

CITY OF LAVON

ORDINANCE NO. 2025-01-03

Amendment to Zoning – Organization and Clarification of Uses and Definitions

**AN ORDINANCE OF THE CITY OF LAVON, TEXAS, AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY AMENDING ARTICLE 9.03 ZONING ORDINANCE OF THE CITY OF LAVON CODE OF ORDINANCES TO REVISE DIVISION 2 “DISTRICTS AND ZONING DISTRICT MAP”, SECTION 9.03.032 “PERMITTED USE TABLE”, FIGURE 9.1.2.2 “ZONING USE SUMMARY TABLE” TO ORGANIZE PERMITTED USES AND CONDITIONAL USES INTO A SINGLE LOCATION IN THE ZONING USE SUMMARY TABLE; TO DELETE DUPLICATED PERMITTED USE AND CONDITIONAL USE REFERENCES FROM DIVISION 5 “REGULATIONS APPLICABLE TO RESIDENTIAL DISTRICTS” AND DIVISION 6 “REGULATIONS APPLICABLE TO MIXED USE AND NONRESIDENTIAL DISTRICTS” AND RENUMBER ACCORDINGLY; AND TO AMEND DIVISION 3 “DEFINITIONS”, SECTION 9.03.061 “GENERAL” TO CLARIFY DEFINITIONS REFERENCED IN THE ZONING USE SUMMARY TABLE; PROVIDING A PENALTY; PROVIDING SEVERABILITY, SAVINGS, AND CUMULATIVE/ REPEALER CLAUSES; PROVIDING AN EFFECTIVE DATE; FINDING AND DETERMINING THE MEETING AT WHICH THIS ORDINANCE IS ADOPTED TO BE OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND PROVIDING FOR PUBLICATION.**

**WHEREAS**, the City of Lavon, Texas (hereinafter referred to as “City”) is a Home Rule Municipality operating under the laws of the State of Texas; and

**WHEREAS**, the City Council of the City (the “City Council”), is authorized and empowered by law, in accordance with Chapter 211 of the Texas Local Government Code, to adopt zoning regulations governing the use of land within the City; and

**WHEREAS**, the City Council adopted Chapter 9, Article 9.03 of its Code of Ordinances, the same being the Comprehensive Zoning Ordinance of the City, which governs the use and development of land in the City (the “Zoning Ordinance”); and

**WHEREAS**, the organization of permitted uses and conditional uses into a single location in the Zoning Use Summary Table, deleting duplicated permitted use and conditional use references, and clarifying definitions referenced in the Zoning Use Summary Table is in order; and

**WHEREAS**, this proposed zoning code amendment is in accordance with the adopted comprehensive plan of the City; and

**WHEREAS**, the Planning and Zoning Commission of the City and the City Council, in compliance with the laws of the State of Texas, have given the requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested, and the City Council is of the opinion and finds that said changes would provide for and would be in the best interest of the health, safety, morals and general welfare and should be granted and that the

Zoning Ordinance should be amended.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Lavon, Texas, as follows:

**SECTION 1. Incorporation of Premises.** That all of the above recitals are found to be true and correct and are incorporated into the body of this ordinance as if fully set forth herein.

**SECTION 2. Definitions.** Definitions shall be those contained in the Zoning Ordinance, Division 3. "Definitions", as amended, unless specifically defined herein.

**SECTION 3. Zoning Amendment.** The Zoning Ordinance is hereby amended as established in Exhibit A, which exhibit is incorporated as if fully set forth herein, and all applicable City ordinances and regulations governing except as may be modified by the Ordinance.

**SECTION 4. Compliance Required.** The Property shall be used only in the manner and for the purposes provided for in this Ordinance and the Comprehensive Zoning Ordinance of the City, as amended.

**SECTION 5. Severability Clause.** Should any section, subsection, sentence, clause, or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

**SECTION 6. Savings/Repealing Clause.** All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

**SECTION 7. Penalty.** It shall be unlawful for any person to violate any provision of this Ordinance, and any person violating or failing to comply with any provision hereof shall be fined, upon conviction, in an amount not less than One Dollar (\$1.00) nor more than Two Thousand Dollars (\$2,000.00), and a separate offense shall be deemed committed each day or part of a day during or on which a violation occurs or continues.

**SECTION 8. Open Meeting.** It is hereby officially found and determined that the meeting at which this ordinance was passed was open to the public as required by law, and that public notice of the time, place, and purpose of said meeting was given all as required by Section 551.041 of the Texas Government Code.

**SECTION 9. Publication and Effective Date.** That this Ordinance shall be in full force and effect immediately upon its adoption and its publication as required by law.

DULY PASSED and APPROVED by the City Council of the City of Lavon, Texas, on this 7  
day of January, 2025

Vicki Sanson  
Vicki Sanson, Mayor

ATTEST:

Rae Norton  
Rae Norton, City Secretary



## **EXHIBIT A.**

**Permitted Use Table, Regulations Applicable to Residential Districts,  
Regulations Applicable to Mixed Use and Nonresidential Districts, and  
Definitions (Zoning Amendment)**

**Purpose:**

- To update the Permitted Use Table to include any missing uses reflected in Division 5 and Division 6 of the Code of Ordinances.
- To remove repetitive language from Division 5 and Division 6 of the Code of Ordinances that is currently reflected in the Permitted Use Table.
- To relocate the standards, within the Permitted or Conditional uses section, to the Additional provisions section within each district in Division 5 and Division 6.
- To modify and/or add use definitions to coincide with uses listed in the Permitted Use Table.

**Proposed standards:**

**DIVISION 2 DISTRICTS AND ZONING DISTRICT MAP**

...

**§ 9.03.032 Permitted use table.**

Figure 9.1.2.2

**PERMITTED USE TABLE**

P = Permitted Use

C = Conditional Use

-- = Not Permitted

| RESIDENTIAL USES  | RESIDENTIAL DISTRICTS |      |      |      | NONRESIDENTIAL & SPECIAL DISTRICTS |                |    |
|---|-----------------------|------|------|------|------------------------------------|----------------|----|
|   | A                     | SF-1 | SF-2 | SF-4 | R                                  | M              | B  |
| Single family (SF) detached dwelling                            | P                     | P    | P    | P    | --                                 | P <sup>1</sup> | -- |
| Home based business within a SF dwelling (i.e. home occupation) | P                     | P    | P    | P    | --                                 | P <sup>1</sup> | -- |
| Single family - zero lot line                                   | --                    | --   | --   | --   | --                                 | --             | -- |
| Single family attached - townhomes                              | --                    | --   | --   | --   | --                                 | P <sup>1</sup> | -- |

| RESIDENTIAL USES  | RESIDENTIAL DISTRICTS |      |      |      | NONRESIDENTIAL & SPECIAL DISTRICTS |                |    |
|---|-----------------------|------|------|------|------------------------------------|----------------|----|
|   | A                     | SF-1 | SF-2 | SF-4 | R                                  | M              | B  |
| Duplex  | --                    | --   | --   | --   | --                                 | --             | -- |
| Multi-family dwelling                                   | --                    | --   | --   | --   | --                                 | C              | -- |
| Real estate model home                                  | --                    | C    | C    | C    | --                                 | --             | -- |
| Vertically mixed use multifamily residential and retail | --                    | --   | --   | --   | --                                 | P <sup>1</sup> | -- |

|   |                |                |                |                |    |    |    |
|---|----------------|----------------|----------------|----------------|----|----|----|
| Bed and Breakfast   | --             | --             | --             | --             | -- | C  | -- |
| Manufactured home detached dwelling park of two or more dwellings   | C              | --             | --             | --             | -- | -- | -- |
| Guest house, caretaker or security quarters for SF dwelling   | P              | P              | --             | --             | -- | -- | -- |
| Accessory structure with restrictions   | P              | P              | P              | P              | -- | -- | -- |
| Accessory uses within residential districts (parking garage, swimming pool, hobby shed, tennis court, unlit sports court) | p <sup>2</sup> | p <sup>2</sup> | p <sup>2</sup> | p <sup>3</sup> | -- | -- | -- |

| RETAIL, COMMERCIAL,<br>PERSONAL SERVICE USES  | RESIDENTIAL DISTRICTS |      |      |      | NONRESIDENTIAL &<br>SPECIAL DISTRICTS |                  |                |
|---|-----------------------|------|------|------|---------------------------------------|------------------|----------------|
|   | A                     | SF-1 | SF-2 | SF-4 | R                                     | M                | B              |
| Alcohol: mixed beverage sales (on-premises consumption) <sup>1</sup>                | --                    | --   | --   | --   | P <sup>1,4</sup>                      | P <sup>1,4</sup> | P <sup>4</sup> |
| Alcohol: wine and malt beverage sales (on-premises consumption) <sup>1</sup>        | --                    | --   | --   | --   | P <sup>1,4</sup>                      | P <sup>1,4</sup> | P <sup>4</sup> |
| Alcohol: mixed beverage package store (on- and/or off-premises consumption)         | --                    | --   | --   | --   | C <sup>4</sup>                        | --               | --             |
| Alcohol: wine and malt beverage package store (on- and/or off-premises consumption) | --                    | --   | --   | --   | C <sup>4</sup>                        | --               | --             |
| Amusement establishment   | --                    | --   | --   | --   | C                                     | C                | --             |
| Animal boarding, kennel or shelter  | C                     | --   | --   | --   | --                                    | --               | --             |
| Automobile fueling and gasoline filling station                                     | --                    | --   | --   | --   | C                                     | --               | --             |
| Automobile service establishment  | --                    | --   | --   | --   | C                                     | --               | P              |
| Bakery/confectionery retail establishment   | --                    | --   | --   | --   | C                                     | C                | --             |
| Building material sales   | --                    | --   | --   | --   | C                                     | --               | --             |
| Business service and sales  | --                    | --   | --   | --   | P <sup>1</sup>                        | P <sup>1</sup>   | --             |
| Carwash   | --                    | --   | --   | --   | C                                     | --               | --             |
| Cash and retail lending service establishment                                       | --                    | --   | --   | --   | C <sup>5</sup>                        | --               | --             |
| Commercial greenhouse or nursery (wholesale and retail)                             | C                     | --   | --   | --   | --                                    | --               | --             |
| Commercial stable   | C                     | C    | --   | --   | --                                    | --               | --             |
| Dry-cleaning retail establishment with no processing on site                        | --                    | --   | --   | --   | C                                     | C                | --             |
| Exercise and sports establishment   | --                    | --   | --   | --   | C                                     | C                | --             |
| Financial institution   | --                    | --   | --   | --   | P <sup>1</sup>                        | P <sup>1</sup>   | --             |
| Home and residence services   | --                    | --   | --   | --   | P <sup>1</sup>                        | P <sup>1</sup>   | --             |
| Hotel   | --                    | --   | --   | --   | C                                     | --               | --             |
| Insurance   | --                    | --   | --   | --   | P <sup>1</sup>                        | P <sup>1</sup>   | --             |

| RETAIL, COMMERCIAL,<br>PERSONAL SERVICE USES  | RESIDENTIAL DISTRICTS |      |      |      | NONRESIDENTIAL &<br>SPECIAL DISTRICTS |                |                |
|---|-----------------------|------|------|------|---------------------------------------|----------------|----------------|
|   | A                     | SF-1 | SF-2 | SF-4 | R                                     | M              | B              |
| Medical and state licensed health services  | --                    | --   | --   | --   | P <sup>1</sup>                        | P <sup>1</sup> | --             |
| Merchandise rental  | --                    | --   | --   | --   | C                                     | --             | --             |
| Nursery, garden, landscape material sales   | --                    | --   | --   | --   | C                                     | --             | --             |
| Outdoor, drive-in or drive-thru sales or service activity, including rear yard patios | --                    | --   | --   | --   | C                                     | C <sup>6</sup> | --             |
| Personal services   | --                    | --   | --   | --   | P <sup>1</sup>                        | P <sup>1</sup> | C              |
| Pet grooming and care services  | --                    | --   | --   | --   | C                                     | C              | --             |
| Pharmacy  | --                    | --   | --   | --   | P <sup>1</sup>                        | P <sup>1</sup> | --             |
| Private clubs and organizations (indoor)  | --                    | --   | --   | --   | C                                     | --             | --             |
| Professional service and sales  | --                    | --   | --   | --   | P <sup>1</sup>                        | P <sup>1</sup> | --             |
| Recreational vehicle park of two or more vehicles                                     | C                     | --   | --   | --   | --                                    | --             | --             |
| Real estate   | --                    | --   | --   | --   | P <sup>1</sup>                        | P <sup>1</sup> | --             |
| Restaurant  | --                    | --   | --   | --   | P <sup>1</sup>                        | P <sup>1</sup> | --             |
| Retail sales  | --                    | --   | --   | --   | P <sup>1</sup>                        | P <sup>1</sup> | --             |
| Second-hand/used goods/pawn shop  | --                    | --   | --   | --   | C <sup>5</sup>                        | --             | --             |
| Smoke/tobacco/CBD store   | --                    | --   | --   | --   | C                                     | C              | --             |
| Storage, self-service   | --                    | --   | --   | --   | C                                     | --             | P <sup>1</sup> |
| Tattoo service and similar body artwork   | --                    | --   | --   | --   | C <sup>5</sup>                        | --             | --             |
| Technical service and sales   | --                    | --   | --   | --   | P <sup>1</sup>                        | P <sup>1</sup> | --             |
| Theater   | --                    | --   | --   | --   | C                                     | C              | --             |
| Vapor smoking services  | --                    | --   | --   | --   | C                                     | C              | --             |
| Vehicle display and sales   | --                    | --   | --   | --   | --                                    | --             | --             |
| Vehicle parking garage  | --                    | --   | --   | --   | --                                    | --             | --             |
| Vertically mixed use retail and multifamily residential                               | --                    | --   | --   | --   | --                                    | P <sup>1</sup> | --             |
| Veterinarian service, animal clinic   | C                     | --   | --   | --   | C                                     | C              | --             |



| INSTITUTIONAL & CIVIC USES   | RESIDENTIAL DISTRICTS |      |      |      | NONRESIDENTIAL & SPECIAL DISTRICTS |                |                |
|--|-----------------------|------|------|------|------------------------------------|----------------|----------------|
|  | A                     | SF-1 | SF-2 | SF-4 | R                                  | M              | B              |
| Cemetery or mausoleum  | P                     | P    | P    | --   | --                                 | --             | --             |
| Church or place of worship   | P                     | P    | P    | P    | C                                  | C              | --             |
| Community recreational use   | --                    | C    | C    | C    | --                                 | --             | --             |
| Community swimming pool  | --                    | C    | C    | C    | --                                 | --             | --             |
| Country club   | --                    | C    | C    | C    | --                                 | --             | --             |
| Day care and educational facility - privately-owned  | C                     | C    | C    | C    | P <sup>1</sup>                     | P <sup>1</sup> | --             |
| Educational facility - public  | P                     | P    | P    | P    | --                                 | --             | --             |
| Federal, state or city owned or controlled facilities or utilities                                 | P                     | P    | P    | P    | P <sup>1</sup>                     | P <sup>1</sup> | P <sup>1</sup> |
| Franchise-holding facilities and utilities holding a franchise under the authorization of the city | C                     | C    | C    | C    | --                                 | --             | --             |
| Golf course  | --                    | C    | C    | C    | --                                 | --             | --             |
| Municipal uses   | P                     | P    | P    | P    | P                                  | P              | P <sup>1</sup> |
| Nursing home or assisted living facility   | --                    | --   | --   | --   | --                                 | --             | --             |
| Open Space Preserves   | P                     | P    | P    | P    | P                                  | --             | P <sup>1</sup> |
| Public parks and playgrounds   | --                    | P    | P    | P    | P                                  | --             | P <sup>1</sup> |
| Public recreational facilities   | --                    | P    | P    | P    | P                                  | --             | P <sup>1</sup> |
| Wind energy, utility or telecommunication tower  | C                     | C    | C    | C    | --                                 | --             | --             |

| AGRICULTURAL USES   | RESIDENTIAL DISTRICTS |      |      |      | NONRESIDENTIAL & SPECIAL DISTRICTS |    |    |
|---|-----------------------|------|------|------|------------------------------------|----|----|
|   | A                     | SF-1 | SF-2 | SF-4 | R                                  | M  | B  |
| Animal husbandry, livestock   | P                     | P    | --   | --   | --                                 | -- | -- |
| Crop cultivation, forestry, farming                                     | P                     | P    | --   | --   | --                                 | -- | -- |
| Uses related to animal husbandry and raising of crops on unplotted land | P                     | P    | --   | --   | --                                 | -- | -- |
| Dairy farm  | P                     | --   | --   | --   | --                                 | -- | -- |
| Wholesale plant nursery   | P                     | --   | --   | --   | --                                 | -- | -- |
| Horse stables, riding academies and equestrian boarding                 | P                     | C    | --   | --   | --                                 | -- | -- |

| INDUSTRIAL USES  | RESIDENTIAL DISTRICTS |      |      |      | NONRESIDENTIAL & SPECIAL DISTRICTS |    |                  |
|--|-----------------------|------|------|------|------------------------------------|----|------------------|
|  | A                     | SF-1 | SF-2 | SF-4 | R                                  | M  | B                |
| Alcohol: brewpub (on- and/or off-premises consumption) <sup>1</sup>                        | --                    | --   | --   | --   | C <sup>4</sup>                     | -- | C <sup>4</sup>   |
| Alcohol: manufacturing and distribution (on- and/or off-premises consumption) <sup>1</sup> | --                    | --   | --   | --   | --                                 | -- | C <sup>1,4</sup> |
| Auto, tool or equipment rental   | --                    | --   | --   | --   | --                                 | -- | --               |
| Automobile and truck repairs and service   | --                    | --   | --   | --   | --                                 | -- | P <sup>1</sup>   |
| Commercial cleaning or laundry plant   | --                    | --   | --   | --   | --                                 | -- | --               |
| Data center and software design  | --                    | --   | --   | --   | --                                 | -- | --               |
| Information assembly, broadcasting, carriers   | --                    | --   | --   | --   | --                                 | -- | P <sup>1</sup>   |
| Information data processing  | --                    | --   | --   | --   | --                                 | -- | P <sup>1</sup>   |
| Information distribution, publication, production  | --                    | --   | --   | --   | --                                 | -- | P <sup>1</sup>   |
| Information telecommunication, sellers   | --                    | --   | --   | --   | --                                 | -- | P <sup>1</sup>   |
| Machinery, heavy equipment, truck sales and service  | --                    | --   | --   | --   | --                                 | -- | --               |
| Manufacturing - appliance, instrument, controller  | --                    | --   | --   | --   | --                                 | -- | P <sup>1</sup>   |

RESIDENTIAL DISTRICTS

NONRESIDENTIAL & SPECIAL DISTRICTS

| INDUSTRIAL USES   | A  | SF-1           | SF-2           | SF-4           | R  | M  | B                |
|---|----|----------------|----------------|----------------|----|----|------------------|
| Manufacturing - device, parts, vehicle  | -- | --             | --             | --             | -- | -- | P <sup>1</sup>   |
| Manufacturing - die, tooling, equipment, machinery  | -- | --             | --             | --             | -- | -- | P <sup>1</sup>   |
| Manufacturing - other   | -- | --             | --             | --             | -- | -- | C <sup>1</sup>   |
| Materials bending, cutting, machining, molding, welding   | -- | --             | --             | --             | -- | -- | P <sup>1</sup>   |
| Medical or scientific laboratory  | -- | --             | --             | --             | -- | -- | --               |
| Open storage and open processing operations   | -- | --             | --             | --             | -- | -- | C <sup>1,7</sup> |
| Outside sales and storage   | -- | --             | --             | --             | -- | -- | --               |
| Packaging of parts and materials prev manufactured  | -- | --             | --             | --             | -- | -- | P <sup>1</sup>   |
| Parts assembly, materials sorting prev manufactured   | -- | --             | --             | --             | -- | -- | P <sup>1</sup>   |
| Professional, scientific and technical services   | -- | --             | --             | --             | -- | -- | P <sup>1</sup>   |
| Storage of flammable liquids and materials  | -- | --             | --             | --             | -- | -- | C <sup>1</sup>   |
| Temporary concrete batch plant  | -- | C <sup>8</sup> | C <sup>8</sup> | C <sup>8</sup> | -- | -- | --               |
| Trade contractor office and dispatch  | -- | --             | --             | --             | -- | -- | --               |
| Warehousing and distribution facilities   | -- | --             | --             | --             | -- | -- | P <sup>1</sup>   |
| Wholesale enterprises w/o materials storage and distrib   | -- | --             | --             | --             | -- | -- | P <sup>1</sup>   |
| <p><sup>1</sup> Conducted entirely within the interior of a building.</p> <p><sup>2</sup> Two (2) accessory uses customarily associated with a single family detached dwelling and limited to parking garage, swimming pool, unlit tennis court, unlit sports court, and hobby shed.</p> <p><sup>3</sup> One (1) accessory use customarily associated with a single family detached and limited to parking garage, swimming pool, unlit tennis court, unlit sports court, and hobby shed.</p> <p><sup>4</sup> Selling, storing, dispensing, or otherwise handling of alcoholic beverages for on-premises consumption shall be incidental and secondary to a use on the same premises (ex. hotel, restaurant, winery, etc.), which shall be construed to mean that at least 40 percent of the gross receipts of such business shall be from non-alcohol, food sales, or off-premises consumption. Alcohol-related uses shall meet all requirements for distance as specified in division 10 (use regulations).</p> <p><sup>5</sup> Provided the lot on which a similar establishment is located is more than one thousand (1,000) feet from the location of the proposed use; the one thousand (1,000) foot distance shall be measured between the lots and along the public street.</p> |    |                |                |                |    |    |                  |

<sup>6</sup>Any outdoor, drive-in or drive-through sales or service activity including rear yard patios requires limited service hours and limited noise/entertainment levels and limited hours.

<sup>7</sup> Open storage and open processing operations, including on-site sand and gravel processing and storage, sand blasting or similar uses provided said particulate matter shall not leave the property nor be transported across the boundary property line of the tract on which the use is located.

<sup>8</sup> Temporary concrete batch plants shall be limited to no more than six (6) months, however the limit on the temporary permit may be extended for one (1) additional six (6) month period, by the building official as necessary to complete construction for the project under which the temporary permit was granted; the location of the batch plant is subject to the approval of the building official.

The table does not supersede the zoning ordinance. There may be restrictions for permitted and conditional uses.

Uses not identified as permitted or conditional are prohibited.

### DIVISION 3 DEFINITIONS

#### § 9.03.061 General.

...

Kenel. Any location where four (4) or more dogs or cats aged six (6) months or older and other household pets are bred, trained, sold, or boarded in indoor and outdoor facilities.

Manufacturing-other. Manufacturing processes that bake, blend, coat, dip, draw, distill, extract, extrude, heat, mill, refine, reclaim, recycle, roll and any other manufacturing use not explicitly listed in the Permitted Uses Table herein.

Pet grooming and care services. Any location where four (4) or more dogs or cats aged six (6) months or older and other household pets are groomed, trained, and/or boarded in an indoor facility.

Veterinarian service, animal clinic. Any location where four (4) or more dogs or cats aged six (6) months or older and other household pets are diagnosed and/or treated. Pet boarding in an indoor facility and/or grooming, conducted as a secondary service, are included within this definition.

...

### DIVISION 5 REGULATIONS APPLICABLE TO RESIDENTIAL DISTRICTS

#### § 9.03.111 Agricultural district (A)

...

#### (c) Additional provisions

...

(2) A minimum setback of fifty (50) feet from the property line shall be provided for any agricultural building or structure.

...

(5) Accessory buildings shall be limited to no more than ten percent (10%) of the lot area.

(6) Guest house, caretakers quarters, security quarters shall be a minimum of one thousand two hundred (1,200) square feet, have separate access to a public road or street, and have a minimum of twenty (20) feet front, side and rear yard.

§ 9.03.112 Single Family-1 acre district (SF-1)

...

(c) Additional provisions

...

(2) A minimum setback of fifty (50) feet from the property line shall be provided for any agricultural building, community or neighborhood swimming pool, recreational use, commercial or privately used stable, and wind energy, utility or telecommunication tower, used for noncommercial purposes.

...

(6) One (1) agricultural related accessory building limited to no more than ten percent (10%) of the lot area is permitted.

(7) Guest house, caretakers quarters, security quarters shall be a minimum of one thousand two hundred (1,200) square feet, have separate access to a public road or street, and have a minimum of twenty (20) feet front, side and rear yard.

(9) Commercial or privately used stable structures shall be on a minimum ten (10) acre lot.

(10) Wind energy, utility or telecommunication tower structures, used for noncommercial purposes, shall, in every case, be no less than its height from the property line.

§ 9.03.113 Single family - 2 district (SF-2).

...

(c) Additional provisions

...

(3) A minimum setback of fifty (50) feet from the property line shall be provided for any, cemetery or mausoleum, community or neighborhood swimming pool, recreational use, and wind energy, utility or telecommunication tower, used for noncommercial purposes.

(4) Wind energy, utility or telecommunication tower structures, to be used for noncommercial purposes, shall, in every case, be no less than its height from the property line.

§ 9.03.114 Single family - 4 district (SF-4).

...

(c) Additional provisions

...

(3) Community or neighborhood swimming pool or recreational structures shall be a minimum of twenty (20) feet from a lot, yard or property line.

(4) Privately owned educational and day care facility shall be on a minimum one-acre (43,506 square feet) lot.

(5) Wind energy, utility or telecommunication tower structures, to be used for noncommercial purposes, shall be no less than fifty (50) feet from a lot or property line and in every case no less than its height from a lot or property line

DIVISION 6 REGULATIONS APPLICABLE TO MIXED USE AND NONRESIDENTIAL DISTRICTS

§ 9.03.131 Retail district (R).

...

(b) Area requirements

...

(c) Building placement, orientation and site design

§ 9.03.132 Main Street District (M)

...

(b) Area requirements

...

(c) Building placement, orientation and site design

§ 9.03.133 Business park district (B).

...

(d) Additional provisions

(1) Equipment necessary to the manufacturing process outside of a building shall be screened from the public street and adjoining property.

(2) Manufacturing processes that bake, blend, coat, dip, draw, distill, extract, extrude, heat, mill, refine, reclaim, recycle, roll and any process not identified, shall be conducted entirely within a building and no emission or contaminants shall leave the property. Such process shall meet all permitting requirements of the U.S. Environmental Protection Agency, Texas Commission [on] Environmental Quality and similar regulating federal and state agencies. Waste handling, disposal and pretreatment studies and certifications shall be required for all products, by-products and waste materials produced.

The emission of particulate matter from all sources shall not exceed the level specified by the Texas Commission on Environmental Quality or regulations specified by the Texas Department of Health. Proof that emissions comply with applicable permitting requirements shall be provided to city.