate of occupancy for the premises on which said device is located.

c. All screening devices required by this ordinance or action of the Board of Adjustment shall be perpetually maintained by the user of the property on which said device is located.

77. Minor Vehicle and Engine Repair Shop - Business includes all minor repairs of vehicles and engines, including, but not limited to, the replacement of mufflers, brakes, air conditioning and shock absorbers and for providing tune-ups, lubrication, transmission service, front-end alignment and tire sales and servicing, and other associated servicing, but not including the rebuilding of vehicles or engines or body repairs or major painting or repainting.

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

78. Trash Transfer Stations - Intermediate solid waste processing facilities where local trash collection trucks transfer and load trash into a larger container or truck where the trash may be compacted prior to hauling to the landfill site. Such transfer station shall be operated in compliance with Texas State Department of Health Municipal Solid Waste, Rules, Standards and Regulations.
79. Transmission or Muffler Shop - A place where the primary work being performed at the business is removal, servicing, rebuilding, or installation and/or replacement of trans-axles and/or transmissions and/or mufflers and tailpipes in automobiles, light trucks and vans whose capacity does not exceed one and one-half tons. (Commercial, Industrial-1, Industrial-2)
80. Plumbing Shop - A place where the primary work being performed by the business is the installation and/or repair of plumbing, heating and air conditioning systems for residential as well as commercial applications. (SUP in Limited Commercial (LC) allowed in Commercial, Industrial-1 and Industrial-2.)
81. Heavy Equipment and Machinery Sales, Rental or Repair - A place where the primary service being offered at the site is the sales, rental or repair of heavy equipment including, but not limited to, construction equipment such as bulldozers, cranes, gradalls, and semi-tractor trucks. (Commercial, Industrial-1 and Industrial-2)
82. Office/Warehouse (No Outside Storage) - A place for the regular transaction of business or performance of a particular service in conjunction with the receiving and storage of goods and merchandise. The office and warehouse portions shall be enclosed under the same roof. The office shall occupy at least 500 square foot or 10% of the total floor space of the building, whichever is greater. (Limited Commercial (LC), Central Business, Commercial, Industrial-1 and Industrial-2.)
83. Tattoo Studio - means an establishment or facility in which the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment, including the application of permanent cosmetics, is performed.

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

9-100 AREA REGULATIONS

Except as hereinafter provided, no building or structure or part thereof shall be erected, altered or converted for any use permitted in the district in which it is located unless it is in conformity with all the minimum regulations herein specified for lot area, lot width, lot depth, lot coverage and front, side and rear yards. **THE PUR DISTRICT SHALL BE LISTED AS A SEPARATE ITEM AT THE END OF SECTION 9-100'S.**

9-101 LOT AREA

The minimum residential lot area for the various districts shall be in accordance with the following schedule except that a lot having less area 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 and no lot existing at the time of passage of this Ordinance shall be reduced in area below the minimum requirements set forth herein:

- A. In the following zoning districts the minimum lot area for each residential dwelling unit shall be in accordance with the following schedule:

SCHEDULE MINIMUM REQUIRED LOT AREAS PER FAMILY UNIT																			
ZONING DISTRICTS	AGRICULTURE	SINGLE FAMILY DWELLING-1	SINGLE FAMILY DWELLING-2	SINGLE FAMILY DWELLING-3	TWO FAMILY DWELLING-1	TWO FAMILY DWELLING-2	TOWNHOUSE DWELLING	MULTIPLE FAMILY DWELLING-1	MULTIPLE FAMILY DWELLING-2	PARKING	OFFICE	NEIGHBORHOOD SERVICE	GENERAL RETAIL	LIMITED COMMERCIAL	CENTRAL BUSINESS	COMMERCIAL	INDUSTRIAL-1	INDUSTRIAL-2	PLANNED DEVELOPMENT
TYPES OF USES																			
ONE FAMILY DWELLING DETACHED	one acre	12000	7200	5000	6000	5000	6000	6000	5000	6000	6000	6000	5000	5000	5000	5000			6000
TWO FAMILY DWELLING					5000	3000	3000	3000	3000		3000	3000	3000	3000	3000	3000			3000
TOWNHOUSES AND SINGLE FAMILY DWELLING ATTACHED						2000	2000	2000	2000		2000	2000	2000	2000	2000	2000	2000		2000
MULTIPLE FAMILY DWELLING ONE TO THREE STORIES								1800	1600		1600	1600	1600	1600	1600	1600	1600		1600
MULTIPLE FAMILY DWELLING OVER THREE STORIES								600			600			600	600	600	600		600
HUD CODE MANUFACTURED HOME AS A FIXED DWELLING	5000			5000															
HUD CODE MANUFACTURED HOME AS A TRANSIENT DWELLING	2000																		
MODULAR OR PREFABRICATED SINGLE FAMILY DWELLING	one acre	12000	7200	5000	5000	5000	5000	5000	5000		6000	6000	5000	5000		5000			5000

Minimum required lot area in square feet for each dwelling unit

NOTE: - indicates area does not apply for type of housing.

- B. The maximum number of dwelling units for townhouses and single family attached dwellings in the Townhouse Dwelling District shall be fourteen and one-half (14 ½) dwelling units per acre.

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

9-102 LOT WIDTH

The minimum lot width for lots in the various districts used for residential purposes shall be in accordance with the following schedule, except that a lot having less width than herein required which was an official "lot of record" prior to the adoption of this Ordinance may be used as a one-family dwelling and no lot existing at the time of passage of this Ordinance shall be reduced in width below the minimum set forth herein:

A. In the following zoning districts the minimum lot width for residential uses shall be in accordance with the following schedule:

SCHEDULE MINIMUM REQUIRED LOT WIDTHS																			
ZONING DISTRICTS	AGRICULTURE	SINGLE FAMILY DWELLING-1	SINGLE FAMILY DWELLING-2	SINGLE FAMILY DWELLING-3	TWO FAMILY DWELLING-1	TWO FAMILY DWELLING-2	TOWNHOUSE DWELLING	MULTIPLE FAMILY DWELLING-1	MULTIPLE FAMILY DWELLING-2	PARKING	OFFICE	NEIGHBORHOOD SERVICE	GENERAL RETAIL	LIMITED COMMERCIAL	CENTRAL BUSINESS	COMMERCIAL	INDUSTRIAL-1	INDUSTRIAL-2	PLANNED DEVELOPMENT
TYPES OF USES																			
SINGLE FAMILY DWELLING DETACHED	150	80	60	50	50	60	60	60	60	50	50	50	50	50	50	50			60
TWO FAMILY DWELLING					70	60	60	60	60	60	60	60	60	60	60	60			60
TOWNHOUSES AND SINGLE FAMILY DWELLING ATTACHED							16	16	16		16	16	16	16	16	16	16		16
MULTIPLE FAMILY DWELLING								60	60	60	60	60	60	60	60	60	60		60
HUD CODE MANUFACTURED HOME AS A FIXED DWELLING	50			50															
HUD CODE MANUFACTURED HOME AS A TRANSIENT DWELLING	40			40															
MODULAR OR PREFABRICATED SINGLE FAMILY DWELLING	150	80	60	50	50	60	60	60	60		50	50	50	50		50			50

Minimum required lot width specified in feet

B. The width of the lot as specified in 9-102(A) shall be measured at the specified set back or front building line but in no case shall the lot width at the front street line be less than thirty (30) feet. In the case of townhouses located on public streets or on private streets established by a subdivision plat, the minimum width of the lot shall be sixteen (16) feet.

Note: - indicates width not applicable
See Appendix Illustration 1 for method of measuring lot width.

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

9-103 LOT DEPTH

A. The minimum residential lot depth for the various districts shall be in accordance with this schedule except that a lot having less 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 and no lot existing at the time of passage of this Ordinance shall be reduced below the minimum requirements as follows:

ZONING DISTRICTS	TYPES OF USES																		
	AGRICULTURE	SINGLE FAMILY DWELLING-1	SINGLE FAMILY DWELLING-2	SINGLE FAMILY DWELLING-3	TWO FAMILY DWELLING-1	TWO FAMILY DWELLING-2	TOWNHOUSE DWELLING	MULTIPLE FAMILY DWELLING-1	MULTIPLE FAMILY DWELLING-2	PARKING	OFFICE	NEIGHBORHOOD SERVICE	GENERAL RETAIL	LIMITED COMMERCIAL	CENTRAL BUSINESS	COMMERCIAL	INDUSTRIAL-1	INDUSTRIAL-2	PLANNED DEVELOPMENT
ONE FAMILY DWELLING DETACHED	150	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100			
TWO FAMILY DWELLING					100	100	100	100	100		100	100	100	100	100	100			
TOWNHOUSES AND SINGLE FAMILY DWELLING ATTACHED							100	100	100		100	100	100	100	100	100			
MULTIPLE FAMILY DWELLING ONE								120	120		120	120	120	120	120	120	120		
HUD CODE MANUFACTURED HOME AS A FIXED DWELLING	100			100															
MODULAR OR PREFABRICATED SINGLE FAMILY DWELLING	150		100	100	100	100	100	100	100		100	100	100			100			

Minimum required lot depth specified in feet

- B. The depth of the lot as specified in Section 9-103(A) shall be measured from the front property line to the rear property line along a line midway between the side property lines.
- C. The minimum lot depth may have to be increased above the minimum lot depth specified in Section 9-103(A) in order to meet the minimum lot area requirements specified in Section 9-101(A).

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9-104 FRONT YARD

- A. No building shall hereinafter be located, erected, or altered to have a front yard less than required by this section, and no front yard existing at the time of passage of this ordinance shall be reduced below the minimum set forth by this section.
- B. The minimum required front yard in the Agricultural, SF-1, SF-2, SF-3, 2F-1, 2F-2, TH, MF-1 and MF-2 districts shall be twenty five (25) feet.
- C. The minimum required front yard in the Parking, Office, Neighborhood Service, General Retail, Limited Commercial, Commercial, Industrial-1 and Industrial-2 districts shall be fifteen (15) feet.
- D. No front yard is required in the Central Business District.
- E. The front yard setback as required by this section shall be measured from the front property line unless the front property line is along a street right-of-way and that front property line is less than twenty-five (25) feet from the centerline of a residential or residential-collector street, thirty (30) feet from the centerline of a collector street, or forty (40) feet from the centerline of an arterial street. If the front property line is less than the above specified distance from the centerline of the street, the front yard setback shall then be measured from the above specified distance from the centerline of the street.
- F. The front yard shall be measured to the front face of the building, covered porch, covered terrace or attached accessory building. Stairs, uncovered porches, eaves and roof extensions may project into the required front yard for a distance not to exceed four (4) feet. Where no front yard is required, all stairs, eaves, roofs and similar building extensions shall be located behind the front street right-of-way line or property line.
- G. Where a building line has been established by a subdivision plat or other ordinance which requires a front yard setback greater or lesser than required by this section, the required front yard shall comply with the building line established by such plat or ordinance.
- H. 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 has been established along only one frontage by a subdivision plat or by another ordinance.
- I. Except in the CB district, where buildings exceed three (3) stories in height, the front yard shall be increased one (1) foot for each two (2) feet the building exceeds three (3) stories but no front yard need exceed fifty (50) feet.

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9-105 SIDE YARD

In the following zoning districts the minimum required side yard shall be in accordance with the following schedule and no building, structure or use shall hereafter be located so as to have a smaller side yard on each side of such building than herein required, and no side yard existing at the time of passage of this ordinance shall be reduced below the minimum set forth herein:

A. Schedule of minimum and maximum required side yards

MINIMUM REQUIRED SIDE YARD SPECIFIED IN FEET																				
ZONING DISTRICTS	AGRICULTURE	SINGLE FAMILY DWELLING-1	SINGLE FAMILY DWELLING-2	SINGLE FAMILY DWELLING-3	TWO FAMILY DWELLING-1	TWO FAMILY DWELLING-2	TOWNHOUSE DWELLING	MULTIPLE FAMILY DWELLING-1	MULTIPLE FAMILY DWELLING-2	PARKING	OFFICE	NEIGHBORHOOD SERVICE	GENERAL RETAIL	LIMITED COMMERCIAL	CENTRAL BUSINESS	COMMERCIAL	INDUSTRIAL-1	INDUSTRIAL-2	PLANNED DEVELOPMENT	
TYPES OF USES																				
Minimum required side yard single family and two family dwelling detached	15	10% of width 8' min.	10% of width 6' min.	10% of width of lot - 5' minimum			5	10% of width of lot - 5' minimum										10% of width 5' min.		
Maximum required side yard single family and two family dwelling	20	12	10	8	8	6		6	6	6	5	5	5	5	5	5				10
Minimum required side yard for multiple family dwelling								See B (2)		See side yard regulations for multiple dwellings B (2)										
Minimum required side yard single family attached dwelling								See B (5)		See side yard regulations for single family attached dwelling B(5)									See B (5)	
HUD Code manufactured home as a fixed dwelling	10			10																
HUD Code manufactured home as a transient dwelling	10																			
Modular or prefabricated single family dwelling	15	8' Min.	6' Min.	5' Min.	5	5	5	5	5	5	5	5	5	5	5	5				5
Non-residential uses schools and churches in residential zones	Minimum of 20 feet										10	10	10	10	10	10	10	10	10	10

Minimum required side yard specified in feet

NOTE: - Indicates Side Yard Not Applicable

B. Special Side Yard Regulations

1. Every part of a required side yard shall be open and unobstructed by any building except for accessory buildings as permitted herein and the ordinary projections of window sills, belt courses, cornices and other architectural features projecting not to exceed twelve (12) inches into the required side yard, and a roof eave or canopy projecting not to exceed twenty-four (24) inches into the required side yard.

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

2. Multiple-family dwellings shall provide a minimum side yard of fifteen (15) feet between any building wall containing openings for windows, light and air and any side lot line except that any such building face or wall not exceeding thirty-five (35) feet in length may provide a minimum side yard of ten (10) feet. Where a building wall contains no openings for windows, light or air, a minimum side yard of ten (10) feet shall be provided between such wall and the side lot line (See Appendix Illustration 9). Where high-rise apartment buildings, exceeding three (3) stories in height are erected in the MF-2, O or other districts permitting such construction, the side yard shall be increased one (1) foot for each two (2) feet the structure exceeds three (3) stories but no side yard need exceed fifty (50) feet.
3. On a corner lot, a side yard adjacent to a street for a multiple-family dwelling not exceeding three (3) stories in height shall not be less than fifteen (15) feet and no balcony or porch or any portion of the building may extend into such required side yard except that a roof may overhang such side yard not to exceed four (4) feet.
4. On a corner lot used for one-family or two-family dwellings, both street exposures shall be treated as front yards on all lots platted after the effective date of this Ordinance, except that where one street exposure is designated as a side yard by a building line shown on a plat approved by the Planning and Zoning Commission containing a side yard of fifteen (15) feet or more, the building line provisions on such plat shall be observed. On lots where official "lots of record" prior to the effective date of this Ordinance, the minimum side yard adjacent to a side street shall comply with the required side yard for the respective districts as specified in 9-105A. (See Appendix Illustration 4).
5. A townhouse or single family attached dwelling building unit shall provide a minimum side yard of ten (10) feet, except where such building unit is adjacent to a side street, in which case the minimum side yard shall be fifteen (15) feet. The minimum side yard between two such building units shall be ten (10) feet. In the MF-1, MF-2 or other districts permitting such building units, such building unit shall not exceed three hundred (300) feet in length. In the TH district, such building unit shall not contain more than six (6) dwelling units and shall not exceed two hundred (200) feet in length.
6. No side yard is specified for nonresidential use in the GR, LC, CB, C, I-1 or I-2 Districts except where a commercial, retail or industrial use or other nonresidential use abuts upon a district boundary line dividing such districts from a residential district in which event a minimum five (5) foot side yard shall be provided on the side adjacent to such residential district.
7. The minimum side yard requirements in a Planned Development District shall be established on the site plan or in the amending ordinance in accordance with 8-400.
8. In the O and NS Districts, a minimum five (5) foot side yard shall be provided for nonresidential uses.

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

9-106 REAR YARD

- A. No building or structure shall be located, erected, or altered to have a rear yard smaller than required in this section.
- B. When a rear yard abuts a street, the rear yard shall be the same as would be required for a front yard under Section 9-104.
- C. In any zoning district, the main residential building may not be constructed nearer than ten (10) feet to the rear property line. Any non-residential uses permitted in residential districts shall not be constructed nearer than ten (10) feet to the rear property line. In any residential district, a detached accessory building shall have a rear yard of not less than three (3) feet from the rear property line. A garage or carport entered from an alley shall have a rear yard of not less than fifteen (15) feet.
- D. In the P, O, NS, GR, LC, C, I-1 and I-2 districts, a rear yard is not required for any non-residential use, except a rear yard of not less than ten (10) feet is required when such business zoning district abuts a residential zoning district.
- E. No rear yard is required in the CB, Central Business District.
- F. Except in the CB District, where building exceed three (3) stories in height, the rear yard shall be increased one (1) foot for each two (2) feet the building exceeds three (3) stories but no rear yard need exceed fifty (50) feet.
- G. The ordinary projections of window sills, belt courses, cornices, roof overhangs and architectural features shall not project more than two (2) feet into the required rear yard.

9-107 LOT COVERAGE

The maximum percentage of any lot area which may hereafter be covered by all buildings shall not exceed the following:

- 1. Forty (40) percent in the Agriculture, SF-1, SF-2, SF-3, 2F-1, 2F-2, MF-1, MF-2, P, O, NS, and GR districts.
- 2. Fifty (50) percent in the LC, C, I-1 and I-2 districts.
- 3. Sixty (60) percent in the TH district
- 4. One Hundred (100) percent in the CB district.

9-108 SPECIAL AREA AND ACCESSORY BUILDING REGULATIONS

A. Court Standards

The minimum dimension and area of outer or inner courts provided in buildings occupied for residential purposes shall be in accordance with the following provisions.

1. Outer Courts Residential Structures

- a. For residential structures, three (3) stories or less in height, any outer court which is used for access of light or air or which may be used for emergency access purposes shall have a minimum width equal to the depth of the court up to twenty (20) feet, but the width of any such outer court need not exceed twenty (20) feet even though the depth of the court may exceed such dimension.
- b. For residential structures exceeding three (3) stories in height, any outer court which is used for access of light or air or which may be used for emergency access purposes shall have a minimum width equal to the depth of the court up to fifty (50) feet, but the width of any such outer court need not exceed fifty (50) feet even though the depth of the court may exceed such dimension.

2. Inner Courts Residential Structures

- a. For residential structures three (3) stories or less in height, any inner court which is used for access of light or air or which may be used for emergency access purposes shall have minimum dimensions in the length and in the width of its base equal to the height of the roof or eave at the top of the wall enclosing such court, but neither the width nor the length of the base of such inner court need exceed twenty (20) feet even though the height of the enclosing walls may exceed such dimension.
- b. For residential structures exceeding three (3) stories in height, any inner court which is used for access of light or air or which may be used for emergency access purposes shall have a minimum dimension in the length and in the width of its base equal to the height of the roof or eave at the top of the wall enclosing such court, but neither the width nor the length of the base of such inner court need exceed fifty (50) feet even though the height of the enclosing walls may exceed such dimension.

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B. Accessory Building and Structure Regulations

Area regulations for accessory buildings or accessory structures in residential and apartment districts.

1. Front Yard - Attached accessory building or structure shall have a front yard not less than the main building. Detached accessory building or structure shall be located in the area defined as the rear yard.
2. Side Yard - There shall be a side yard for any accessory building or structure located in a residential area of not less than three (3) feet from any side lot line, alley line or easement line, except that adjacent to a side street the side yard shall never be less than ten (10) feet. Where a fire wall is provided, no side yard need be provided on one side of a lot only for accessory buildings located in the rear one-half (1/2) of the lot. (See Appendix Illustration 3)
3. Rear Yard
 - a. There shall be a rear yard for accessory building or structure not less than three (3) feet from any lot line, alley line or easement line, except that if no alley exists, the rear yard shall not be less than ten (10) feet as measured from the rear lot line. In residential districts, the main building and all accessory buildings shall not cover more than fifty (50) percent of that portion of the lot lying to the rear of a line erected joining the midpoint of one side lot line with the midpoint of the opposite side lot line. Detached carports, garages, or other detached accessory buildings located within the rear portion of the lot as heretofore described shall not be located closer than ten (10) feet to the main building nor nearer than three (3) feet to any side lot line except where a fire wall has been provided which meets the requirements of the Building and Fire Codes of the City of Texarkana no rear yard for accessory buildings shall be required. (See Appendix Illustration 3)
 - b. Where a garage or carport is designed and constructed to be entered from an alley or side street, such garage or carport shall be set back from the side street or alley a minimum distance of fifteen (15) feet to facilitate access without interference with the use of the street or alley by other vehicles or persons.

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

PLANNED UNIT RESIDENTIAL (PUR) (Amended Ord # 81-03)

Purpose: To provide for the development of unique and innovative forms of single family housing utilizing individually platted lots. This zoning district shall include both Garden Home and Zero Lot Line / Patio Home developments. Lots within subdivisions intended for Garden Home or as a Zero Lot Line/Patio Home developments must be noted on the final plat as recorded. These lots shall be solely for the housing types that are specifically noted on the final plats. If a developer chooses to use a combination of these two housing types in a single subdivision, each lot must be designated as to the type home that will be built, and shown on the final plat as recorded. Alleys are not required in a PUR subdivision.

GARDEN HOME DEVELOPMENTS

MINIMUM LOT REQUIREMENTS

- | | |
|---------------|------------------|
| (a) Lot area | 3750 square feet |
| (b) Lot width | 50 feet |
| (c) Lot depth | 75 feet |

MINIMUM YARD REQUIREMENTS

- | | |
|----------------|---|
| (a) Front yard | 15 feet |
| (b) Rear yard | 10 feet
When rear entry garages or carports are utilized, the opening shall be a minimum of 15 feet from the rear property line. |
| (c) Side yard | 5 feet, unless on a corner lot adjacent to a street. On a corner lot adjacent to a street, the width of the side yard shall be 12 feet. |

MAXIMUM BUILDING HEIGHT

- | | |
|--------------------|--|
| (a) Overall height | 35 feet. No home shall exceed two (2) stories. No accessory building shall exceed one (1) story in height. |
|--------------------|--|

SPATIAL CONTROL

- | | |
|---|---|
| (a) Maximum lot coverage | 60%, including accessory buildings and other structures, subject to minimum yard requirements and other spatial controls. |
| (b) Minimum distance between exterior walls | 10 feet |

PARKING REQUIREMENTS

Each dwelling shall have off street parking sufficient for a minimum of two (2) automobiles or other vehicles, not to exceed one ton capacity. No commercial or panel trucks shall be allowed to be parked in a PUR for non business related reasons. Construction of garages and /or carports shall be at the option of the developer. Garages and carports may be either front or rear entry.

PRIVATE STREETS

Should a developer desire to have private streets within a PUR, compliance with Section 8-400 of the City’s Zoning Ordinance shall be required.

OTHER REQUIREMENTS

All construction and development within a PUR shall comply with all other appropriate rules and regulations as found in the Code of Ordinances, the Zoning Ordinance, and the Subdivision Ordinance of the City of Texarkana Texas.

Garden Home subdivisions shall not exceed a density of more than eight (8) units per acre on tracts of land of two (2) acres or less or a density of six (6) units per acre on tracts of land of more than two (2) acres. (Amended Ord. #213-06)

ZERO LOT LINE / PATIO HOME DEVELOPMENTS

MINIMUM LOT REQUIREMENTS

(a) Lot area	5000 sq. ft.	(Zero side Option)
	6000 sq. ft.	(Center Option)
(b) Lot width	50 feet	(Zero side Option)
	55 feet	(Center Option)
(c) Lot depth	100 feet	(Zero side or Center Option)

MINIMUM YARD REQUIREMENTS

(a) Front yard	15 feet	(Zero side or Center Option)
(b) Rear yard	10 feet	(Zero side or Center Option)
	20 feet	When access to the required off street parking is gained from a dedicated street or alley, either public or private (Zero side or Center Option).
(c) Side yard	0 feet	On one side and 10 feet on the opposite side (Zero Option).
	15 feet	On a corner lot, the side adjacent to the street (Zero Option or Center Option).
	7 feet	On both sides (Center Option)

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

A minimum separation of 10 feet shall be maintained between the face of exterior walls of neighboring dwelling units. For lots utilizing the Zero side option, no roof overhang, gutter, or extension from a wall will be allowed to extend into or over an adjoining property. The closest exterior roof line to an adjoining property shall be storm guttered if the general slope of the roof falls toward said adjoining property. Also, a three (3) foot wide access and maintenance easement shall be dedicated on the final plat filed for record for all lots which are adjacent to lots with a zero side. The purpose of this easement is to give the adjoining property owner access for maintenance of his/her dwelling. The majority of the structure shall be located within three (3) feet of one side lot line. Building walls which are located adjacent to the zero side of the lot shall not have any doors, windows, ducts, grills, vents or other openings. This requirement does not include exterior walls forming enclosures for courts, patios, or similar indentations to the zero wall. The “zero side” shall be dedicated on the final plat filed for record.

MAXIMUM BUILDING HEIGHT

- (a) Overall height 35 feet. No home shall exceed two (2) stories.

SPATIAL CONTROL

- (a) Maximum lot coverage 60%, including accessory buildings and other structures, subject to minimum yard requirements and other spatial controls.
- (b) Minimum distance between exterior walls 10 feet

PARKING REQUIREMENTS

Each dwelling shall have off street parking sufficient for a minimum of two (2) automobiles or other vehicles, not to exceed one ton capacity. No commercial vehicles or panel trucks shall be allowed to be parked in a PUR for non business related reasons. Construction of garages and / or carports shall be at the option of the developer. Garages or carports may be either front or rear entry.

PRIVATE STREETS

Should a developer desire to have private streets within a PUR, compliance with Section 8-400 of the City’s Zoning Ordinance shall be required.

OTHER REQUIREMENTS

All construction and development within a PUR shall comply with all other appropriate rules and regulations as found in the Code of Ordinances, the Zoning Ordinance, and the Subdivision Ordinance of the City of Texarkana, Texas.

Patio Home / Zero Lot line subdivisions shall not exceed a density of more than eight (8) units per acre on tracts of land of two (2) acres or less or a density of six (6) units per acre on tracts of land of more than two (2) acres. (Amended Ord. 213-06)

CLUBHOUSES (Amended Ord. # 10- 2004)

In a PUR (Planned Unit Residential) zoning district, a clubhouse shall be an allowed use. A clubhouse shall be defined as a detached accessory building that contributes to the comfort, convenience and social enjoyment of the residents of that particular subdivision, and their guests.

When a PUR proposes to include a clubhouse as part of its development, the clubhouse may occupy no more than forty (40) percent of the lot upon which it is to be built and it shall conform to the setbacks set out as shown:

Front Yard: Minimum of twenty five (25) feet;

Side Yard: Minimum of ten (10) feet; and

Rear Yard: Minimum of ten (10) feet.

Parking requirements shall be based on gross square footage of the clubhouse at one (1) space for every 300 gross square feet or one (1) space for every 3(three) lots in the subdivision whichever is greater, with a minimum requirement of 5 (five) parking spaces. If the subdivision has a private street, any on-street parking abutting to the clubhouse lot will count toward required parking spaces. The clubhouse is not to be used for general public events.

When a clubhouse is proposed as part of or in conjunction with a subdivision or addition thereto, the following information must be provided to the City for review and approval prior to final acceptance of the subdivision improvements:

- a) Plans and illustrations of the proposed clubhouse which conform to the restrictive covenants and sealed by a registered engineer, are to be submitted with the final plat;

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

- b) A homeowner's or property owner's association shall be required to maintain the clubhouse. Documents establishing the property owner's association or the homeowner's association shall be submitted to the office of the City Attorney for review and approval. The documents shall specify the following:
- 1) Membership is mandatory for all owners of property within the subdivision;
 - 2) All association responsibilities and property interests shall be noted;
 - 3) By laws relating to the governance of the association;
 - 4) Any and all covenants for maintenance assessments, which run with the land;
 - 5) Responsibility for liability insurance and taxes;
 - 6) Written release of liability for maintenance to benefit the City;
 - 7) Written indemnification of the City for any damages, injuries (including death), and / or liability resulting from the clubhouse;
 - 8) Authority of the association to secure funds from its members sufficient to meet its responsibilities. This can include collection of dues, the increasing of dues, the right to charge special assessments, and the placing of liens against property for failure to comply with these requirements.
 - 9) Other City requirements as applicable, or may become applicable.
 - 10) Builders and / or developers shall be required to post notice in a prominent place in all model homes (if any), sales offices and sales documents that a property association has been established and that membership is mandatory for all property owners.
 - 11) Prior to the transfer of the association to the lot owners, the builder / developer must provide an adequate reserve fund to the association for maintenance purposes.
 - 12) Concurrent with the transfer of the association, the builder / developer must transfer to the association control over all utilities related to the clubhouse. The builder / developer must also disclose to the association the total cost to date related to the operation and maintenance of the clubhouse.

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

10-100 HEIGHT REGULATIONS

No building or structure shall be located, erected or altered so as to exceed the height limit hereinafter specified for the district in which the building is located.

**10-101 IN THE FOLLOWING
ZONING DISTRICTS:**

**THE MAXIMUM HEIGHT OF
BUILDINGS AND STRUCTURES
SHALL BE:**

- | | |
|--|---|
| 1. A, Agricultural District | Three (3) stories except as noted in 10-102 A following |
| 2. SF-1, Single-Family Dwelling District | Two and one-half (2 1/2) stories except as noted in 10-102 A following |
| 3. SF-2, Single-Family Dwelling District | Two and one-half (2 1/2) stories except as noted in 10-102 A following |
| 4. SF-3, Single-Family Dwelling District | Two and one-half (2 1/2) stories except as noted in 10-102 A following |
| 5. 2F-1, Two-Family Dwelling District | Two (2) stories except as noted in 10-102 A following |
| 6. 2F-2, Two-Family Dwelling District | Two (2) stories except as noted in 10-102 A following |
| 7. TH, Townhouse Dwelling District | Two and one-half (2 1/2) stories except as noted in 10-102A following |
| 8. MF-1, Multiple-Family Dwelling District | Three (3) stories except as noted in 10-102 A following |
| 9. MF-2, Multiple-Family Dwelling District | To any legal limit except apartment buildings over three (3) stories require additional yards |
| 10. P, Parking District | Three (3) stories except as noted in 10-102 A following |
| 11. O, Office District | To any legal limit except as noted in 10-102 A following |
| 12. NS, Neighborhood Service District | Two (2) stories except as noted in 10-102 A following |

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

- | | |
|--------------------------------------|---|
| 13. GR, General Retail District | Three (3) stories except as noted in 10-102 A following |
| 14. LC, Limited Commercial District | Three (3) stories except as noted in 10-102 A following: |
| 15. CB, Central Business District | To any legal height not prohibited by other laws or ordinances |
| 16. C, Commercial District | To any legal height not prohibited by other laws or ordinances |
| 17. I-1, Light Industrial District | To any legal height not prohibited by other laws or ordinances |
| 18. I-2, Heavy Industrial District | To any legal height not prohibited by other laws or ordinances |
| 19. PD, Planned Development District | To any legal height provided that the total floor area does not exceed the total site area and coverage of the site by first floor does not exceed forty (40) percent of the total site area. |

SIGN HEIGHTS IN BUSINESS DISTRICTS: (Amended Ord. 82-01)

The Zoning Board of Adjustment (ZBA) Board will not be allowed to increase sign height.

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|-----------------------------------|---|
| A, Agricultural District | Three (3) stories |
| P, Parking District | Three (3) stories except as noted in 10-102 A following |
| O, Office District | Sign height: Maximum size- 6' height and 8' length. Type: Monument, planter or low profile signage. |
| NS, Neighborhood Service District | Sign height limited to 35 feet, measured from the grade level of the closest adjacent roadway |
| GR, General Retail District | Sign height limited to 35 feet, measured from the grade level of the closest adjacent roadway |
| LC, Limited Commercial District | Sign height limited to 35 feet measured from the grade level of the closest adjacent roadway. |

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

CB, Central Business District	Sign height limited to 35 feet measured from the grade level of the closest adjacent roadway.
C, Commercial District	Sign height limited to 35 feet measured from the grade level of the closest adjacent roadway.
I-1, Light Industrial District	Sign height limited to 35 feet measured from the grade level of the closest adjacent roadway.
I-2, Heavy Industrial District	Sign height limited to 35 feet measured from the grade level of the closest adjacent roadway.
PD, Planned Development District	Sign height limited by the City Council with site plan approval.

10-102 SPECIAL HEIGHT REGULATIONS

In the districts where the height of the buildings is restricted to two (2) or three (3) stories, cooling towers, roof gables, chimneys and vent stacks may extend for an additional height not to exceed forty (40) feet above the average grade line of the building. Water stand pipes and tanks, church steeples, domes and spires, and school buildings and institutional buildings may be erected to exceed three (3) stories in height in residential areas restricted to two (2) or three (3) stories in height, provided that one (1) additional foot shall be added to the width and depth of side and rear yards for each foot that such structures exceed (3) stories in height.

11-100 FLOOR AREA RATIO

Except as hereinafter provided, no building or structure shall be erected, added to or altered to exceed the maximum floor area ratio standards in the various zoning districts as set forth herein.

11-101 In the following zoning districts, the maximum floor area ration (FAR) for any building or structure shall be as follows:

DISTRICT	MAXIMUM FLOOR AREA RATIO
A. MF-2, Multiple-Family District	4:1
B. O, Office District	4:1
C. CB, Central Business District	10:1
D. C, Commercial District	4:1
E. I-1, Light Industrial District	2:1
F. I-2, Heavy Industrial District	2:1

NOTE: Structure used for off-street parking of vehicles shall not be computed as area subject to floor area ratio standards.

12-100 VEHICLE PARKING REGULATIONS

No building or structure shall be erected in the district in which it is located unless there shall be provided on the lot or tract of land on which the building or structure is located, on an immediately contiguous lot or tract of land, or within 150 feet of the lot or tract of land on which the building or structure is located, vehicle parking for the uses specified in the designated districts. Any established use which was lawfully existing at the effective date of this ordinance and which in the interim has not been enlarged or converted to any other use need not provide parking as specified below. No existing vehicle parking shall be reduced below the minimum number of spaces specified below.

12-101 Except in the CB, Central Business District, a minimum of two (2) off- street parking spaces shall be provided for each residential dwelling unit.

12-102 Parking space schedule nonresidential uses applicable to all districts except the CB, Central Business District.

- | | |
|--|---|
| A. Bank, Savings and Loan or financial establishment | One (1) space for each six hundred similar (600) square feet of floor area |
| B. Bowling Alley | Six (6) spaces for each lane |
| C. Clinics or Doctors' Offices | One (1) space for each three hundred (300) square feet of floor area |
| D. Churches | One (1) space for each three (3) seats in the main sanctuary |
| E. Commercial Amusement | Thirty (30) spaces plus one (1) space for each one hundred (100) square feet of floor area over two thousand (2,000) square feet |
| F. Convalescent Home or Home | One (1) space for each six (6) rooms for the aged or beds |
| G. Gasoline Service Station | Minimum of six (6) spaces |
| H. Golf Course | Minimum of thirty (30) spaces |
| I. High School, College University | One (1) space for each classroom, laboratory or instruction area plus one (1) space for each three (3) students accommodated in the institution |
| J. Hospitals | One (1) space for each two (2) beds |

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

K. Hotel or Motel	One (1) space for each room, unit or guest accommodation plus specified requirements for restaurants and related facilities
L. Institutions of a philanthropic nature	Ten (10) spaces plus one (1) space for each employee
M. Library or Museum	Ten (10) spaces plus one (1) space for each three hundred (300) square feet of floor area
N. Manufacturing, processing or repairing	One (1) space for each two (2) employees or one (1) space for each one thousand (1,000) square feet of floor area, whichever is greater
O. Offices, general	One (1) space for each three hundred (300) square feet of floor area
P. Recreational, private or commercial area or building	One (1) space for each four (4) persons to be normally accommodated in the establishment (other than listed)
Q. Restaurant or Cafeteria	One (1) space for every three (3) seats under maximum seating arrangement
R. Retail or personal service, furniture stores and appliance stores general area	One (1) space for each two hundred (200) square feet of floor. One (1) space for each four hundred (400) square feet of floor area.
S. Schools, Elementary or Junior High	One (1) space for each classroom plus one (1) space for each (4) seats in any auditorium, gymnasium or other place of assembly
T. Storage or warehousing	One (1) space for each two (2) employees or one (1) space for each one thousand (1,000) square feet of floor area, whichever is greater
U. Theaters, meeting rooms and public assembly	One (1) space for each three (3) places of seats

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

12-103 SPECIAL OFF-STREET PARKING REGULATIONS

- A. In computing the parking requirements for any building or development, the total parking requirements shall be the sum of the specific parking space requirements for each class of use included in the building for development.
- B. In the SF-1, SF-2, SF-3, PUR, 2F-1, 2F-2, TH, MF-1, MF-2, O and NS Districts, no parking space, garage or carport or other automobile storage space or structure shall be used for the storage of any truck, truck trailer or van except a panel or pickup truck not exceeding one and one-half (1 1/2) tons capacity.
- C. Floor area of structure devoted to off-street parking of vehicles shall be excluded in computing the off-street parking requirements of any use.
- D. Parking requirements for mobile homes, HUD Code manufactured homes, house trailers and modular homes shall be interpreted as being the same as for a one-family dwelling in the SF-2 District. Parking requirements for one-family attached dwellings shall be interpreted as being the same as for multiple-family dwellings in the MF-1 District.
- E. Access to parking lots or areas which are accessory to or serve non- residential uses in the O, NS, GR, LC, CB, C, I-1, I-2 or Nonresidential PD Districts shall not be through or from streets in residential districts.

12-104 PARKING REQUIREMENTS FOR NEW OR UNLISTED USES

- A. Where questions arise concerning the minimum off-street parking requirement for any use not specifically listed, the requirements may be interpreted as those of a similar use.
- B. Where a determination of the minimum parking requirements cannot be readily ascertained for new or unlisted uses according to 12-104A or where uncertainty exists, the minimum off-street parking requirements shall be established by the same process as provided in Section 7-100 for classifying new and unlisted uses.

13-100 OFF STREET LOADING REGULATIONS

13-101 Except in the CB District, all retail, commercial, industrial and service structures shall provide and maintain off-street facilities for receiving and loading merchandise, supplies and materials within a building or on the lot or tract. Such off-street loading space may be adjacent to a public alley or private service drive or may consist of a truck berth within the structure. Such off-street loading space or truck berth shall consist of a minimum area of ten (10) by forty-five (45) feet and such spaces or berths shall be provided in accordance with the following schedule:

SQUARE FEET OF GROSS FLOOR AREA IN STRUCTURE	MINIMUM REQUIRED SPACES OR BERTHS
0 TO 5,000	NONE
5,000 TO 15,000	1
15,000 TO 40,000	2
40,000 TO 65,000	3
65,000 TO 100,000	4
EACH ADDITIONAL 50,000	1 ADDITIONAL

13-102 For hotels, office buildings, restaurants and similar establishments located other than in the CB District, off-street loading facilities shall be provided in accordance with the following schedule:

SQUARE FEET OF GROSS FLOOR AREA SPACES OR BERTHS	MINIMUM REQUIRED IN STRUCTURE
0 TO 10,000	NONE
10,000 TO 50,000	1
50,000 TO 100,000	2
100,000 TO 200,000	3
EACH ADDITIONAL 200,000	1 ADDITIONAL

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

14-100 SIGN REGULATIONS

The districts in which the various types of signs are permitted are indicated by the schedule of uses, 8-100. The following special provisions shall apply to the various types of signs in the districts indicated:

14-101 PERMANENT TYPE SIGNS

See Section #10-101 sign heights in each zoning district and Section 14-109.

	TYPE SIGN	MAXIMUM AREA	ZONE PERMITTED	SPACING STANDARDS
A.	Name Plate	2 Square Feet No Restriction	All Residential Districts All Districts Except Residential	- -
B.	Institutional Sign	70 Square Feet No Restriction	All Residential Districts All Districts Except Residential	- -
C.	Apartment Sign	70 Square Feet No Restriction	MF-1 and MF-2 Districts O, NS, GR, LC, C, I-1 & PD Districts	One per street frontage
D.	Business Sign	No Restriction Except as Hereinafter Provided for Certain District and Type	Permitted in: O, NS, GR, LC, CB, C, I-1, I-2 and PD Districts	One per street frontage See Section #14-109 For Office see Section #10-100 (48 sq. ft.)
E.	Advertising Sign (off- premise/billboard) (on premise/with business signage)	672 Square Feet, See Section 14-107 -	Permitted in: GR, CB, LC, C, I-1, I-2, Districts with a SUP Permitted in: GR, LC, CB, C, I-1, I-2.	See Section #14-107 -
F.	Agricultural Sign	100 Square Feet	Permitted in: A, NS, GR, LC, CB, C, I-1, I-2 and PD Districts	200 feet between signs
G.	Changeable Electronic Variable Message Sign (CEVMS) (off- premise)	672 Square Feet	Permitted in: GR, LC, CB, C, I-1, and I-2 Districts with a SUP	See Section #14-107 And see Section #8-700 71(a.)
H.	Changeable Electronic Variable Message Sign (CEVMS) (on- premise)	As approved by SUP * Exception – See Section #8-700 71a.(7) 50 Square Feet (20 ft. max. height)	Permitted in: O, NS, GR, LC, CB, C, I-1, I-2, and PD with a SUP * Exception – See Section #8-700 71a. (7)	See Section #8-700 71(a.)

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

TEMPORARY TYPE SIGNS

I.	Real Estate	12 Square Feet	All Residential Districts	One for each platted lot or tract and for acreage - one for each 200 feet of street frontage
		No Restriction	In All Districts Except Residential	None specified
J.	Construction Sign	60 Square Feet	In All Districts	None
K.	Promotional/Banner Sign	64 Square Feet	In All Districts	See Definition # 66
L.	Development Sign	400 Square Feet	In All Districts	** See Below

** For each development of 10 acres or less, a maximum of 2 signs shall be permitted. Developers with frontage on two or more streets may have signs on any two street frontages. Development with frontage on one street may have 2 signs where street frontage exceeds 500 feet. Development of more than 10 acres may have a maximum of 3 signs.

14-102

In a Planned Development District, no sign otherwise permitted shall be erected or placed in position without first receiving approval from the City of Texarkana, Texas, for a proposed site plan or amendment to an existing site plan, specifying the location, description and physical dimensions of the proposed sign, and the applicant shall further be required to meet all permit requirements of the Standard Building Code of the City prior to installation of a sign in a Planned Development District. Any person violating any provision of this Section shall be deemed guilty of a misdemeanor and upon conviction in the Municipal Court of Texarkana, Texas, shall be fined not more than FIVE HUNDRED AND NO/100 DOLLARS (\$500.00). (Amended Ord. 82-01) Each day of any such violation shall be deemed to be a separate offense. Nothing herein shall be construed to prohibit the City from instituting injunction proceedings requiring removal of any unauthorized sign erected in a Planned Development District.

14-103

No sign shall be constructed to exceed the maximum building height permitted in the specific district where the sign is located except in shopping centers or similar commercial or office centers containing six (6) acres or more, pylon or major identification signs not to exceed seventy-five (75) feet in height may be erected when set back from the side and rear property line a distance equal to the height of the sign and when such high rise signs comply with the Southern Standard Building Code as to design and construction.

14-104

No sign shall be located or constructed so as to interfere with or confuse the control of traffic on the public streets and no sign shall use a rotating beacon, beam or flashing illumination resembling an emergency signal.

14-105

Any non-conforming sign which is damaged or is deteriorated to a point where its restoration costs exceeds 50 percent of its replacement value shall be removed.

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

14-106 No sign shall be erected so as to project into the public right-of-way of any street or alley, except in the CB, Central Business District. In the CB, Central Business District, any projecting sign shall not extend outward from any building face to the public right-of-way for a distance of more than ten (10) feet or to within eighteen (18) inches of the street curb, whichever is more restrictive.

14-107 OFF PREMISE / BILLBOARDS (Also See Section 8-700, 71-A. & Section 14-101)

- A. No advertising sign structure shall contain more than two (2) sign panels facing in the same direction. Maximum size is six hundred seventy two (672) square feet, or two (2) display signs of three hundred thirty-six (336) square feet including cutouts for sign locations that are along divided four lane highways/interstates; and three hundred seventy eight (378) square feet along any other roadways.
- B. Spacing – Minimum sign separation shall be eight hundred (800) feet from any other advertising sign or painted bulletin board or poster panel along the same side of the street.
- C. Setback - Minimum distance of the sign height from any residential use or district boundary.
- D. Maximum overall height is 42 and 1/2 feet, measured from the highest point of the sign to the grade level of the interstate perpendicular to the sign. The lowest point of a projecting sign must be at least 14 feet above grade. (Amended Ord. #82-01)
- E. Off-premise / Billboard Sign Construction
 - 1. The Specific Use Permit required for the use of an Off-Premise Billboard sign shall be granted only to the property owner of the land.
 - 2. A demolition or building permit must be obtained from the Inspection Department for the removal of an off-premises sign or for the construction of a new sign.
- F. Non-Conforming Billboards:
 - 1. Any abandoned billboard as defined herein shall be removed immediately.
 - 2. Any billboard which becomes damaged or dilapidated and repairs will cost more than 60% of the billboard's total economic value will be deemed non-conforming.
 - 3. Permits shall not be issued for any construction or renovation to a nonconforming billboard. Only routine maintenance will be allowed. (E. & F. Amended by Ord. #188-2010; Ord. #149-2012)

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

- 14-108** No provision of this Ordinance shall supersede or replace any other Ordinance of the City of Texarkana, having to do with sign standards, materials or construction except the provisions of this Ordinance pertaining to the use of the various types of signs in the various districts shall take precedence over all other Ordinances, regulations and standards.
- 14-109** Any on premise sign (for a business) erected within 100 feet of the Interstate or Loop corridor right of way will be allowed to have a sign height of fifty (50) feet measured from the grade level of the Interstate or Loop. The Zoning Board of Adjustment will not be allowed to grant a height variance for signage height. (Amended Ord. #82-01)
- 14-110** All signs which are damaged, in need of repair, abandoned or have become obsolete as determined by the building official, or designee, shall be removed or repaired by the owner of the building or premises upon which it is located. (Amended Ord. #82-01)
- 14-111** No permanent sign is permitted on any utility or public easement, or any signage or posters of any kind (including hand held) will be allowed for display on any public or utility poles or on rights-of-ways. (Refer to Section 15-2 of the Code of Ordinances. (Amended Ord. # 82-01)

15-100 FENCE AND WALL REGULATIONS

In any residential district or along the common boundary between any residential or non-residential district where a wall fence or screening separation is erected, the following standards for height and design shall be observed:

15-101 HEIGHT OF FENCE OR WALL

- A. Any fence or wall erected on the property line and located to the rear of the minimum required front yard line as determined by the provisions of 9-104 shall not exceed eight (8) feet in height above the adjacent grade.
- B. No fence, screen, wall or other visual barrier shall be so located or placed so that it obstructs the vision of a motor vehicle driver approaching any street, alley or drive intersection. At all street intersections clear vision shall be maintained across the lot for a distance of fifteen (15) feet back from the property corner along both streets.

15-102 SCREENING WALLS OR VISUAL BARRIERS AND OPEN STORAGE

- A. Any screening wall or fence required under the provisions of the Planned Development District shall be constructed of masonry or with a concrete or metal frame supporting a permanent type wall or fence material which does not contain openings constituting more than forty (40) square inches in each one (1) square foot of wall or fence surface, and the surface of such wall or fence shall constitute a visual barrier. All wall or fence openings shall be equipped with gates equal in height and screening characteristics to the wall or fence.
- B. No open storage of commodities, materials or equipment for sale or display shall be permitted in any residential or office district. All commodities and materials offered for sale and displayed in the open in the NS, GR, LC, C or I-1 District shall be located back of the minimum required front yard line. In the I-1 and PD District, no open storage operation shall be permitted except as an accessory use and all such open storage operations shall be located behind the main building and screened with a visual barrier as herein prescribed.

16-100 CREATION OF BUILDING SITE

No permit for the construction of a building or buildings upon any tract or plot shall be issued until a building site, building tract or building lot has been created by compliance with one of the following conditions:

- 16-101** The lot or tract is part of a plat of record, properly approved by the Planning and Zoning Commission and filed in the Plat Records of Bowie County.

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

16-102 The site, plot or tract is all or part of a site plan officially approved by the City Council in a Planned Development District after recommendation by the Planning and Zoning Commission, which site plan provides all utility and drainage easements, alleys, streets and other public improvements necessary to meet the normal requirements for platting including the designation of building areas and such easements, alleys, and streets have been required and properly dedicated and the necessary public improvements provided.

16-103 The plot, tract, or lot faces upon a dedicated street and was separately owned prior to the effective date of this Ordinance or prior to annexation to the City of Texarkana, whichever is applicable, in which event a Building Permit for only one main building may be issued on each such original separately owned parcel without first complying with 16-101 or 16-102.

17-100 NONCONFORMING USE AND STRUCTURES

17-101 A NONCONFORMING STATUS SHALL EXIST UNDER THE FOLLOWING PROVISIONS OF THIS ORDINANCE

- A. When a use or structure which does not conform to the regulations prescribed in the district in which such use or structure is located was in existence and lawfully operating prior to the adoption of the previous Zoning Ordinance and has been operating since without discontinuance.
- B. When on the effective date of this Ordinance, the use or structure was in existence and lawfully constructed, located and operating in accordance with the provisions of the previous Zoning Ordinance or which was a nonconforming use thereunder, and which use or structure does not now conform to the regulations herein prescribed for the district in which site use or structure is located.

17-102 No nonconforming use may be expanded or increased beyond the lot or tract upon which such nonconforming use is located as of the effective date of this Ordinance except to provide off-street loading or off-street parking space upon approval of the Board of Adjustment.

17-103 Any nonconforming use may be changed to a conforming use and once such change is made, the use shall not thereafter be changed back to a nonconforming use.

17-104 A change of occupancy from one nonconforming use to another nonconforming use may be made by securing a Certificate of Occupancy from the Building Official, provided such change is to a use permitted in a zoning district where the original nonconforming use would be permitted or provided that such use change is to a use permitted in a more restrictive classification provided further that such change of use and occupancy will not tend to prolong the life of a nonconforming structure.

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

- 17-105** Where a conforming use is located in a nonconforming structure, the use may be changed to another conforming use by securing a Certificate of Occupancy from the Building Official.
- 17-106** Whenever a nonconforming use is abandoned all nonconforming rights shall cease and the use of the premises shall henceforth be in conformance to this Ordinance. Abandonment shall involve the intent of the user or owner to discontinue a nonconforming operation and the actual act of discontinuance. Any nonconforming use which is discontinued for, or which remains vacant for a period of six (6) months shall be considered to have been abandoned. Any nonconforming use which is moved from the premises shall be considered to have been abandoned.
- 17-107** If a nonconforming structure or a structure occupied by a nonconforming use is destroyed by fire, the elements or other cause, it may not be rebuilt except to conform to the provisions of this Ordinance. In the case of partial destruction of a nonconforming use not exceeding sixty (60) percent of its reasonable value, reconstruction may be permitted after a hearing and favorable action by the Board of Adjustment, but the size and function of the nonconforming use shall not be expanded.

18-100 BOARD OF ADJUSTMENT

18-101 APPOINTMENT OF BOARD MEMBERS

The Board of Adjustment consists of five (5) members appointed by the City Council for a term of two years. The City Council may appoint a maximum of four (4) alternate board members to serve in the absence of one or more regular board members when requested to do so by the mayor or the city manager. A vacancy of a board member or alternate member shall be filled by the City Council for the unexpired term. A board member or alternate member who has served for two consecutive two-year terms must vacate the position as a member or alternate member for at least one year before becoming eligible for reappointment to another term on the Board of Adjustment. Appointment during any part of a term shall be deemed as service for one of the two consecutive two-year terms. A board member or alternate member may be removed from office by the City Council for cause on a written charge after a public hearing.

18-102 PROCEDURES AND MEETINGS

- A. The Board of Adjustment shall adopt rules to govern its proceedings provided such rules are not inconsistent with this Zoning Ordinance or Statutes of the State of Texas. Meetings of the Board shall be held at the call of the Chairman and at such other times as determined by the Board. Four members shall constitute a quorum. The chairperson, or when absent, the acting chairperson, may administer oath and compel the attendance of witnesses.
- B. All meetings of the Board shall be open to the public. A public notice shall be posted in the mail addressed to all owners of real property located within two hundred (200) feet of the

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

property on which an appeal is made, and a public notice shall be published in a newspaper of general circulation in the City of Texarkana, Texas. Such posted notice and published notice shall be given at least ten (10) days prior to the date set for the hearing before the Board of Adjustment. A notice shall be given to the parties in interest and such parties may appear at the hearing in person or by agent or attorney.

- C. The Board shall keep minutes of its proceedings, showing the vote of each member on each question, or that a member is absent or failed to vote. The Board shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the board and shall be a public record.
- D. Any appeal to the Board of Adjustment shall be accompanied by a filing fee of sixty dollars (\$60.00).

18-103 AUTHORITY OF THE BOARD

- A. The Board of Adjustment shall have the authority to act upon the following when approved by a vote of at least four (4) members of the Board of Adjustment.
 - 1. Decide an appeal that alleges error in an order, requirement, decision, or determination made by an administrative official in the enforcement of this Zoning Ordinance.
 - 2. Permit the reconstruction of a nonconforming structure or a structure occupied by a nonconforming use which is partially destroyed by fire, the elements or other cause, when such destruction does not exceed sixty (60) percent of its reasonable value.
 - 3. Permit the addition of off-street parking or off-street loading facilities to a nonconforming use.
 - 4. Permit a variance or modification to the height, yard, lot area, coverage and parking regulations as may be necessary to secure appropriate development of a parcel of land which under literal enforcement of the above referenced regulations would result in unnecessary hardship due to special conditions related to the particular property being considered for a variance.

18-104 APPEAL TO BOARD

- A. Any of the following persons may appeal to the Board a decision made by an administrative official:
 - 1. A person aggrieved by the decision, or
 - 2. any officer, department, board or bureau of the city affected by the decision.
- B. Such appeal must be filed with the Board of Adjustment and with the administrative official within fifteen (15) days after the decision being appealed has been rendered by the administrative official. The appeal must specify in writing the grounds for the appeal. On

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

receiving the appeal, the administrative officer shall immediately transmit to the board all the papers constituting the record of the action that is appealed.

- C. Such appeal stays all proceedings in furtherance of the action that is appealed unless the administrative official certifies in writing to the board facts supporting the official's opinion that a stay would cause imminent peril to life or property. In that case, the proceedings may be stayed only by a restraining order granted by the board or by a court of record on application, after notice to the official, if due cause is shown.

18-105 JUDICIAL REVIEW OF BOARD DECISION

- A. Any of the following persons may present to a court of record a verified petition stating that the decision of the Board of Adjustment is illegal in whole or in part and specifying the grounds of the illegality:
 - 1. A person aggrieved by a decision of the Board;
 - 2. a taxpayer; or
 - 3. an officer, department, board, or bureau of the municipality.
- B. The petition must be presented within ten (10) days after the date the decision is filed in the Board's office. On the presentation of the petition, the court may grant a writ of certiorari directed to the Board to review the Board's decision. The writ must indicate the time by which the Board's return must be made and served on the petitioner's attorney, which must be after ten (10) days and may be extended by the court. Granting of the writ does not stay the proceedings on the decision under appeal, but on application and after notice to the Board, the court may grant a restraining order if due cause is shown.
- C. The Board's return must be verified and must concisely state any pertinent and material facts that show the grounds of the decision under appeal. The Board is not required to return the original documents on which the Board acted but may return certified or sworn copies of the documents or parts of the documents as required by the writ.
- D. If at the hearing the court determines that testimony is necessary for the proper disposition of the matter, it may take evidence or appoint a referee to take evidence as directed. The referee shall report the evidence to the court with the referee's findings of fact and conclusions of law. The referee's report constitutes a part of the proceedings on which the court shall make its decision.
- E. The court may reverse or affirm, in whole or in part, or modify the decision that is appealed. Costs may not be assessed against the Board unless the court determines that the Board acted with gross negligence, in bad faith, or with malice in making its decision."

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

19-100 CERTIFICATE OF OCCUPANCY

- 19-101** No building or land shall be used or occupied for any purpose under the provisions of this Ordinance, nor shall the use or operator of a Specific Use Permit be changed without first obtaining a Certificate of Occupancy from the Building Official.
- 19-102** Whenever the use or operator of a Specific Use Permit is proposed to be changed or whenever a change of occupancy from one conforming use to another conforming use is proposed, an application for a Certificate of Occupancy shall be made to the Building Official.
- 19-103** A record of all Certificates of Occupancy issued shall be kept on file in the Building Official's office and copies shall be furnished on request to any person having a proprietary or tenancy interest in the land or building covered by a Specific Use Permit or a nonconforming use.
- 19-104** Whenever a change of occupancy from one nonconforming use to another nonconforming use is proposed, an application for a Certificate of Occupancy shall be made to the Building Official.

20-100 COMPLETION OF BUILDING UNDER CONSTRUCTION

Nothing herein contained shall require any change in the plans, construction or designated use of a building actually under construction at the time of the passage of this Ordinance and which entire building shall be completed within one (1) year from the date of the passage of this Ordinance.

21-100 AMENDMENTS TO THE ZONING ORDINANCE OR ZONING MAP

- A. The City Council may by the adoption of an ordinance amend, supplement or change the regulations or text of this Ordinance or the classification or boundary of a zoning district. The Planning and Zoning Commission may on its own motion or on a request from the City Council propose changes or amendments. Any property owner may petition the City Council for a change or amendment in the classification or boundary of his or her property or for a change or amendment in the regulations or text of this Ordinance.
- B. The Planning and Zoning Commission shall hold a public hearing on any change or amendment prior to making its report and recommendation to the City Council. The Planning and Zoning Commission shall submit its report and recommendation on any changes or amendments to the City Council before the City Council can take any action of those changes or amendments. When a change or amendment relates to a classification or boundary of a zoning district, written notice of such public hearing of the Planning and Zoning Commission shall be sent to all owners of real property lying within two hundred (200) feet of the property on which the change is requested. Such notice shall be given to each owner as shown on the last approved city tax roll by depositing the notice, properly addressed and postage paid, in the

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

- city post office not less than ten (10) days before the date of the public hearing. The City shall post a sign on the property to be rezoned as further public notification. (Ord. #116-2011) When a change or amendment relates to the regulations or text of this Ordinance not affecting specific property, notice of the public hearing before the Planning and Zoning Commission shall be given not less than ten (10) days before the hearing by publication in a newspaper of general circulation in the City of Texarkana, Texas, without the necessity of notifying property owners by mail. Such notice shall state the date, time and place of the public hearing and the nature of the subject to be considered.
- C. The City Council shall hold a public hearing on any amendment or change to the regulations or text of this Ordinance or any amendment or change to the classification or boundary of a zoning district. Notice of such public hearing shall be given by publication of the date, time and place of such hearing and the nature of the subject to be considered in a newspaper of general circulation in the City of Texarkana, Texas not less than fifteen (15) days before the hearing.
- D. A majority vote of the City Council shall be required to adopt an ordinance approving any amendment or change except that a three-fourths (3/4) vote of the City Council shall be required when either:
1. The Planning and Zoning Commission has recommended for denial of an amendment or change; or
 2. A written protest against an amendment or change has been filed which is signed by the owners of twenty (20) percent or more of the area included in such change or signed by the owners of twenty (20) percent or more of the area within two hundred (200) feet of such change. In order to be considered, the petition must be received and filed before or at the Planning and Zoning Commission Meeting at which the item is to be heard. (Amended Ord. # 272-02)
- E. In the event an amendment or change affecting the classification or boundary of a zoning district, for which application has been made, is not approved, no person shall file a subsequent request for an amendment on the same lot or tract for a period of one year from the date of such action except that a subsequent request can be submitted at any time if such request is to a more restrictive zoning classification than was not approved or if the request was denied without prejudice by the City Council. (amended Ord. #209-96) The Planned Development designation shall be considered to be a more restrictive zoning classification.
- F. A person requesting an amendment or change of the regulations or text of this Ordinance or the classification or boundary of a zoning district (including rezoning of property, specific use permits, and amendments to Planned Development districts for approval or modifications of site plans) shall provide a non-refundable filing fee of ninety dollars (\$90.00).

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

22-100 GENERAL DEFINITIONS

Certain words in this ordinance not heretofore defined are defined as follows:

22-101

Words used in the present tense include the future, words in the singular number include the plural number and words in the plural number include the singular number; the word "building" includes the word "structure"; the word "lot" includes the words "plot" or "tract"; the word "shall" is mandatory and not discretionary.

1. Accessory Use - A use subordinate to and incidental to the primary use of the main building or to the primary use of the premises.
2. Alley - A public space or thoroughfare which affords only secondary means of access to property abutting thereon.
3. Apartment - A room or suite of rooms in a multi-family dwelling or apartment house arranged, designed or occupied as a place of residence by a single-family, individual or group of individuals.
4. Apartment House - 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 place of residence by three or more families living in independent dwelling units.
5. Area of the Lot - The area of the lot shall be the net area of the lot and shall not include portions of streets and alleys.
6. Basement - A building story which is partly underground, but having at least one-half of its height above the average level of the adjoining ground. A basement shall be counted as a story in computing building height.
7. Block - An area enclosed by streets and occupied by or intended for buildings; or if said word is used as a term of measurement, it shall mean the distance along a side of a street between the nearest two streets which intersect said street on said side.
8. Board - Zoning Board of Adjustment as provided for in 18-100.
9. Boarding House - A building other than a hotel, where lodging and meals for three or more persons are served for compensation.
10. Building - Any structure built for the support, shelter and enclosure of persons, animals, chattels or movable property of any kind. When subdivided in a manner sufficient to prevent the spread of fire, each portion so subdivided may be deemed a separate building.

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

11. Building Line - A line parallel or approximately parallel to the street line at a specified distance therefrom making the minimum distance from the street line that a building may be erected.
12. Building Ends - Those sides of a building having the least dimension as compared to the front or rear of a building. As used herein for the building spacing regulations for multiple-family dwelling, a building end shall be interpreted as being the most narrow side of a building regardless of whether it fronts upon a street, faces the rear of the lot or is adjacent to the side lot line or another building.
13. City Council - The governing body of the City of Texarkana, Texas.
14. Cellar - A building story with more than one-half its height below the average level of the adjoining ground. A cellar shall not be counted as a story in computing building height.
15. Certificate of Occupancy - An official certificate issued by the City through the enforcing official which indicates conformance with or approved conditional waiver from the zoning regulations and authorizes legal use of the premises for which it is issued.
16. City Manager - Chief administrative officer of the City of Texarkana, Texas.
17. Planning and Zoning Commission - The agency appointed by the City Council as an advisory body to it and which is authorized to recommend changes in the zoning.
18. Clinic - A group of offices for one or more physicians, surgeons or dentists to treat sick or injured out-patients who do not remain overnight.
19. Convalescent Home - Any structure used for or customarily occupied by persons recovering from illness or suffering from infirmities of age.
20. Coverage - The percent of a lot or tract covered by the roof or first floor of a building. Roof eaves to the extent of three (3) feet from the walls of a building shall be excluded from coverage computations.
21. Court - An open, unoccupied space, bounded on more than two sides by the walls of a building. An inner court is a court entirely surrounded by the exterior walls of a building. An outer court is a court having one side open to a street, alley, yard or other permanent space.
22. District - A section of the City of Texarkana for which the regulations governing the area, height or use of the land and buildings are uniform.
23. Dwelling, One-Family - A detached building having accommodations for and occupied by not more than one family, or by one family and not more than three (3) boarders and lodgers.
24. Dwelling, Two-Family - A detached building having separate accommodations for and occupied by not more than two families, or by two families and not more than three (3) boarders and lodgers.

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

25. Dwelling, Multiple-Family - 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.
26. Dwelling Unit - A building or portion of a building which is arranged, occupied, or intended to be occupied as living quarters and includes facilities for food preparation and sleeping.
27. Family - Any number of individuals living together as a single housekeeping unit, in which not more than three (3) individuals are unrelated by blood, marriage or adoption.
28. Floor Area - The total square feet of floor space within the outside dimensions of a building including each floor level, but excluding cellars, carports or garages.
29. Floor Area Ratio (FAR) - The ratio between the total square feet of floor area in a structure and the total square feet of land in the lot or tract on which the structure is located.
30. Height - The vertical distance of a building measured from the average established grade at the street line or from the average natural front yard ground level, whichever is higher, to (1) the highest point of the roof's surface if a flat surface, (2) to the deck line of mansard roofs or (3) to the mean height level between eaves and ridge for hip and gable roofs and, in any event, excluding chimneys, cooling towers, elevator bulkheads, penthouses, tanks, water towers, radio towers, ornamental cupolas, domes or spires and parapet walls not exceeding ten (10) feet in height. If the street grade has not been officially established, the average front yard grade shall be used for a base level.
31. Legal Height - The maximum height of a building permitted by any airport zoning ordinance or other ordinance restricting the height of structures.
32. Living Unit - The room or rooms occupied by a family and must include cooking facilities.
33. Lodging House - A building where lodging for four (4) or more persons is provided for compensation.
34. Lot - Land occupied or to be occupied by a building and its accessory buildings, and including such open spaces as are required under this Ordinance and having its principal frontage upon a public street or officially approved place.
35. Lot Coverage - The percentage of the total area of a lot occupied by the base (first story or floor) of buildings located on the lot or the area determined as the maximum cross sectional area of a building.
36. Lot Lines - The lines bounding a lot as defined herein.

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

37. Lot of Record - A lot which is part of a subdivision, the plat of which has been recorded in the office of the County Clerk of Bowie County or a parcel of land, the deed for which it is recorded in the office of the County Clerk of Bowie County prior to the adoption of this Ordinance.
38. Lot Depth -The mean distance between the front and rear lot lines (See Appendix Illustration 2)
39. Lot Width - The width of a lot at the front building line. (See Appendix Illustration 1)
40. Main Building - The building or buildings on a lot which are occupied by the primary use.
41. Nonconforming Use - A building, structure or use of land lawfully occupied at the time of the effective date of this Ordinance or amendments thereto, and which does not conform to the use regulations of the district in which it is situated. (See 17-100)
42. Occupancy - The use or intended use of the land or buildings by proprietors or tenants.
43. Open Space - Area included in any side, rear or front yard or any unoccupied space on the lot that is open and unobstructed to the sky except for the ordinary projections of cornices, eaves, porches and plant material.
44. Parking Space - An enclosed or unenclosed paved surface area of not less than one hundred eighty (180) square feet, usually measuring 9 feet by 20 feet or 10 feet by 18 feet, connected to a paved private driveway aisle, or access apron which in turn connects to a publicly maintained street or paved public alley. A paved surface on private property is further defined as being concrete, hot mix asphaltic concrete, cold mix limestone rock asphalt, or one or more courses of asphalt oil and rock aggregate on a flexible base, except any gravel or stone parking space and connecting driveway that was in existence prior to the adoption of this Ordinance is exempt. If an alley or a portion of an alley is to be paved, it shall be paved with concrete or hot mix asphaltic concrete in accordance with the City's minimum standards for residential streets. Any parking adjacent to a public street wherein the parking maneuver is done on the public street shall not be classified as off-street parking in computing the parking area requirements for any use. Any parking spaces adjacent to a paved public alley, with parking aprons as required to provide adequate width for the parking maneuver to be made on paved, will be classified as off-street parking spaces. All required off-street parking spaces shall be clearly marked with paint or some other permanent pavement marking material.
45. Private Garage - An accessory building housing vehicles owned and used by occupants of the main building; if occupied by vehicles of others, it is a storage space.
46. Residence - Same as dwelling; also when used with district and area of residential regulations.
47. Rooming House - (See Lodging House)
48. Sign - An outdoor advertising device that is a structure or that is attached to or painted on a building or that is leaned against a structure or displayed on premises.

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

49. Story - The height between the successive floors of a building or from the top floor to the roof. The standard height for a story is eleven (11) feet, six (6) inches.
50. Street - Any thoroughfare or public driveway, other than an alley, and more than thirty (30) feet in width, which has been dedicated or deeded to the public for public use.
51. Street Line - A dividing line between a lot, tract or parcel of land and a contiguous street, the right-of-way line.
52. Structural Alterations - Any change in the supporting member of a building, such as a bearing wall, column, beam or girder.
53. Structure - (Same as building)
54. Thoroughfare - (Same as street)
55. Yard - An open space other than a court, on the lot in which a building is situated and which is not obstructed from a point forty (40) inches above the general ground level of the graded lot to the sky, except as provided for roof overhang and similar special architectural features and plant material.
56. Yard, Front - An open, unoccupied space on a lot facing a street extending across the front of a lot between the side lot lines and from the main building to the front lot or street line with the minimum horizontal distance between the street line and the main building line as specified for the district in which it is located. (See Appendix Illustrations 3 and 5)
57. Yard, Rear - An open, unoccupied space, except for accessory buildings as herein permitted, extending across the rear of a lot from one side lot line to the other side lot line and having a depth between the building and the rear lot line as specified in the district in which the lot is situated. (See Appendix Illustration 3)
58. Yard, Side - An open, unoccupied space or spaces on one side or two sides of a main building and on the same lot with the building, situated between the building and a side line of the lot and extending through from the front yard to the rear yard. Any lot line, not the rear line or a front line, shall be deemed a side line. (See Appendix Illustration 3 and 4)
59. Variance - An adjustment in the application of the specific regulations of the Zoning Ordinance to a particular parcel of property which, because of special conditions or circumstances peculiar to the particular parcel, is necessary to prevent the property from being deprived of rights and privileges enjoyed by other parcels in the same vicinity and zoning district. (See 18-104)
60. Zoning District Map - The official certified map upon which the boundaries of the various Zoning Districts are drawn and which is an integral part of the Zoning Ordinance.

REVISED TO INCLUDE ALL AMENDMENTS THROUGH November 2012

23-100 PENALTY FOR VIOLATIONS

Any person violating or failing to comply with any of the provisions of this Ordinance shall be fined upon conviction not less than five hundred dollars (\$500.00) or more than two thousand dollars (\$2,000.00), and each day any violation or noncompliance continues shall constitute a separate and distinct offense. (Amended Ord. 82-01)

The penalty provided herein shall be cumulative of other remedies provided by State law and the power of injunction as provided in Texas Revised Civil Statutes Article 1011h and as may be amended, may be exercised in enforcing this ordinance whether or not there has been a criminal complaint filed.

In addition to the penalty provided for, the right is hereby conferred and extended to any property owner owning property in any district where such property may be affected by a violation of the terms of this Ordinance, to bring suit in such court or courts having jurisdiction thereof and obtain such remedies as may be available at law or in equity for the protection of the rights of such property owners.

24-100 EXCEPTIONS AND EXEMPTIONS NOT REQUIRED TO BE NEGATIVED

In any complaint and in any action or proceedings brought for the enforcement of any provision of this Ordinance, it shall not be necessary to negative any exception, excuse, proviso or exemption contained in this Ordinance and the burden of proof of any such exception, excuse, proviso or exemption shall be upon the defendant or person charged.

25-100 SAVINGS CLAUSE

It is hereby declared to be the intention of the City Council of the City of Texarkana that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional or invalid phrase, clause, sentence, paragraph or section.

This Ordinance shall be in full force and effect from and after the date of its passage and publication of the descriptive caption as required by Article 1013 of the Statutes of the State of Texas.

Passed and approved at a regular meeting of the City Council of the City of Texarkana, Texas, on this 14th day of September, 1970.

APPROVED AS TO FORM:

(s) LEON F. PESEK
City Attorney

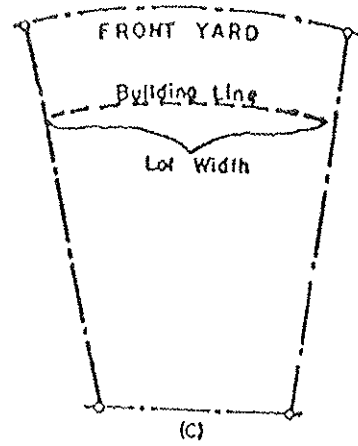
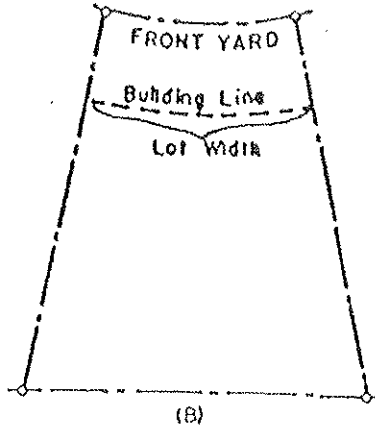
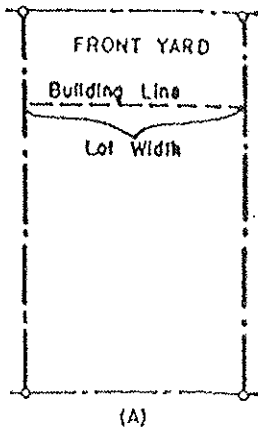
(s) D. W. WISDOM
Mayor, City of Texarkana, Texas

ATTEST: (s) HELEN B. TALBERT

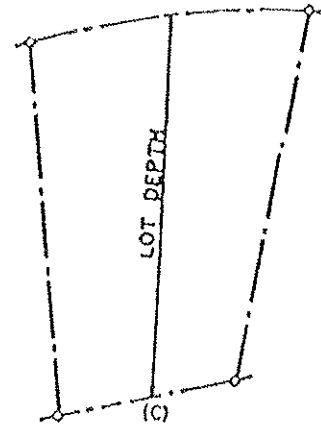
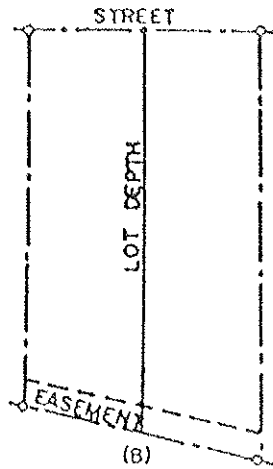
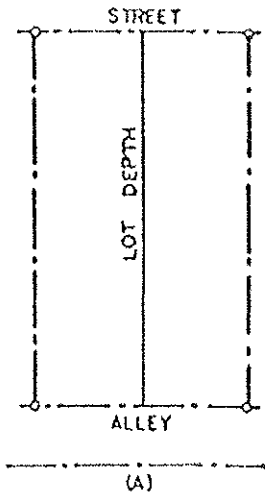
NOTE: The Zoning Ordinance has been amended and updated as of November 2012.

Appendix Illustrations

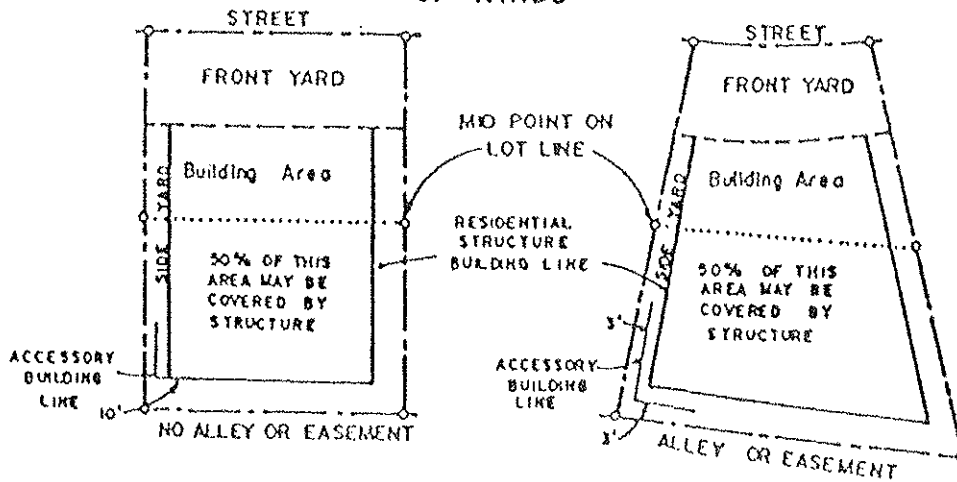
I. LOT WIDTH



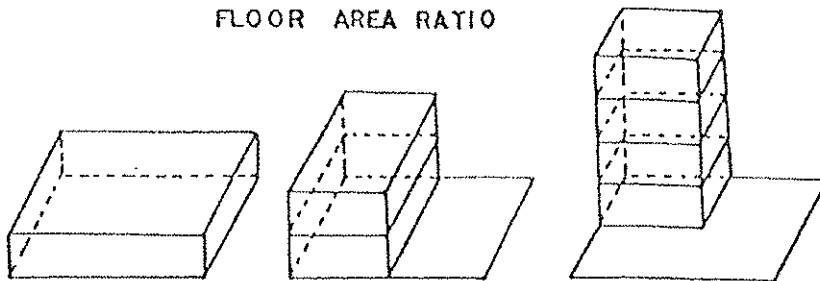
2. LOT DEPTH



3. YARDS

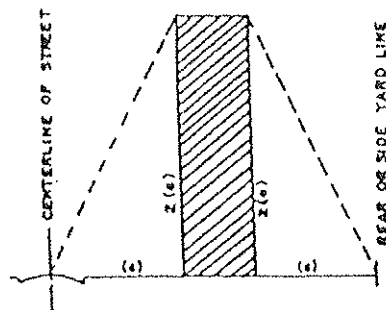


10.
FLOOR AREA RATIO



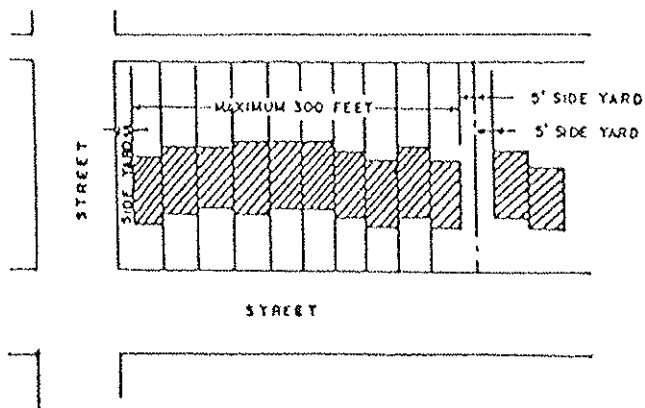
EACH DRAWING ILLUSTRATES FLOOR AREA RATIO OF 1:1

11.
SET BACK STANDARDS FOR
HIGH RISE APARTMENT & SIMILAR STRUCTURES



WHEN HEIGHT EQUALS $2a$, FRONT YARD MEASURED FROM STREET CENTERLINE MUST BE MINIMUM OF $6a$ SIDE AND REAR YARDS WITH OPENINGS FOR LIGHT OR AIR, SHALL BE MINIMUM DIMENSION OF (a) WHEN HEIGHT IS $2a$, IN NO CASE HEIGHT (a) EXCEED FIFTY (50) FEET SEE 13-1041

12.
SIDE YARD STANDARDS
ATTACHED SINGLE FAMILY DWELLINGS



8.

INTERPRETATION OF AVERAGE FRONT YARD
WHERE YARD DEPTH VARIES

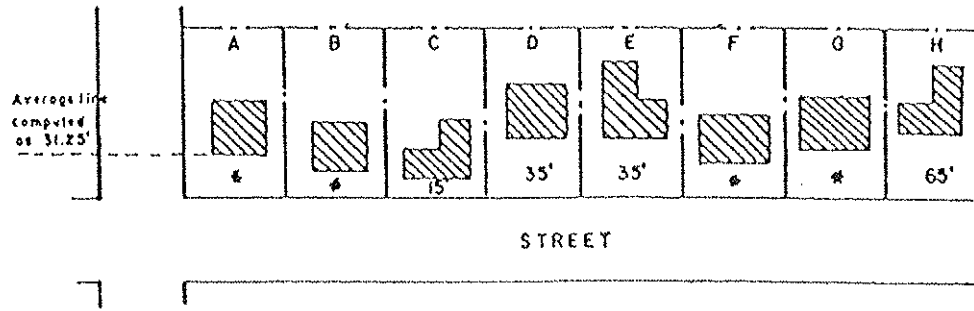
Basis of Computation
Existing Buildings

Lots	Set Back
C	15'
D	35'
E	35'
H	65'

* Other lots by
Average Line = 31.25'

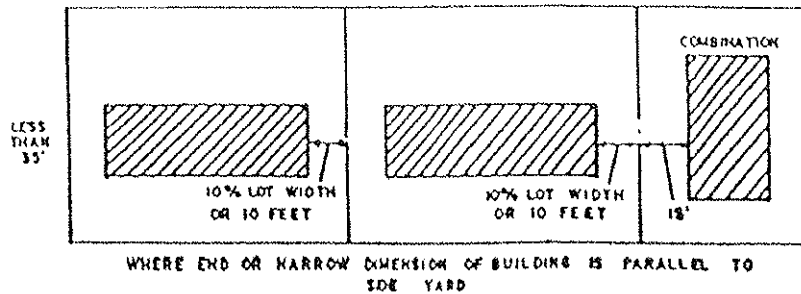
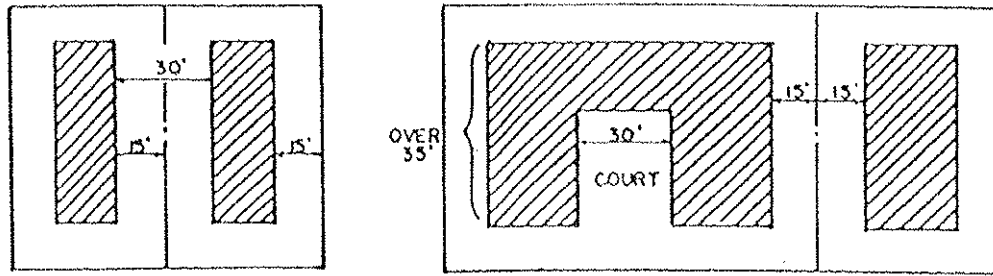
Computed Minimum Set Backs

A	31.25'	average
B	25'	need not set back over 10' from C
C	15'	existing
D	35'	existing
E	35'	existing
F	31.25'	average
G	41.25'	need not set back over 10' from F
H	65'	existing



9.

SPECIAL APARTMENT SIDE YARD
AND SPACING STANDARDS



DEVELOPMENT STANDARDS AND PRESERVATION CRITERIA FOR THE HIGHLAND PARK - BINGHAM PARK HISTORIC RESIDENTIAL OVERLAY DISTRICT

A. DEVELOPMENT STANDARDS.

(a) In general. The Development Standards for this Historic Overlay District control in the event of a conflict with the requirements for the underlying zoning district.

(b) Height requirements. The maximum permitted heights for buildings and structures are:

- (1) 25 feet for a main building; and
- (2) 20 feet for an accessory building or structure.

(c) Lot size requirements. Lots must conform to the following standards:

- (1) Each lot must have a minimum area of 7,200 square feet and a minimum depth of 150 feet.
- (2) Each lot must have a width no less than 50 percent of the average width of all lots in both the same and the opposite blockface.

(d) Maximum lot coverage. The maximum permitted lot coverage for all buildings and structures combined is 40 percent.

(e) Minimum front yard.

- (1) All buildings and structures must have a minimum front yard set back of 25 feet.
- (2) The main building on an interior lot must have a front yard setback that is:
 - (A) equal to that of the closest main building on either side of the lot in the same blockface; or
 - (B) between those of the closest main buildings on either side of the lot in the same blockface.
- (3) The main building on a corner lot must have a front yard setback that is within five percent of that of the closest main building in the same blockface.

(f) Minimum rear yard. The minimum permitted rear yard setbacks for buildings and structures are:

- (1) 10 feet for a main building if the lot is 230 feet or less in depth;
- (2) 20 feet for a main building if the lot is over 230 but less than or equal to 250 feet in depth;
- (3) 30 feet for a main building if the lot is over 250 feet in depth; and
- (4) 5 feet for an accessory building or structure.

(g) Minimum side yards.

- (1) All buildings and structures must have:
 - (A) on interior lots, a minimum side yard the greater of 5; and
 - (B) on corner lots, a minimum corner side yard the greater of 15 feet or 80 percent of the average corner side yard of the other corner lots at the same intersection
- (2) Except as otherwise provided in this section, no balcony, porch, or any portion of a building may extend into the required side yard. Roof eaves may project up to three feet into the required side yard.

(h) Off-street parking requirements. **Residential** uses must provide at least two off-street parking spaces behind the front yard for each dwelling unit **when alley is accessible.**

(i) Signs. Signs of any character shall be not larger than 4 square foot. (ex. 2'x 2')

B. PRESERVATION CRITERIA. The following preservation criteria apply to all property in the Bingham Park Historic District:

(a) Building placement, form, and treatment.

(1) Accessory buildings. Accessory buildings:

(A) are only permitted in the rear yard no closer than 15 feet to a main building; and

(B) must be compatible with the scale, shape, roof form, materials, detailing, and color of a main building.

(2) Additions. All additions to a building must be compatible with the dominant horizontal or vertical characteristics, scale, shape, roof form, materials, detailing, and color of the building.

(3) Architectural detail. Materials, colors, structural and decorative elements, and the manner in which they are used, applied, or joined together must be typical of the style and period of a main building and compatible with the other buildings on the blockface.

(4) Awnings.

(A) All awnings on the front and side facades of a main building must be typical of its style and period and complement its color scheme.

(B) Wood, metal, and plastic awnings are not permitted unless they:

- (i) are on an accessory building or the rear façade of a main building;**
- (ii) complement the color scheme of the building to which they are attached; and**
- (iii) are totally screened.**

(5) Building placement. All buildings must be placed so as not to adversely affect the rhythm of spaces between buildings on the blockface.

(6) Building widths. The minimum permitted width for a main building is 80 percent of the average width of the existing main buildings in the blockface.

(7) Chimneys. All chimneys must be compatible with the style and period of a main building. Chimneys on the front 50 percent of a main building or on a corner side façade must be:

- (A) constructed of brick, stucco, stone, or other materials that look typical of the style and period of a main building; and
- (B) of a style and proportion that is typical of the style and period of a main building.

(8) Color.

(A) Brick and stone surfaces. Brick and stone surfaces not previously painted must not be painted unless the applicant establishes that:

(i) painting is the only method by which the brick or stone may be restored or preserved; or

(ii) the color and texture of replacement brick or stone cannot be matched with that of the existing brick or stone surface and the paint color matches that of the existing brick or stone surface.

(B) Certain colors prohibited. Fluorescent and metallic colors are not permitted on the exterior of any structure in this district.

(C) Dominant and trim colors. All structures must have a dominant color and no more than three trim colors. The colors of a structure must be complementary of each other and the overall character of this district.

(D) Gutters and downspouts. Gutters and downspouts must be painted or colored to match or complement the color scheme of the structure to which they are attached.

(E) Roof colors. Roof colors must complement the style and overall color scheme of the structure.

(F) Stain. The use and color of stain must be typical of the style and period of the building on which the stain is applied.

(9) Columns.

(A) Function. Columns are only permitted as vertical supports near the front entrance of a main building, or as vertical supports for porches.

(B) Materials. Columns must be constructed of brick, wood, cut stone, or other materials that look typical of the style and period of a main building. No pipe or wrought iron columns are permitted.

(C) Style. Columns must be of a style typical of the style and period of a main building.

(D) Width dimensions.

(i) The width of a one-story column shaft at its widest point must be at least one-eighth the height of the column.

(ii) The width of a two-story column shaft at its widest point must be at least one-eighth the height of the column.

(10) Façade materials.

(A) In general. The only permitted façade materials are brick, wood siding, stone, and stucco. All façade treatments and materials must be typical of the style and period of a main building.

(B) Brick. All exposed brick on facades must be fired brick as defined by the American Standard Testing Materials Designation C-126-75A. Type Grade FBS-SW.

(C) Wood facades. Existing wood facades must be preserved as wood facades. Wood shingles are not permitted as a primary façade material, but may be used in roof

gables and on foundation skirts in a manner that is typical of the style and period of a main building.

(11) Front entrances and porches.

(A) Detailing. Railings, moldings, tile work, carvings, and other detailing and architectural decorations on front entrances and porches must be typical of the style and period of a main building.

(B) Enclosures. A front entrance or porch may not be enclosed with any material, including iron bars, glass, or mesh screening.

(C) Façade openings. Porches must not obscure or conceal any façade openings in a main building.

(D) Floor coverings. Carpeting is not permitted as a porch floor or step covering.

(E) Location. An entrance treatment, including door transoms, sidelights, stained glass, trim, and hardware, must be retained in its original location.

(F) Style. The main building must have a front porch or entry treatment with a shape, roof form, materials, and colors that are typical of the style and period of the building.

(12) Height to width ratio. The relationship between the height and width of the front façade of a main building, including side projections, must be compatible with those of the other main buildings in the blockface.

(13) Porte cocheres. Except as otherwise provided in this subsection, porte cocheres must be preserved as architectural features and not be enclosed on any side by fences, gates, or any other materials. A wrought iron gate is permitted across the rear opening of a porte cochere if it has a screening factor of less than 50 percent and is compatible with the style and scale of a main building.

(14) Roof forms.

(A) Eaves and soffits. The height of eaves and soffits on a main building must be within 10 percent of the height of eaves and soffits on the closest main building in this district of a similar style and having the same number of stories.

(B) Materials and colors. Roof materials and colors must complement the style and overall color scheme of the building or structure. Tar and gravel (built-up) is only permitted as a roof material on covered porches and porte cocheres with flat roofs.

(C) Overhang. The roof overhang on a building must be compatible with the style and scale of the building. A replacement roof on an existing building must have an overhang that is equal to or greater than the overhang of the roof it replaces.

(D) Patterns. Roof patterns of a main building must be typical of the style and period of the architecture of the building and include separate substructure roofs.

(E) Skylights and solar panels. Skylights and solar panels are only permitted on:

- (i) the rear 50 percent of the roof of a main building on an interior lot;
- (ii) the rear inside quadrant of the roof of a main building on a corner lot; and
- (iii) the roof of an accessory building in the rear yard.

(F) Slope and pitch. The degree and direction of roof slope and pitch must be typical of the style and period of a main building and compatible with existing building forms in this district. Flat or Mansard roof designs are not permitted on main or accessory buildings or structures, except that a covered porch or porte cochere may have a flat roof that is typical of the style and period of a main building.

(15) Stairs. Second story exterior staircases are only permitted on accessory buildings and the rear 50 percent of a main building, except that they are not permitted on a corner side façade.

(16) Window and doors.

(A) Front façade openings. The total number of window and door openings (combined) in the front façade of a main building must be equal to or greater than the total number of original window and door openings (combined) in that façade. The number of door openings in the front façade of a main building may not be increased.

(B) Glass. Clear, decorative stained, and clear leaded glass typical of the style and period of the building may be permitted in any window opening. Reflective, tinted, opaque, and mirrored glass and plastic are not permitted in any opening. Translucent glass is not permitted except in a bathroom window.

(C) Screens, storm doors, and storm windows. Screens, storm doors, and storm windows may be permitted if:

(i) their frames are painted or colored to match or complement the color scheme of a main building;

(ii) they do not obscure significant features of the window and doors they cover; and

(iii) the screen mesh is 18 by 16 gauge.

(D) Security and ornamental bars. Security and ornamental bars are only permitted on an accessory building or on the rear or side facades of a main building.

(E) Shutters. Shutters must be typical of the style and period of the building and appear to be installed in a manner to perform their intended function.

(F) Style.

(i) All windows and doors in the front façade of a main building must be proportionally balanced in a manner typical of the style and period of the building.

(ii) No single, fixed plate glass is allowed except as part of an original period design. The size and proportion of window and door openings located on the front and side facades of a main building must be typical of the style and period of the building.

(iii) All windows, doors, and lights in the front and side facades of a main building must be typical of the style and period of the building and compatible with the windows, doors, and lights in the front and side facades of the other main buildings in the blockface. Windows must contain at least two lights (window panes). Sidelights must be compatible in style and materials with the door.

(iv) The frames of windows must be trimmed in a manner typical of the style and period of the building.

(b) Landscaping

(1) Fences.

(A) Definitions. The following definitions apply to terms used in these fence regulations:

(i) FINISHED SIDE means the side of a fence that does not reveal the structural components.

(ii) STRUCTURAL COMPONENT means a post, column, or other vertical or horizontal member providing support and strength for a fence.

(B) Form. **Fences must be constructed and maintained in a vertical position.**

(C) Height. The maximum permitted height for a fence is eight feet.

(D) Location.

(i) Fences are not permitted in the front yard.

(ii) A fence in an interior side yard must be located in the rear 50 percent of the side yard and behind the rearmost side projection of a main building, except that the commission may allow a fence to be located in the rear 75 percent of the side yard if it determines that the fence does not screen any portion of a significant architectural feature of a main building on the same or an adjacent lot.

(iii) A fence in the corner side yard must not be directly in front of the corner side façade, however, if a fence covers no more than 50 percent of the corner side façade, it may be permitted if:

(aa) more screening is necessary to insure privacy due to unusually high pedestrian or vehicular traffic; and

(bb) the fence does not screen all or any portion of a significant architectural feature of a main building.

(iv) A fence in the corner side yard must be set back a minimum of two feet from a public sidewalk.

(v) A fence must run either parallel or perpendicular to a building wall or lot line.

(vi) A fence on a vacant lot must be set back a distance that is equal to or greater than the setback of the closest main building in the same blockface. In the case of a single interior vacant lot, the setback of the fence must be equal to or greater than the setback of a main building on the adjacent lot with the greater setback.

(E) Materials. A fence must be constructed of one or more of the following materials: wrought iron, wood, brick, or stucco. Exposed concrete blocks are not permitted. Chain link fencing is permissible if it is not visible from public right-of-way.

(F) Masonry fences.

(i) The color, texture, pattern, and dimensions of masonry and the color, width, type, and elevation of mortar joints in a fence column or base must match the masonry and mortar joints of a main building as nearly as practicable.

(ii) All exposed brick in a fence must be fired brick as defined by the American Standard Testing Materials Designation C-126-75A. Type Grade FBS-SW.

(G) Metal fences.

(i) Wrought iron fences must be compatible with the style and period of a main building.

(ii) If a wrought iron is painted or colored, it must compliment the style and overall color scheme of the structure.

(H) Wooden fences.

(i) All wooden structural posts must be a least four inches in diameter (nominal size).

(ii) The side of a wooden fence facing a public street must be the finished side.

(iii) Wooden fences may be painted or stained a color that is complementary to a main building.

(2) Certain items prohibited in front and corner side yards. The following items are not permitted in the front and corner side yards:

(A) Berms higher than 2 feet.

(B) Pylons and similar structures.

(C) Rock or sculpture gardens.

(D) Permanent cooking or BBQ grills.

(E) Upholstered furniture. This prohibition includes porch areas.

(F) **Satellite Dishes and Antennas.** If reception requires such placement, then a satellite dish will be allowed if screened from public view by landscaping or building materials similar to those used on the façade of the main building.

(G) Basketball goals and playground equipment will not be permitted in the front or corner side yard.

(3) Outdoor lighting. Outdoor light fixtures on the front façade of a main building and on poles in the front yard must be compatible with the style and period of a main building and not obscure or conflict with significant architectural details. Overhead and exposed wiring and conduit for outdoor lighting is not permitted. However, temporary holiday lighting displays are permitted from November through January.

(4) Pavement, filler, and edging materials. If the landscape beds collectively comprise more than 25 percent of the combined areas of the front and corner side yards, the landscape plan must reviewed and approved by the commission. No more than 25 percent of the front yard of a residential use may be covered by pavement or filler materials.

(5) Planter boxes. Planter boxes must be:

(A) an integral part of and typical of the style and period of a main building;

(B) 18 inches or less in height;

(C) 36 inches or less in depth; and

(D) constructed of brick, stone, or smooth-finish concrete that matches or is compatible in texture, color, and style with a main building.

(6) Retaining walls. Retaining walls are not permitted in the front and side yards except to preserve a natural or existing slope or to make slope similar to that of an adjacent lot. The height of a retaining wall must not exceed the height of the slope it retains. A retaining wall must be constructed of unpainted stone, brick, stucco, or smooth-finished concrete that is compatible in texture, color, and style with a main building.

(7) Sidewalks, driveways, and curbing.

(A) Materials.

(i) Asphaltic or artificially colored concrete or epoxy resin is permitted as a sidewalk, driveway, or curbing material.

(ii) All public sidewalks and curbing must be constructed of brush finish concrete.

(iii) All private sidewalks and driveways must be constructed of brush finish concrete, brick, tile, slate, or exposed aggregate. Gravel is allowed in the center strip of a ribbon driveway.

(B) Width, style, and spacing.

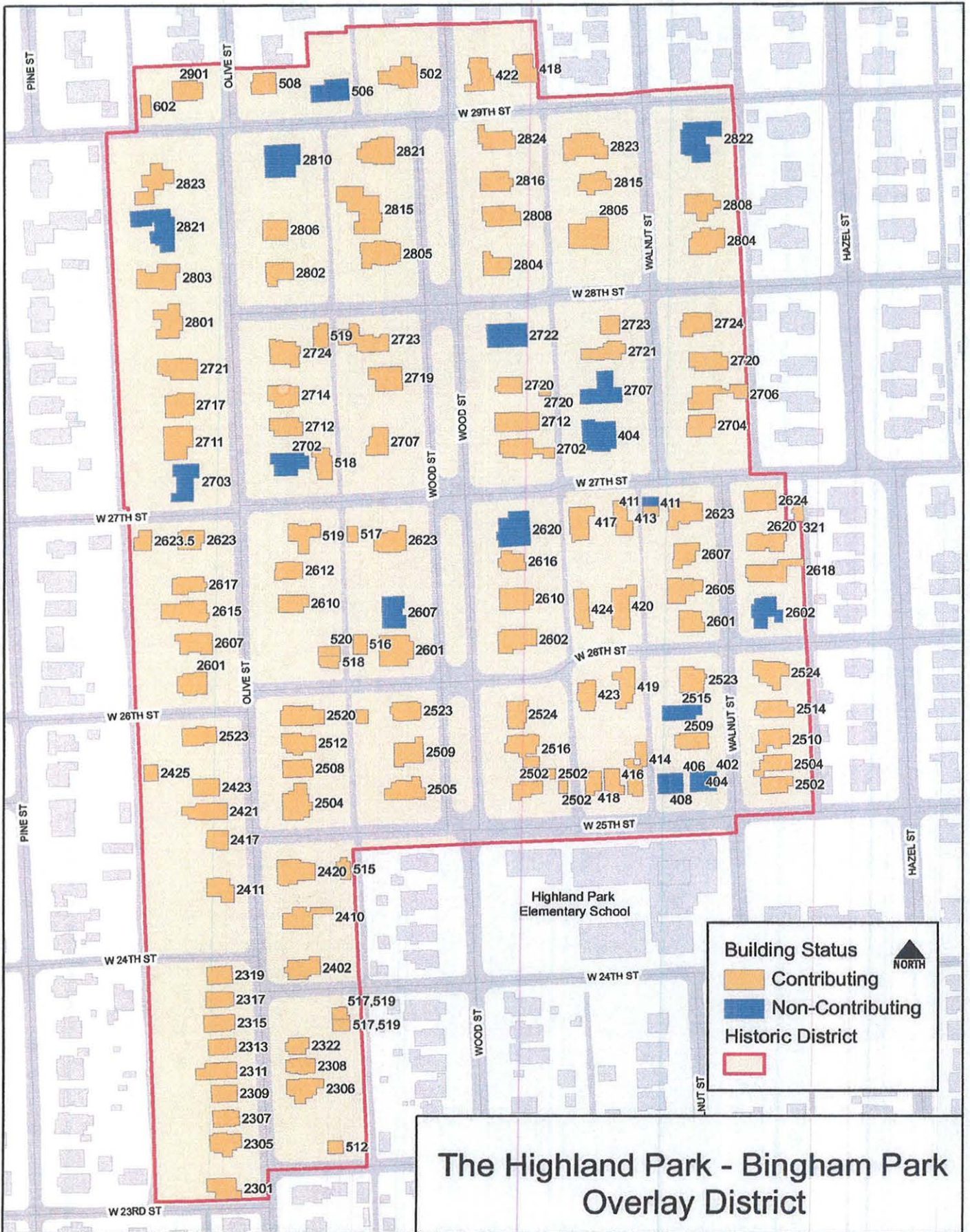
(i) The maximum permitted width of a driveway in the front yard is 10 feet. The driveway width may be expanded to 20 feet at any point behind the front façade.

(ii) Ribbon driveways are only permitted if the owner establishes that a ribbon driveway was an original architectural element of the site. If a ribbon driveway is permitted, the ribbons must be at least one foot wide.

(iii) Circular driveways are not permitted in the front yard.

(iv) A driveway constructed in the front yard adjacent to an existing driveway on an adjacent lot must be spaced a minimum of one foot from the existing driveway on the adjacent lot.

(C) Parking on driveways. No vehicles shall be parked on the lawn area of a property.



The Highland Park - Bingham Park Overlay District

CITY OF TEXARKANA, TEXAS

University Planned Development District (UPDD)

Maps (4) for the District are Separate Exhibits

**Ordinance #052-2012, June 2012
Amended by Ordinance # 2014-069 July 14, 2014**

City of Texarkana, Texas
University Planned Development District (UPDD)

A. Purpose of District

The purpose of this district is to provide appropriate design standards for the development of properties within the University Planned Development District (UPDD) Boundary. These standards recognize and support the area's unique development character and significance of the University as a primary source for development in this subject area. The zoning ordinance purpose and vision are paraphrased below in the Goals of the District.

B. Goals of The District

Land Use

- Provide for a more compact and integrated mix of land uses and densities that will encourage economic vitality, maintain and embrace the integrity of the existing single family neighborhoods, efficient use of land and city services, and a strong sense of community.
- Provide a greater variety of housing to accommodate a broad range of student and family demand, including both more urban style housing within walking distance of campus amenities and to integrate and complement the existing, single-family housing within the UPDD.
- Retail areas should be designed to be pedestrian-oriented and be integrated with neighboring residential and commercial areas. This could be created through a mixed-use project that serves as a transition from retail to its surroundings, by the inclusion of walkways, roadways, trails and other means of access.
- Strengthen the University's position as the cultural heart of the district by encouraging retail, restaurant and residential uses with development standards designed to enhance the district's form, character, and function.

Framework

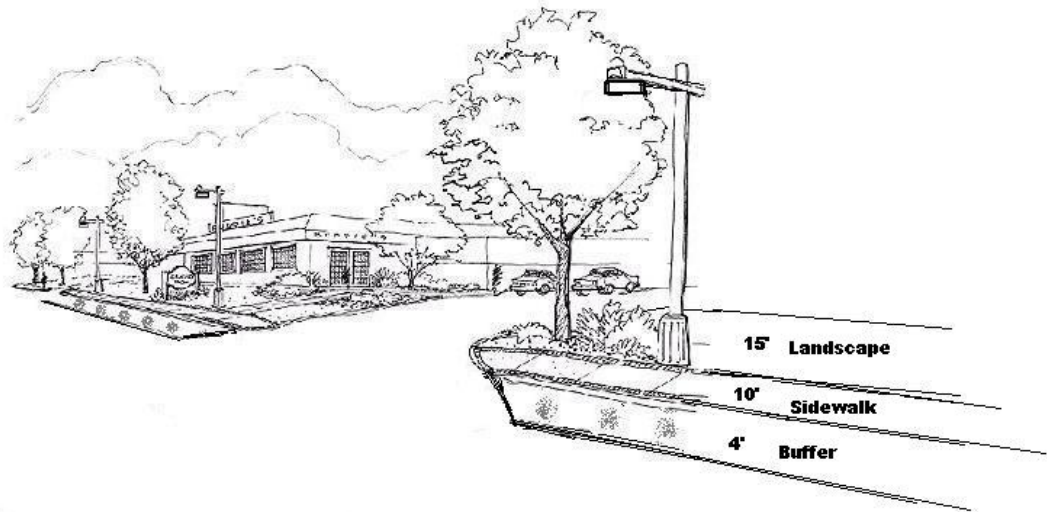
- Provide University Avenue with landscaping, furnishings and public art to enhance the University lifestyle, and provide the district with cohesive design elements that accommodate vehicular, pedestrian and bicycle traffic.
- Ensure that the character of both private and public buildings and structures reflects a sense of permanence and public pride through prominent locations and high quality of design, landscaping, materials and construction.
- Identify and protect sceneries that contribute to the district's character and uniqueness, particularly Bringle Lake.

Development

- In the mixed use areas set out in this plan, the site layout for commercial and for loft, townhome and urban housing developments should encourage buildings to be placed close to the roadway, with parking primarily located to the rear or side of buildings.
- Landscaping must be designed, installed, maintained and replanted to ensure that design objectives and the long-term health of plant materials are achieved.
- Building facades should be consistent with the overall Texas A&M University-Texarkana (TAMU-T) Campus. The facades of large commercial buildings should be designed and detailed in a manner and scale that minimizes their visual impact on the District.
- Implement sign standards to minimize visual clutter while providing clear identity and information.

- Use site design considerations including layout, screening and buffering to minimize negative visual impacts on adjacent properties.

UNIVERSITY DISTRICT DESIGN CONCEPT



(From TAMU- T Campus entrance to University Ave Bridge)

C. Boundary Areas (Refer to UPDD Site Map)

- *Area boundaries.* UPDD development areas are those areas within close proximity to Texas A&M University-Texarkana Campus and the University Corridor from Richmond Road to Summerhill Road, as shown in the attached Boundary Map.
- *Compliance required.* All property within the boundaries of the UPDD shall adhere to the UPDD development standards.
- *Application to develop inside UPDD.* Upon receipt of a request for building permit or subdivision plat within the designated UPDD development area, the applicant will receive a copy of the UPDD development standards and submittal requirements.

D. UPDD Zoning Districts Established

The UPDD is hereby divided into nine (9) zoning districts. The use, height and area regulations as set out herein are uniform throughout each district. The boundaries of the zoning districts set out herein are delineated by the Zoning District Map of the UPDD attached in this document. The nine (9) districts established herein shall be known as:

- 1.) Texas A&M University -Texarkana Campus
- 2.) (Removed from District)
- 3.) Retail and Mixed Uses
- 3A.) Additional Retail and Mixed Uses
- 4.) Bringle Lake and Park
- 5.) Single Family Residential
- 6.) Mixed Use Residential
- 7.) Office and Residential Uses
- 8.) Richmond Road Mixed Use Development
- 9.) Summerhill Road Retail Development
- 10.)Future District Expansion

E. Use Regulations

A church or chapel is allowed in all areas.

- 1.) Texas A&M University -Texarkana Campus:
 - a. Office Use
 - b. Educational buildings
 - c. Public schools
 - d. Food services
 - e. High Density University Housing
 - f. Parking Garages
 - g. Sporting Event Centers
 - h. College or University
- 2.) Removed from District (uses incorporated into area 3 below)
- 3.) Retail and Mixed Uses:
 - a. School, Public
 - b. Bank, Credit Union, or Financial Services
 - c. Food and Beverage Store (No package stores)
 - d. Restaurant or Eateries (No drive-thru service allowed east of bridge)
Roof Top/Patio/Outside Seating Allowed (only along Bringle Lake frontage)
 - e. Office Use
 - f. Mixed uses with ground floor retail, personal services and/or offices, upper floor condominiums.
 - g. Brownstone Condominiums
 - h. Department Stores
 - i. Dry Cleaner Stores with cleaning facilities outside the UPDD
 - j. Civic, Cultural, and Community Facilities
 - k. Medical Clinic (7500 SF max)
 - p. Coffee, Bakery or Confectionary Shop
 - q. Retail and Shops under 10,000 square feet of gross leasable floor area
 - r. Single family homes (site built homes, not modular or industrial/manufactured homes)

- 3A.) Additional Retail and Mixed Uses plus:
 - a. Hotels
 - b. Apartments, Townhomes
 - c. University Housing
 - d. Restaurant or Eateries (drive thru service allowed east of bridge)
 - e. Parking Garages
 - f. Drug store or Pharmacy
 - e. Cinema/ Theatre
- 4.) Bringle Lake and Park
 - a. Nature and Walking/Mountain Biking Trails
 - b. Park Pavilions & Picnic areas
 - c. Playgrounds
 - d. Boat ramps
 - e. Park buildings (including restrooms, maintenance and offices)
- 5.) Single Family Residential:
 - a. Single Family Homes (One Unit per lot, only site built homes no modular or industrial/manufactured homes)
- 6.) Mixed Use Residential: (No apartments, townhomes or duplexes allowed)
 - b. Brownstone Townhome/Condominiums
 - c. Single-Family Homes (One Unit per lot, only site built homes no modular or industrial/manufactured homes)
- 7.) Office and Residential Uses:
 - a. Office Use
 - b. Single-Family Homes (One Unit per lot, only site built homes no modular or industrial/manufactured homes)
 - c. Brownstone townhomes/ condominiums
- 7A.) Additional use:
 - a. Special event venue
 - b. Bed and Breakfast Inn
- 8.) Richmond Road Mixed Use Development:

(All that is allowed in Campus Retail and Mixed Use), Plus:

 - a. Fast Food Eateries
 - b. Gas Stations
 - c. Townhomes (no duplexes, triplexes or apartments)
 - d. Day Care Facility Neighborhood Health Center
 - e. Landscape maintenance business with outdoor display sales and equipment (Ord.#2014-069)
- 9.) Summerhill Road Retail Development

(All that is allowed in Mixed Use Residential), Plus

 - a. Food and Beverage Store (no package store)
 - b. Fast Food Eateries
 - c. Gas Stations
 - d. Offices
 - e. Retail Stores
 - f. Dry Cleaners
 - g. Coffee, Bakery or Confectionary Shop
- 10.) Future Development (Golf Course and Bringle Lake Park property)
 - a. Golf Course
 - b. Golf Course Amenities
 - c. Golf Course Club House with Restaurant and Bar
 - d. Golf Course Club House Gift Shop
 - e. Park green space

F. Building Design

1.) Height Regulations (See University District Map)

In the following Zoning Districts, the maximum height of buildings and structures shall be:

- | | |
|---|--|
| 1. Texas A&M University –Texarkana Campus | No height restriction |
| 2. (Removed from District) | |
| 3. Retail and Mixed Uses | Three stories (35 foot max) |
| 3A.) Additional Retail and Mixed Uses | 6 stories |
| 4. Bringle Lake and Park | Two and one-half stories (35 foot max) |
| 5. Single Family Residential | Two and one-half stories (35 foot max) |
| 6. Mixed Use Residential | Three and one-half stories (40 foot max) |
| 7. Office and Residential Uses: | Two and one-half stories (35 foot max) |
| 8. Richmond Road Mixed Use Development | Three and one-half stories (40 foot max) |
| 9. Summerhill Road Retail Development: | Two and one-half stories (35 foot max) |
| 10. Future Development | Two and one-half stories (35 foot max) |

2.) Architectural Style Requirements

Applicability- All structures/buildings with exception of Single Family Residential within the District shall comply with the standards in this section.

a. Exterior Building Material Requirements

Masonry Requirement - One hundred percent (100%) of the exterior of all buildings (excluding doors and windows) shall be finished in one or more of the following materials:

1. Brick, stone, cast stone, rock, marble and/or granite shall be used in at least 50% of exterior walls of the building.
2. Exterior Insulating Finishing System (EIFS) shall not exceed thirty percent (30%) of any exterior wall of the building, nor be located in the first 10 feet of the structure.
3. Glass with less than twenty percent (20%) reflectance. However, only a maximum of thirty percent (30%) of a building façade may be constructed in glass. Buildings over 3 stories will be allowed to increase glass surface with UPDD Site Plan Approval.
4. Poured-in-place concrete and tilt-wall concrete shall have an integrated color and be textured or patterned. Tilt-wall concrete structures shall include reveals, punch-outs, or other similar surface characteristics and adornments to enhance the façade on at least ten percent (10%) of each façade.
5. Wood, and Concrete board, such as Hardy Plank or other similar material, properly installed may be allowed up to 30% of a façade, excluding all windows, doors, and glass construction materials.
6. Established Chain Restaurants and National Retailers with specific tradedress designs will be allowed with UPDD Site Plan Approval.

b. Architectural Features

The facades of all primary commercial and multi-family structures which face a street shall include the following key architectural features:

1. Classical architectural elements, such as a distinct base, wall, columns and cornice or top.
2. The use of covered walkways, architectural awnings, canopies, or porticos is required along the primary façade.

3. Windows, which may include see-through doors, shall be provided along all facades which face streets.
 4. TAMU-T University is the focal point of the district and designs shall enhance or complement the overall architectural features of the campus.
- c. Roofs
1. Roofline variations are required to reduce the visual scale of buildings, and to create additional interest. The roofs of non-residential and multi-family residential buildings shall include:
 - a) Parapet walls that conceal flat roofs and rooftop equipment from public view at adjacent public streets. Parapet walls shall vary in height, and will include architectural detailing, cornices, moldings, trims, variations in brick coursing, and/or other similar type detailing.
Or at least two of the following elements:
 - b) Overhanging eaves, extending no less than eighteen (18") past the supporting walls.
 - c) Two or more roof slope planes.
 - d) Sloped roofs shall be finished with tile, 30-year or better deep profile composite shingle, metal shingles, slate shingles, or standing seam metal. UPDD Site Plan Approval is required for material color.
 - e) Roof Top Patios.
 2. Single-family residential buildings shall have sloped roofs.
 3. Brownstone Townhomes shall have sloped roofs on 75% of building.
- d. Color
1. All commercial and multiple-family buildings shall comply with the standards in this section.
 - a) Exterior colors shall be low reflectance, subtle, neutral, earth tone or colors compatible with the surrounding area. Some color recommendations are neutral or earth tones such as beige, brown, white, earthy greens and yellows, or colors matching with the University such as a muted red brick.
 - b) The use of high intensity, primary or fluorescent colors is prohibited.
 - c) Established Chain Restaurants with specific tradedress colors will be allowed with UPDD Site Plan Approval.
- e. Retaining Walls:
- Visible:
1. Retaining wall blocks and designs shall consist of the same materials as the building façade. Keystone or gravity stone may also be used in a color palette consistent to the color palette of the façade.
 2. Retaining wall blocks and designs are required to be detailed in the site plan approval process.
- Non-visible:
1. Alternate materials must be approved by the UPDD.

3.) Site Design

a. Building Placement and Site Orientation (Except Single Family Residential)

1. Minimum setbacks from property lines adjacent to University Avenue
 - a) Fifteen (15) foot front yard setbacks
 - b) Ten (10) foot side yard setbacks
 - c) Fifteen (15) foot rear yard setback
1. Minimum setbacks from property lines not adjacent to University Avenue
 - a) Fifteen (15) foot front yard setbacks
 - b) Five (5) foot side yard setbacks
 - c) Five (5) foot rear yard setback
2. Minimum setbacks from property lines adjacent to Bringle Lake
 - a) Fifteen (15) foot front yard setbacks (Facing University)
 - b) Ten (10) foot side yard setbacks

- c) Zero (0) foot rear setback for deck (Lake Side)
- d) Twenty (20) foot rear setback for building (Lake Side)
- 3. Minimum setbacks from property lines for Brownstone Townhome/Condominium:
 - a) Fifteen (15) foot front yard setbacks (Facing University)
 - b) Ten (10) foot side yard setback from end of building cluster. No side yard setback is required between attached buildings.
 - c) Five (5) foot rear yard setback
 - d) A brownstone condominium shall not contain more than 8 dwelling units and shall not exceed two hundred (200) feet in length.
- 4. Buildings not adjacent to the lake should be located as close as possible to the front property line to improve the overall appearance from adjacent streets and provide a strong building wall on either side of street.
- 5. Site layouts on individual lots shall be developed in such a manner that pedestrian connections between buildings both on that lot and between lots within the overall district can be achieved.
- 6. Residential parking areas shall be placed at the side or rear of buildings adjacent to University Avenue to improve the overall appearance from the streets.
- b. Single Family Residential Building Placement and Site Orientation
 - 1. Minimum setbacks from property lines adjacent to University Avenue
 - a) Twenty-Five (25) foot front yard setbacks
 - b) Eight (8) foot side yard setbacks
 - c) Ten (10) foot rear yard setback
 - 2. New Driveways for Residential use must provide an on-site turn-around to prevent backing out onto University Avenue.
- c. Accessory Uses
 - 1. Residential Accessory Buildings are structures allowed only within a residential dwelling unit. These structures shall be of consistent material and color to the primary structure and located in the rear yard only. Accessory buildings shall not exceed 50% of the rear yard. Only one of each type listed below is allowed per lot:
 - a) Storage Building or Shed,
 - b) Free Standing Garage,
 - c) Workshops,
 - d) Gazebos, and
 - e) Pool House
 - 2. Commercial Accessory Buildings shall be of the same material and color of the primary structure.
- d. Lot Regulations

Dwelling Type	Minimum Lot Area per Dwelling Unit (S.F.)	Minimum Lot Width (Feet)	Minimum Lot Depth (Feet)	Lot Coverage
Single Family	12,000	90	100	40%
Duplex	5,000	70	100	40%
Triplex	3,000	70	100	40%
Fourplex	2,500	70	100	50%
Townhouses	1,600	16	100	60%
Apartments/Condominiums	1,800	60	100	60%
Mixed Use Lofts	1000	n/a	n/a	60%
Dorms	550	n/a	n/a	60%
Non-Residential	n/a	n/a	n/a	50%

e. Parking Regulations

1. Parking Space Requirements: It is the intent of the district to be a pedestrian friendly community. In the event of a UPDD parking garage, parking minimums may be decreased. Credit can be given for bike racks.

#	Building Use	Parking Requirements
1	Hotel	1 space per guestroom, 1 space per employee per shift, 1 space per 3 seats in meeting room, (Plus restaurant requirements)
2	Restaurant	1 space per 3 seats, 1 space per employee per shift
3	Retail	1 space per 200 square feet
4	Single Family Residential	2 spaces per unit
5	Multiple Family Residential	1 space per bedroom 1 designated visitor space per 4 units
6	Brownstone Townhome/Condominium	2 spaces per unit 1 designated visitor space per 6 units
7	QSR- Quick Service Restaurants	1 space per 100 square feet

2. Parking Layout and Access Requirements

- a) No On-Street Parking will be allowed on University Avenue.
- b) No parking in grass, yard or landscaped areas.
- c) No Parking Spaces shall be located in front of Multiple Family Residential Units.
- d) Parking space sizes shall be 180 square feet. 2-foot overhangs are allowed where a minimum 5' sidewalk is provided or additional green space.
- e) Compact car off-street parking spaces may account for up to ten (10) percent of the required parking spaces, provided the spaces are permanently designated by sign(s) as being for use by compact cars only. All compact car parking spaces shall be a minimum eight (8) feet in width and a minimum of sixteen (16) feet in depth.
- f) All parking areas shall provide a drive aisle connection to adjoining properties for cross access. Pedestrian connections shall also connect to adjoining properties.
- g) Three public pedestrian access points will be required from University Avenue to the lakefront boardwalk. These points are subject to development location and access shall be required. Maintenance of these boardwalk connections located off of private property will be the City's responsibility.
- h) Required stacking space for drive-through aisles shall be a minimum of 3 vehicles and shall not block parking drive aisles or passageways. Stacking space shall not impair the streetscape of University Avenue.
- i) Parking Areas and driveways shall be concrete with curb and gutter. However, the utilization of other paving materials not immediately adjacent to University Avenue is allowable with UPDD approval.
- j) In areas where sidewalk is not provided adjacent to University Avenue, continuous 10 foot wide concrete sidewalks shall be placed along the entire property frontage.

- k) Installation of bicycle racks and seating benches are encouraged to accommodate pedestrian and bicycle traffic. Installation of bicycle racks and seating benches will offset parking space 1:1 for bicycle racks and 2:1 for seating benches up to a total of two parking spaces.

3. Parking Garage Requirement

- a) Parking spaces for restaurants and businesses may meet requirements by using assigned parking garage spaces.
 - b) Parking deck shall conform to architectural style requirements of the UPDD.
 - c) UPDD lighting requirements must be followed including LED interior lighting or approved equivalent for parking areas.
 - d) It is encouraged that the structure be mixed use with retail space available on the ground level.
- f. Site Drainage
1. All Parking Lot Runoff shall be directed to storm sewer. Any collection of drainage shall be filtered of hydrocarbons before leaving the site. Proper maintenance of the filtration is the responsibility of the property owner.
 2. Lakefront Properties may be allowed to direct runoff towards Bringle Lake. Any discharge towards the lake shall be filtered of hydrocarbons, debris, and harmful chemicals to fish and wildlife. Proper maintenance of the filtration is the responsibility of the property owner.
 3. All drainage calculations, sizing and reporting to City Engineers shall follow City Drainage Ordinance with exceptions as noted in the UPDD.
 4. All Stormwater Pollution Prevention shall be in accordance with the Texarkana MS4 Permit.

4.) Landscaping, Fencing and Screening Requirements

- a. A landscaping plan, including planting and irrigation details, shall be submitted in conjunction with the site plan review process. The landscape plan can either be a separate print or be included on the required site plan print. Minimum information required on the landscape plan shall include:
 - Locations of existing boundary lines, dimensions of the lot or property, proposed and existing utility easements on or adjacent to the lot and location of overhead power lines and any underground utilities.
 - The location of the proposed water faucet(s) or a note indicating the installation of the irrigation system covering the entire lot.
 - A plant schedule listing the botanical and/or common names of all plants and the size of plant material, date, scale, north arrow, name and phone number.
- b. Landscaping shall be required on all developments (Except Single Family Residential) and shall be completed prior to the issuance of the certificate of occupancy.
- c. Tree Preservation
 1. The preservation of existing trees is encouraged throughout the district. No tree over 12" caliper shall be removed in the district without a UPDD approved site plan.
 2. All site plans shall be submitted with a tree survey showing location, size, and type of all trees greater than twelve (12) inches in diameter. Additionally, it shall be indicated on all site plans if these trees are to be retained or removed.
 3. Preservation of trees over 12" caliper shall be given landscaping credits
 - 12"-18" = 10 points
 - 18" - 24" = 15 points
 - 24" and larger = 20 points
- d. Every site adjacent to University Avenue shall include a fifteen (15) foot buffer strip, landscaped and irrigated. The landscape buffer shall consist of trees, shrubs, groundcover, berms, and related elements as specified below. All sidewalks shall be a minimum of four (4) feet in width.

1. One three inch caliper or greater deciduous shade tree per 75 feet of linear frontage along University Avenue.
 - Large shade trees
 - ❖ Red Maple (not silver maple)
 - ❖ White oak
 - ❖ Red oak
 - ❖ Shumard oak
 - ❖ Pin oak
 - ❖ Additional selections must have UPDD approval.
2. A landscape screen with a minimum height of 18 inches and a maximum height of 36 inches (as measured from the finished grade of the parking area) shall be provided in locations where the landscape buffer separates a surface parking area from University Avenue. Landscape screens can be achieved through a combination of the following methods:
 - Shrubbery hedges forming a continuous living screen not to exceed 36 inches in height. Shrubs shall be one or a combination of the following:
 - ❖ Yaupons
 - ❖ Boxwoods
 - ❖ Roses
 - ❖ Yews
 - ❖ Additional selections must have UPDD approval.
 - Earthen berms not to exceed 24 inches in height shall be allowed in conjunction with small planting on top of the berm,
 - Any landscaping shall conform to the required visibility triangles.
- e. Every site adjacent to the Bringle Lake Wilderness Area regardless of zoning use shall include a fifteen (15) foot buffer strip, landscaped and irrigated. The landscape buffer shall consist of trees, shrubs, groundcover, berms, and related elements as specified above in d.
- f. A 10 foot tree landscape buffer and fencing as noted in 5.) e. Screening and Fencing Requirements is required covering 70 % of the buffer area with trees along the property line between Area 5 and Area 7 as shown on the UPDD map and shall also include the southern boundary of Zone 8 and the Southwestern boundary of Zone 8 along the Briarwood Cir. neighborhood through Parcel 6005).
- g. Parking Lot Landscaping:
 1. Landscaped areas in a parking lot shall be contained within the parking area, based on the standards below:
 - One (1) 2” caliper tree and six (6) shrubs shall be planted for each 12 parking spaces.
 - All new trees within a parking lot shall be planted in a landscaped island of at least one hundred and fifty (150) square feet and have a minimum dimension of eight and one-half (8.5) feet. (E.g. 8.5’x18’). However, up to twenty percent (20%) of the required trees may be planted in islands of at least twenty-five (25) square feet and have a minimum dimension of five (5) feet.
- h. Remaining Site Landscaping: (Points will be allowed for landscaping in the ROW)
 1. In addition to the above requirements, landscape plans must earn a minimum of one hundred (100) points by using some or all of the required electives listed below in a project.

• Irrigation System	20 Points
• Drought Tolerant Vegetation (50 sq. ft./min)	10 Points (Max 20 points)
• Grass/groundcover (50 sq.ft/min.)	10 Points (Max 20 points)
• Small Tree (each, see plant list)	5 Points
• Large Tree (each see plant list)	10 Points

- Planter box (each) 5 Points (Max 10 points)
 - Landscape Entry/Exit (Annuals) 10 Points (Max 20 points)
 - Landscape around Signage 10 Points
 - Foundation Planting 10 Points/ Façade Side (Max 20 points)
- i. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning or trimming, fertilizing, weeding, watering and other such activities common to the maintenance of landscaping. Plant materials which die shall be replaced with plant material of similar variety and size within 30 days weather permitting.
- j. No permits shall be issued for building, paving, grading or construction until a qualifying Landscape Plan is submitted. In the event that the proposed project is in a planned development district a landscape plan is required as part of the Site Plan Approval process by the City Council.
- k. Prior to the issuance of a Certificate of Occupancy for any building or structure all landscaping requirements shall be in place. If the Building Official determines that it would be impractical to plant trees, shrubs, grass, or to lay turf, due to the season of the year, a temporary Certificate of Occupancy may be issued. All landscaping required by the landscaping plan must be installed within six (6) months of the date of the issuance of the Certificate of Occupancy or penalties shall be applied.

PLANT LIST (suggested but other plants can be approved if plant zone requirements are met according to the temperature ranges of the Texarkana area)

Large Trees – 30-60 feet:

Oaks - Pin, Shumard, Red, White, Post, Live, Black etc.	Quercus species
Pine- Loblolly	Pinus taeda
Ash	Fraxinus species
Maple Red (No Silver Maples)	Acer species
Bald Cypress	Taxodium distichum
Birches- River, Paper	Betula species
Elms- American, Cedar, Lacebark, Winged	Ulmus species
Southern Magnolia	Magnolia grandiflora
Pistache	Pistacia chinensis

Small (Accent) Trees: 10-20 feet

Redbud	Cercis canadensis
Crape Myrtle (any species)	Lagerstroemia indica
Crab Apple	Malus angustifloia
Hollies- Foster, Nellie R. Stevens, Savannah	Ilex species
Loquat	Eriobotrya japonica
Magnolias- Jane, Little Gem, Saucer, Star, Sweet Bay, Tulip	Magnolia Species
Redbuds- Chinese, Eastern, Mexican, Oklahoma, Texas	Cercis species
Vitex	Vitex agnus-castus
Wax Myrtle	Myrica cerifera
Japanese Maple	Acer palmatum
Dogwood	Cornus Florida

(Bradford Pears not recommended for this district)

Shrubs: 3-8 feet

Dwarf Crape Myrtle	Lagerstroemia indica nana
Yaupon Holly	Ilex vomitoria
Dwarf Yaupon Holly	Ilex vomitoria "Nana"
Foster Holly	Ilex fosteri
Elaeagnus	Elaeagnus species
Fraser's Photinia	Photinia Fraseri
Abelia	Abelia grandiflora
Azaleas	Rhododendron species
Barberries- Crimson Pigmy, Golden, Rose Glow, Wintergreen	Berberis Species
Boxwoods- Harland, Japanese Wintergreen	Buxus species
Cleyera	Ternstroemia gymnanthera
Hollies- Dwarf Burford, Dwarf Chinese Carissa, Helleri	Ilex species
Nandinas- Dwarf, Fire Power, Gulf Stream, Harbour Dwarf	Nandina domestica species
Pittosporum	Pittosporum tobira
Sasanquas	Camelia sasanqua species
Spiraea	Spiraea japonica
Yews	Taxus species
Loropetalum Ruby	Loropetalum Chinense var. rubrum

5.) Screening and Fencing Requirements (Excludes Single Family Residential)

a. Screening of Mechanical Equipment

1. Properties that may be viewed from residential uses, streets, lakefront or public park areas shall screen all roof, ground and wall mounted mechanical equipment (Compressors, duct work, transformers, meters, elevator equipment, etc.) from view at ground level on adjacent properties or public streets or parks.
2. Roof-mounted mechanical equipment shall be shielded from view on four sides, use of dog-house screening prohibited. Screening shall consist of materials consistent with the primary building materials, and may include metal screening or louvers that are painted to blend with the primary building.
3. Screening shall result in the mechanical equipment blending in with the primary building, and not appearing separate from the building.
4. Wall or ground-mounted equipment screening shall be constructed of:
 - a) Planting screens; or
 - b) Brick, stone, or other similar masonry materials; or
 - c) Redwood or cedar pressure treated wood; or
 - d) All fence posts shall be rust-protected metal, concrete-based masonry or concrete pillars.
 - e) A combination of the above.

b. Screening of Outside Storage

1. Outside storage shall be located on the side or rear of the primary building and shall be screened from public view on streets, lakefront or park areas.

2. Outside storage shall be screened with a minimum seven (7) foot tall screen or a screen that is a minimum of one (1) foot above the top of the storage materials, whichever is taller. Screening shall be:
 - a) A masonry wall or other material that is similar to the primary structure.
 - b) A berm.
 - c) A planting enclosure of large evergreen shrubs planted a maximum of four (4) feet apart that shall create a solid screen to a minimum height of seven (7) feet within two (2) years as determined by a registered landscape architect, certified nurseryman or master gardener.
 - d) A combination of the above.
3. Outside storage for a Landscape maintenance business shall be screened with an eight foot fence with construction materials of brick or stone columns (maximum of 20 feet between columns) and a wooden fence stained or painted to compliment the business. Gates for access to the area will match fence materials. (Ord. # 2014-069)

c. Screening of Waste Containers

1. Waste containers shall consist of the following:
 - a) Dumpsters
 - b) Compactors
 - c) Grease Storage
 - d) Recycling Containers
 - e) Composting Areas
 - f) Cardboard Storage
 - g) Crates/ Pallets
2. Waste containers shall be located on the side or rear of the building and screened from public view on streets, lakefront or public park areas.
3. Waste containers shall be located outside of the required building setback areas.
 - a) When adjacent to residentially zoned property, the waste container must be located at least fifty feet (50') away from residential property lines.
 - b) When adjacent to the lakefront, the waste container must be located at least fifty feet (50') away from the northern property line.
4. Waste containers shall be screened on four (4) sides, using an enclosure that is seven (7) feet tall or of a height that is a minimum of one (1) foot above the top of the dumpster, whichever is taller.
 - a) Screening materials shall match the primary masonry structure exterior.
 - b) Gates shall be solid and painted to match the primary structure. Gate materials shall consist of metal, redwood or cedar pressure treated wood. All fence posts shall be rust-protected metal, concrete-based masonry or concrete pillars.
5. Any drainage runoff occurring from dumpster shall be incorporated with overall drainage plan and filtered of pollutants.

d. Screening of Loading and Service Areas

1. Loading and service areas shall be located at the side or rear of buildings. Exception: Lakefront developments shall not have loading docks adjacent to the lake.
2. Loading areas shall be screened from view of any residential uses, streets, lakefront or public park areas.
3. Loading areas shall be enclosed on three sides by a wall not less than eight (8) feet in height.

4. Loading areas shall not be located closer than fifty (50) feet to any single family lot, unless wholly within an enclosed building.
5. Screening materials shall be comprised of a wall that has a similar finish and material to the primary structure.

e. Fencing

1. Fencing shall be required whenever a non-residential development abuts to a single-family and multiple-family residential area. Multiple-family residential areas shall be fenced if adjacent to a single-family residential area. Fencing shall be required when the property is developed and shall be maintained by the property owner.
2. Fencing shall create a solid visual barrier.
3. Fencing materials shall be limited to the following or a combination of the following:
 - Stone, brick, decorative spit faced block masonry, decorative concrete, or other masonry materials.
4. To create a consistent fence line, fencing along that line, shall be similar in material, pattern, and design.
5. Fences shall be a minimum of 7' in height, measured from ground level.
6. Fencing shall not block drainage and shall leave a 2" space between the ground and the fence. Should drainage require additional spacing, sufficient drainage plans and fence elevations must be provided with UPDD site plan approval.

f. Retaining Walls – See Section 2) **Architectural Style Requirements** (e.)

6.) Sign Regulations (Excludes Single Family Residential)

- a. Monument Signage – a permanent ground sign fully supported by the base without the use of poles as the primary support that is constructed out of brick, stone, concrete or similar materials that complement the architecture of the primary structure, across the entire base of the structure.

Building Use	Maximum Height (ft.)	Maximum Copy Area (SF)	Maximum Total Area (including Copy area) SF	# of Signs	Minimum Spacing (ft.)
Commercial, Restaurant, Office or Retail	6	60	90	1 per street frontage	60'
Apartments or high-density residential	6	30	45	1 per street frontage	60'
Multi-tenant, Mixed use development 3 tenants or less	8	80	110	1 per street frontage	60'
Multi-tenant , mixed use development 4 tenants or more	10	120	150	1 per street frontage	100'
Directional	2.5	8	n/a	1 per drive	n/a

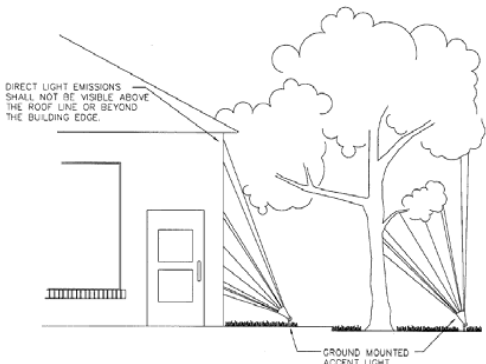
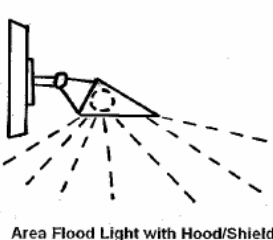
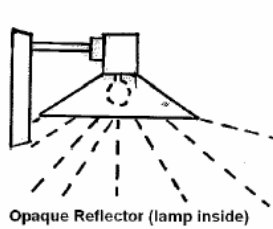
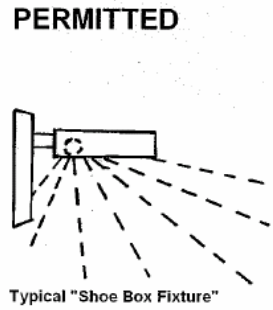
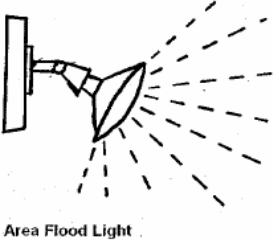
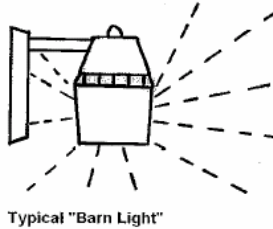
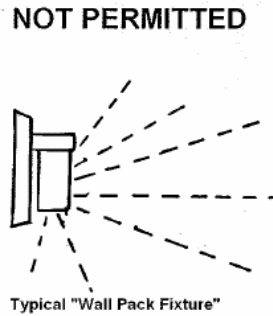
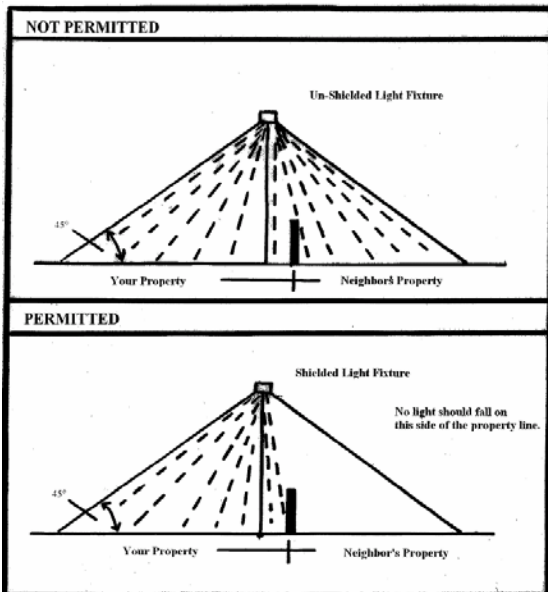
1. Lighting-
 - a) Sign shall be internally lit, or lit by the use of ground lighting incorporated with landscaping (no flood lighting);
 - b) No neon lighting;
 - c) No electronic or changeable messaging; and
 - d) EXCEPTION: each entrance into the UPDD will be allowed one electronic or changeable message sign. This sign will have joint use of the district for advertising purposes.
 2. Location-
 - a) Signs must be located within 30' of ROW;
 - b) Signs shall not block sight distances;
 - c) Signs shall not be inside a ROW; and
 - d) Signs can be located within a city utility easement, but any repairs or damage occurred to signage due to utilities will be at owner's expense.
 3. Name of business and main address must be located on a single tenant sign.
- b. Wall Signage - sign located and attached to the exterior of a building.
1. Attached signs shall not extend above the roof or parapet wall;
 2. Wall signs shall not exceed 150 SF per wall façade. An additional 10 SF of signage will be allowed per 20' in building height over 35' in height;
 3. Lake front signage shall be limited to 30 SF in area; and
 4. Individual letter height shall not exceed 6 feet.
- c. Signs not allowed in district:
1. Off-premise advertising signs;
 2. Banners;
 3. Flags (does not include TAMU-T flags, State of Texas or United States of America Flags);
 4. Inflatable objects;
 5. 3-D imaging;
 6. Streamers or balloons;
 7. Coroplast, stake or placards;
 8. Flashing or arrow signs;
 9. A -frame or sandwich boards;
 10. Writing on windows;
 11. EXCEPTION: On-campus signage is not regulated.

7.) Lighting (Excludes Single Family Residential)

The Intent of the lighting is to enhance amenities, promote safety, and encourage dark skies. In an effort to promote dark skies, excess lighting can be limited by the UPDD.

1. The following standards shall apply to all outdoor lighting:
 1. The use of LED lighting or approved equivalent is required for all outside fixtures in the UPDD;
 2. Structures of pole lighting shall match or complement the street light pole design;
 3. Lighting for parking light poles shall have a maximum of 20 feet;
 4. No flood lighting will be allowed;
 5. Ground lighting or up lighting can be used along parking lots, screening and landscaping areas.
 6. Christmas outdoor lighting will be consistent for the overall UPDD with the same signage restrictions as section 6.
 7. Outdoor lighting shall be hooded, shielded, and aimed downward as shown in the images below, including doorway lighting.
 8. The hood or shield shall mask the direct horizontal surface of the light source. The light shall be aimed to ensure that the illumination is only pointing downward onto the ground surface.

9. All outdoor lighting fixtures shall be designed, installed, located and maintained such that all direct illumination is kept within the boundaries of the fixture owner's property.
10. Ground mounted accent lighting for buildings, directed onto the building
 - a. Direct light emissions shall not be visible above the roof line or beyond the building edge.
 - b. All upward aimed light shall be fully shielded, fully confined from projecting into the sky by eaves, roofs or overhangs, and all fixtures shall be located as close to the building being illuminated as possible.
 - c. All ground mounted accent fixtures shall be permanently fixed such that they are resistant from tampering or redirection of the light source. Ground mounted spotlights shall not be located in such a way as to have the bulb or lamp visible from a pedestrian or vehicular egress.
11. Pedestrian walkway lighting 12 feet or less in height above the adjacent walkway grade may be permitted. This includes lighting applications such as bollards, light fixtures located in retaining and landscape walls, and lighting fixtures located on or within structures utilized for pedestrian safety, for example, stairwell lighting.



8.) Site Plan Approval Process

- a. The site plan approval process will be a review to assure compliance, by a five member panel consisting of the Director of City Planning or Zoning, or his/her designee, the Planning and Zoning Chairman, the City Engineer, or his/her designee, and two citizens of Ward Five who reside in the Texarkana, Texas city limits as shown by the Member Committee Zone Map. (Exhibit "D") The Citizen Members shall serve no more than one consecutive three-year term. The initial term of one citizen member shall be two years, which Citizen Member to be determined by lot or chance. Appointment of the Citizen Members shall be by nomination from the Ward 5 City Council Member then sitting with confirmation by a vote of the City Council.
- b. Site Plan Submittal Requirements for UPDD.
 1. The Site Plan shall be clearly defined and drawn to an appropriate scale to permit accurate review for compliance with UPDD standards.
 2. Two (2) copies of the Site Plan shall be given not to exceed 24" x 36". Site Plan shall be drawn on dimensionally stable reproducible sheets and shall be appropriately drafted at an engineering scale of 1" = 30" or larger.
 3. The following features, as a minimum shall be required on all Site Plans before they will be accepted for review:
 - a) Legal description, address, property lines and dimensions;
 - b) Location, sizes and names of adjacent or included streets, alleys, easements and cross connectivity agreements;
 - c) Location, setbacks, dimensions and square footage of existing/proposed buildings, existing/proposed elevations with finished floor elevation;
 - d) Signage location and detail;
 - e) Location of buildings on adjoining property within 20' of the subject property;
 - f) Location and dimensions of existing/proposed parking spaces, driveways, vehicle maneuvering areas, curb cuts, loading facilities and sight visibility triangle areas;
 - g) Parking calculation table;
 - h) Existing/proposed surfacing, landscape/buffer areas and screening or fencing;
 - i) Location of facilities for refuse disposal with appropriate screening;
 - j) Landscape and irrigation plan;
 - k) Lighting Plan including foot candles and areas affected by the lighting;
 - l) Drainage direction and outfall, filtration device, location type and size of drainage facilities(calculations when necessary);
 - m) Proposed use(s), north arrow, graphic scale and date of plan preparation;
 - n) Floodplain limits, if applicable.
 4. Where not stated in the UPDD, all building codes, drainage ordinances, subdivision platting, and stormwater MS4 will still apply.
 5. If denied, the appeal process for the site plan approval will go to the Planning and Zoning Commission for recommendation to the City Council. The City Council will make the final decision. If Planning and Zoning Commission recommends for denial, a $\frac{3}{4}$ vote of the City Council will be required.
 6. To amend this District, a request will be filed with the Planning and Zoning Commission. If the request is recommended by the Planning and Zoning Commission it will be sent to the City Council.

G.) Penalty

Any person violating or failing to comply with any of the provisions of this Ordinance shall be fined upon conviction not less than five hundred dollars (\$500.00) or more than two thousand dollars (\$2,000.00), and each day any violation or noncompliance continues shall constitute a separate and distinct offense.

H.) Applicability of other City Ordinances

This Ordinance shall take precedence over any other City Ordinance governing the matters contained herein. However, any matter not specifically controlled by this Ordinance shall continue to be governed by any other City Ordinance that may be applicable.

I.) Definitions

- a. Accessory Use - A use subordinate to and incidental to the primary use of the main building or to the primary use of the premises.
- b. Apartment - A room or suite of rooms in a multi-family dwelling or apartment house arranged, designed or occupied as a place of residence by a single-family, individual or group of individuals.
- c. Building - Any structure built for the support, shelter and enclosure of persons, animals, chattels or movable property of any kind. When subdivided in a manner sufficient to prevent the spread of fire, each portion so subdivided may be deemed a separate building.
- d. City Council - The governing body of the City of Texarkana, Texas.
- e. Planning and Zoning Commission - The agency appointed by the City Council as an advisory body to it and which is authorized to recommend changes in the zoning.
- f. Coverage - The percent of a lot or tract covered by the roof or first floor of a building. Roof eaves to the extent of three (3) feet from the walls of a building shall be excluded from coverage computations.
- g. District - A section of the City of Texarkana for which the regulations governing the area, height or use of the land and buildings are uniform.
- h. Dwelling, One-Family - A detached building having accommodations for and occupied by not more than one family, or by one family and not more than three (3) boarders and lodgers.
- i. Dwelling, Two-Family - A detached building having separate accommodations for and occupied by not more than two families, or by two families and not more than three (3) boarders and lodgers.
- j. Dwelling, Multiple-Family - 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.
- k. Dwelling, Brownstone Townhome Condominium—a specific type of family development consisting of single family attached units, typically with 2-4 floors per unit. Exterior façade shall comply with all architectural style requirements of the UPDD.
- l. Dwelling Unit - A building or portion of a building which is arranged, occupied, or intended to be occupied as living quarters and includes facilities for food preparation and sleeping.
- m. Family - Any number of individuals living together as a single housekeeping unit, in which not more than three (3) individuals are unrelated by blood, marriage or adoption.
- n. Height - The vertical distance of a building measured from the finished floor of the front door, to (1) the highest point of the roof's surface if a flat surface, (2) to the deck line of mansard roofs or (3) to the mean height level between eaves and ridge for hip and gable roofs and, in any event, excluding chimneys, cooling towers, elevator bulkheads, penthouses, tanks, water towers, radio towers, ornamental cupolas, domes or spires and parapet walls not exceeding ten (10) feet in height. If the street grade has not been officially established, the average front yard grade shall be used for a base level.

- o. LED Lighting approved equivalent – a metal halide, high pressure sodium or other fixture with the same color temperature range as existing LED street lighting.
- p. Legal Height - The maximum height of a building permitted by any airport zoning ordinance or other ordinance restricting the height of structures.
- q. Living Unit - The room or rooms occupied by a family and must include cooking facilities.
- r. Lot Coverage - The percentage of the total area of a lot occupied by the base (first story or floor) of buildings located on the lot or the area determined as the maximum cross sectional area of a building.
- s. Story - The height between the successive floors of a building or from the top floor to the roof. The standard height for a story is eleven (11) feet, six (6) inches.

**For additional definitions refer to the City of Texarkana, Texas Zoning Ordinance.

This UPDD will be reviewed by the Planning and Zoning Commission and the City Council for amendments no sooner than one (1) year from the date of adoption and every five (5) years thereafter.

**Maps (4) of the District are attached as separate Exhibits
Adopted by Ordinance #052-2012, June 2012
Amended by Ordinance #069-2014, July 14, 2014**

ORDINANCE NO. 052-2012

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY ADDING THE UNIVERSITY PLANNED DEVELOPMENT DISTRICT (UPDD), IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, through a series of public forums, with citizen input, the City of Texarkana, Texas Planning & Zoning Commission has presented the proposed addition of the University Planned Development District (UPDD), as shown in Exhibit "A," to the present Zoning Ordinance, Ordinance No. 127-1970, dated September 14, 1970; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and after holding hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said proposed University Planned Development District (UPDD), the Planning and Zoning Commission of the City of Texarkana, Texas **voted five (5) to one (1) to recommend approval of the addition of the University Planned Development District (UPDD) to the Zoning Ordinance (Ordinance No. 127-1970)** to the City Council of Texarkana, Texas; and

WHEREAS, after consideration of the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that adding **the University Planned Development District (UPDD) to the Zoning Ordinance (Ordinance No. 127-1970)** is in the best interest of citizens and the City's future growth;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-1970, passed and approved on September 14, 1970, be and is hereby further amended and made a part of the Code of Ordinances of said City by Section 30-1 of said Code, by inserting or including any and all provisions necessary to establish **the University Planned Development District (UPDD)**, as shown in Exhibit "A," attached hereto and incorporated herein.

SECTION 2: All Ordinances or parts of Ordinances in conflict herewith are specifically repealed to the extent of such conflict.

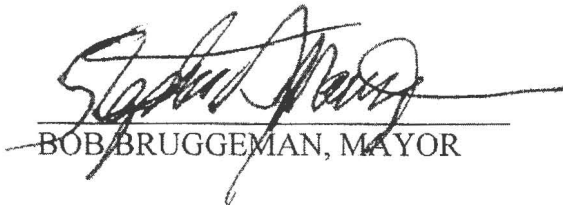
SECTION 3: It is further provided that in case a section, clause, sentence or part of this Ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this Ordinance.

SECTION 4: That a copy of the Zoning Ordinance No. 127-1970, as amended herein, shall be filed and made available to interested citizens in accordance with Sec. 30-1. "Zoning ordinance adopted." of the Code of Ordinance of the City of Texarkana, Texas.

SECTION 5: That the City Secretary be and is hereby directed to publish the caption of this Ordinance for three (3) consecutive days in the Texarkana Gazette within ten (10) days of the passage of this Ordinance, as provided in Article XI, Section 3 of the Charter of the City of Texarkana, Texas.

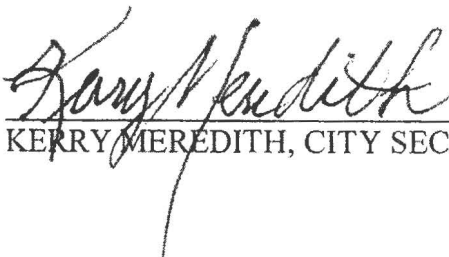
SECTION 6: That this Ordinance, upon publication as provided herein, shall be in full force and effect ten (10) days after its passage and approval.

PASSED AND APPROVED in Special Council Session on this the 11th day of June, 2012.



BOB BRUGGEMAN, MAYOR

ATTEST:



KERRY MEREDITH, CITY SECRETARY

ORDINANCE NO. 2014-069

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY AMENDING THE UNIVERSITY PLANNED DEVELOPMENT DISTRICT (UPDD), SECTION E. 8.) "USE REGULATIONS," "RICHMOND ROAD MIXED USE DEVELOPMENT" BY ADDING 'e. LANDSCAPE MAINTENANCE BUSINESS WITH OUTDOOR DISPLAY SALES AND EQUIPMENT'; PROVIDING FOR PUBLICATION; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the University Planned Development District (UPDD) was approved by Council by Ordinance No. 052-2012 on June 11, 2012; and

WHEREAS, a citizen has requested consideration to add the additional use of a landscape maintenance business with outdoor display sales and equipment in the UPDD; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and after holding hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas **voted by a vote of four (4) to zero (0), with one (1) member abstaining, to recommend for denial to allow the additional use of a landscape maintenance business with outdoor display sales and equipment** to the City Council of Texarkana, Texas; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: That the City Council approves the amendment to the Zoning Ordinance of the City of Texarkana, Texas, by amending the University Planned Development District (UPDD) by adding the following to:

Section E. Use Regulations; 8.) Richmond Road Mixed Use Development;

e. Landscape maintenance business with outdoor display sales and equipment.

and

Section F. Building Design 5.) Screening and Fencing Requirements (b)

3. Outside storage for a Landscape maintenance business shall be screened with an eight foot fence with construction materials of brick or stone columns (maximum of

20 feet between columns) and a wooden fence stained or painted to compliment the business. Gates for access to the area will match fence materials.

SECTION 2: That the City Secretary be and is hereby directed to publish the caption of this Ordinance for three (3) successive days in the Texarkana Gazette within ten (10) days of the passage of this Ordinance, as provided in Article XI, Section 3 of the Charter of the City of Texarkana, Texas.

SECTION 3: That in case a section, clause, sentence or part of this Ordinance shall be deemed or adjudged by a Court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair or invalidate the remainder of this Ordinance.

SECTION 4: That all Ordinances or parts of Ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 5: That this Ordinance, upon publication as provided herein, shall be in full force and effect ten (10) days after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the 14th day of July, 2014.

ATTEST:



JENNIFER EVANS, CITY SECRETARY

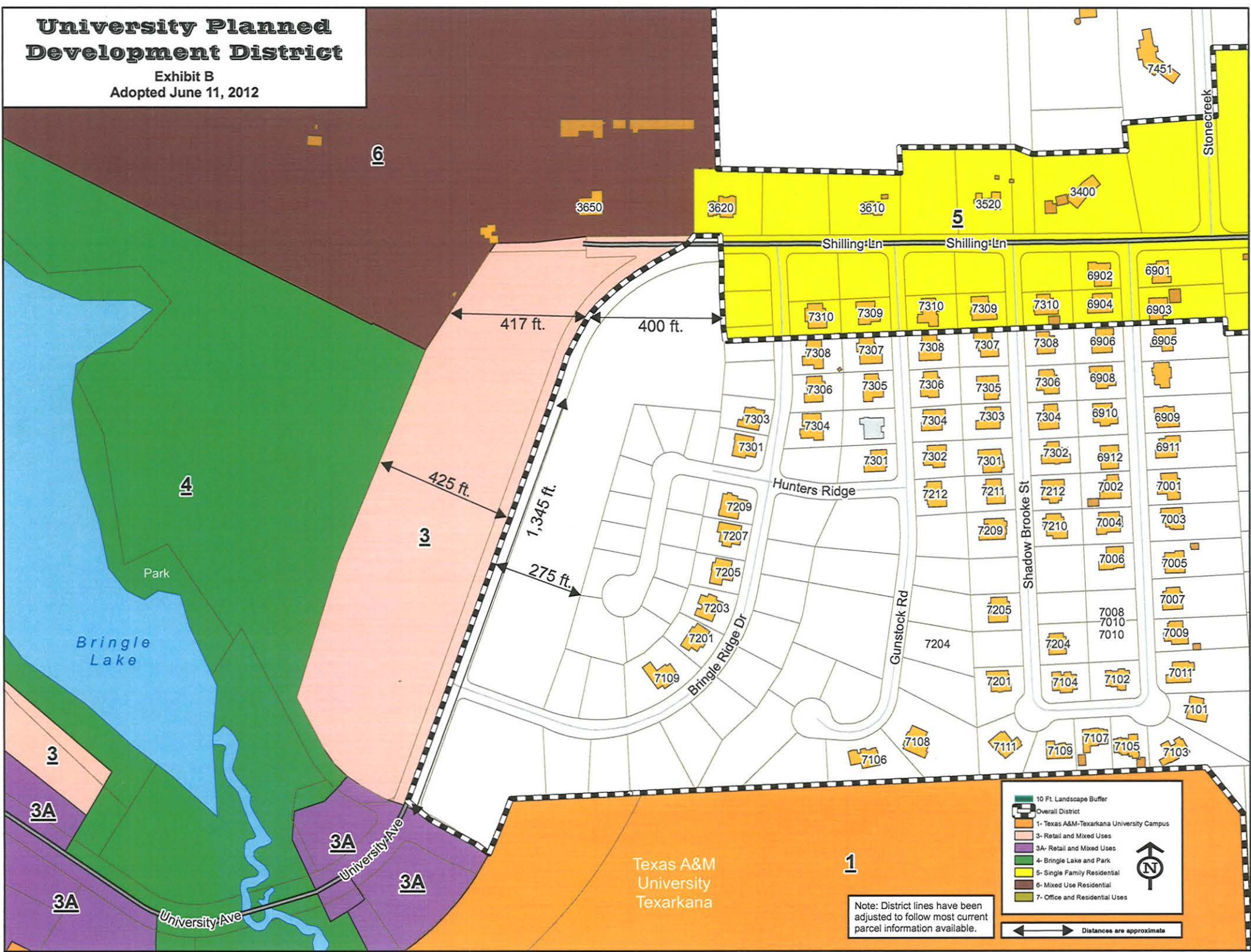


BOB BRUGGEMAN, MAYOR

6:27 p.m.

University Planned Development District

Exhibit B
Adopted June 11, 2012



10 Ft. Landscape Buffer

Overall District

- 1- Texas A&M- Texarkana University Campus
- 3- Retail and Mixed Uses
- 3A- Retail and Mixed Uses
- 4- Bringle Lake and Park
- 5- Single Family Residential
- 6- Mixed Use Residential
- 7- Office and Residential Uses

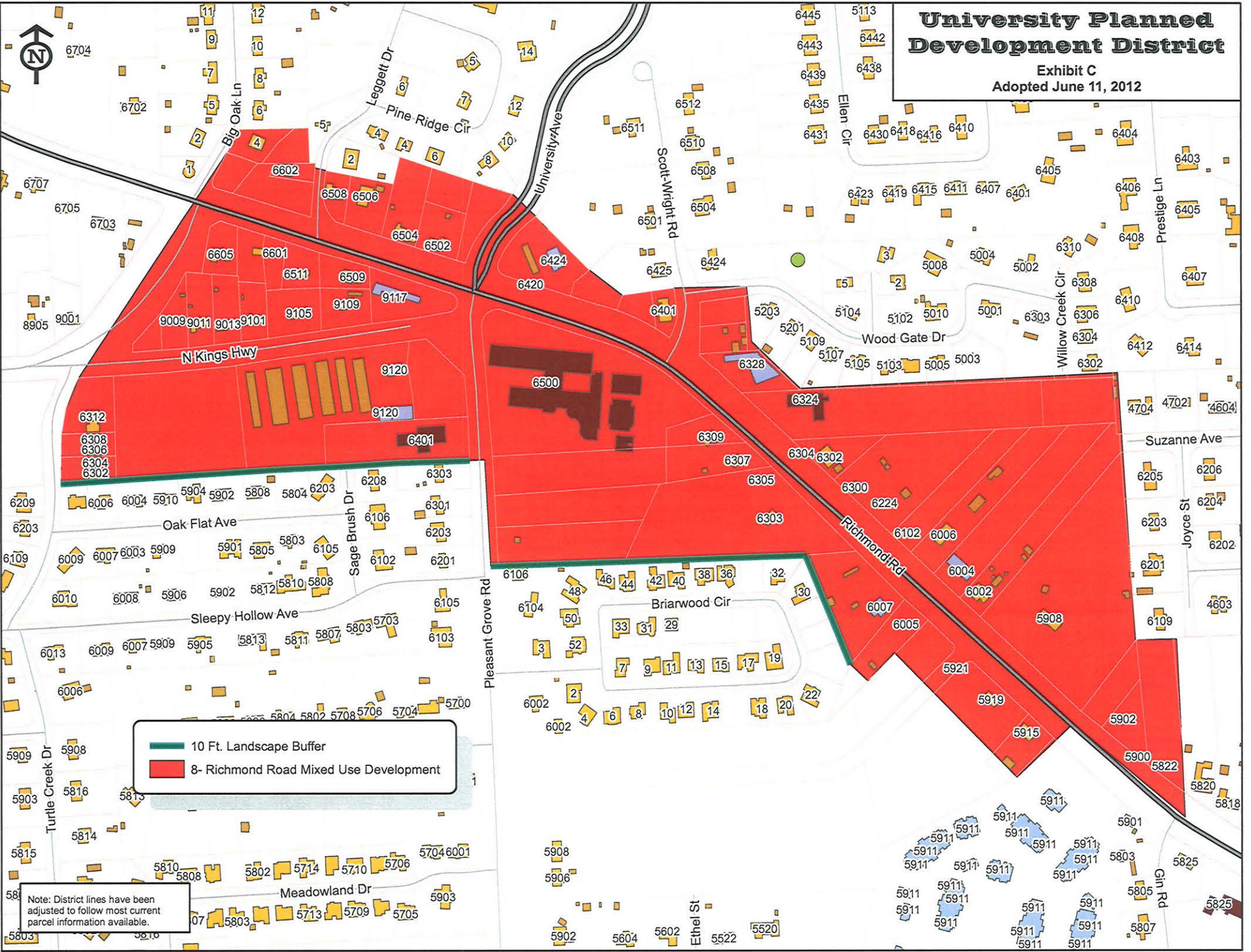


Note: District lines have been adjusted to follow most current parcel information available.

Distances are approximate

University Planned Development District

Exhibit C
Adopted June 11, 2012



10 Ft. Landscape Buffer
8-Richmond Road Mixed Use Development

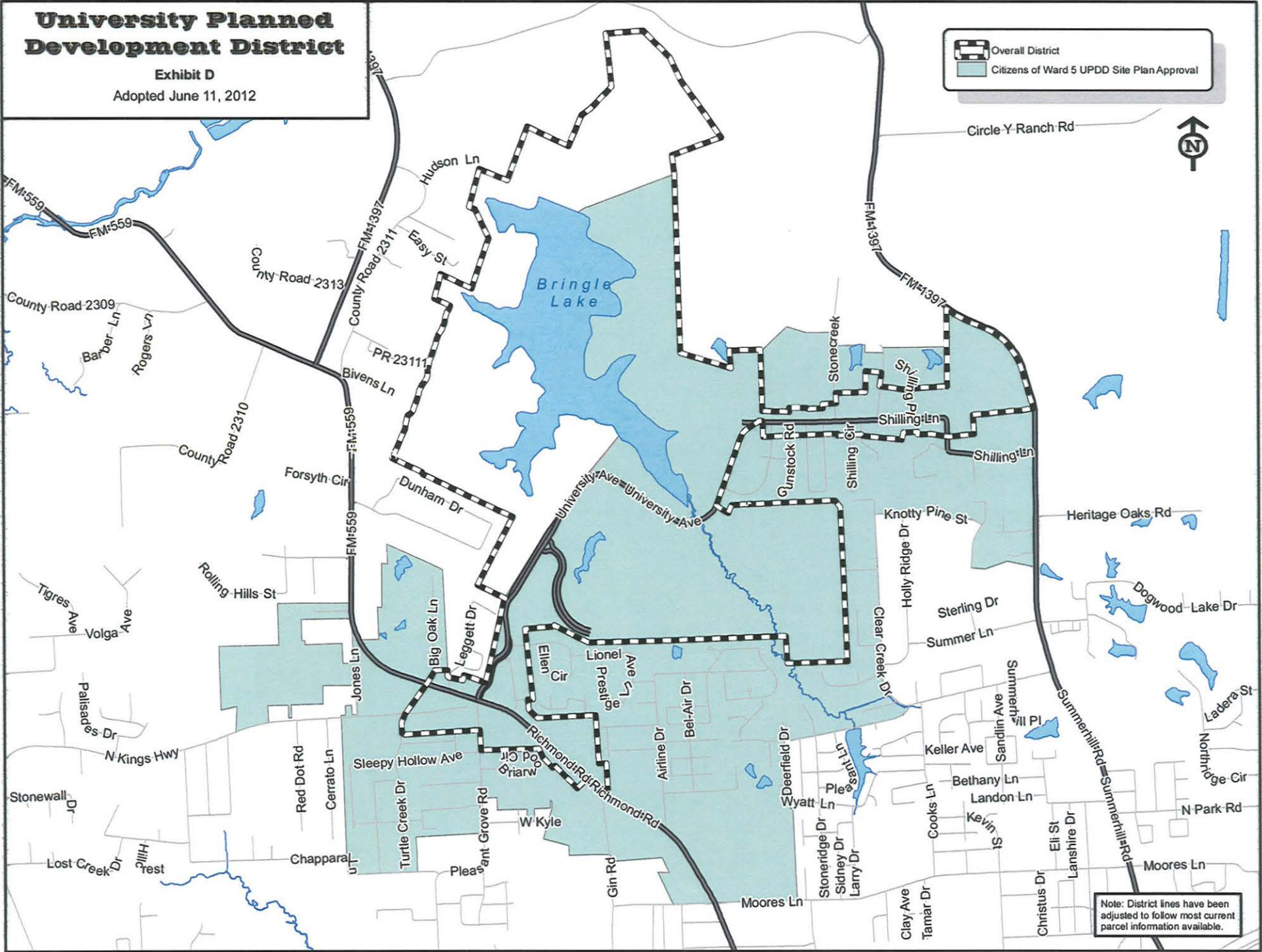
Note: District lines have been adjusted to follow most current parcel information available.

University Planned Development District

Exhibit D

Adopted June 11, 2012

Overall District
Citizens of Ward 5 UPDD Site Plan Approval



University Planned Development District

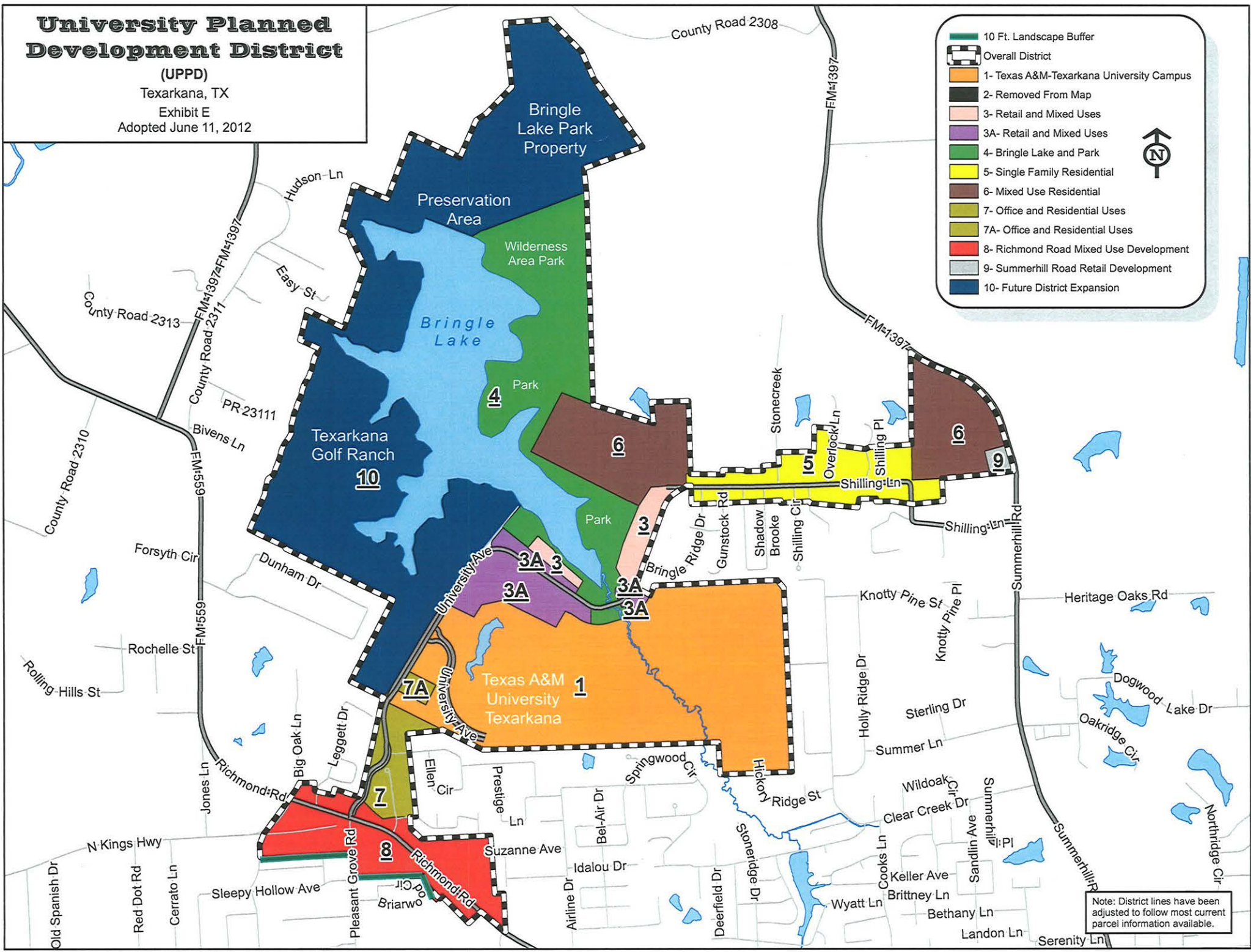
(UPPD)

Texarkana, TX

Exhibit E

Adopted June 11, 2012

- 10 Ft. Landscape Buffer
- Overall District
- 1- Texas A&M- Texarkana University Campus
- 2- Removed From Map
- 3- Retail and Mixed Uses
- 3A- Retail and Mixed Uses
- 4- Bringle Lake and Park
- 5- Single Family Residential
- 6- Mixed Use Residential
- 7- Office and Residential Uses
- 7A- Office and Residential Uses
- 8- Richmond Road Mixed Use Development
- 9- Summerhill Road Retail Development
- 10- Future District Expansion



Note: District lines have been adjusted to follow most current parcel information available.