AN ORDINANCE NO. 6106
AMENDING THE ZONING ORDINANCE OF THE CITY OF CORPUS CHRISTI, ADOPTED ON THE
27TH DAY OF AUGUST 1937, AND APPEARING OF RECORD IN VOLUME 9, PAGE 565 OF THE
ORDINANCE AND RESOLUTION RECORD OF THE CITY OF CORPUS CHRISTI, AND ESPECIALLY
AS AMENDED BY ORDINANCE PASSED AND APPROVED BY THE CITY COUNCIL ON MAY 4, 1948,
BEING ORDINANCE NO. 2266, AND AS THEREAFTER AMENDED FROM TIME TO TIME. THIS
ORDINANCE BEING ENTITLED A CORPUS CHRISTI ZONING ORDINANCE; REPEALING ALL
ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH; AND CONTAINING A
SEVERABILITY CLAUSE.

ZONING ORDINANCE
OF
CORPUS CHRISTI, TEXAS

THIS IS A COPY OF ORDINANCE NO. 6106, PASSED BY THE CITY COUNCIL ON MARCH 29, 1961, AS
AMENDED BY ORDINANCE NOS. 6171, 6334, 6412, 6413, 6914, 7068, 7179, 7243, 7251, 7454, 7518, 8027,
8671, 9062, 9643, 10016, 10228, 10466, 10545, 10597, 10672, 10734, 10741, 10864, 10952, 10994, 11026, 11053,
11289, 11319, 11437, 11448, 11752, 11816, 11866, 11885, 11911, 11917, 11943, 11950, 12059, 12290, 12351,
12395, 12402, 12520, 12567, 12941, 13090, 13186, 13553, 13646, 13741, 14001, 14049, 14228, 14394, 14568,
14934, 15578, 15592, 15715, 15961, 15969, 16056, 16081, 16094, 16095, 16107, 16171, 16335, 16379, 16380,
16456, 16857, 16864, 16865, 16965, 16980, 17039, 17041, 17077, 17115, 17126, 17204, 17222, 17248, 17252,
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18778, 18979, 19117, 19169, 19262, 19313, 19429, 19498, 19529, 19733, 19734, 19841, 19842, 19907, 19946,
19968, 20410, 20470, 20471, 20487, 20652, 20782, 20805, 20875, 20986, 21106, 21249, 21250, 21251, 21641,
21767, 22090, 22174, 22381, 22597, 22693, 22851, 23016, 23552, 23612, 23902, 23905, 23932, 23939, 24566,
24567, 24580, 24715, 24773, 25143, 25193, 25322, 25390, 25454, 25534, 25687, 25708, 25902, 25905 AND
26068. THIS ORDINANCE IS A COMPREHENSIVE AMENDMENT TO THE CITY ZONING ORDINANCE
ORIGINALLY ADOPTED ON AUGUST 27, 1937.
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:

SECTION 1. That the Zoning Ordinance of the City of Corpus Christi adopted on the 27th day of August, A.D. 1937, being of record in Volume 9, Page 565 of the Ordinance and Resolution Records of the City of Corpus Christi, Texas, and as thereafter amended from time to time, entitled:


be, and the same is hereby, amended so that it shall be and read as follows:
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NUMBERING SYSTEM

Articles are divided into sections which contain a group of similar regulations. Sections are subdivided into subsections, containing specific regulations or requirements. The first one or two digits in the section number preceding a dash (-) are the same as the number of the article in which the section appears. The first one or two digits following the dash form the number of the section itself. Digits following the first decimal form the number of the subsection. Under this system, Subsection 12 of Section 3, Article 3, would be referred to simply as Section 3-3.12. Subdivisions of subsections follow a second decimal. Insertions by future amendments could be followed by a letter, for example 3-3.12A.
ARTICLE 1. TITLE

This Ordinance shall be known as the Corpus Christi Zoning Ordinance.

ARTICLE 2. PURPOSE

The Zoning Regulations and Districts as herein established have been made in accordance with a Comprehensive Plan for the purpose of promoting Health, Safety, Morals, or the General Welfare of the City of Corpus Christi. They have been designed to lessen congestion in the streets; to secure safety from fire, panic, or other dangers; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements. They have been made with reasonable consideration, among other things, to the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and land and encouraging the most appropriate use of land and buildings throughout the City of Corpus Christi, Texas.

ARTICLE 3. DEFINITIONS

Section 3-1 Words used in the present tense include the future, words in singular number include the plural number, and words in the plural number include the singular; the word “building” includes the word “structure;” the word “shall” is mandatory and not directory. In the interpretation of this Ordinance only, and no other certain terms and words are hereby defined as follows:

3-1.01(a) Accessory Buildings. An accessory building is a subordinate building or a portion of the main building, the use of which is clearly incidental to or customarily found in connection with, and (except as otherwise provided in this Ordinance) located on the same lot as the main building or principal use of the land.

3-1.01(b) Accessory Use. An accessory use is one which is clearly incidental to or customarily found in connection with, and (except as otherwise provided in this Ordinance) on the same lot as the principal use of the premises. When “accessory” is used in the text, it shall have the same meaning as accessory use.

3-1.01(c) Adult Day Care Facility. A facility that provides care or supervision for five or more persons 18 years of age or older who are not related by blood, marriage, or adoption to the owner or operator of the facility, whether or not the facility is operated for profit or charges for the services it offers.

(i) This use may include an outdoor recreation area and separate access from the main building to the recreation area.

(ii) This use must comply with statutory licensing requirements.

(iii) The persons being cared for or supervised under this use may not use the facility as a residence. (Ordinance 23939, 02/08/00)

3-1.02 Alley. A public or private way which is to be used only as a secondary means of access to property abutting thereon.

3-1.02.1 Alternative Mounting Structure. A man-made tree, clock tower, church steeple, bell tower, utility pole, light standard, identification pylon, flagpole, or similar structure, designed to support and camouflage or conceal the presence of telecommunications antennas. (Ordinance 23612, 04/13/99)
3-1.02.1.1 Animal Hospital. A facility where animals or pets are given medical or surgical treatment and are cared for during the time of such treatment.  (Ordinance 24566, 08/28/01)

3-1.02.2 Antenna. A structure or device used to collect or radiate electromagnetic waves, including directional antennas, such as panels, wireless cable and satellite dishes, and omni-directional antennas, such as whip, but not including satellite earth stations.  (Ordinance 23612, 04/13/99)

3-1.02.3 Antenna, Amateur Radio. An antenna used by an amateur radio operator that is less than 50 feet (15 meters) in height and whip antennas less than 4 inches in diameter and less than 10 feet (3 meters) in height.  (Ordinance 23612, 04/13/99)

3-1.02.4 Antenna Array. An arrangement of antennas and their supporting structure.  (Ordinance 23612, 04/13/99)

3-1.02.5 Antenna, Dish. A parabolic or bowl shaped device that receives and/or transmits signals in a specific directional pattern.  (Ordinance 23612, 04/13/99)

3-1.02.6 Antenna, Panel. An antenna which receives and/or transmits signals in a directional pattern.  (Ordinance 23612, 04/13/99)

3-1.02.7 Antenna, Radio and Television Broadcast. An antenna used to broadcast commercial radio and television signals, including digital broadcasts and other digital transmissions, by a licensed radio or television broadcast station.  (Ordinance 23612, 04/13/99)

3-1.02.8 Antenna, Stealth. A telecommunications antenna that is effectively camouflaged or concealed from view.  (Ordinance 23612, 04/13/99)

3-1.02.9 Antenna, Telecommunications. An antenna used to provide a telecommunications service. This excludes lightning rods, private mobile radio systems, amateur radio antennas less than 50 feet (15 meters) in height, whip antennas less than 4 inches in diameter and less than 10 feet (3 meters) in height, and radio and television broadcast antennas.  (Ordinance 23612, 04/13/99)

3-1.02.10 Antenna, Whip. An omni-directional dipole antenna of cylindrical shape which is no more than 6 inches (15 cm) in diameter.  (Ordinance 23612, 04/13/99)

3-1.03 Apartment. An apartment is a living unit or dwelling unit within a multiple-family dwelling structure, a part of a building containing cooking and housekeeping facilities, consisting of a room or suite of rooms, intended, designed, and used as a residence by an individual or a single family.

3-1.04 Apartment Hotel. A building arranged for or containing apartments and individuals guest rooms, with or without housekeeping facilities, and which furnishes services ordinarily provided by hotels, such as maid, bellboy, desk, and laundry service, and may include a dining room with internal entrance and primarily for use of tenants of the building. The building shall not include public banquet halls, ballrooms, or meeting rooms.

3-1.05 Apartment House. Same as “Dwelling, Multiple-family.”

3-1.05.0.1 Assisted living facility. A facility comprised of dwelling units and caring for seven (7) or more individuals that provides primarily nonmedical resident services to individuals in need of personal assistance essential for sustaining the activities of daily living on a 24-hour basis. The facility may contain a common kitchen and dining room.  (Ordinance 024566, 08/28/01)
3-1.05.1 Automotive Repair, Minor. Minor repair or replacement of parts, tires, tubes, or batteries, diagnostic services; minor motor services such as grease, oil, spark plug, or filter changing; tune-ups; emergency road services; replacement of starters; alternators, hoses, belts, and or points; brake or muffler repair, wheel alignment, automobile washing, automobile upholstery, window tinting, state inspections and associated minor repairs; routine servicing of air conditioning systems, or other similar minor repair services. Minor repairs do not include uses listed under Automotive Repair, Major and Heavy.

3-1.05.2 Automotive Repair, Major. General repair or overhaul of engines, air conditioning systems, transmissions, or radiators for motor vehicles, wrecker service; customizing; vehicle steam cleaning; or other similar uses. Major repairs do not include uses listed under Automotive Repair, Heavy.

3-1.05.3 Automotive Repair, Heavy. Repair of bodies, frames, or fenders, painting, undercoating, or rust proofing; impound yards for wrecked vehicles in association with wrecker services; repair of heavy load vehicles such as recreational vehicles, tractor trailers, commercial dump trucks, or transit vehicles; or other similar heavy repair services.

3-1.06 Basement. That portion of a building between floor and ceiling which is wholly or partly below grade, and having more than one-half of its height below grade.

3-1.06.1 Bed and breakfast home (B&B). A private, owner-occupied residence that offers sleeping accommodations to lodgers. Sleeping accommodations shall not exceed five (5) bedrooms and not more than ten (10) lodgers, not including the owner-occupied rooms. Owner-occupied rooms include rooms occupied by people related to the owner. For the purpose of this definition, a lodger means a person who rents a room in a B&B home establishment for fewer than thirty (30) consecutive days. Kitchen and dining facilities may be included to provide meals to guest only; however, no food preparation shall be permitted in guest bedrooms. A bed and breakfast home (B&B) is not a Single-Family Dwelling. (Ordinance 24580, 09/11/01)

3-1.06.2 Bed and breakfast home with special events (B&B/SE). A private, owner-occupied residence that offers sleeping accommodations to lodgers and conducts special events for consideration. Sleeping accommodations shall not exceed five (5) bedrooms and not more than ten (10) lodgers, not including the owner-occupied rooms. Owner-occupied rooms include rooms occupied by people related to the owner. For the purpose of this definition, a lodger means a person who rents a room in a B&B home establishment for fewer than thirty (30) consecutive days. Kitchen and dining facilities may be included to provide meals to guest and for special events held by guests on the premises. However, no food preparation shall be permitted in guest bedrooms. A bed and breakfast home with special events (B&B/SE) is not a Single-Family Dwelling. (Ordinance 24580, 09/11/01)

3-1.06.3 Bed and breakfast inn (B&B inn). A facility that offers sleeping accommodations to lodgers. Sleeping accommodations shall not exceed twelve (12) bedrooms and not more than 24 lodgers. The owner and or operator may live on the premises. For the purpose of this definition, a lodger means a person who rents a room in a B&B inn establishment for fewer than thirty (30) consecutive days. Kitchen and dining facilities may be included to provide meals to guest only; however, no food preparation shall be permitted in guest bedrooms. This term excludes any bed and breakfast home. (Ordinance 24580, 09/11/01)

3-1.07 Boarding House. A building other than a hotel or apartment hotel where, for compensation and by pre-arrangement for definite periods, meals, or lodging and meals are provided for five (5) or more persons, but not exceeding twenty (20) persons.

3-1.08 Breezeway. A structure entirely open except for roof and supporting columns which connect a residence and an accessory building on the same lot.
3-1.09 **Building.** Any structure having a roof supported by columns or walls for the housing or enclosure of persons or property of any kind.

3-1.10 **Building, Height Of.** See “Height of Building.”

3-1.10.1 **Building/Structurally-Mounted Wind Energy Unit.** A small wind energy unit for permanent mounting and operating on a building or other structure. Building or structurally-mounted units may not exceed 10 kW in manufacturer rated power. (Ordinance 028407, 11/10/09)

3-1.11 **Buildable Width.** The width of that part of a lot not included within the open spaces herein required.

3-1.11.1 **Canopy or Marquee.** A roof-like structure of a permanent nature which projects from the wall of a building or structure and overhangs a private or public way.

3-1.12 **Child Care Center.** A building where seven or more children, under fourteen years of age, other than members of the family occupying such building, are taken care of for compensation.

3-1.12.1 **Child Care Home.** A single-family residence where six or less children under fourteen years of age, other than members for the family occupying such residence, are taken care of for compensation.

3-1.13 **Clinic.** An office building or a group of offices for one or more physicians, surgeons, or dentists engaged in treating the sick or injured, but not including rooms for abiding patients.

3-1.14 **Club.** Buildings and facilities owned or operated by a corporation, association, person or persons for a social, educational, or recreational purpose, but not primarily for profit which inures to any individual and not primarily to render a service which is customarily carried on as a business.

3-1.14.1 **Co-location.** A single telecommunications tower and/or site used by more than one telecommunications service provider. (Ordinance 23612, 04/13/99)

3-1.14.2 **Commercial vehicle.** A vehicle licensed as commercial, has a Texas Department of Licensing and Regulations number, and/or has a permanently affixed commercial/business logo. (Ordinance 24566, 08/28/01)

3-1.15 **Commission.** The Planning Commission of the City of Corpus Christi.

3-1.16 **Court.** An open space which may include uncovered parking around which is arranged a single building or a group of related buildings.

3-1.17 **District.** Any section of the City of Corpus Christi within which the zoning regulations are uniform.

3-1.18 **Drive-in Restaurant or Drive-in Grocery.** A grocery or retail food dispensing and eating establishment where patrons are permitted to park cars on the premises and food or drinks are served to patrons in cars.

3-1.19 **Dwelling.** A building or portion thereof designed or used for residential occupancy, including one-family, two-family, or multiple dwellings, but not including boarding and lodging houses, hotels, or tourist courts.
3-1.20  **Dwelling, Single-family.** A dwelling designed and arranged exclusively for the use and occupancy of one family. A bed and breakfast home (B&B) or bed and breakfast home with special events (B&B/SE) is not a Single-Family Dwelling.  (Ordinance 24580, 09/11/01)

3-1.21  **Dwelling, Two-family.** A dwelling designed, arranged, or used exclusively for the use and occupancy of two families living independently of each other.

3-1.22  **Dwelling, Multiple-family.** A dwelling designed, arranged, or used exclusively for the use and occupancy of three or more families living independently of each other. The dwelling structure may include a triplex, apartment, townhouse, condominium, cooperative, high-rise, etc.

3-1.23  **Dwelling Unit.** A room or group of rooms occupied or intended to be occupied as separate living quarters by a single family or other group of persons living together as a household or by a person living alone.

3-1.23.1  **Fall Radius.** The fall area for a wind energy unit is measured by using the total height of the tower as the radius around the center point of the base of the tower.  (Ordinance 028407, 11/10/09)

3-1.24  **Family.**

1. Any number of persons living together in a dwelling unit who are related to another resident of the dwelling by blood, marriage, legal adoption, guardianship, or other legally authorized custodial relationship, and not more than a total of four domestic service providers, caretakers, exchange students, or boarders; or

2. Up to five unrelated persons living in a single dwelling unit constitute a family; or

3. Residents of a community home constitute a family, even if the number of unrelated occupants exceeds the number of occupants otherwise allowed in this definition.

This definition may not be construed to limit the rights of persons with disabilities and their caretakers to occupy a single dwelling under their protected status afforded by the Americans with Disabilities Act and the Federal Fair Housing Act.

**Community Home:** A single dwelling unit on property that has residential zoning that is occupied in compliance with the Texas Community Homes for Disabled Persons Location Act, Chapter 123, Texas Human Resources Code.  (Ordinance 027703, 5/20/08)

3-1.24.1  **Farmers Market.** A farmers market is the retail sale of fresh fruit and vegetables in a farmers market retail sales area as an accessory use to a shopping center.  (Ordinance 23932, 02/08/00)

3-1.24.2  **Farmers Market Retail Sales Area.** An unenclosed area used exclusively as a retail sales use for a farmers market. Where allowed, a farmers market retail sales area must meet the following requirements:

(i) The farmers market must be certified by the Texas Department of Agriculture; must not sell anything except fresh fruits and vegetables; must not conduct any processing for individual portion service; and must comply with all local, state, and federal laws and regulations.

(ii) The farmers market retail sales area shall not encroach upon minimum yards, minimum parking area, or fire lanes;
(iii) The farmers market retail sales area shall be considered as retail sales floor area for purposes of calculating parking, loading, open space, and floor area factors but not for determining street yard.

(iv) The farmers market retail sales area must be within a permanent roofed structure that does not have any walls.

(v) Permanent restroom facilities for employees and customers shall be provided in the shopping center to which the farmers market is an accessory. Restroom facilities shall be within 300 feet of the farmers’ market retail sales area.

(Ordinance 23932, 02/08/00)

3-1.25.1 Fire Lane. An all weather approach or opening through which a fire fighting vehicle may pass with a minimum of interference.

3-1.26 Floor Area Factor. The floor area factor is multiplied by lot area to determine the permitted floor area.

3-1.27 Floor Area.

(a) Commercial, business, and industrial buildings or buildings containing mixed uses: The sum of the gross horizontal areas of several floors of a building measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings, but not including:

(1) Attic space providing headroom of less than seven feet;
(2) Basement space not used for retailing;
(3) Uncovered steps or fire escapes;
(4) Accessory water towers or cooling towers;
(5) Accessory off-street parking spaces; and
(6) Accessory off-street loading berths.

(b) Residential buildings: The gross horizontal areas of the several floors of a dwelling, exclusive of garages, basements and open porches, measured from the exterior faces of the exterior walls.

3-1.28 Frontage.

(a) Street frontage: All of the property on one side of a street between two intersecting streets (crossing or terminating), measured along the line of the street, or if the street dead ends, then all of the property abutting on one side between an intersecting street and the dead end of the street.

(b) Lot frontage: The distance for which the front boundary line of the lot and the street line are coincident.

3-1.28.1 Fueling. Retail sale and dispensing of gas.
3-1.28.2 **Full Food Service.** The preparation and/or serving of any combination of foods. Foods commonly known as appetizers, hor d’oeuvres, and desserts may be available and/or served, but are not recognized as full food service items.

3-1.29 **Garage, Private.** A detached accessory or portion of a main building designed or used for the storage of not more than four (4) motor-driven vehicles of the occupants of the premises that does not exceed 900 square feet or 49 percent of the gross floor area of the main building, whichever is greater. No more than one of the vehicles may be a commercial vehicle, which may not exceed a one-ton capacity. Calculations for determining the area of the private garage shall not include the areas designated as work area, living area, storage area, bathrooms and similar areas. (Ordinance 24566, 08/28/01)

3-1.30 **Garage, Public.** A building or portion thereof, other than a private or storage garage, designed or used or equipping, serving, repairing, hiring, selling, or storing motor-driven vehicles.

3-1.31 **Garage, Storage.** A building, or portion thereof, designed or used exclusively for storage of motor-driven vehicles, and at which motor fuels and oils may be sold without exterior advertising, and where motor-driven vehicles are not equipped, repaired, hired, or sold.

3-1.32 **Grade.**

(a) For buildings having a wall or walls adjoining one street only, the elevation of the sidewalk at the center of the wall adjoining the street.

(b) For buildings having a wall or walls adjoining more than one street, the average elevation of the sidewalk at the center of the walls adjoining the streets.

(c) For buildings having no wall adjoining the street, the average level of the finished surface of the ground adjacent to the exterior walls of the building.

Any wall parallel to, or within ten degrees of being parallel to, and not more than 20 feet from, a street line is to be considered as adjoining the street. Sidewalk grades shall be as established by the Department of Engineering Services.

3-1.32.1 **Grid System.** The transmission and distribution system created to deliver the supply and demand of electricity for consumers. (Ordinance 028407, 11/10/09)

3-1.33 **Guest Quarters (Guest House).** Living quarters within a detached accessory building located on the same premises with the main building for use by temporary guests of the occupants of the premises, such quarters shall not have kitchen facilities or separate utility meters, shall not be rented, and shall not be used as a separate dwelling.

3-1.34 **Heights of Building.** The vertical distance from the grade to the highest point of the coping of a flat roof or to be mean height level between eaves and ridge for gable, hip, and gambrel roofs.

3-1.35 **Hobby Room.** An accessory use carried on by the occupant of the premises in a shop, studio, or other work room purely as a personal enjoyment, amusement, or recreation, provided that the articles produced or constructed in a said shop, studio, or work room are not sold either on or off the premises.

3-1.36 **Home Occupation.** Any occupation or activity which is clearly incidental and secondary to the use of the premises for dwelling purposes and which is carried on wholly within a main building by a member of a family residing on the premises, in connection with which there is no advertising other than an identification sign of not more than one square foot in area placed flat against the building, and no other display or storage of materials or generation of substantial volumes of vehicular or pedestrian traffic or
parking demand or other exterior indication of the home occupation or variation from the residential character of the building; and in connection with which not more than one person outside the family is employed and no equipment used which creates noise, vibration, smoke, dust, odors, heat or glare, any of which is offensive to persons of ordinary sensibility in the neighborhood. When within the above requirements, a home occupation includes the following: (a) Art studio; (b) Dressmaking, (c) Professional office of a doctor, physician, dentist, lawyer, engineer, architect, accountant, salesman, real estate agent, insurance agent; (d) Teaching with musical instruction limited to one or two pupils at a time; however, a home occupation shall not be interpreted to include barber shops, beauty parlors, restaurants, or the conduct of a business involving retail sales, but is intended to include only those personal services which are subordinate to the use of the premises as a dwelling.

3-1.36.1 Horizontal Axis Wind Energy Unit. A wind energy unit that utilizes a generator shaft that is horizontal (parallel) to the ground.  
(Ordinance 028407, 11/10/09)

3-1.37 Hospital. A building or group of buildings, having room facilities for one or more abiding patients, used for providing services for the in-patient medical or surgical care of sick or injured humans, and which may include related facilities such as laboratories, out-patient departments, training facilities, central service facilities, and staff offices, provided, however, that such related facility must be incidental and subordinate to the main use and must be an integral part of the hospital operation.

3-1.38 Hotel. A building in which lodging or boarding and lodging are provided for more than 20 persons primarily transient and offered to the public for compensation and in which ingress and egress to and from all rooms is made through an inside lobby or office supervised by a person in charge at all hours. As such, it is open to the public in contradistinction to a boarding house, a lodging house, or an apartment which are herein separately defined. A hotel may include restaurants, taverns or club rooms, public banquet halls, ballrooms, and meeting rooms.

3.1.38.1 HUD-Code Manufactured Home. “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 of 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 system. The term does not include a recreational vehicle as that term defined by 24 C.F.R. Section 3282.8(g).  
(Ordinance 22851, 02/18/97)

3-1.38.2 Identification Pylon. A permanent ground mounted sign consisting solely of a single monolithic structure used to identify a development.  
(Ordinance 23612, 04/13/99)

3-1.38.3 Kennel. A commercial facility where four or more dogs, cats, or other animals over three (3) months of age are kept, raised, sold, boarded, bred, shown, treated, groomed, but exclusive of animals used for agricultural purposes.  
(Ordinance 24567, 08/28/01)

3-1.39 Loading Space or Loading Berth. A space within the main building or on the same lot, providing for the standing, loading or unloading of trucks, having a minimum dimension of 12 by 35 feet and a vertical clearance of at least 14 feet.

3-1.40 Lodging House. Same as boarding house.

3-1.41 Lot. A parcel of land, which may include one or more platted lots, occupied or intended for occupancy by a use permitted in this Ordinance, including one main building together with its accessory buildings, the yard areas, and parking spaces required by this Ordinance, and having its principal frontage upon a street or upon an officially approved place.
3-1.42 **Lot, Area.** The total horizontal area within the lot lines of the lot.

3-1.43 **Lot, Corner.** A lot abutting upon two or more streets at their intersection.

3-1.44 **Lot, Depth Of.** The distance from the front street line to the rear lot line measured in the mean direction of the side lot lines.

3-1.45 **Lot, Interior.** A lot whose side line or lines do not abut upon any street.

3-1.46 **Lot, Through.** An interior lot having frontages on two streets.

3-1.47 **Lot Width.** The mean distance between side lot lines measured at right angles to the depth of the lot.

3-1.47.1 **Manufactured Home.** “Manufactured home” means a HUD-code manufactured home or a mobile home and collectively means and refers to both. (Ordinance 22851, 02/18/97)

3-1.48 **Marina.** A boat basin or pier with facilities for berthing and securing all types of recreational craft, as well as providing adequate supplies, provisions and recreational, service and fueling facilities.

3-1.48.1 **Mobile Home.** “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. (Ordinance 22851, 02/18/97)

3-1.48.1 **Medium Wind Energy Unit.** A wind energy conversion unit consisting of one wind turbine and designed to supplement other electricity sources for existing buildings or facilities, from which the power generated is used for on-site consumption. A medium wind energy conversion unit has a total rated capacity of 20 kW to 100 kW. (Ordinance 028407, 11/10/09)

3-1.48.2 **Manufactured Home Subdivision.** A subdivision designed and intended for residential use, where residence is permitted in manufactured homes, each being located on a separate lot. Such subdivision may retain a central management and may be operated as a condominium, retaining ownership of streets and common open spaces. (Ordinance 22851, 02/18/97)

3-1.48.3 **Manufactured Home Park.** An area of land on which two or more manufactured homes, being used for living purposes, occupy rental spaces. (Ordinance 22851, 02/18/97)

3-1.48.4 **Mini-storage, enclosed.** A building or group of buildings divided into separate compartments for temporary storage of personal goods. Each compartment may not exceed an area of four hundred (400) square feet. The storage building or buildings shall not exceed one (1) story, fifteen (15) feet in height. (Ordinance 24566, 08/28/01)

3-1.49 **Motel, Motor Court, Motor Hotel or Motor Lodge.** Same as Hotel, except that the building or buildings are designed primarily to serve tourists traveling by automobile and that ingress and egress to rooms need not be through a lobby or office.

3-1.50 **Nonconforming Use.** Any building or land lawfully occupied by a use at the time of passage of this Ordinance or amendment thereto which does not conform after the passage of this Ordinance or Amendment thereto, or subsequent annexation to the City, with the use regulations of the district in which it is situated.
3-1.50.1 **Office, Medical.** A structure in which fifty percent (50%) or more of the offices provide medically related services.

3-1.50.2 **Outside Retail Display.** An unenclosed area used as an accessory use to a primarily retail sales use to display items for sale. When allowed, such area:

1) Shall be limited to ten feet of the retail sales store-front which fronts the front yard;
2) Shall not extend greater than 50% of such retail sales store-front;
3) Shall not encroach upon minimum yard, minimum parking area, or fire lane.

3-1.50.3 **Outside Retail Sales Area.** An unenclosed area used as an accessory use to a primarily retail sales use to accommodate customers and contain items for sale beyond the allowable outside retail display area. This definition does not include outside areas related to the sale or rental of portable buildings, automobiles, boats, boat trailers, motorcycles, HUD-code manufactured homes, or recreational vehicles. Where allowed, outside retail sales areas:

1) Are limited in area to 15% of gross floor area of primary uses of 3,000 square feet or less, to 450 square feet for primary uses over 3,000 square feet and less than 4,500 square feet, and 10% of gross floor area for primary uses over 4,500 square feet;
2) Are required to be screened from view from adjacent properties, including public rights-of-way, with a solid screen of not less than six (6) feet in height and at least as high as the materials being screened except for growing plants;
3) Shall not encroach upon minimum yards, minimum parking area, or fire lanes;
4) Shall be considered as retail sales floor area for purposes of calculating parking, loading, open space and floor area factors but not for determining street yard.

(Ordinance 22851, 02/18/97)

3-1.50.4 **Outside Storage.** An area used for the unenclosed placement of any items for a continuous period in excess of 24 hours, including equipment used primarily off-site, other than outside retail display, outside retail sales, or outside areas related to the sale or rental of portable buildings, automobiles, boats, boat trailers, motorcycles, HUD-code manufactured homes, or recreational vehicles.

(Ordinance 22851, 02/18/97)

3-1.51 **Parking Space, Off-street.** An all-weather surfaced area not in a street or alley and having an area of not less than 180 square feet, exclusive of driveways, permanently reserved for the temporary storage of one automobile and connected with a street or alley by an all-weather surfaced driveway which affords satisfactory ingress and egress for automobiles.

3-1.52 **Premises.** A lot, together with all buildings and structures thereon.

3-1.52.1 **Promotional Event.** A promotional event consists of carnivals, circus or similar temporary amusement enterprise produced for a shopping center, major business, public or semipublic use.

3-1.52.2 **Restaurants with Alcoholic Beverages.** A food service establishment where food is prepared and intended for individual portion service, and includes the site at which individual portions are provided. The term includes any such place regardless of whether consumption is on or off the premises and regardless of whether there is a charge for the food. The term also includes delicatessen-type operations that prepare sandwiches intended for individual portion service. The term does not include private homes.
where food is prepared or served for individual family consumption, retail food stores, the location of food vending machines, and supply vehicles. A feature of the establishment is the retail sale of alcoholic beverages provided the gross receipts from the sale of alcoholic beverages sold by the holder of the alcoholic beverage permit for the establishment are 75 percent or less of the total gross receipts from the premises. Gross receipts will be either the gross sales reportable for sales tax purposes or the gross sales reportable for sales taxes and gross receipts taxes for those establishments paying gross receipts taxes. To ensure compliance with this definition for classification of the establishment as a restaurant, the alcoholic beverage permittee shall provide upon request by a City Code Enforcement Official verified copies of either, 1) the previous quarterly or the previous three monthly sales tax reports and the gross receipts tax reports for the same period, if the permittee pays the gross receipts tax or 2) the previous three months alcohol sales and sales tax information or other information or documents sufficient to determine the percentage of alcohol sales, if the permittee does not pay the gross receipts tax. Failure to provide the documentation requested or accurately maintain required records is prima facie evidence that the establishment is a “Tavern, Lounge, or Bar.” A food service establishment that has been issued a food and beverage certificate by the Texas Alcoholic Beverage Commission shall be deemed a restaurant in compliance with the provisions of this definition. Entertainment may be allowed provided such entertainment is enclosed within the building structure.

(Ordinance 22693, 08/27/96)

3-1.52.2 Rated Capacity. The maximum rated output of electric power production equipment. This output is typically specified by the manufacturer with a “nameplate” on the equipment.

(Ordinance 028407, 11/10/09)

3-1.52.3 Restaurants without Alcoholic Beverages. A food service establishment where food is prepared and intended for individual portion service, and includes the site at which individual portions are provided. The term includes any such place regardless of whether consumption is on or off the premises and regardless of whether there is a charge for the food. The term also includes delicatessen-type operations that prepare sandwiches intended for individual portion service. The term does not include private homes where food is prepared or served for individual family consumption, retail food stores, the location of food vending machines, and supply vehicles. The term includes the sale of nonalcoholic beverages. Entertainment may is allowed providing such entertainment be enclosed within building structure.

(Ordinance 22693, 08/27/96)

3-1.52.4 Rooming House. Same as boarding house.

3-1.53 Servants’ Quarters. An accessory building or portion of the main building located on the same lot as the main building and used as living quarters for servants employed on the premises and not rented or otherwise used as a separate dwelling, and shall not have kitchen facilities or separate utility meters.

3-1.54 Service Station. Any building, structure, or land used for the dispensing, sale, or offering for sale at retail, automotive fuels, oils, or automotive accessories, and containing service bays for minor automotive repair only.

3-1.54.1 Sexually Oriented Business. Sex parlor, nude studio, modeling studio, love parlor, adult bookstore, adult movie theater, adult video arcade, adult movie arcade, adult video store, adult motel, or other commercial enterprise the primary business of which is the offering of a service or the selling, renting or exhibiting of devices or any other items intended to provide sexual stimulation or sexual gratification to the customer.

(Ordinance 22597, 06/11/96)

3-1.54.2 Shopping Center. A group of four (4) or more commercial establishments, planned, developed and managed as a unit.

3-1.55 Sign. The term “sign” shall mean and include every device, structure, frame, letter, figure, character, mark, plane, point, design, picture, stroke, stripe, trademark, or reading matter which is used or intended to be used to attract attention, convey information, identify or advertise any establishment, product, goods or service when the same is placed in view of the off-premises general public. The term sign
shall not include the flag or pennant, or insignia of any state, city, or other political unit, or of any charitable, educational, philanthropic, civic, or religious organization.  (Ordinance 026068, 12/14/04)

3-1.56  **Sign Area.** That area within a line including the outer extremities of all letters, figures, characters and delineations or within a line including the outer extremities of the framework or background of the sign, whichever line includes the larger area. The support for the sign background, whether it be columns, a pylon or a building or part thereof, shall not be included in the sign area. In determining the sign area of a double-faced sign, only one face of said sign shall be counted if said sign faces are parallel and not more than thirty-six (36) inches apart. Supports to any sign shall not bear or support any light or lights on or within such support nor be other than one color which shall be a metallic or neutral color.

3-1.56.1  **Sign, Freestanding.** A sign supported by a structure or structures extending from the ground and not attached to a building. Banners are excluded.

1. **Billboard.** (See Sign, Off-Premise.)

2. **Directional Sign.** An off-premise sign whose content is limited to identification information of a specific property located elsewhere and which tells the location of or route to that property.

3. **Ground Sign.** A low-profile sign which is erected on a vertical framework consisting of two (2) or more uprights, supported by the ground.

4. **Monument Sign.** A sign supported by a solid base or platform to which such sign is affixed forming a sign structure of low profile in nature. The height of a monument sign includes the base.

5. **Pole Sign.** A sign, high profile in nature, which is erected on a vertical framework of one (1) or more uprights, supported by the ground.

6. **Portable Sign.** Any sign designed, constructed or installed to be easily moved from one location to another or reused. This definition includes, but is not limited to, A-frame signs and signs mounted or designed to be mounted upon a trailer, wheeled carriage or other non-motorized mobile structure, with or without wheels.

3-1.57  **Sign, Flashing.** Any illuminated sign on which the artificial or reflected light is not maintained stationary and constant in intensity and color at all times when in use. Any revolving illuminated sign shall be considered a flashing sign.

3-1.57.1  **Sign, Identification.** A sign which does not advertise commodities or services, but displays the name and address of an establishment or development located on the premises and management thereof.

3-1.58  **Sign, Illuminated.** Any sign designed to give forth artificial light, or designed to reflect light from one or more sources of artificial light erected to provide light for the sign.

3-1.58.1  **Sign, Off-premise.** A sign advertising an establishment, merchandise, service, or entertainment which is not sold, produced, manufactured, or furnished on the premise on which it is located.

3-1.58.2  **Sign, On-premise.** A sign which pertains to the use of the premises on which it is located.

3-1.58.3  **Sign, Wall.** A sign attached parallel to and projecting not more than eighteen (18) inches from the wall of the building or structure, and in no case projecting above the height of the building. This definition includes painted and/or illuminated individual letters, cabinet signs, and signs on a mansard roof.
(1) **Banner Sign.** A sign made of fabric or any non-rigid material including flags and pennants other than those enumerated in Section 3-1.55.

3-1.58.4 **Special event.** At a bed and breakfast home with special events (B&B/SE) with a Specific Use Permit (SUP) under Article 25A, a special event includes a baptism, bridal tea, charity fundraiser, corporate banquet, family reunion, graduation party, office party, private dinner party, photo shoot, political fundraiser, quinceañera, reception, wedding, wedding reception, or similar type of functions being held on the premises by a guest who has provided compensation for the use of all or a portion of the premises.

(Ordinance 24580, 09/11/01)

3-1.58.4 **Small Wind Energy Unit.** A wind energy conversion unit designed to supplement other electricity sources for existing buildings or facilities, from which the power generated is used for on-site consumption. A small wind energy conversion unit has a total rated capacity of up to 20 kW.

(Ordinance 028407, 11/10/09)

3-1.59 **Story.** That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above it; or if there be no floor above it then the space between such floor and the ceiling next above it.

3-1.60 **Story, Half.** A space under a sloping roof at the top of the building, the floor of which is not more than two feet below the plate, shall be counted as a half-story when not more than sixty (60) percent of said floor area is used for rooms, baths, or toilets. A half-story containing an independent apartment or living quarters shall be counted as a full story.

3-1.61 **Street.** A public thoroughfare which affords the principal means of access to abutting property.

3-1.62 **Street Line.** A dividing line between lot, tract, or parcel of land and a contiguous street.

3-1.62.1 **Street Setback.** The street setback is the minimum depth required between the property right-of-way (R.O.W.) line and a building or non-exempted structure. Street setbacks are required along any portion of a lot where the property line and street R.O.W. line are the same. In those zoning districts where street setbacks are designated, the street setbacks will be used in lieu of front yard requirements.

3-1.63 **Structure.** Anything, other than a fence, constructed or erected, which requires location on the ground, or attached to something having a location on the ground, including, but not limited to, advertising signs, billboards, poster boards, buildings, poles, water towers, cranes, smokestacks, earth formations and overhead transmission lines.

(Ordinance 23612, 04/13/99)

3-1.64 **Structural Alterations.** Any change in the supporting members of a building, including, but not limited to, bearing walls or partitions, columns, beams or girders, or any substantial change in the roof or in the exterior walls.

3-1.64.1 **Survival Wind Speed.** The maximum wind speed, as designated by the wind energy unit manufacturer, at which a unit, in unattended operation (not necessarily producing power) is designed to survive, without damage to any structural equipment or components of the system, or loss of the ability to function normally.

(Ordinance 028407, 11/10/09)

3-1.64.2 **Taverns, Lounges, or Bars.** A use engaged in the retail sale of alcoholic beverage, for on-premise consumption provided the establishment derives more than 75 percent of the establishment’s gross revenue from the on-premise sale of alcoholic beverages. A tavern, lounge, or bar may include entertainment providing such entertainment is enclosed within the building structure.

(Ordinance 2693, 08/27/96)
3-1.64.2 Telecommunications. The transmission, between or among points specified by the user, of audio and/or visual information of the users choosing, without change in the form or content of the information as sent and received. (Ordinance 23612, 04/13/99)

3-1.64.3 Telecommunications Facility. A telecommunication tower, antennas, and related equipment buildings, but the term also includes antennas and related equipment installed on roof tops. (Ordinance 23612, 04/13/99)

3-1.64.4 Telecommunications Service. The offering of telecommunications for a fee directly to the public, or to such classes of users as to be effectively available directly to the public, regardless of the facilities used. (Ordinance 23612, 04/13/99)

3-1.64.5 TIA/EIA-222. Telecommunications Industry Association/Electronics Industries Association Standard 222, “Structural Standards for Steel Antenna Towers and Antennas Support Structures.” (Ordinance 23612, 04/13/99)

3-1.64.7 Total Unit Height. The distance from the grade to the highest point on the unit or tower, including the vertical length of any extensions, such as the rotor blade:

a. For horizontal axis wind energy units, the distance between the ground and the highest point of the rotor blade in its vertical, upright position;

b. For vertical axis wind energy units, the distance between the ground and the highest point of the shaft. (Ordinance 028407, 11/10/09)

3-1.65 Tourist Court, Auto Court. Same as motel.

3-1.65.1 Tower, Electric Transmission. A self supporting structure in excess of 50 feet (15 meters) in height designed to support high voltage electric lines. This does not include local utility or distribution poles (with or without transformers) designed to provide electric service to individual customers. (Ordinance 23612, 04/13/99)

3-1.65.2 Tower / Turbine, Guyed. Any telecommunications tower or wind energy unit supported in whole or in part by cables anchored to the ground. (Ordinance 028407, 11/10/09)

3-1.65.3 Tower, Height. The distance measured from grade to the highest point of any and all components of the structure, including antennas, hazard lighting, and other appurtenances, excluding lightning rods. (Ordinance 23612, 04/13/99)

3-1.65.4 Tower, Monopole. A self-supporting telecommunications tower which consists of a single vertical pole fixed into the ground and/or attached to a foundation. (Ordinance 23612, 04/13/99)

3-1.65.5 Tower, Self-supporting Lattice. A telecommunications or wind energy unit which consists of an open network of metal braces forming a tower which is usually triangular or square in cross-section. (Ordinance 028407, 11/10/09)

3-1.65.6 Tower, Telecommunications. A self-supporting lattice, monopole, or guyed structure more than twenty feet (6 meters) in height, built primarily to support one or more telecommunications antennas. (Ordinance 23612, 04/13/99)

3-1.65.7 Townhouse/Townhouse Lot. A single-family dwelling unit design as a freestanding structure with a separate wall abutting and attached to an adjoining single-family dwelling unit in a townhouse group. The townhouse group shall be comprised of two and not more than ten contiguous townhouses with abutting walls. Such use shall be developed on a site with the intention of separate lot and dwelling unit ownership.
Definitions

3-1.66 **Trailer** means any of the following:

- **Travel Trailer**: A vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling for travel, recreational and vacation uses.

- **Pickup Coach**: A structure designed to be mounted on a chassis for use as a temporary dwelling for travel, recreational and vacation uses.

- **Motor Home**: A portable, temporary dwelling to be used for travel, recreational, and vacation uses, constructed as an integral part of a self-propelled vehicle.

- **Camping Trailer**: A folding structure, mounted on wheels and designed to be used as a temporary dwelling for travel, recreational and vacation uses.

3-1.67 **Travel Trailer Park**. A parcel of land in which two or more spaces are occupied or intended for occupancy by trailers for transient dwelling purposes.

3-1.67.1 **Truck Stop**. Any premise used for fueling, servicing, repairs, and storage of heavy load vehicles such as tractor-trailers, commercial dump trucks, and transit vehicles which may include facilities such as restaurants, restrooms, coffee and gift shops, weighing facilities, and overnight accommodations.

3-1.67.2 **Underground Shelters**. A structure designed for the protection of humans from nuclear blast, heat or fall-out, the main portion of which is covered by soil and said soil covering does not extend more than two feet above grade; ordinary and usual vents, hatches and other projections from the main portion of said structure are not included in this definition.

3-1.67.3 **Vertical Axis Wind Energy Unit**. A wind energy unit that utilizes a generator and shaft that is positioned vertical (perpendicular) to the ground.

3-1.67.4 **Wind Energy Unit**. A shaft, gearing belt, or coupling utilized to convert the rotation of the surface area into a form suitable for driving a generator, alternator, or other electricity producing device to convert the mechanical energy of the surface area into electrical energy, and the associated, tower, pylon, or other supporting structure, and rotor blades or other device. Wind energy units may consist of several units forming a wind energy system.

3-1.68 **Yard**. An open space, other than a court, on a lot, unoccupied and unobstructed from the ground upward, except as otherwise provided in this Ordinance.

3-1.69 **Yard, Front**. A yard across the full width of the lot extending from the front line of the building to the front street line of the lot.

3-1.70 **Yard, Rear**. A yard extending the full width of the lot between a principal building and the rear lot line. Where there is an alley, the depth of the rear yard may be considered to extend to the centerline of the alley.

3-1.71 **Yard, Side**. A yard on the same lot with the building between the main building and the adjacent side of the lot, and extending from the front yard to the rear yard thereof.

3-1.72 **Yard, Open Space**. Any yard or court area, but not including any areas devoted to automobile circulation or parking area.
ARTICLE 4. GENERAL PROVISIONS, DISTRICTS AND DISTRICT MAPS

Section 4-1 In order to regulate and restrict the location of trades, industries, and the location of buildings erected or altered for specific uses, to regulate and limit the height and bulk of buildings hereafter erected or structurally altered, to regulate and limit population density and the intensity of the use of lot areas and to regulate and determine the areas of yards, courts and other open spaces within and surrounding such buildings, the City of Corpus Christi is hereby divided into districts, of which there shall be 27 in number, known as:

“F-R” Farm-Rural District
“RE” Residential Estate District
“RA” One-family Dwelling District
“R-1A” One-family Dwelling District
“R-1B” One-family Dwelling District
“R-1C” One-family Dwelling District
“R-TH” Townhouse Dwelling District
“R-2” Multiple Dwelling District
“T-1A” Travel Trailer Park District
“T-1B” Manufactured Home Park District
“T-1C” Manufactured Home Subdivision District
“A-1” Apartment House District
“A-1A” Apartment House District
“A-2” Apartment House District
“AT” Apartment-Tourist District
“AB” Professional Office District
“B-1” Neighborhood Business District
“B-1A” Neighborhood Business District
“B-2A” Barrier Island Business District
“B-2” Bayfront Business District
“BD” Corpus Christi Beach Design District
“B-3” Business District
“B-4” General Business District
“B-5” Primary Business District
“B-6” Primary Business Core District
“I-1” Limited Industrial District
“I-2” Light Industrial District
“I-3” Heavy Industrial District

(Ordinance 23939, 02/08/00)

Section 4-2 The boundaries of the various districts as enumerated in Section 4-1 of this Ordinance are hereby established as identified and drawn on the faces of triplicate original zoning district maps of the City of Corpus Christi, Texas, which maps are hereby officially adopted as the Zoning District Maps of the City of Corpus Christi, Texas, with all notations, references, legends, scales, and every detail shown on said maps to be considered as part of this Ordinance as fully and to the same effect as if said zoning district maps, notations, references, legends, scales, and every detail shown on them were fully set forth and described herein. Each of said triplicate original zoning district maps shall bear for identification and authentication the signature of the Mayor of the City and the attestation of the City Secretary, the date of their signatures and the notation, “This Zoning District Map officially adopted by the City Council of the City of Corpus Christi, Texas, by Ordinance No. 6106, passed and approved on the 29th day of March, 1961.”
One of said triplicate original zoning district maps shall remain attached to this amendment of Ordinance No. 760, never to be changed in any respect, and shall be filed with the City Secretary as a permanent record of the City of Corpus Christi, Texas; another of said triplicate original zoning district maps shall be maintained by the Department of Planning of the City and shall be available, as a reference, for the general public during the regular office hours of the Department of Planning; and one of the triplicate original zoning district maps shall also be maintained by the Department of Inspections and Operations of the City for the benefit of the Building Inspection Division of the Department of Inspections and Operations.

It shall be the duty of the Department of Planning of the City to keep the original zoning district maps to be maintained in the Department of Planning and in the Department of Inspections and Operations of the City current at all times, showing on the faces of said maps all changes, amendments, or additions thereto officially authorized by City Council action, noting on such maps the ordinance number and date of passage of each such amendment authorizing any changes or additions.

Section 4-3 Interpretation of District Boundaries.

4.3.01 A district name or letter-number combination shown on the district maps indicates that the regulations pertaining to the district designated by that name or letter-number combination extend throughout the whole area in the municipality bounded by the district boundary lines within which such name or letter-number combination is shown or indicated, except as otherwise provided by this section.

4.3.02 Where uncertainty exists with respect to the boundaries of the various districts as shown on the map accompanying and made a part of this Ordinance the following rules shall apply:

4.3.02.01 In cases where a boundary line is given a position within a street or alley or non-navigable stream, it shall be deemed to be in the center of the street, alley, or stream and if the actual location of such street, alley or stream varies slightly from the location as shown on the district map, then the actual location shall control.

4.3.02.02 In cases where a boundary line is shown as being located a specific distance from a street line or other physical feature, this distance shall control.

4.3.02.03 In cases where a boundary line is shown adjoining or coincident with a railroad, it shall be deemed to be in the center of the railroad right-of-way and distances measured from a railroad shall be measured from the center of the designated mainline track.

4.3.02.04 Where the district boundaries are not otherwise indicated and where the property has been or may hereafter be divided into blocks and lots, the district boundaries shall be construed to be the lot lines, and where the districts designated on the map accompanying and made a part of this Ordinance are bounded approximately by lot lines, said lot lines shall be construed to be the boundary of such districts unless said boundaries are otherwise indicated on the map or by Ordinance.

4.3.02.05 In unsubdivided property, unless otherwise indicated, the district boundary line on the maps accompanying and made a part of this Ordinance shall be determined by the use of the scale contained on such map.

4.3.02.06 All water areas within the corporate limits are considered to be within a zoning district and controlled by applicable district regulations. District boundaries over water areas are located by noted or scaled dimensions, by relation to physical features, by coincidence with the city limit line, or by a straight line projection of the centerlines of streets, as indicated on the district maps. Straight line district boundaries over water areas shall be assumed to continue as straight lines until they intersect with each other or with the city limit line. Unless otherwise designated on the district map, all water areas are included in the “R-1A” One-family Dwelling District.
Section 4-4 Except as hereinafter provided:

4-4.01 No land may be used except for a purpose permitted in the district in which it is located.

4-4.02 No building shall be erected, converted, enlarged, reconstructed, moved, or structurally altered, nor shall any building or part thereof be used except for a use permitted in the district in which the building is located.

4-4.03 No building shall be erected, converted, enlarged, reconstructed, or structurally altered to exceed the height limit herein established for the district in which the building is located.

4-4.04 No building shall be erected, converted, enlarged, reconstructed or structurally altered except in conformity with the area regulations of the district in which the building is located.

4-4.05 No building shall be erected and no building existing at the time of passage of this Ordinance shall be enlarged or structurally altered to the extent of increasing the floor area by 50 percent or more, except in conformity with the off-street parking and loading regulations of the district in which the building is located.

4-4.06 No building shall be erected, converted, enlarged, reconstructed or structurally altered except in conformity with the floor-lot ratio regulations of the district in which it is located.

4-4.07 The minimum yards, parking space, open spaces, including lot area per family, required by this Ordinance or for any building hereafter erected, shall not be encroached upon or considered as required yard or open space for any other building, nor shall any lot area be reduced below the requirements of this Ordinance.

4-4.08 Every building hereafter erected or structurally altered shall be located on a lot as herein defined and, except as hereinafter provided, in no case shall there be more than one main building on one lot.
ARTICLE 4A. “F-R” FARM-RURAL DISTRICT REGULATIONS

Section 4A-1 The regulations set forth in this article, or set forth elsewhere in this Ordinance when referred to in this article, are the regulations in the “F-R” Farm-Rural District. The purpose of this district is:

A. To permit the continued use of the land for agricultural property;
B. To assist in the control of scattered commercial and industrial uses of the land.

Section 4A-2 Use Regulations. A building or premises shall be used only for the following purposes:

(1) Single-family dwellings, other than manufactured homes, for residences of owners and tenants, other members of their families, and their employees. (Ordinance 22851, 02/18/97)

(2) Temporary farm labor camps other than manufactured homes, incident and necessary to the gathering of the crops growing on the premises. (Ordinance 22851, 02/18/97)

(3) Field and truck crops.

(4) Orchards and vineyards.

(5) Greenhouses and nurseries.

(6) Brush land and pasture land.

(7) Livestock ranches, except swine, and guest ranches.

(8) Sale and storage of hay and straw.

(9) Oil and gas wells and appurtenances.

(10) Schools, colleges, churches, public parks, golf courses, and other similar public and semi-public uses.

(11) Home occupations.

(12) Railroad right-of-ways, including a strip of land with tracks and auxiliary facilities for track operations, but not including passenger stations, freight terminals, switching and classification yards, repair shops, roundhouses, power houses, interlocking towers, and fueling, sanding and watering stations.

(13) Telecommunications facility, subject to the limitations in Article 27C. (Ordinance 23612, 04/13/99)

(14) Accessory buildings and uses including but not limited to:

(a) Temporary sales stands for the sale of farm or ranch products produced on the premises, provided only one such stand may be used on each farm or ranch, and shall be located not closer than 30 feet from an adjoining property line, and not less than 40 feet from the roadway.

(b) One temporary non-illuminated sign not to exceed forty (40) square feet in area and not to exceed thirty-five (35) feet in height nor overhang or project into the public right-of-way and pertain only to the products sold at the temporary sales stand or pertaining to such other permitted uses in this district.
(c) Temporary non-illuminated signs pertaining to the lease, hire, or sale of a building or premises on which such sign is located, may not exceed the following parameters:

(Ordinance 25687, 03/30/04)

(1) For properties developed with single-family uses, the sign may not exceed six (6) square feet, including rider signs, and in addition allow the use of one letter-sized flyer box per premise. Only one sign per street frontage is allowed.

(2) For undeveloped properties containing not less than three (3) acres and not more than five (5) acres, the sign may not exceed a height of eight (8) feet and a sign area of sixteen (16) square feet. Only one sign per street frontage is allowed. The use of one letter-sized flyer box per premise is permitted.

(3) For undeveloped properties exceeding five (5) acres, the sign may not exceed a height of eight (8) feet and a sign area of 32 square feet. Only one sign per street frontage is allowed. The use of one letter-sized flyer box per premise is permitted.

For the purposes of this section, street frontage includes frontage along a canal or a golf course.

(15) If approved as a Specific Use Permit (SUP) under Article 25A, a bed and breakfast home (B&B) or bed and breakfast home with special events (B&B/SE). (Ordinance 24580, 09/11/01)

Section 4A-3 Parking Regulations. The parking regulations for permitted uses are contained in Article 22 of this Ordinance. For temporary sales stands permitted in this district, there shall be a minimum of five (5) off-street parking spaces provided and so arranged that ingress and egress to such spaces are from driveways approved by the Traffic Engineer of the City of Corpus Christi.

Section 4A-4 Off-street Loading Regulations. The off-street loading regulations for permitted uses are contained in Article 23. For any use not contained in Article 23, no off-street loading regulations apply except that loading and unloading shall take place off any public right-of-way.

Section 4A-5 Area Regulations. The lots in this area shall have an area of five (5) acres or more.

Section 4A-6 Supplementary height and area regulations are contained in Article 27.
ARTICLE 4B. “RE” RESIDENTIAL ESTATE DISTRICT REGULATIONS

Section 4B-1 The regulations set forth in this article, or set forth elsewhere in this ordinance when referred to in this article, are the regulations in the “RE” Residential Estate District. The purpose of this district is to provide for single-family residential development of a spacious character together with the related recreational facilities normally required to provide an orderly, attractive and spacious residential living environment. This district also provides for those agricultural uses which are compatible and in harmony with a lower density residential living environment, which area is subject to conditions that are normally detrimental to “R-1B” District density.

Section 4B-2 Use Regulations. A building or premises shall be used only for the following purposes:

1. Single-family dwellings other than manufactured homes. (Ordinance 22851, 02/18/97)
2. Field and truck crops.
3. Orchards and vineyards.
4. Greenhouses and nurseries.
5. Storage of hay and stables for horses.
6. Oil and gas wells and appurtenances.
7. Public parks, golf courses, driving ranges and other similar public and semi-public uses.
8. Railroad rights-of-way, including a strip of land with tracks and auxiliary facilities for track operations, but not including passenger stations, freight terminals, switching and classification yards, repair shops, roundhouses, power houses, interlocking towers, and fueling, sanding and watering stations.
9. Temporary buildings, the uses of which are incidental to construction operations or sale of lots during development being conducted on the same or adjoining tract or subdivision and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of two years, from the time of erection of such temporary buildings, whichever is sooner.
10. Accessory buildings and accessory uses including, but not limited to, private garages, servants’ quarters, guest houses, swimming pools, home barbecue grills, storage, and off-street parking and loading spaces.
11. Telecommunications facility, subject to the limitations in Article 27C. (Ordinance 23612, 04/13/99)
12. If approved as a Specific Use Permit (SUP) under Article 25A, a bed and breakfast home (B&B) or bed and breakfast home with special events (B&B/SE). (Ordinance 24580, 09/11/01)
13. Temporary nonilluminated signs pertaining to the lease, hire, or sale of a building or premises on which such sign is located, may not exceed the following parameters: (Ordinance 25687, 03/30/04)
   (a) For properties developed with single-family uses, the sign may not exceed six (6) square feet, including rider signs, and in addition allow the use of one letter-sized flyer box. Only one sign per street frontage is allowed.
   (b) For undeveloped properties containing not less than three (3) acres and not more than five (5) acres, the sign may not exceed a height of eight (8) feet and a sign area of sixteen (16) square feet. Only one sign per street frontage is allowed. The use of one letter-sized flyer box per premise is permitted.
(c) For undeveloped properties exceeding five (5), the sign may not exceed a height of eight (8) feet and a sign area of 32 square feet. Only one sign per street frontage is allowed. The use of one letter-sized flyer box per premise is permitted.

For the purposes of this section, street frontage includes frontage along a canal or a golf course.

**Section 4B-3 Parking Regulations.** The parking regulations for permitted uses are contained in Article 22.

**Section 4B-4 Off-Street Loading Regulations.** The off-street loading regulations for permitted uses are contained in Article 23.

**Section 4B-5 Height, Area and Bulk Regulations.** Height, area, and bulk requirements are set forth in the Chart of Article 24.

**Section 4B-6 Supplementary height, area and bulk regulations are contained in Article 27.**
ARTICLE 4C. “RA” ONE-FAMILY DWELLING DISTRICT REGULATIONS

Section 4C-1 The regulations set forth in this article or set forth elsewhere in this Ordinance when referred to in this article, are regulations in the “RA” One-family Dwelling District. The purpose of this district is to provide for single-family residential development of relatively spacious character together with public recreational facilities and accessory uses, as may be necessary or are normally compatible with residential surroundings.

Section 4C-2 Use Regulations. A building or premises shall be used only for the following purposes:

(1) Truck garden, orchard, or nursery for growing or propagation of plants, trees and shrubs, but not including the raising for sale of birds, bees, rabbits, or other animals, fish or other creatures to such an extent as to be objectionable to surrounding residences by reason of odor, noise, or other factors, and provided no retail or wholesale business office or store is maintained on the premises.

(2) Single-family dwellings other than manufactured homes. (Ordinance 22851, 02/18/97)

(3) Home occupations.

(4) Public utility installations for sewer, water, gas, electric, and telephone mains and incidental appurtenances.

(5) Public parks, playgrounds, golf courses, (except miniature golf courses, putting green, driving ranges and similar activities operated as a business), nonprofit, nongovernmental public recreation, and community buildings.

(6) Railroad rights-of-way, including a strip of land with tracks and auxiliary facilities for track operations, but not including passenger stations, freight terminals, switching and classification yards, repair shops, roundhouses, power houses, interlocking towers, and fueling, sanding and watering stations.

(7) Shell dredging in water submerged areas.

(8) Temporary buildings, the uses of which are incidental to construction operations or sale of lots during development being conducted on the same or adjoining tract or subdivision and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of two years from the time of erection of such temporary buildings, whichever is sooner.

(9) Temporary non-illuminated signs pertaining to the lease, hire, or sale of a building or premises on which such sign is located, may not exceed the following parameters: (Ordinance 25687, 03/30/04)

(a) For properties developed with single-family uses, the sign may not exceed six (6) square feet, including rider signs, and in addition allow the use of one letter-sized flyer box. Only one sign per street frontage is allowed.

(b) For undeveloped properties containing not less than three (3) acres and not more than five (5) acres, the sign may not exceed a height of eight (8) feet and a sign area of sixteen (16) square feet. Only one sign per street frontage is allowed. The use of one letter-sized flyer box per premise is permitted.
(c) For undeveloped properties exceeding five (5) acres, the sign may not exceed a height of eight (8) feet and a sign area of 32 square feet. Only one sign per street frontage is allowed. The use of one letter-sized flyer box per premise is permitted.

For the purposes of this section, street frontage includes frontage along a canal or a golf course.

(10) Accessory buildings and uses including, but not limited to, private garages, servants quarters, guest houses, swimming pools, home barbecue grills, storage, off-street parking and loading spaces, customary church bulletin boards and identification signs, which shall not utilize or incorporate flashing, moving, or intermittent illumination and shall not exceed thirty (30) square feet in area for permitted public and semi-public uses.

(11) Telecommunications facility, subject to the limitations in Article 27C. (Ordinance 23612, 04/13/99)

(12) If approved as a Specific Use Permit (SUP) under Article 25A, a bed and breakfast home (B&B) or bed and breakfast home with special events (B&B/SE). (Ordinance 24580, 09/11/01)

Section 4C-3 Parking Regulations. The parking regulations for permitted uses are contained in Article 22.

Section 4C-4 Off-street Loading Regulations. The off-street loading regulations for permitted uses are contained in Article 23.

Section 4C-5 Height, Area, and Bulk Requirements. Height, area, and bulk requirements shall be as set forth in the chart of Article 24, which chart, and all notations and requirements shown therein, shall be a part of this Ordinance and have the same force and effect as if all the notations and requirements set forth therein were fully set forth or described therein.

Section 4C-6 Supplementary height, area, and bulk requirements are contained in Article 27
ARTICLE 5. “R-1A” ONE-FAMILY DWELLING DISTRICT REGULATIONS

Section 5-1 The regulations set forth in this article or set forth elsewhere in this Ordinance when referred to in this article, are the regulations in the “R-1A” One-family Dwelling District. The purpose of this district is to provide for single-family residential development of relatively more spacious character together with such public buildings, schools, churches, public recreational facilities and accessory uses, as may be necessary or are normally compatible with residential surroundings. The district is located to protect existing development of high character and contains vacant land considered appropriate for such development in the future.

Section 5-2 Use Regulations. A building or premises shall be used only for the following purposes:

(1) Truck garden, orchard, or nursery for growing or propagation of plants; trees and shrubs, but not including the raising for sale of birds, bees, rabbits, or other animals, fish or other creatures to such an extent as to be objectionable to surrounding residences by reason of odor, noise, or other factors, and provided no retail or wholesale business office or store is maintained on the premises.

(2) Single-family dwellings other than manufactured homes. (Ordinance 22851, 02/18/97)

(3) Churches and parish halls, temples, convents, and monasteries.

(4) Colleges and schools, public and non-profit private schools, having a curriculum and conditions under which teaching is conducted equivalent to a public school and institutions of higher learning. In connection with the use of such premises as a college or school, the premises may be used for signs, excluding portable signs, which are within 100 feet of a public street for identifying any permitted educational or related athletic facility or publicizing related educational events provided that no sign contain any commercial message or commercial logo that exceeds 35 percent of the total sign area. Signs not within 100 feet from a public street are permitted without restriction provided such sign does not incorporate flashing, moving, or intermittent illumination. The number of signs and square footage of permissible sign area is not otherwise limited. Any sign not in compliance with this paragraph for the use of colleges and schools described herein shall be granted the status of a nonconforming sign upon the registration of such sign with the Building Official or his designated representative within six months of the effective date of this ordinance verifying for each sign:

(a) that the sign was constructed and in use prior to January 1, 1989;

(b) that the sign is used to identify or publicize educational or related athletic events;

(c) the location of the sign; and

(d) the percentage of total sign area which is used or dedicated to a commercial logo or commercial message.

All signs registered as nonconforming sign pursuant to this paragraph shall be subject to the provisions of Article 26-11, Nonconforming Signs of this Zoning Ordinance.

(5) Home occupations.

(6) Nonprofit libraries or museums, art galleries; public utility installations for sewer, water, gas, electric and telephone mains and incidental appurtenances.

(7) Public parks, playgrounds, golf courses, (except miniature golf courses, putting greens, driving ranges and similar activities operated as a business), nonprofit, nongovernmental public recreation, and community buildings.
(8) Railroad rights-of-way, including strip of land with tracks and auxiliary facilities for track operations, but not including passenger stations, freight terminals, switching and classification yards, repair shops, roundhouses, power houses, interlocking towers, and fueling, sanding and watering stations.

(9) Shell dredging in water submerged areas.

(10) Temporary buildings, the uses of which are incidental to construction operations or sale of lots during development being conducted on the same or adjoining tract or subdivision and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of two years from the time of erection of such temporary buildings, whichever is sooner.

(11) Temporary non-illuminated signs pertaining to the lease, hire, or sale of a building or premises on which such sign is located, may not exceed the following parameters: (Ordinance 25687, 03/03/04)

(a) For properties developed with single-family uses, the sign may not exceed six (6) square feet, including rider signs, and in addition allow the use of one letter-sized flyer box. Only one sign per street frontage is allowed.

(b) For undeveloped properties containing not less than three (3) acres and not more than five (5) acres, the sign may not exceed a height of eight (8) feet and a sign area of sixteen (16) square feet. Only one sign per street frontage is allowed. The use of one letter-sized flyer box per premise is permitted.

(c) For undeveloped properties exceeding five (5) acres, the sign may not exceed a height of eight (8) feet and a sign area of 32 square feet. Only one sign per street frontage is allowed. The use of one letter-sized flyer box per premise is permitted.

For the purposes of this section, street frontage includes frontage along a canal or a golf course.

(12) Child care homes.

(13) Accessory buildings and uses including, but not limited to, private garages, servants quarters, guest houses, swimming pools, home barbecue grills, storage, off-street parking and loading spaces, customary church bulletin boards and identification signs, which shall not utilize or incorporate flashing, moving, or intermittent illumination and shall not exceed thirty (30) square feet in area for permitted public and semi-public uses.

(14) Telecommunications facility, subject to the limitations in Article 27C. (Ordinance 23612, 04/13/99)

(15) If approved as a Specific Use Permit (SUP) under Article 25A, a bed and breakfast home (B&B) or bed and breakfast home with special events (B&B/SE). (Ordinance 24580, 9/11/01)

Section 5-3 Parking Regulations. The parking regulations for permitted uses are contained in Article 22.

Section 5-4 Off-street Loading Regulations. The off-street loading regulations for permitted uses are contained in Article 23.

Section 5-5 Height, Area, and Bulk Regulations. Height, area, and bulk requirements shall be as set forth in the chart of Article 24, which chart, and all notations and requirements shown therein, shall be a part of this Ordinance and have the same force and effect as if all the notations and requirements set forth therein were fully set forth or described therein. In the “R-1A” District all lots in platted subdivisions may comply with the lot area and yard requirements of the “R-1B” District as minimum requirements.

Section 5-6 Supplementary height, area, and bulk regulations are contained in Article 27.
ARTICLE 6. “R-1B” ONE-FAMILY DWELLING DISTRICT REGULATIONS

Section 6-1 The regulations set forth in this article, or set forth elsewhere in this Ordinance when referred to in this article, are the regulations in the “R-1B” One-family Dwelling District. The purpose of this district is to provide for single-family residential development of moderately spacious character together with such public buildings, schools, churches, public recreational facilities and accessory uses, as may be necessary or are normally compatible with residential surroundings. The district is located to protect existing development of this character and contains vacant land considered appropriate for such development in the future.

Section 6-2 Use Regulations. The use regulations are the same as those in the “R-1A” One-family Dwelling District.

Section 6-3 Parking Regulations. The parking regulations for permitted uses are contained in Article 22.

Section 6-4 Off-street Loading Regulations. The off-street loading regulations for permitted uses are contained in Article 23.

Section 6-5 Height, Area, and Bulk Regulations. Height, area, and bulk requirements shall be as set forth in the chart of Article 24.

Section 6-6 Supplementary height, area, and bulk regulations are contained in Article 27.
ARTICLE 6A. “R-1C” ONE-FAMILY DWELLING DISTRICT REGULATIONS

Section 6A-1 The regulations set forth in this article, or set forth elsewhere in this Ordinance when referred to in this article, are the regulations in the “R-1C” One-family Dwelling District. The purpose of this district is to provide for single-family residential development together with such public buildings, schools, churches, public recreational facilities and accessory uses, as may be necessary or are normally compatible with residential surroundings. The district is located to protect existing development of this character and contains vacant land considered appropriate for such development in the future.

Section 6A-2 Use Regulations. The use regulations are the same as those in the “R-1B” One-family Dwelling District.

Section 6A-3 Parking Regulations. The parking regulations for permitted uses are contained in Article 22.

Section 6A-4 Off-street Loading Regulations. The off-street loading regulations for permitted uses are contained in Article 23.

Section 6A-5 Height, Area, and Bulk Regulations. Height, area, and bulk requirements shall be as set forth in the chart of Article 24.

Section 6A-6 Supplementary height, area, and bulk regulations are contained in Article 27.
ARTICLE 6B. “R-TH” TOWNHOUSE DWELLING DISTRICT REGULATIONS

Section 6B-1 The regulations set forth in this article, or set forth elsewhere in this article, are the regulations in the “R-TH” Townhouse Dwelling District. The purpose of this district is to accommodate the development of high/moderate density residential uses. The “R-TH” District would be suitable for undeveloped or existing residential areas as a transitional district between single-family and multi-family residential uses.

Section 6B-2 Use Regulations. A building or premises shall be used and developed according to the following regulations:

(1) Any residential use permitted in the “R-TH” District shall front a local residential street as indicated by the Corpus Christi Urban Transportation Plan.

(2) Townhouse.

(3) Home Occupations.

(4) Public utility installations for sewer, water, gas, electric and telephone mains and incidental appurtenances.

(5) Public parks, playgrounds, golf courses (except miniature golf courses, putting green, driving ranges and similar activities operated as a business), non-profit, nongovernmental public recreation, and community buildings.

(6) Temporary buildings, the uses of which are incidental to construction operations or sale of lots during development being conducted on the same or adjoining tract or subdivision and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of two years from the time of erection of such temporary buildings, whichever is sooner.

(7) Temporary non-illuminated signs pertaining to the lease, hire, or sale of a building or premises on which such sign is located, may not exceed the following parameters: (Ordinance 25687, 03/30/04)

(a) For properties developed with single-family, duplex, or townhome uses, the sign may not exceed six (6) square feet, including rider signs, and in addition allow the use of one letter-sized flyer box. Only one sign per street frontage is allowed.

(b) For undeveloped properties containing not less than three (3) acres and not more than five (5) acres, the sign may not exceed a height of eight (8) feet and a sign area of sixteen (16) square feet. Only one sign per street frontage is allowed. The use of one letter-sized flyer box per premise is permitted.

(c) For undeveloped properties exceeding five (5) acres, the sign may not exceed a height of eight (8) feet and a sign area of 32 square feet. Only one sign per street frontage is allowed. The use of one letter-sized flyer box per premise is permitted.

For the purposes of this section, street frontage includes frontage along a canal or a golf course.

(8) Accessory buildings and uses including, but not limited to, private garages, swimming pools, home barbecue grills, storage, off-street parking, loading spaces, and identification signs, which shall not utilize or incorporate flashing, moving, or intermittent illumination and shall not exceed thirty (30) square feet in area for permitted public and semi-public uses.

(9) Telecommunications facility, subject to the limitations in Article 27C. (Ordinance 23612, 04/13/99)
(10) If approved as a Specific Use Permit (SUP) under Article 25A, a bed and breakfast home (B&B) or bed and breakfast home with special events (B&B/SE). (Ordinance 25480, 09/11/01)

(11) Cottage Housing Development. (Ordinance 028536, 3/23/10)

Section 6B-3 Parking Regulations. The parking regulations for permitted uses are contained in Article 22 of this Ordinance.

Section 6B-4 Off-street Loading Regulations. The off-street loading regulations for permitted uses are contained in Article 23.

Section 6B-5 Height, Area, and Bulk Regulations. Height, area, and bulk requirements shall be as set forth in the chart of Article 24, and in addition the following requirements shall apply:

6B-5.01 The side setback for a townhouse group with two single-family dwelling units shall be 5 feet, however, the side setback of unit abutting a street shall be 10 feet.

6B-5.02 The side setback for a townhouse group with three single-family dwelling units or more shall be 8 feet. The unit abutting a street shall have a side setback of 10 feet.

Section 6B-6 Supplementary height, area, and bulk regulations are contained in Article 27, and in addition the following requirements shall apply:

6B-6.01 Not less than two or more than ten single-family dwelling units per detached building group. Any 2 single-family dwelling unit townhouse lot shall not be sold separately and shall be built upon by one builder and any 3 single-family dwelling unit or more townhouse lot shall not be sold separately and shall be built upon by one builder.

6B-6.02 Driveway access in the front yard may be provided on lots not less than 3,600 square feet in total area. Such driveway shall not serve an individual residential use but shall be developed for joint usage. Not more than 60 percent of each lot’s front yard shall be developed for joint driveway access.

6B-6.03 The minimum required lot area for the “R-TH” District may be reduced to 3,300 square feet, providing the only auto driveway access is located in the rear, which abuts a private street or alley with a minimum width of 20 feet.

6B-6.04 The required front yard or any unscreened side yard shall be landscaped prior to issuance of any certificate of occupancy with the following minimum local plant varieties:

6B-6.04.01 One tree at least 5 feet in initial height per 30 feet of frontage and one shrub per 10 feet of frontage.

6B-6.04.02 Complete ground cover grown as permanent lawns which entails various local species of grasses and vines or a combination of ground cover with rock garden, bark chips or other landscaping material, but not including smooth concrete or asphalt.

6B-6.05 Visibility triangle requirements for placement of landscaping shall be adhered to as follows:

6B-6.05.01 A visibility triangle shall be required at all driveway and street intersections to ensure driving safety. No landscaping shall exceed thirty (30) inches in height above the finished elevation of a driveway within a visibility triangle. The visibility is created by measuring ten (10) feet along the driveway boundary from the intersection of the property line and ten (10) feet along the property line from the driveway with the ends of the two (2) ten (10) foot lines connected in a straight line to form the visibility triangle.
ARTICLE 6C. “CH” COTTAGE HOUSING DISTRICT REGULATIONS

6C-1 Purpose. The regulations set forth in this article, or set forth elsewhere in this ordinance when referred to in this article, are the regulations in the “CH” Cottage Housing District. The purpose of this district is to promote a traditional neighborhood development pattern on a scale which serves to maintain and enhance existing small-city character. Use of the Cottage Housing Development design standards contained in this section will:

(A) Create a small community of cottages associated with a common open space that is pedestrian-oriented and minimizes the visibility of off-street parking;

(B) Provide more affordable housing primarily for single person households, dual-owner households, retirees, small families, and their occasional guests;

(C) Provide a housing development which would otherwise be precluded by contemporary lot size, setbacks, and parking requirements;

(D) Allow higher residential density than is normally allowed in a single-family zoning district, through the use of smaller than average home and lot sizes, reduced setbacks, clustered parking, and more compact, and low impact site design;

(E) Specify a maximum square footage of residences in Cottage Housing Developments in order to prevent overbuilding of the site and exceeding available off-street parking;

(F) Encourage efficient use of land by concentrating earth work activities and preserving large sections of open space, and by fostering infill development over existing infrastructure;

(G) Foster resource and energy conservation by allowing for the construction of homes with smaller environmental footprints; and

(H) Fulfill the intent of the City’s Comprehensive Plan policies by utilizing efficient land use development techniques to provide affordable housing and promote in-fill development, and provide opportunities for home ownership.

6C-2. Definitions. The following definitions are specific to this Article:

2.1 Cluster. A group of 5 to 12 cottages, with reduced setbacks between cottages, associated with a common open space.

2.2 Common Open Space. An area of green space improved for passive recreational use or gardening. Common open spaces are required to be owned and maintained commonly, as set forth through a homeowners’ association.

2.3 Cottage or Cottage Unit. A single family detached dwelling unit that is part of a Cottage Housing Development.

2.4 Cottage Housing Development (CHD). One to five clusters of cottage units developed under a single development plan, or as part of another development plan.

2.5 First flush. The first two inches of runoff in any rain event.

2.6 Footprint. The gross floor area of a structure’s ground-level story, excluding any garage, provided that the garage is not converted to, or utilized as, dwelling space.
2.7 **Impervious Cover.** Ground cover that provides storm water flows fairly directly and quickly, with little or no ground infiltration, to adjacent areas onsite.

2.8 **Master Planned Community.** A community developed through the submittal of a land-use plan focused on one or more sites within an area that identifies site access and general improvements and is intended to guide growth and development over an extended time period, or in several phases.

2.9 **Open Porch.** A roofed structure, open at front and sides and unscreened, projecting from the face of a building and used to protect an entrance.

2.10 **Planned Unit Development (PUD).** “Planned Unit Development” means:

(A) An area of land controlled by a landowner, or landowners acting in concert, to be developed as a single entity, the plan for which does not correspond directly to the regulations in any one zoning district established by other articles of this ordinance;

(B) To be developed in one continuous ascertainable phase, or in a definitely programmed and calendared series of development operations;

(C) Embracing principal and accessory structures and uses substantially related to the character of the established zoning district or districts in PUD-1, and, to the character and purpose of the development, as to both PUD-1 and PUD-2, as hereinafter defined;

(D) A development to be made, after approval of the herein provided plan, indicating streets, utilities, lots and building sites, and related items, and site plans, and detailed plot plans for other uses and improvements on the land as related to the buildings;

(E) A development prescribing for the provision, operation and maintenance of such areas, buildings, structures, improvements, facilities and services as will be for use in commonalty by some or all of the occupants, tenants and for owners within the PUD, either at general expense to the developer, his successors or assigns, or by assessments to an owners’ and/or tenants’ association or both methods. A planned unit development may include, but does not required, individual ownership of units, structures, or property. Common areas, however, which relate to and serve the individual occupants, are mandatory; and

(F) A development wherein drainage both away from the site and on site and all utilities, streets and drainage facilities to be dedicated to the City meet standards equal in function and quality to those set forth in the Platting Ordinance.

2.11 **Private Open Space.** Individual private lot area on a cottage unit lot made available for private use by a cottage owner and includes the square footage of the required open front porch.

6C-3. **District Allowances.**

(A) Cottage Housing Development is a permitted use in the following zoning districts: R-TH, R-2, A-1, A-1A, A-2, AT, AB, B-1, B-1A, B-2A, B2, BD and B4 Zoning Districts.

(B) Commercial use of cottages for commercial leasing purposes must comply with the International Building Codes (IBC) and the City’s Fire Department Codes and is only permitted in the “AT” and “B-2A” Zoning Districts.
6C-4 Development Characteristics. A Cottage Housing Development consists of detached single family cottages in a cluster, associated with a central shared open space, and must have the following characteristics:

(A) Construction Characteristics. Each cottage must have the construction characteristics of a detached single family dwelling.

(B) Platted Lot. Each cottage unit must be located on a platted lot.

(C) Home Owner’s Association. Each Cottage Housing Development must have a Home Owner’s Association for the ownership and management of common facilities, common drives, common alleys, common open space, and common parking areas. Shared use of a common facility, such as a community center, will be considered an accessory use.

  (1) Home Owner’s Association covenants, conditions, and restrictions will be automatically renewable at the end of the established term unless 51% of the members agree to dissolve the association and the dissolution of the association is approved by the City.

  (2) If a cottage unit is leased for more than 30 days, the terms of the lease must be shown within the deed restrictions, and are enforceable through the Home Owner’s Association.

  (3) Cottage units rented or leased for less than a 30-day period shall be considered a commercial use and therefore must comply with the provisions of 6C-3(B).

  (4) Proposed deed restrictions must be submitted with the plat and must state that individually platted lots and common open spaces, within the Cottage Housing Development, will not be further divided into smaller tracts. The deed restrictions must be noted on the plat and recorded, and are enforceable through the Home Owner’s Association.

(D) Infrastructure. Cottage Housing Developments are only permitted in areas served by public sewer and water, except when the proposed development is part of a comprehensive development plan providing for adequate infrastructure through phased development.

  (1) The Developer must provide evidence that sufficient and adequate infrastructure facilities and capacity exist to sustain the higher densities of a proposed Cottage Housing Development.

  (2) If adequate infrastructure and capacity does not exist on the proposed development site, the Developer must provide a plan of action indicating what services will be provided to meet the densities of the development.

6C-5. Density, Minimum Lot Areas and Widths.

(A) The Cottage Housing Development allows for smaller lot areas and increased densities from 5 to 12 cottage units per acre. However, if the methods and techniques listed at 6C-6(C) are implemented, an increase in density over 12 units may be permitted by the Development Services Department Assistant City Manager (ACM) or his designee.

(B) A Cottage Housing Development requires a minimum of ½ acre of land.
A Cottage Housing Development is composed of clusters of cottages with:

1. Minimum units per cluster: 5
2. Maximum units per cluster: 12 (See Section 6C-5(A)).
3. Maximum clusters per Cottage Housing Development: 5
4. A single cluster Cottage Housing Development must have a minimum of 5 cottage units onsite.
5. Examples of cottage site layouts are included as Figures 1, 2, and 3.

Fig. 1. One Cluster Layout.  
Fig. 2. Multiple Cluster Layout.  
Fig. 3. Beach Cluster Layout.
(D) Cottage Housing Development Size.

(1) A Cottage Housing Development may not exceed five acres in total site area.

(2) A Cottage Housing Development may exceed five acres in size if it is part of an approved Master Plan Community designed and developed according to the design and development standards under this Article.

(3) Cottage Housing Developments must be separated by a distance of at least 500 feet.

(4) The minimum street frontage width of an entire Cottage Housing Development is 50 feet.

(5) An individual platted interior cottage lot must have a minimum front lot width of 25 feet.

(6) The front building line around the circular portion of a cul-de-sac or the circular portion of a knuckle where a street makes a turn may be no less than 15 feet.

6C- 6. Impervious Cover Allowance.

(A) Cottage Lot. The maximum impervious cover allowance for the footprint of an individually platted cottage unit lot must not exceed 75% of the cottage unit lot area.

(B) Entire Cottage Housing Development. The maximum impervious cover allowance for the footprint of an entire Cottage Housing Development site is 65%.

(C) Increasing Impervious Cover Allowance. Use of low-impact storm water and pervious surface techniques into the design of a Cottage Housing Development in the manner discussed below, will not count towards the 65% maximum impervious cover allowance on a site, therefore the total allowable maximum impervious cover allowance of the entire Cottage Housing Development may be increased. An increase in impervious cover allowance may be gained through the following methods:

(1) Where practices, as noted in the City’s Best Management Practices (BMP) Manual, are used to capture, retain, and infiltrate stormwater on-site, and it can be shown through engineering analysis to be capable of retaining the first two inches of the 2, 10, and 25 year design storms from a portion of the site, the impervious fraction of the site that is served by these BMP’s may be deducted from the total impervious cover on the site.

(2) If porous paving technology, including pervious concrete and pavers, are properly installed, maintained, and incorporated into the design of the project for the driveways, parking areas, sidewalks, or paths, these areas will be considered 100% pervious and will not count against any total allowable impervious percentage on site, nor will they be considered impervious in determining the hydrologic runoff of that portion of the property.

(3) The rooftop portion or side area used for calculating the total site imperviousness can be reduced where a portion or side of the rooftop rainwater runoff is collected by gutters or other conveyances and directed into a rain barrel, vegetated swale, underground storage container, rain garden, or other
preferable infiltration-based or retention-based systems, designed and sized in accordance with, and acceptable under, BMP Manual.

(4) Storm water retention ponds are not considered an acceptable BMP unless they include a vegetated littoral shelf or other vegetated component intended to provide water quality treatment.

(5) Construction plans detailing the construction of the vegetated rain garden, swale, retention or detention pond component, including target side slopes, depths, retention time, proposed plant species, and a long-term maintenance plan must be pre-approved by the Development Services Department ACM or his designee.

6C-7 Required Open Space.

(A) **Common Open Space.** Each cluster of cottage units must have commonly owned common open space, owned by all the members of the Cottage Housing Development, to provide a sense of openness and community for residents.

(1) The common open space must be adequately sized and located with at least 75% of individual cottage unit entrances oriented towards the open space, or towards a walkway leading to the open space.

(2) A minimum of 400 square feet of landscaped common open space per cottage unit is required for the exclusive use of the cottage unit residents.

(3) Common open space provided and dedicated to the Cottage Housing Development will be accepted in lieu of the Community Enrichment Fund fee, see Corpus Christi Plating Ordinance, required for development projects, provided that the minimum 400 square feet per cottage unit of common open space is provided within the development.

(4) Required common open space may be divided into no more than two separate areas per cluster, with each piece counting toward the requirement measuring a minimum of 20 feet on at least one side.

(5) The common open space area must be improved for passive recreation or gardening and incorporate seating areas or gathering places, such as gazebos, game tables, or small covered picnic pavilion areas.

(6) Common open space must be bordered on at least two sides by cottage units.

(7) All of the cottage units in a cluster must be within 100 feet walking distance of the common open space.

(8) Parking areas, yard setbacks, spaces between buildings of ten feet or less in width, private open space, and driveways do not qualify as common open space.

(9) Sidewalks and paths must comply with Chapter 1101.2 of the City’s Building Code and the Texas Accessibility Standards where required.

(10) Cottage units and parking areas must be located so as to preserve as much contiguous and permanently undeveloped open space, and natural vegetation as possible in order to maximize filtration and infiltration of stormwater.
Interior common sidewalks and paths located within 75 feet of the main common open space area may be counted towards up to 50% of the common open space requirement onsite, provided that the walkway areas are landscaped according to Section 6C-20, and lighted in accordance with the Illuminating Engineering Society of North America’s (IESNA) “Guideline for Security Lighting for People, Property, and Public Spaces”.

Common open space area, except for wetlands, must be at least 75% vegetated (as opposed to gravel, swimming pools, or other pervious ground cover or structures), and landscaped with water-wise and drought tolerant plant species approved and consistent with the City’s Landscaping Ordinance plant list found at Appendix A, Article 27-B, Landscape requirements.

A community building adjacent to or within the common open space area will not require a pitched roof if a community green roof garden or roof-top deck is incorporated into the design of the building.

Ten percent of the total common open space square footage requirement may be used towards the construction of a community building, community swimming pool, or other recreational feature onsite.

Wetlands as Open Space.

If wetlands, as delineated by the United States Army Corp of Engineers (USACE) or a certified wetlands delineator, are protected by buffering, silt fencing, or other USACE practices both during construction and from the impacts of future adjacent land use activities, and utilized within the design of the development property boundaries, the onsite wetlands may be counted for up to 50% of the common open space requirements.

Non-jurisdictional wetlands, i.e. those for which impacts would not require a USACE permitting process, may be counted in a 2:1 ratio (i.e. two acres of open space credit for every one acre of wetland preserved) up to 50% of the total open space requirement if incorporated into the design of the Cottage Housing Development property boundaries.

Preservation of jurisdictional wetlands (those for which impacts would require USACE permitting) can be used in a 1:1 ratio to offset up to 50% of the total open space requirement if incorporated into the design of the Cottage Housing Development property boundaries.

Private Open Space.

Each cottage unit lot must have a minimum of 200 square feet of private open space per unit, including the required front porch.

The private open space must be contiguous to each cottage unit, and may not have a dimension of less than four feet on any one side adjacent to each cottage unit.

The private open space may be separated from the common open space with a small hedge, picket fence, split rail fence, or other similar visual separation to create a sense of separate ownership.
Fences constructed in private open space areas are subject to the requirements of Section 6C-18.

6C-8. Ownership and Residential Use of Cottages.

(A) Cottage units within a Cottage Housing Development are for residential use only, and must be held in fee simple ownership, and cannot be used for business, industrial uses or commercial uses unless established as outlined under Section 6C-3(B).

(B) Community buildings, common parking areas, common drives, common alleys and common open space must be owned and maintained in common by the Cottage Housing Development residents, through a Home Owners’ Association and may not be dedicated to the municipality.

6C-9. Architectural Design Standards. Typical cottage units have a medium pitch hip or gable roofs; double-hung, vertical windows, symmetrically arranged; wide horizontal or vertical siding; front porches across all or most of the front elevation with post and balustrade; with or without exterior steps, and fences. (Examples of cottage exterior and interior architectural designs can be viewed under Appendices A and B.)

(A) Design Requirements.

(1) For every four cottage units within a cluster, at least two basic floor plans and at least two elevations must be provided.

(2) A floor plan may be reversed or flipped and submitted as a separate floor plan once within a cluster.

(3) Manufactured, pre-fabricated, and modular homes are not permitted within a Cottage Housing Development.

(4) The front of a cottage unit shall have one or more transparent windows totaling at least eight square feet and a door, the color of which, must adhere to the submitted color palette for the Cottage Housing Development. See 6C-9(H)(1) for color palette information.

(5) Windows located on the side of a cottage unit must be located to avoid a direct view into a neighboring cottage unit, or implement a window pane design that screens or masques the view from adjacent cottages units.

(B) Street Facing Facade Design Standards and Orientation. Street facing facades of cottages units in a Cottage Housing Development must contribute to the neighborhood by including the following design details: windows, changes in materials, and views of front doors or porches.

(1) Each cottage unit abutting a public street, not including private alleys or private drives, shall have a secondary covered entrance, porch, bay window or other architectural enhancement oriented to the public street to avoid a blank wall.

(2) Each cottage unit shall include windows and/or doors that comprise at least 25% of any street-facing facade.

(C) Height.
(1) The maximum building height of all buildings in a Cottage Housing Development is 28 feet at the ridge, excluding chimneys or cupolas.

(2) The maximum height of a proposed Cottage Housing Development structure located within a flood zone may be increased, to measure no more than 28 feet above the point designated as one foot above the Base Flood Elevation (BFE), provided that the total maximum height of the structure measured from the grade does not exceed 35 feet, except as provided under Section 6C-9(C)(3) below.

(3) Dwelling units within a Cottage Housing Development proposed in an “AT” or “B-2A” may not exceed 28 feet above the point designated as one foot above the BFE.

(D) **Exterior Trim.**

(1) Cottage Housing Development structures must not be void of exterior trim elements on front and rear elevations.

(2) Window and door trim with a minimum width of three inches must be provided on all Cottage Housing Development structures.

(E) **Roof and Eave Design.**

(1) Roofs on Cottage Housing Development structures must have eaves that shed rain, and provide rain protection for exterior walls.

(2) All Cottage Housing Development structures must have pitched roofs, excluding common buildings when roof-top decks are incorporated.

(3) Eaves of at least 12 inches must be provided on all cottage structures on at least two sides of each building.

(4) Where buildings are not square in that one set of exterior parallel walls are longer than the other, the eaves must be provided on the parallel walls that are the longest.

(F) **Exterior Siding.** Cottage unit siding must be a minimum of six inches in width, and may be either horizontal or vertical plank siding, constructed of wood, Hardyplank, or vinyl, provided that the Cottage Housing Development is not located in, or in conflict with, the Island Overlay District and the requirements of Section 13A-11.03(A) for vinyl material usage.

(G) **Alternate Architectural Styles.**

Alternate Architectural Styles will be considered as follows:

(1) Proposed alternate architectural design style for a Cottage Housing Development must be consistent and compatible with the materials, appearance, concept, and the remaining standards of this Ordinance.

(2) Documentation depicting and describing the proposed architectural style and proof of consistency with the remaining standards of this Ordinance must be submitted to the Development Services Department ACM or his designee to determine consistency with the remaining Ordinance requirements.
(3) Proposed alternate architectural styles must be incorporated into the deed restrictions of the individual cottage unit lots.

(H) Colors.

(1) The Developer must include in the deed restrictions a cottage exterior, door and trim color palette showing which colors will be used within the Cottage Housing Development.

(2) Exterior colors chosen for cottage units and accessory buildings must adhere to the color palette.

(3) Different color schemes must be used for the individual cottage units and accessory buildings on each Cottage Housing Development project site.

6C-10. Floor Area.

(A) Cottage Unit Minimum Total Square Foot Area. The minimum total square foot area for a cottage unit is 800 square feet.

(B) Cottage Floor Area Requirements.

(1) A minimum of 75% of the total number of cottage units may not exceed 1,200 square feet, not including interior spaces with less than six feet of overhead room, architectural projections such as bay windows, fireplaces or utility closets no greater than 24 inches in depth and six feet in width, attached unenclosed porches, and breezeways.

(2) Twenty-five percent of the total number of cottage units may exceed 1,200 square feet but may not exceed 1,400 square feet, not including interior spaces with less than six feet of overhead room, architectural projections such as bay windows, fireplaces or utility closets no greater than 24 inches in depth and six feet in width, attached unenclosed porches, and breezeways.

(C) No Increase in Original Square Footage. The total square foot area of a cottage unit may not be increased from the original square footage.

(D) Second Story. For any cottage unit, the floor area square footage of a second story shall be no greater than 60% of the first story floor area.

(E) Garage or Carport. The square footage of an attached or detached garage or carport will not be included in the livable square footage space calculations of the cottage unit, provided that the garage area is not air-conditioned or utilized as a dwelling unit, see Section 6C-17(G).
6C-11. Setbacks and Yards.

(A) There must be a minimum interior cottage unit separation of eight feet between each cottage unit and all building walls onsite.

(B) There must be a minimum separation between adjacent eaves of six feet.

(C) Projections may extend into the required separation for the following:

   (1) Eaves may not exceed 12 inches.

   (2) Minor appurtenances such as pipes, gas and electrical meters, alarm systems, air vents, and downspouts.

   (3) Architectural projections such as bay windows, and fireplaces, up to 12 inches.

(D) Front and rear yard setbacks for individual cottage unit lots must not exceed 30 feet combined, and must not be less than five feet for either yard.

(E) Zero lot line development in a Cottage Housing Development is permitted. The cottage unit or a portion thereof must be placed on one interior property line with a zero setback and the cottage unit setback on the other interior side property line shall be a minimum of 8 feet excluding the connecting elements such as fences, walls, and trellises. The easement must be explained in detail on the plat.

(F) Buildings shall not be located within 10 feet from the front property line along any public street.

6C-12 Porches.

(A) All cottage units in a Cottage Housing Development must have a covered main entry porch.

(B) The covered main entry porch must be oriented toward the common open space or a walkway that connects the cottage unit to the common open space.

(C) The covered main entry porch shall be at least 70 square feet in area with a minimum dimension of seven feet in any direction (length or width) on any side.

(D) Front porches must not be enclosed in any manner, including screening.


(A) The Developer of a Cottage Housing Development is required to construct sidewalks along all public streets.

(B) A system of interior paths, walkways or sidewalks must connect each cottage unit to the common area, to the parking area, and to the sidewalks abutting any public streets that border the Cottage Housing Development.

(C) Each interior path, walkway, or sidewalk, must be buffered by five additional feet of vegetated space on each side, with a minimum separation of 14 feet between two facing cottage porches along a path or walkway (Figure 4).
(D) All sidewalks along public streets, as well as all interior paths, must comply with Chapter 1101.2 of the City’s Building Code and the Texas Accessibility Standards, when required.


(A) Heating and cooling equipment must be located behind the primary structure or be screened from view by fencing or landscape hedging, which must not exceed the height of the cooling unit.

(B) Fence screening for heating and cooling units must be consistent with the requirements of Section 6C-18.

6C-15. Driveways.

(A) Driveway Design. Incorporating pervious surface construction materials in the design of driveways and parking areas in a Cottage Housing Development will not count towards the 65% maximum impervious surface coverage allowance on a site.

(1) Private Driveways.

(a) The maximum driveway width on a platted cottage unit lot is 10 feet for individual cottage unit lots with a single car garage, and 18 feet for cottage unit lots with two-car garages.

(b) Access to private driveways on a cottage unit lot must be made via a private alley or private drive.

(c) Tandem parking is permitted in the rear yard of a platted cottage unit lot, provided that the minimum length of the driveway is 25 feet, or 15 feet if the driveway serves a private garage on the cottage unit lot.

(d) Where tandem parking is utilized, no vehicle may obstruct, overhang, or be located in, a private or public alley, right-of-way, pedestrian path, walkway, or sidewalk.
(2) **Common Drives and Driveways.**

(a) The minimum common driveway access width within all Cottage Housing Developments must be at least 20 feet wide.

(b) All other driveway dimensions for the project must be in compliance with the City of Corpus Christi's Manual of Driveway Design and Construction Standards.

6C-16. **Parking Standards.**

(A) **Provided Parking.** Parking within all Cottage Housing Developments may be provided by private garages located on each individually platted cottage unit lot, through clustered parking (preferably covered), or a combination of both to meet the minimum parking requirements of the development, and must be provided as follows:

(1) Parking for the Cottage Housing Development must be located on the Cottage Housing Development property.

(2) Off-street common parking must be located and designed to be less visible from frontage streets than the Cottage Units themselves.

(3) Off-Street common and private parking and garages must be set back a minimum of 20 feet from public street frontage (Figure 5).

**Figure 5.**

(4) Off-street common parking must be clustered either off of an alley or a private driveway with not more than 5 abutting spaces.

(5) Common parking lots and garages must not be located between the Cottage Housing Development and the primary street frontage.

(6) Parking may be in or under a structure, or outside a structure, provided that parking is screened from direct street view by garage doors, or by solid landscaped screening (Figure 6).
(7) Solid-surfaced fencing for vehicular and garage screening is not permitted as an architectural screen unless approved under the fence standards of Section 6C-18.

(8) Off-street common parking lots designed so that "first flush" is captured and infiltrated on-site using low impact development techniques will not count towards the 65% maximum impervious surface coverage allowance on a site. Such techniques include directing flow to a pervious concrete or gravel section of the lot, an adjacent vegetated area, vegetated swale, underground storage container, rain garden, or other infiltration-based or retention-based technique designed and sized in accordance with, and acceptable under the City's BMP Manual.

(9) Off-street common parking outside a structure (i.e. unenclosed carport or open parking) must not be located between cottage units to ensure homeowner privacy. If, however, the parking is in an enclosed structure, it may be located between a community center and a cottage unit, or two cottage units.

(10) Parking is not permitted in any front yard, or in any front street yard setback along a public street.

(B) Required Number of Parking Spaces. Vehicle parking is required on the Cottage Housing Development site as follows:

(1) An average of 1.25 parking spaces per unit is required, rounded up to the next whole number, for dwellings that do not exceed 1,000 square feet and are part of a site located within 1,500 feet of a transit stop.

(2) 1.5 parking spaces per unit is required, rounded up to the next whole number, for dwellings that are at least 1,000 square feet and up to 1,400 square feet, and are part of a site located within 1,500 feet of a transit stop.

(3) A minimum of two parking spaces per unit is required for dwellings that do not meet the basic criteria of Section 6C-16(B)(1) and (2) above.

(4) In all cases, a maximum of two spaces per unit is permitted.
Guest parking shall be located on site and/or along improved street frontage adjacent to the subject property to equal 0.5 guest parking spaces per cottage dwelling unit.

Guest parking may be clustered with resident parking; however, the spaces shall include clear signage identifying them as reserved for visitors.

If on-street public parking is available adjacent to the site, the number of available guest parking spaces required under this section may be reduced by the number of public on-street parking spaces available.

6C-17. Garages.

(A) Private single and two-car attached and detached garages are permitted on individually platted cottage unit lots, provided that each private garage:

(1) Must be served by a private alley or private driveway;
(2) Must be located behind the principal structure;
(3) May not exceed 49% of the total cottage unit square footage on an individual lot.

(4) Must be included in the total 75% maximum allowable impervious coverage on the cottage unit lot;

(5) May not be located in a street side lot line (i.e. between a public street and a cottage unit); and

(6) May not be located any closer than three feet from a common private drive or alley.

(B) Private garages on individual cottage lots may be connected by an open breezeway, provided that the garage is located in a rear yard.

(C) Common garage structures are prohibited within 20 feet of a public street.

(D) The design of privately owned or common garage or carport, including roof lines, must be similar to, and compatible with, that of the cottage units within the Cottage Housing Development, and the color scheme must adhere to the submitted color palette for the Cottage Housing Development.

(E) A pitched roof design must be provided for all private garages on an individual cottage unit lot.

(F) Garage door designs within the “A-T” and “B-2A” must incorporate a surface compatible with the design of the cottage units.

(G) Garages may not be constructed or converted to a guest house, residential living space, and commercial or home business use.
6C-18. Fences.

(A) **Interior front and side yard fencing.** All fencing on individual cottage unit lots located in any front or side yard forward of the back wall of the cottage façade, may not be more than 48 inches in height.

(1) Front fencing must be picket, split rail, iron, or any decorative fencing design outlined under Section 6C-18(B)(2) below.

(2) Wire and chain-link fencing and walls constructed across the front of the Cottage Housing Development site or in front of individual cottage unit lots are prohibited, with the exception of low stone walls no higher than three feet, if a part of the Developers design scheme for the project.

(B) **Rear yard fencing.** Provided that fencing is not constructed any closer to the front of a cottage unit lot than the rear façade or back wall of the cottage unit, fencing may be constructed along the side and rear side yard property line of a cottage unit lot as follows:

(1) The height of the fencing constructed along a rear or rear-side property line may not exceed six feet in height.

(2) Fencing in a Cottage Housing Development in the rear or rear-side yard may be:

   (a) Solid vinyl picket design fencing, or a non-solid, alternating picket-style wood, or vinyl picket fencing, provided it is not in conflict with the Island Overlay District and the requirements of Zoning Code Section 13A-11.03(A) for vinyl material usage; or

   (b) Solid wood picket design fencing; or

   (c) Natural split rail fencing.

(C) Fencing must not be placed in a right-of-way.

(D) Fencing is prohibited in rear or rear-side yards of cottage unit lots if it is determined that fire vehicular or equipment access requirements preclude the construction of fencing due to obstruction of the required access.

(E) Fencing must not be located within, or obscure the visibility triangle of, any driveway or right-of-way within the Cottage Housing Development.

(F) When a Cottage Housing Development is located adjacent to a developed lot, a screening fence up to six feet in height must be provided along property lines as a visual buffer, and constructed in accordance with Section 6C-18(B)(2) above.

(G) Fencing is not required when the Cottage Housing Development is located adjacent to lots that have been developed for single-family and multiple-family residential uses.

(H) Fencing is required when the Cottage Housing Development is located adjacent to oil and gas wells or telecommunication facilities or structures.

(I) Fencing as a visual buffer between Cottage Housing Developments and adjacent undeveloped, vacant lots is not required.
6C-19. Accessory Uses and Structures.

(A) Accessory dwelling units are not permitted within a Cottage Housing Development.

(B) With the exception of community buildings, private garages, or storage structures provided by the developer under Section 6C-19(C) below, accessory structures are not permitted on individual cottage unit lots.

(C) If a private garage is not provided on an individual cottage unit lot, the Developer of a Cottage Housing Development must provide a storage structure on each of the cottage unit lots where a garage is not present, for the storage of tools, and other personal items belonging to the cottage unit owner.

(1) The size of the storage structure must be included in, and must not exceed, the 75% maximum impervious lot area allowance for each cottage unit lot as determined under Section 6C-6.

(2) The dimensions of a storage unit on a cottage unit lot may not exceed 25 square feet, and must be designed to be compatible with design and color palette of the cottage unit onsite.

(3) Storage units may also be incorporated into a cottage unit, common garage, or community center design onsite, and must be constructed of wood or Hardyplank, unless the storage units are constructed inside a common garage or community building.

(D) An elevated deck up to three feet high is permitted within the rear yard of a private cottage lot and in the common open space areas, and is not required to be included in the 75% maximum impervious lot area allowance for each cottage unit lot.

6C-20 Landscaping Requirements.

(A) Landscaping. Cottage Housing Developments shall be designed to incorporate existing trees and palms to the greatest extent possible. New trees and plants must be planted to meet the landscape material requirements of the City’s Landscaping Code point requirements, and must be located:

(1) To create amenities in the common open space and private open space;

(2) To provide shade where appropriate;

(3) To create separation between buildings when desired; and

(4) To screen and soften the perimeter of parking areas and street facing sides of Cottage Housing Developments.

(B) Landscape Plan Design Requirements. When landscaping is required in accordance with the City’s Landscaping Ordinance, Article 27B, the required Landscaping Plan must be submitted concurrently with the Site Plan and, in addition to the requirements listed under Section 27B-11, must detail, illustrate, and show, the following:

(1) Required use of native plant species and xeriscape (drought tolerant) landscaping; and
(2) Plants with similar watering needs grouped together by watering zones shown on the Landscape Plan, with plants having higher watering requirements located in the shade, or located next to or in close proximity to the outflow route of alternative sources of water, such as downspouts, rain barrels, or other rainwater catch systems; and

(3) Landscaping for the entire development, if a Cottage Housing Development is within the “AT” and/or “B-2A” Districts, and that it meet the standards for new development under Section 27B-3.01(B) of the City’s Landscaping Ordinance, when the development is proposed for commercial/tourist and single-family residential uses.

(C) **Irrigation.** When irrigation is required in accordance with the City’s Landscaping Ordinance, Cottage Housing Development underground irrigation systems must:

(1) Be designed with rain sensor shut-off device and a water controller that can be programmed for varying run times in different zones, and are programmable for varying days for irrigation;

(2) Include irrigation construction plans with a “water use budget”, that is available to the Home Owner’s Association and outlines the watering zones, the precipitation rates for the plants in each zone, the gallons per minute required for each zone, and the location of the emergency shut-off valve; and

(3) Meet the requirements of the City’s Plumbing Codes.

6C-21. **Additional Requirements and Standards.**

(A) **Emergency Access.**

(1) If common drives within a Cottage Housing Development are not designed to provide an “in and out” through-way, and instead create dead-ends, and the common drive exceeds 150 feet in length, an emergency vehicle turnaround area must be provided.

(2) All common drives proposed for use by emergency vehicles within the Cottage Housing Development must be at least 20 feet in width.

(3) All cottage units within a Cottage Housing Development must be designed and situated onsite to meet the “hose-lay length” requirements of the City’s Fire Department Codes.

(B) **Off-Street Loading Requirements.** There are no off-street loading requirements in a Cottage Housing Development.

(C) **Trash.** Trash receptacles for a Cottage Housing Development must be provided. Trash receptacles may be either an individual container for each cottage unit or a communal trash receptacle system.

(1) All communal trash receptacles on-site must be screened from public view by a painted solid or alternating plank/picket fence or vinyl picket fence, with double door fronts.

(2) All trash collection receptacles must be made accessible by trash collecting vehicles.
Appendix A. Examples of Established Cottage Housing Development Exteriors.
(Courtesy of Ross Chapin Architects and The Cottage Company/www.cottagecompany.com)
Appendix B. Examples of Established Cottage Housing Development Interiors. (Courtesy of Ross Chapin Architects and The Cottage Company/www.cottagecompany.com)
(Ordinance 028536, 3/23/10)
ARTICLE 7. “R-2” MULTIPLE DWELLING DISTRICT REGULATIONS

Section 7-1 The regulations set forth in this article, or set forth elsewhere in this Ordinance when referred to in this article, are the regulations in the “R-2” Multiple Dwelling District. The purpose of this district is to maintain a generally spacious residential environment but at the same time permits a variety of housing types. Population density and height of buildings are low enough to be compatible with neighboring single-family development. Permitted community facilities are the same as for the one-family districts. A minimum of two-unit townhouse structures is permitted per platted property provided each townhouse unit is in compliance with the current building code, as amended.

Section 7-2 Use Regulations. A building or premises shall be used only for the following purposes:

(1) Any use permitted in the “R-1A” One-family Dwelling District.

(2) Two-family dwellings other than manufactured homes. (Ordinance 22851, 02/18/97)

(3) Multiple-family or townhouse dwellings housing no more than ten (10) dwelling units per detached building.

(4) Sign requirements shall be the same as those in the “R-1A” One-family Dwelling District.

(5) Assisted living facility. (Ordinance 24566, 08/28/01)

(6) Cottage Housing Development. (Ordinance 028536, 3/23/10)

Section 7-3 Parking Regulations. The parking regulations for permitted uses are contained in Article 22 of this Ordinance.

Section 7-4 Off-street Loading Regulations. The off-street loading regulations for permitted uses are contained in Article 23.

Section 7-5 Height, Area, and Bulk Regulations. Height, area, and bulk requirements shall be as set forth in the chart of Article 24.

Section 7-6 Supplementary height, area, and bulk regulations are contained in Article 27.
ARTICLE 7A.  “T-1A” TRAVEL TRAILER PARK DISTRICT REGULATIONS

Section 7A-1  The regulations set forth in this article, or set forth elsewhere in this ordinance when referred to in this article, are the regulations of the “T-1A” Travel Trailer Park District, “T-1B” Manufactured Home Park District, and “T-1C” Manufactured Home Subdivision District.  These districts are intended to preserve appropriate land for the development for single-family residences utilizing manufactured home parks and subdivisions and also for the development of tourist accommodations which utilize travel trailer parks. Manufactured homes and travel trailers shall be restricted to the zoning districts named in this section.  It shall be unlawful for any person to construct, alter or extend any travel trailer park, manufactured home park, or manufactured home subdivision area within the limits of the City of Corpus Christi unless he holds a valid building permit issued by the City Building Official in the name of such person for the specific construction, alteration, or extension proposed.  Also all plans for specific construction, alteration, or extension of a travel trailer park, manufactured home park, or manufactured home subdivision shall have been submitted, reviewed and approved by the Building Inspection Division according to the procedures established by the Plating Ordinance and all other applicable ordinances of the City of Corpus Christi before the permit is issued by the Building Official.  (Ordinance 22851, 02/18/97)

Section 7A-2  Use Regulations of the “T-1A” Travel Trailer Park District.  An area or premises shall be used and developed according to the following regulations:

(1)  A permit to construct, alter or extend any travel trailer park area may be issued only when such area is located within the appropriate zoning district as provided for in this Ordinance and such area consists of at least three (3) acres in size with a minimum frontage of one hundred (100) feet located on a public street or highway, provided, however, such area occupied by a travel trailer park may be less than three (3) acres in size if operated in conjunction with, in the same ownership of, and contiguous to or directly across a public right-of-way of not more than one hundred twenty (120) feet in width, from a motel or mobile home park operation both of which constitute three (3) acres or more in size meeting all zoning ordinance requirements.

(2)  Trailer spaces shall be rented by the day or week only and the occupant of a trailer space shall remain in the same travel trailer park not more than one hundred eighty (180) continuous days.

(3)  Exposed ground surfaces in all parts of a travel trailer park shall be paved or covered with screening or other solid material, or protected with a vegetative growth that is capable of preventing soil erosion and eliminating objectionable dust.

(4)  Access to the travel trailer park shall be from a public street or highway, number and location of access drives shall be controlled for safety and protection of personal property.  No travel trailer space shall be designed for direct access to a street outside the premises of the travel trailer park.  Interior access drives shall be paved and maintained in a smooth hard and dense surface which shall be well drained.

(5)  Internal access drives shall meet the following requirements:

One-way, no parking .................................................................11 feet
(Acceptable only if less than 500' total length and serving less than 25 trailer spaces.)

One-way, parking on one side only, or two-way, no parking.........................18 feet
(Acceptable only if serving less than 50 trailer spaces.)

Two-way, no parking .................................................................24 feet
Two-way, parking on one side only ................................................................. 27 feet

Two-way, parking on both sides ................................................................. 34 feet

(6) Each travel trailer space shall provide sufficient parking and maneuverability space so the parking, loading or maneuvering of trailers incidental to parking shall not necessitate the use of any public street, sidewalk, or right-of-way or any private grounds not part of the travel trailer park.

(7) There shall be no minimum lot area for a travel trailer space in a travel trailer park except that trailers shall be so harbored on each space that there shall be at least a 10-foot unobstructed clearance between travel trailers provided, however, that no part of a travel trailer shall be located closer than twenty (20) feet to any building within the park nor closer than five (5) feet to any access drive. There shall be no more than twenty-five (25) travel trailer spaces per acre of gross site area.

(8) The travel trailer park shall be screened from public streets, highways, and adjacent property by a standard screening fence, unless this requirement is modified or waived by City Council action after a hearing and recommendation of the Planning Commission in accordance with the provisions of Article 30 and Section 33-3.02. (Ordinance 23016, 07/29/97)

(9) In all travel trailer parks, there shall be at least one recreation area which shall be accessible from all spaces. The site or sites of such recreation area or areas shall total not less than eight percent (8%) of the gross site area.

(10) Outside lighting shall be erected in such a manner that it not be detrimental to or project onto adjacent properties, and any outdoor identification sign shall not utilize or incorporate flashing, moving, or intermittent illumination, shall not exceed ten (10) feet in height, shall not overhang or project into the public right-of-way, and shall not exceed thirty (30) square feet in area, indicating only the use of the premises. If such sign is located on a building, it shall not project more than eighteen (18) inches from the wall of the building or structure, and shall not extend above the height of the building.

(11) The travel trailer park shall conform to all other regulations contained in the Corpus Christi Building Code, Gas Code, Plumbing Code, and Electrical Code.

(12) Storage, collection and disposal of refuse in the travel trailer park area shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards, or air pollution. All refuse shall be stored in fly-tight, water-tight, and rodent-proof containers, which shall be located not more than one hundred fifty (150) feet from any trailer space.

(13) The travel trailer park area shall be subject to the rules and regulations of the Corpus Christi fire prevention authority. A travel trailer park exceeding six hundred (600) feet in depth shall be required to install a 6-inch fire main, looped if possible, located within the travel trailer park and installed at or near the edge of the paving in a dedicated easement or fire lane. Fire hydrants shall be located along the main so as to make fire protection available to all surface property in the travel trailer park. This facility is to be installed at the developer’s expense and maintained by the City. Metered service connections are to be provided from the fire main as approved by the Water Superintendent.

(14) The owner of the travel trailer park area shall at all times operate the travel trailer park in compliance with this Ordinance and shall provide adequate supervision to maintain the travel trailer park area, its facilities, and keep equipment in good repair and in a clean and sanitary condition at all times. (Ordinance 22851, 02/18/97)
(15) Any of the following uses provided such uses are accessory to the use of the property as a travel trailer park and do not occupy more than 1/3 of the area within the travel trailer park development.

(a) Barber shops;
(b) Beauty parlors;
(c) Dry cleaning receiving stations;
(d) Self-service laundries (clothing or car wash);
(e) Drive-in restaurant, restaurants with or without alcoholic beverages, but excluding taverns, lounges, and bars.
(f) Convenience grocery stores of less than 4,000 square feet;
(g) Child care centers;
(h) Filling stations.

None of the above described uses shall be allowed to operate in travel trailers or manufactured homes.

*(Ordinance 22851, 02/18/97)*

(16) A single-family dwelling unit or manufactured home for resident watchmen or caretakers employed on the premises is permitted.

*(Ordinance 22851, 02/18/97)*

(17) Telecommunications facility, subject to the limitations in Article 27C.

*(Ordinance 23612, 04/13/99)*

### Section 7A-3 Use Regulations of the “T-1B” Manufactured Home Park District

An area or premises shall be used and developed according to the following regulations:

(1) A permit to construct, alter, or extend any manufactured home park area may be issued only when such area is located within the appropriate zoning district as provided for in this Ordinance and such area consists of at least five (5) acres in size with a minimum width and/or depth of three hundred (300) feet located on a public street or highway.

(2) Exposed ground surfaces in all parts of a manufactured home park shall be paved or covered with screening or other solid material or protected with a vegetative growth that is capable of preventing soil erosion and eliminating objectionable dust.

(3) Access to the manufactured home park shall be from a public street or highway, number and location of access drives shall be controlled for traffic safety and protection of surrounding properties, no manufactured home space shall be designed for direct access to a public street outside the boundaries of the manufactured home park, and the interior access drives shall be paved and maintained in a smooth hard and dense surface which shall be well drained.

(4) Internal access drives shall not be less than twenty-five (25) feet wide.

(5) There shall be no minimum lot area for a manufactured home site in a manufactured home park, however, there shall be no more than twelve (12) manufactured home spaces per acre of gross site area. The minimum side-to-side unobstructed clearance between manufactured homes shall be twenty (20) feet except where an open carport or porch is located contiguous to a manufactured home, a minimum ten (10) foot unobstructed clearance is allowed between the manufactured home
and the outer edge of the open carport or porch. End-to-end clearance between manufactured homes shall be no less than ten (10) feet, and no part of a manufactured home shall be located closer than twenty (20) feet to any building within the park nor closer than five (5) feet to an access drive.

(6) The manufactured home park shall be screened from public streets, highways, and adjacent property by a standard screening fence, unless this requirement is modified or waived by City Council action after a hearing and recommendation of the Planning Commission in accordance with the provisions of Article 30 and Section 33-3.02. (Ordinance 23016, 07/29/97)

(7) Off-street parking spaces in manufactured home parks shall be provided in the ratio of one and one-half (1-1/2) spaces per manufactured home in locations convenient to individual manufactured homes or groups of mobile homes.

(8) The manufactured home park shall conform to all other regulations contained in the Corpus Christi Building Code, Gas Code, Plumbing Code and Electrical Code.

(9) A manufactured home park exceeding six hundred (600) feet in depth shall be required to install a 6-inch fire main, looped if possible, located within the manufactured home park and installed at or near the edge of the paving in a dedicated easement or fire lane. Fire hydrants shall be located along the main so as to make fire protection available to all surface property in the manufactured home park. This facility is to be installed at the developer’s expense and maintained by the City. Metered service connections are to be provided for the fire main as approved by the Water Superintendent.

(10) Outside lighting shall be erected in such a manner that it not be detrimental to or project onto adjacent properties.

(11) Advertising shall be restricted to one illuminated identification sign which shall not utilize or incorporate flashing, moving, or intermittent illumination, shall be placed flat against the wall of the building, shall not project more than eighteen (18) inches from the wall of the building or structure, and shall not extend above the height of the building. The sign area shall not exceed fifteen (15) square feet, and shall indicate only the name and address of the premises and the management thereof. (Ordinance 22851, 02/18/97)

Section 7A-4 Use Regulations for “T-1C” Manufactured Home Subdivision District. An area or premises shall be used and developed according to the following regulations:

(1) A permit to construct, alter or extend any manufactured home subdivision area may be issued only when such area is located within the appropriate zoning district as provided for in this Ordinance and such area consists of at least eight (8) acres in size with a minimum width and/or depth of three hundred (300) feet located on a public street or highway.

(2) In a manufactured home subdivision, the subdivision shall meet all City requirements as set forth in the Corpus Christi Platting Ordinance and shall also conform to all other regulations contained in the Corpus Christi Building Code, Gas Code, Plumbing Code and Electrical Code.

(3) The area of a lot in a manufactured home subdivision shall be 4,500 square feet. A minimum lot size requirement does not apply as such if a manufactured home subdivision is developed under the regulations of Article 28, Planned Unit Development, of this ordinance.

(4) In addition to the requirements of Item (3) above, there shall be no more than eight (8) manufactured homes per acre in a manufactured home subdivision. Furthermore, there shall be a minimum front yard of twenty (20) feet, a minimum rear yard of ten (10) feet, and a minimum side yard of six (6) feet, with a total unobstructed side yard requirement of twenty (20) feet.
(5) Unless modified or waived by City Council action, after a hearing and recommendation by the Planning Commission, the manufactured home subdivision shall be surrounded by a standard screening fence in which case such fence shall become a part of abutting lots, unless otherwise designated as part of the common open space in accordance with the provisions of Article 30 and Section 33-3.02.

(6) In manufactured home subdivisions there shall be at least two (2) off-street parking spaces per lot.

(7) Temporary non-illuminated signs shall not be more than four (4) square feet in area pertaining to the lease or sale of a HUD-code manufactured home or premises on which such sign is located.

(Ordinance 23016, 07/29/97)

(Ordinance 22851, 02/18/97)
ARTICLE 8. “A-1” APARTMENT HOUSE DISTRICT REGULATIONS

Section 8-1  The regulations set forth in this article or set forth elsewhere in this Ordinance when referred to in this article are the regulations in the “A-1” Apartment House District. This district is designed for medium-density, multiple-family residence and is usable for the construction of garden-type apartments in appropriate locations, or for the conversion of existing dwellings to apartments in older sections of the city. Permitted community facilities are the same as for one-family dwelling districts.

Section 8-2 Use Regulations.  A building or premises shall be used only for the following purposes:

(1) Any use permitted in the “R-1A” One-family Dwelling District.

(2) Two-family dwellings other than manufactured homes.  (Ordinance 22851, 02/18/97)

(3) Multiple-family dwellings.

(4) Accessory buildings and uses.

(5) A sign identifying all permitted uses, except for one and two-family dwellings, as follows:

(a) Properties consisting of less than one hundred (100) feet of street frontage are permitted one (1), thirty (30) square foot wall identification sign which shall not utilize or incorporate flashing, moving, or intermittent illumination. In the event that a property is occupied by ten (10) or more multi-family units, one (1) ground or monument freestanding sign, which shall be set back at least ten (10) feet from the property line and shall not exceed ten (10) feet in height or twenty (20) square feet in area may be substituted in lieu of a wall sign.

(b) Properties consisting of more than one hundred (100) feet of street frontage are permitted either one (1), forty (40) square foot wall identification sign, which shall not utilize or incorporate flashing, moving, or intermittent illumination or one (1), forty (40) square foot ground or monument freestanding sign per premise per street frontage. The freestanding sign shall be set back ten (10) feet from the property line and shall not exceed ten (10) feet in height and may be illuminated by ground lighting only and such lighting shall be directed away from traffic flow on the adjacent street(s).

(c) In addition to the above, multi-family properties shall be permitted one (1) banner sign of an unlimited size on a temporary basis, not to exceed thirty days, once a year.

(d) No portable sign is allowed in this district.

(6) Assisted living facility.  (Ordinance 24566, 08/28/01)

(7) Temporary non-illuminated signs pertaining to the lease, hire, or sale of a building or premises on which such sign is located, may not exceed the following parameters:  (Ordinance 25687, 03/30/04)

(a) For properties developed with single-family, duplex, or townhome uses, the sign may not exceed six (6) square feet, including rider signs, and in addition allow the use of one letter-sized flyer box. Only one sign per street frontage is allowed.
(b) For undeveloped properties containing not less than three (3) acres and not more than five (5) acres, the sign may not exceed a height of eight (8) feet and a sign area of sixteen (16) square feet. Only one sign per street frontage is allowed. The use of one letter-sized flyer box per premise is permitted.

(c) For undeveloped properties exceeding five (5) acres, the sign may not exceed a height of eight (8) feet and a sign area of 32 square feet. Only one sign per street frontage is allowed. The use of one letter-sized flyer box per premise is permitted.

(9) Cottage Housing Development. (Ordinance 028536, 3/23/10)

For the purposes of this section, street frontage includes frontage along a canal or a golf course.

Section 8-3 Parking Regulations. The parking regulations for permitted uses are contained in Article 22 of this Ordinance.

Section 8-4 Off-street Loading Regulations. The off-street loading regulations for permitted uses are contained in Article 23.

Section 8-5 Height, Area, and Bulk Regulations. Height, area, and bulk requirements shall be as set forth in the chart of Article 24.

Section 8-6 Supplementary height, area, and bulk regulations are contained in Article 27.
ARTICLE 8A. “A-1A” APARTMENT HOUSE DISTRICT REGULATIONS

Section 8A-1 The regulations set forth in this article, or set forth elsewhere in this Ordinance when referred to in this article, are the regulations in the “A-1A” Apartment House District. The purpose of this district is to accommodate the development of medium-high density multi-family residence which could be utilized as a transitional use between business and single-family uses.

Section 8A-2 Use Regulations: A building or premise shall be used and developed according to the following regulations:

(1) Single-family dwellings other than manufactured homes. (Ordinance 22851, 02/18/97)

(2) Two-family dwellings other than manufactured homes. (Ordinance 22851, 02/18/97)

(3) Multiple family dwellings other than manufactured homes. (Ordinance 22851, 02/18/97)

(4) Church and parish halls, temples, convents, and monasteries.

(5) Colleges and schools, public and non-profit private schools, having a curriculum and conditions under which teaching is conducted equivalent to a public school and institutions of higher learning. In connection with the use of such premises as a college or school, the premises may be used for signs, excluding portable signs, which are within 100 feet of a public street for identifying any permitted educational or related athletic facility or publicizing related educational events provided that no sign contain any commercial message or commercial logo that exceeds 35 percent of the total sign area. Signs not within 100 feet from a public street are permitted without restriction provided such sign does not incorporate flashing, moving, or intermittent illumination. The number of signs and square footage of permissible sign area is not otherwise limited. Any sign not in compliance with this paragraph for the use of colleges and schools described herein shall be granted the status of a nonconforming sign upon the registration of such sign with the Building Official or his designated representative within six months of the effective date of this ordinance verifying for each sign:

(a) that the sign was constructed and in use prior to January 1, 1989;

(b) that the sign is used to identify or publicize educational or related athletic events;

(c) the location of the sign; and

(d) the percentage of total sign area which is used or dedicated to a commercial logo or commercial message.

All signs registered as nonconforming signs pursuant to this paragraph shall be subject to the provisions of Article 26-11, Nonconforming Signs of this Zoning Ordinance.

(6) Private clubs, fraternities, sororities, and lodges, except those which primarily provide services customarily carried on as a business.

(7) Non-profit, religious, educational, and philanthropic institutions.

(8) Home occupations.

(9) Non-profit libraries or museums, art galleries; public utilities (sewer, water, gas, electric, and telephone mains and incidental appurtenances).
(10) Public parks, playgrounds, golf courses, (except miniature golf courses, putting green, driving ranges, and similar activities operated as a business), nonprofit nongovernmental public recreation, and community buildings.

(11) Temporary construction buildings which are incidental to the development and/or sale of a subdivision and/or lot. Such building shall be removed once construction is completed or within two (2) years from the time of erection of said building.

(12) Accessory buildings and uses.

(13) A sign identifying all permitted uses, except for one and two-family dwellings, as follows:

   (a) Properties consisting of less than one hundred (100) feet of street frontage are permitted one (1), thirty (30) square foot wall identification sign which shall not utilize or incorporate flashing, moving, or intermittent illumination. In the event that a property is occupied by ten (10) or more multi-family units, one (1) ground or monument freestanding sign, which shall be set back ten (10) feet from the property line and shall not exceed ten (10) feet in height or twenty (20) square feet in area may be substituted in lieu of a wall sign.

   (b) Properties consisting of more than one hundred (100) feet of street frontage are permitted either one (1), forty (40) square foot wall identification sign, which shall not utilize or incorporate flashing, moving, or intermittent illumination or one (1), forty (40) square foot ground or monument freestanding sign per premise per street frontage. The freestanding sign shall be set back ten (10) feet from the property line and shall not exceed ten (10) feet in height and may be illuminated by ground lighting only and such lighting shall be directed away from traffic flow on the adjacent street(s).

   (c) In addition to the above, multi-family properties shall be permitted one (1) banner sign of an unlimited size on a temporary basis, not to exceed thirty days, once a year.

   (d) No portable sign is allowed in this district.

(14) Telecommunications facility, subject to the limitations in Article 27C. (Ordinance 23612, 04/13/99)

(15) If approved as a Specific Use Permit (SUP) under Article 25A, a bed and breakfast home (B&B) or bed and breakfast home with special events (B&B/SE).  (Ordinance 24580, 09/11/01)

(16) Assisted living facility.  (Ordinance 24566, 08/28/01)

(17) Temporary non-illuminated signs pertaining to the lease, hire, or sale of a building or premises on which such sign is located, may not exceed the following parameters: (Ordinance 25687, 03/30/04)

   (a) For properties developed with single-family, duplex, or townhome uses, the sign may not exceed six (6) square feet, including rider signs, and in addition allow the use of one letter-sized flyer box. Only one sign per street frontage is allowed.

   (b) For undeveloped properties containing not less than three (3) acres and not more than five (5) acres, the sign may not exceed a height of eight (8) feet and a sign area of sixteen (16) square feet. Only one sign per street frontage is allowed. The use of one letter-sized flyer box per premise is permitted.
(c) For undeveloped properties exceeding five (5), the sign may not exceed a height of eight (8) feet and a sign area of 32 square feet. Only one sign per street frontage is allowed. The use of one letter-sized flyer box per premise is permitted.

For the purposes of this section, street frontage includes frontage along a canal or a golf course.

(18) Cottage Housing Development. (Ordinance 028536, 3/23/10)

Section 8A-3 Parking Regulations. The parking regulations for permitted uses are contained in Article 22 of this Ordinance.

Section 8A-4 Off-street Loading Regulations. The off-street loading regulations for permitted uses are contained in Article 23.

Section 8A-5 Height, Area, and Bulk Regulations. Height, area, and bulk requirements shall be as set forth in the chart of Article 24.

Section 8A-6 Supplementary height, area, and bulk regulations are contained in Article 27.
ARTICLE 9. “A-2” APARTMENT HOUSE DISTRICT REGULATIONS

Section 9-1 The regulations set forth in this article, or set forth elsewhere in this Ordinance when referred to in this article, are the regulations in the “A-2” Apartment House District. This, the highest density residential district, is generally located near or within the central part of the city and provides for certain transient residence as well as permanent residence and for certain institutional uses.

Section 9-2 Use Regulations. A building or premises shall be used only for the following purposes:

(1) Any use permitted in the “R-1A” One-family Dwelling District.

(2) Two-family dwellings other than manufactured homes. (Ordinance 22851, 02/18/97)

(3) Multiple-family dwellings.

(4) Boarding, rooming and lodging houses.

(5) Private clubs, fraternities, sororities, and lodges excepting those the chief activity of which is a service customarily carried on as a business.

(6) Apartment hotels.

(7) Non-profit, religious, educational, and philanthropic institutions.

(8) Hospitals, nursing homes and homes for the aged, but not including animal hospitals, penal and mental treatment institutions, office buildings or clinics.

(9) Accessory buildings and uses.

(10) A sign identifying all permitted uses, except for one and two-family dwellings, as follows:

   (a) Properties consisting of less than one hundred (100) feet of street frontage are permitted one (1), thirty (30) square foot wall identification sign which shall not utilize or incorporate flashing, moving, or intermittent illumination. In the event that a property is occupied by ten (10) or more multi-family units, one (1) ground or monument freestanding sign, which shall be set back ten (10) feet from the property line and shall not exceed ten (10) feet in height or twenty (20) square feet in area may be substituted in lieu of a wall sign.

   (b) Properties consisting of more than one hundred (100) feet of street frontage are permitted either one (1), forty (40) square foot wall identification sign, which shall not utilize or incorporate flashing, moving, or intermittent illumination or one (1), forty (40) square foot ground or monument freestanding sign per premise per street frontage. The freestanding sign shall be set back ten (10) feet from the property line and shall not exceed ten (10) feet in height and may be illuminated by ground lighting only and such lighting shall be directed away from traffic flow on the adjacent street(s).

   (c) In addition to the above, multi-family properties shall be permitted one (1) banner sign of an unlimited size on a temporary basis, not to exceed thirty days, once a year.

   (d) No portable sign is allowed in this district.

(11) Assisted living facility. (Ordinance 24566, 08/28/01)
Bed and breakfast (B&B) inn.  

Temporary non-illuminated signs pertaining to the lease, hire, or sale of a building or premises on which such sign is located, may not exceed the following parameters:

(a) For properties developed with single-family, duplex, or townhome uses, the sign may not exceed six (6) square feet, including rider signs, and in addition allow the use of one letter-sized flyer box. Only one sign per street frontage is allowed.

(b) For undeveloped properties containing not less than three (3) acres and not more than five (5) acres, the sign may not exceed a height of eight (8) feet and a sign area of sixteen (16) square feet. Only one sign per street frontage is allowed. The use of one letter-sized flyer box per premise is permitted.

(c) For undeveloped properties exceeding five (5), the sign may not exceed a height of eight (8) feet and a sign area of 32 square feet. Only one sign per street frontage is allowed. The use of one letter-sized flyer box per premise is permitted.

For the purposes of this section, street frontage includes frontage along a canal or a golf course.

Cottage Housing Development.

Section 9-3 Parking Regulations. The parking regulations for permitted uses are contained in Article 22.

Section 9-4 Off-street Loading Regulations. The off-street loading regulations for permitted uses are contained in Article 23.

Section 9-5 Height, Area, and Bulk Regulations. The height, area, and bulk requirements shall be set forth in the chart of Article 24, and in addition the following regulations shall apply:

9-5.01 Buildings may exceed sixty (60) feet or four (4) stories in height provided that forty percent (40%) of the site is devoted to non-vehicular open space.

9-5.02 Requirements for floor area per acre shall not apply to dormitories, fraternities, or sororities where no cooking facilities are provided in individual rooms or apartments.

Section 9-6 Supplementary height, area, and bulk regulations are contained in Article 27.
ARTICLE 10. “AT” APARTMENT-TOURIST DISTRICT REGULATIONS

Section 10-1  The regulations set forth in this article, or set forth elsewhere in this Ordinance when referred to in this article, are the regulations in the “AT” Apartment-Tourist District. This district is designed to permit high-rise multiple-family dwellings and tourist accommodations with limited outdoor advertising so as to be generally compatible with existing development in the district and in surrounding residential neighborhoods.

Section 10-2  Use Regulations. A building or premises shall be used only for the following purposes:

(1) Any use permitted in the “R-1A” One-family Dwelling District.

(2) Two-family dwellings other than manufactured homes.  (Ordinance 22851, 02/18/97)

(3) Multiple-family dwellings (including high-rise).

(4) Hotels and apartment hotels.

(5) Motels, motor courts, motor hotels or motor lodges.

(6) Restaurants with or without alcoholic beverages.

(7) Accessory buildings and uses including signage not exceeding sixty (60) square feet in area and used only to advertise the principal business or activity conducted on the premises. For each one (1) foot of lot frontage in excess of one hundred (100) feet, (1) additional square foot of sign area shall be permitted provided the total sign area shall not exceed two hundred sixty (260) square feet. The permitted square footage of sign area may be divided among several signs, provided only one (1) sign not attached flat against a wall of the building shall be permitted for each lot or premise and provided that only one (1) wall sign shall be permitted per street frontage. The one (1) freestanding sign shall not, in any event, exceed sixty (60) square feet in area nor twenty (20) feet in height. In no case shall any wall sign project above the height of the building, and when attached flat against a wall of the building such sign shall not project more than eighteen (18) inches from the wall of the building or structure. No signs shall be permitted, regardless of size, which revolve, whirl, move, flash, or make noise. No portable signs shall be permitted.

(8) Assisted living facility.  (Ordinance 24566, 08/28/01)

(9) Bed and breakfast (B&B) inn.  (Ordinance 24580, 09/11/01)

(10) Cottage Housing Development for commercial/ tourist rental and single-family residential detached uses only, excluding townhome, duplex, triplex, condominium, and multiple-family residential uses.  (Ordinance 028536, 3/23/10)

Section 10-3 Parking Regulations. The parking regulations for permitted uses are contained in Article 22.

Section 10-4 Off-street Loading Regulations. The off-street loading regulations for permitted uses are contained in Article 23.

Section 10-5 Height, Area, and Bulk Regulations. Height, area, and bulk requirements shall be as set forth in the chart of Article 24.

Section 10-6 Supplementary height, area, and bulk regulations are contained in Article 27.
ARTICLE 11. “AB” PROFESSIONAL OFFICE DISTRICT REGULATIONS

Section 11-1 The regulations set forth in this article, or set forth elsewhere in this Ordinance when referred to in this article, are the regulations in the “AB” Professional Office District. This district is intended to encourage office development of high character in attractive surroundings with types of uses and exterior indication of these uses so controlled as to be generally compatible with single-family or multiple-family dwellings conveniently located within or adjacent to the district.

Section 11-2 Use Regulations. A building or premises shall be used only for the following purposes:

(1) Any use permitted in the “R-1A” One-family Dwelling District.

(2) Two-family dwellings other than manufactured homes. (Ordinance 22851, 02/18/97)

(3) Multiple-family dwellings.

(4) Boarding, rooming, and lodging houses.

(5) Private clubs, fraternities, sororities, and lodges excepting those the chief activity of which is a service customarily carried on as a business.

(6) Non-profit, religious, educational, and philanthropic institutions.

(7) Business and professional offices and office buildings provided the following conditions are met:
   (a) No building may be constructed with, or altered to produce a store front, show window, or display window;
   (b) There shall be no display from windows or doors and no storage of merchandise in the building or on the premises; and
   (c) There shall be no machinery or equipment, other than machinery or equipment customarily found in professional or business offices, used or stored in the building or on the lot.

(8) Clinics or hospitals including a pharmacist’s shop for dispensing of drugs and medical supplies primarily to patients or occupants of the building; provided, however, there shall be no entrance to such shop except from inside the building and further provided that there be no exterior signs advertising such shop except as provided in item (13) of this section.

(9) Child care centers.

(10) Apartment hotels. A business may be conducted within the building for the convenience of the occupants of the building, provided there shall be no entrance to such place of business except from inside the building and further provided that there be no exterior signs advertising such business.

(11) Beauty culturist and hair stylist shop, studio for an artist, photographer, sculptor or musician including teaching of art, music, dancing or other artistic instruction, provided the following conditions are met:
   (a) No building may be constructed or altered to produce a store front, show window or display window;
(b) There shall be no display from windows or doors;

(c) There shall be no storage of merchandise in the building or on the premises, and no machinery or equipment other than customarily accessory to permitted uses;

(d) No exterior sign shall be permitted except as provided in item (13) of this section; and

(e) There shall be no adverse effect created on adjacent or neighborhood properties by reason of dust, odor, vibration, glare or noise.

(12) On-premise freestanding and wall signs are allowed and further regulated under ARTICLE 33. SUPPLEMENTAL SIGN REGULATIONS, PERMITS, PLATS AND FILING FEES. Roof signs, neon signs and portable signs are prohibited. (Ordinance 026735, 4/17/06)

(13) Reserved. (Ordinance 024715, 12/18/01)

(14) Reserved.

(15) Accessory buildings and uses customarily incidental to the uses permitted in this district, including retail sales accessory to the main use. (Ordinance 24715, 12/18/01)

(16) Assisted living facility. (Ordinance 24566, 08/28/01)

(17) Bed and breakfast (B&B) inn. (Ordinance 24580, 09/11/01)

(18) Cottage Housing Development. (Ordinance 028536, 3/23/10)

Section 11-3 Parking Regulations. The parking regulations for permitted uses are contained in Article 22.

Section 11-4 Off-street Loading Regulations. The off-street loading regulations for permitted uses are contained in Article 23.

Section 11-5 Height, Area, and Bulk Regulations. The height, area, and bulk requirements shall be as set forth in the chart of Article 24, and in addition the following regulation shall apply:

11-5.01 Requirements for floor area per acre shall not apply to dormitories, fraternities, or sororities where no cooking facilities are provided in individual rooms or apartments.

Section 11-6 Supplementary height, area, and bulk regulations are contained in Article 27.
ARTICLE 12. “B-1” NEIGHBORHOOD BUSINESS DISTRICT REGULATIONS

Section 12-1  The regulations set forth in this article, or set forth elsewhere in this Ordinance when referred to in this article, are the regulations in the “B-1” Neighborhood Business District. This district provides primarily for retail shopping and personal service uses to be developed either as a unit or in individual parcels to serve the needs of nearby residential neighborhoods.

Section 12-2 Use Regulations.  A building or premises shall be used only for the following purposes:

(1) Any use permitted in the “AB” Professional Office District.

(2) Automobile parking lots.

(3) Display room for merchandise to be sold on order where merchandise sold is stored elsewhere.

(4) Custom dressmaking and tailoring not involving a factory, shoe repair, household appliance repair, custom cleaning shop not involving bulk or commercial type plants, household furniture upholstery shop accessory to retail furniture sales, and bakeries.

(5) Fueling.

(6) Offices and office buildings.

(7) On-premise freestanding and wall signs are allowed and further regulated under ARTICLE 33. SUPPLEMENTAL SIGN REGULATIONS, PERMITS, PLATS AND FILING FEES. No portable sign is permitted within this district. (Ordinance 026735, 4/17/06)

(8) Personal service uses including barber shops, banks, beauty parlors, photographic or artists’ studios, messengers, taxi cabs, newspaper or telegraphic service stations, dry cleaning receiving stations, restaurants with or without alcoholic beverages (excluding taverns, lounges, or bars), and other personal service uses of a similar character.

(9) Retail stores, including florist shops and greenhouses in connection with such shops, but there shall be no slaughtering of animals or poultry on the premises of any retail store, nor shucking of oysters or processing of fish.

(10) Self-service Laundries.

(11) Undertaking business or establishment.

(12) Accessory buildings and used customarily incidental to the uses permitted in the district, except that outside storage and outside sales area are not permitted.

(13) Hand operated or automated self-service car washes.

(14) Automotive parts sales within a building containing less than 3,000 square feet in gross area with no service bays.

(15) Cottage Housing Development. (Ordinance 028536, 3/23/10)

Section 12-3 Parking Regulations.  The parking regulations for permitted uses are contained in Article 22.

Section 12-4 Off-street Loading Regulations.  The off-street loading regulations for permitted uses are contained in Article 23.
Section 12-5 Height and Area Regulations. Height and area requirements shall be as set forth in the chart on Article 24, and in addition the following regulations shall apply:

12-5.01 There shall be a side yard not less than ten (10) feet in width on the side of a lot adjoining an “R-1A”, “R-1B”, “R-1C”, “R-2”, “A-1”, “A-1A”, or “A-2” residential district.

12-5.02 There shall be a rear yard not less than ten (10) feet in depth on the rear of a lot adjoining an “R-1A”, “R-1B”, “R-1C”, “R-2”, “A-1”, “A-1A”, or “A-2” residential district.

Section 12-6 Supplementary height and area regulations are contained in Article 27.
ARTICLE 12A. “B-1A” NEIGHBORHOOD BUSINESS DISTRICT REGULATIONS (Ordinance 23939, 02/08/00)

Section 12A-1 The regulations set forth in this article, or set forth elsewhere in this Ordinance when referred to in this article, are the regulations in the “B-1A” Neighborhood Business District. The purpose of this district is to create a pedestrian oriented neighborhood with compatible commercial uses, preserve community aesthetics along city streets, and to protect and enhance traffic flow on city streets. This district provides primarily for retail shopping, personal service and office uses for a single lot or multi-lot development to serve the needs of a residential neighborhood. This district is intended for use where conversion of residential uses to non-residential uses is occurring on arterial and collector streets. This district is generally not intended for use where the only access will be a local residential street. Uses not expressly permitted in this ordinance are not allowed.

Section 12A-2 Use Regulations. A building or premises shall be used only for the following or similar purposes:

(1) Single-family dwellings other than manufactured homes.

(2) Two-family dwellings.

(3) Multiple-family dwellings.

(4) Office – medical and non-medical offices, provided no machinery or equipment shall be contained in a manufactured or modular structure, recreational vehicle, or trailer.

(5) Clinics

(6) Child care homes

(7) Child care centers – Outdoor play areas abutting residential uses shall be screened with sight obscuring fence, wall, or hedge with a height of not less than six (6) feet.

(8) Adult day care centers

(9) Public infrastructure, utilities, and accessories, not including electrical transfer stations or solid waste transfer stations

(10) Personal services
    a. barber shops
    b. beauty or hair stylist shops
    c. banks (no drive-thru teller windows)
    d. copy shops
    e. photographic or artist’s studios including the teaching of art, music, dancing or other artistic instruction
    f. messenger services, newspapers or telegraphic service stations
    g. dry cleaning receiving stations (pickup/drop-off only)
    h. customer dressmaking or tailoring not involving a factory
    i. shoe repair
    j. household appliance and small engine repair (not to exceed five (5) horsepower)
    k. self-service laundries
    l. customer cleaning shop not involving bulk or commercial type plans
    m. household furniture upholstery shop accessory to retail furniture sales

(11) Assisted living facility. (Ordinance 24566, 08/28/01)
(12) Retail – retail sales including:
   a. Florist shops and greenhouses in connection with these shops.
   b. Household convenience shopping items
   c. Additional uses may also include merchandise display rooms
   d. Automotive parts with no service bays

(Excluded uses: pawnshops, liquor store, fueling, wholesale on-site slaughtering of animals, shucking of oysters or processing of fish.)

(13) Parking lots

(14) Accessory structures and uses not including outside storage and outside sales areas.

(15) If approved as a Specific Use Permit (SUP) under Article 25A, a bed and breakfast home (B&B) or bed and breakfast home with special events (B&B/SE). (Ordinance 24580, 09/11/01)

(16) Bed and breakfast inn. (Ordinance 24580, 09/11/01)

(17) Cottage Housing Development. (Ordinance 028536, 3/23/10)

Section 12A-3 Sign Regulations. On-premise freestanding and wall signs are allowed and further regulated under ARTICLE 33. SUPPLEMENTAL SIGN REGULATIONS, PERMITS, PLATS AND FILING FEES.

12A-3.1 Roof and portable signs are not permitted. (Ordinance 026735, 4/17/06)

Section 12A-4 Parking Regulations. The parking regulations for permitted uses are contained in Article 22, and in addition the following regulations shall apply.

12A-4.1 Shared Access and Parking: City shall allow a twenty (20) percent reduction in the required number of parking spaces for a premises served by a shared access and parking agreement, if each agreement results in a reduction of allowable driveway approaches. The agreement must comply with Section 22-3.02. In the event the agreement is terminated, each development must comply with the parking requirements in force at the time of termination. The agreement must be filed in the Nueces County Deed records.

Section 12A-5 Shared Access and Parking. The off-street loading regulations for permitted uses are contained in Article 23, and in addition the following regulations shall apply:

12A-5.1 Delivery and loading areas shall not be located within fifty (50) feet of a property line abutting a residential district.

Section 12A-6 Height and Area Regulations. The height, area, and bulk requirements shall be as set forth on the chart in Article 24.

Section 12A-7 Supplementary Height and Area Regulations. Supplementary Height and Area Regulations are contained in Article 24. A “B-1A” Neighborhood Business District shall by itself or in combination with an abutting non-residential district have a minimum of 100 feet frontage on a collector, arterial, or freeway frontage road. (Ordinance 24105; 07/18/00)

Section 12A-8 Supplementary Landscaping Requirements. In addition to the landscape requirements in Article 27B, the following supplemental regulations shall apply:
12A-8.1 Landscaping shall be required for existing structures, as if new construction, when converting from a residential or office use to a “B-1A” District non-residential use regardless of any change in vehicular use areas.  
(Ordinance 24773; 02/19/02)

12A-8.2 Multiple-family residential, office or commercial uses backing up to a single-family residential district shall require canopy trees to be planted on 30’ centers and with a minimum caliper of 2” along and inside the required rear setback, but not within a utility easement.

12A-8.3 Require tree planting at 30 foot center in all front yards.

12A-8.4 Increasing the landscaping points to 0.04 points per square foot of street yard as outlined in Section 27B-7 (not including supplementary requirements) would allow an increase in the Floor Area Ratio by 0.1.

Section 12A-9 Supplementary Site Design Regulations

12A-9.1 All exterior lighting shall be directed and shielded away from adjacent residences and public rights-of-way.

12A-9.2 Reserved.  
(Ordinance 24566, 08/28/01)

12A-9.3 Hours of operation including loading and unloading of supplies or merchandise for commercial uses shall be limited between the hours of 6:30 a.m. and 10:00 p.m. when abutting a single-family residential district.

12A-9.4 Properties rezoned from a residential district or office district to a “B-1A” District must comply with the standards in Articles 12A, 27, and 27B, including landscaping regulations and fencing requirements.  
(Ordinance 24773; 02/19/02)
ARTICLE 13. “B-2A” BARRIER ISLAND BUSINESS DISTRICT REGULATIONS

Section 13-1 The regulations set forth in this article, or set forth elsewhere in this Ordinance when referred to in this article, are the regulations in the “B-2A” Barrier Island Business District. This district provides for a wide variety of business, commercial and indoor/outdoor amusement uses which reflect the character of a resort area. Certain conditions shall be imposed which will preserve the characteristic nature of a barrier island of scenic and economic importance to the City. Except as provided by Section 13-2, this district prohibits outdoor storage of any goods. (Ordinance 23905, 01/11/00)

Section 13-2 Use Regulations. A building or premises shall be used only for the following purposes:

(1) Any use permitted in the “A-2” Apartment House District.

(2) Aquarium.

(3) Auditorium or gymnasium, or other amusement place in an enclosed building.

(4) Automobile parking lots and accessory off-street parking spaces, provided that no parking spaces shall project into the required front yards. (Ordinance 23905, 01/11/00)

(5) Automotive parts sales within a building containing less than 3,000 square feet in gross area with no service bays.

(6) Auto rental agencies, only if customer autos are allowed on the street side of a building and rental cars are screened from view of adjacent property and the public. (Ordinance 25902, 08/17/04)

(7) Automotive repair, minor, provided all work is performed inside of a building and bay doors are screened from view of adjacent property. Tire sales and servicing are allowed as long as all activities and product are inside an enclosed building. All automobiles being repaired or waiting to be repaired must be screened from view of adjacent property and the public. (Ordinance 25902, 08/17/04)

(8) Bank or loan association.

(9) Boat and RV storage, indoor and outdoor storage allowed, subject to the following requirements:

(a) One acre minimum site area.

(b) A six foot screening fence is required on all sides except for ingress and egress points.

(c) Issuance of permit shall be based upon approved site plans.

(d) When abutting a single/family and duplex use or zoning, or when located across a local residential street R.O.W from a single/family or duplex use or zoning, the screening fence shall comply with the Island Overlay District screening requirement.

(e) A five foot landscaped strip shall be installed in front of the fence along any local street entrance.

(f) Security lighting, if used, shall be directed away from abutting properties and rights-of-way. No lighting standards shall exceed a height of 20 feet.

(g) Cleaning of R.V.’s or boats shall be permitted, including flushing of engines, subject to federal, state and local environmental regulations and may only be conducted after 7 am and before 7 pm.
(h) Open storage may only occur on improved surfaces. Improved pervious surfaces such as landscape paving stones are allowed.  
(Ordinance 23902, 08/17/04)

(10) Boat sales and enclosed boat storage- allowed subject to the following requirements:

(a) One acre minimum site area.

(b) A six foot screening fence is required on all sides except for ingress and egress points.

(c) Issuance of permit shall be based upon approved site plans.

(d) When abutting a single/family and duplex use or zoning, or when located across a local residential street R.O.W from a single/family or duplex use or zoning, the screening fence shall comply with the Island Overlay District screening requirement.

(e) A five foot landscaped strip shall be installed in front of the fence along any local street entrance.

(f) Security lighting, if used, shall be directed away from abutting properties and rights-of-way. No lighting standards shall exceed a height of 20 feet.

(g) Cleaning of R.V.’s or boats shall be permitted, including flushing of engines, subject to federal, state and local environmental regulations and may only be conducted after 7 am and before 7 pm.

(h) Open storage may only occur on improved surfaces. Improved pervious surfaces such as landscape paving stones are allowed.  
(Ordinance 23902, 08/17/04)

(11) Car washes- Washing and drying areas must be screened from view of adjacent property and public rights-of-way by landscaping, berms, fencing, building orientation or a combination thereof.  
(Ordinance 23902, 08/17/04)

(12) Child care centers.

(13) Fueling.

(14) Hospitals or clinics.

(15) Hotel, motor hotel, or motel.

(16) Marina.

(17) Mini-storage, enclosed.  
(Ordinance 23905, 01/11/00)

(18) Museum.

(19) Offices and medical offices.

(20) Personal service uses, such as barber shops, beauty shops, tailor shops, dry-cleaning pick-up stations, steam baths, messenger or taxi stations, or studios for artists, musicians or photographers.

(21) Restaurants with or without alcoholic beverages, tavern, or club.
(22) Retail store.

(23) Self-Service laundries.

(24) Shoe repair, TV repair, small household appliances repair.

(25) All outdoor signs shall be used to advertise the principal business or activity conducted on the premises. No portable signs are permitted. No sign shall be permitted regardless of size, which revolve, move, flash, or make noise. No agency of the City of Corpus Christi may grant a variance, exception, or take any action which would permit a sign to be erected in excess of the size provided herein or different from the provisions contained herein.

(a) Freestanding Signs

One freestanding sign shall be permitted on a site not exceeding sixty (60) square feet in area, thirty (30) feet in height or project above the roof line, and shall not occupy the required twenty (20) foot front yard. For a site with more than five hundred (500) feet of frontage, measured along the longest street, an additional freestanding sign not exceeding sixty (60) square feet may be permitted.

(b) Wall Signs

All wall signs shall be attached flat against the wall, shall not project more than eighteen (18) inches from the wall and shall not project above the roof line of the building. No sign shall exceed one hundred (100) square feet, except that for each one (1) foot of lot frontage in excess of one hundred (100) feet, one (1) additional square foot of sign area shall be permitted, provided the total sign area on one lot(s) shall not exceed one hundred fifty (150) square feet.

(c) Wall Signs (Shopping Centers)

Each tenant may erect on the face of the building, or hang from a canopy or overhang, one (1) square foot of sign for each front foot of tenant space that is occupied by the same tenant. No additional freestanding or temporary signage is permitted.

(d) Banners not exceeding twenty (20) square feet may be permitted for a period not to exceed thirty (30) days from the time of certificate of occupancy.

(e) Commercial Real Estate Signs

Any lot or other area greater than one lot under one ownership may erect one sign on each street frontage, setback from the front property line twenty (20) feet and shall not exceed sixteen (16) square feet.

(26) Theater or amphitheater.

(27) Veterinary clinics, if kennels are entirely within a permitted building. No open kennels shall be permitted. Outside runs are allowed provided that no run may be located within 100-feet of any residentially zoned or residentially used property. No animals may be housed outside overnight. (Ordinance 23902, 08/17/04)

(28) Accessory buildings and uses, except that outside storage and outside sales area are not permitted.

(29) Promotional events, subject to the special conditions set forth in Article 27A, Section 27A-2, of this Ordinance.
(30) Drive-through windows shall be screened with landscaping from public rights-of-way.  
(Ordinance 23902, 08/17/04)

(31) Cottage Housing Development for commercial/ tourist rental and single-family residential 
detached uses only, excluding townhome, duplex, triplex, condominium, and multiple-family 
residential uses.  
(Ordinance 028536, 3/23/10)

Section 13-3 Parking Regulations. The parking regulations for permitted uses are contained in Article 22.

Section 13-4 Off-street Loading Regulations. The off-street loading regulations for permitted uses are contained in Article 23.

Section 13-5 Height and Area Regulations. The height and area requirements shall be as set forth in the chart of Article 24, and in addition, the following requirements shall apply:

13-5.01 Except as authorized in Section 27B-9.A.1, no building, fence, structure, or sign shall be permitted in front yard area as set forth in Article 24.  
(Ordinance 23902, 01/11/00)

Section 13-6 Supplementary height and area regulations are contained in Article 27.

Section 13-7 Access Restrictions. No direct access to a residential local street is allowed, except for uses permitted in the “A-2” Apartment House District. For the purposes of Article 13, a local residential street is a local street where fifty (50) percent of the linear frontage is zoned as an “F-R”, “RE”, “RA”, “R-1A”, “R-1B”, “R-1C”, “R-2”, “A-1”, “A-1A”, or “A-2” District.  
(Ordinance 23905, 01/11/00) (Ordinance No. 25322, 05/27/03)

Section 13-8 Screening Requirements  
(Ordinance 23902, 01/11/00)

13-8.01 Any use, other than a use authorized in an “A-2” Apartment House District, if adjacent to a local residential street, shall include a twenty foot landscaped setback area with a six foot stucco finish fence, described in Section 13-8.03, behind the landscaped setback area. A pedestrian access may be provided along the fence as long as the commercial property is adequately screened from the residential area.  
(Ordinance No. 25322, 05/27/03)

(A) The stucco fence shall extend the width of the lot and for a distance of fifteen (15) feet along the side lot lines.

(B) The remainder of the side lot line must be fenced with either a stucco fence of the same design or a standard six (6) foot wood screening fence.

13-8.02 If any use, other than a use authorized in an “A-2” Apartment House District is adjacent to a lot that has access only to a local street, then the rear lot line must be fenced with either a stucco fence as described in Section 13-8.03 or a standard six (6) foot wood screening fence.

13-8.03 The six (6) foot stucco finish fence must be of an ivory tone and designed as stucco plaster on one of the following:

(A) Concrete masonry units,

(B) ⅝” or greater cement board and treated wood structure, or

(C) Pre-cast panels and concrete columns.

13-8.04 The following uses must be screened along the front lot area and for a distance of fifteen (15) feet along the side lot lines with a stucco type fence described in Section 13-8.03. The remainder of
the side lot lines and the rear lot lines adjoining lots that only have access to a local street, must be fenced with either a stucco fence of the same design or a standard wood screening fence:

(A) Boat and RV storage, including outdoor boat and RV storage.

(B) Mini-storage, enclosed.

Section 13-9  Landscaping Requirements  (Ordinance 23902, 01/11/00)

13-9.01 The landscaping requirements are in Section 27B-7.01C.
ARTICLE 13A- “IO” ISLAND OVERLAY DISTRICT REGULATIONS

**Section 13A-1** The Island Overlay regulations are to promote quality development on Padre Island as viewed from public rights-of-way as indicated on the attached map. This district is designed to create a distinctive quality of life of the area by promoting building design characteristic of a resort area. These special regulations will preserve the characteristic nature of a barrier island of scenic and economic importance to the City.

(Ordinance 23902, 08/17/04)

13A-1.01 The City encourages the use of Planned Unit Development regulations when any development in the Island Overlay district proposes quality not anticipated in these regulations of a quality at least equivalent to those specified herein.

13A-1.02 Except as provided by Section 13A-8, this district prohibits outdoor storage of any goods.

**Section 13A-2** Use Regulations. Refer to base zoning district except as provided herein.

**Section 13A-3** Parking Regulations. The parking regulations for permitted uses are contained in Article 22. It is the intent of this section to encourage parking to the rear or side of businesses to promote storefronts adjacent to Park Road 221 and S.H. 361.

13A-3.01 Owners that elect to place 100% of the required on-site parking behind the building will receive a 10% credit on the total site parking requirements.

13A-3.02 Decorative brick, stamped, concrete pavers or the equivalent must be used as an entry feature for the pedestrian access areas within the setback area in the entry driveway to the front building line. Color schemes are to be submitted for review and approval to the City. Any color used to meet health and safety requirements are exempt from City approval for those areas. Parking areas must be constructed under specifications and construction standards provided by the City.

**Section 13A-4** Off-Street Loading Regulations. The off-street loading regulations for permitted uses are contained in Article 23.

**Section 13A-5** Height and Area Regulations.

13A-5.01 The maximum height and maximum area requirements are set forth in the chart of Article 24, and in addition, the following requirements apply:

13A-5.02 No building is permitted in front yard area.

13A-5.03 Any use developed or used for townhouses or multi-family development shall have a frontyard setback not less than ten (10) feet.

**Section 13A-6** Supplementary height and area regulations. Supplementary height and area regulations are contained in Article 27.

**Section 13A-7** Access Restrictions.

13A-7.01 No business may access any local residential street unless it is the only means of access to the property.

13A-7.02 Shared Access and Parking. All undeveloped tracts used for business may share parking and access with adjoining tracts. The election to share parking or access must be noted on the plat or building permit for the tract to be developed. Any such “shared access” agreement between property owners shall be evidenced by easement or document filed for record as a covenant that is transferable with title to the property.

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1 Park Road 22 is the Texas Department of Transportation’s designation for South Padre Island Drive.
Nothing in this provision shall be interpreted as authorizing the City of Corpus Christi to deny access to any property when such access otherwise meets all requirements of driveway standards established by ordinance applicable to proposed use of property.

13A-7.03. Pedestrian seating areas and amenities including transit facilities integrated along street front sides of buildings on private property may receive a credit toward parking requirements at a ratio of one square foot of such amenity area will be credited toward one square foot of a parking space. The minimum total amenity is 162 square feet to realize a one parking space credit.

A. Amenity areas must consist of all weather chairs and tables that complement the design and color pattern of the building.
B. Amenity areas must include shade from trees and awnings and may include public art, a water feature and potable water for pedestrians.
C. A sidewalk restaurant may be integrated into the design of the amenity provided that access and seating is provided for non-customers.

Section 13A-8 Screening Requirements

13A-8.01. Along collector or local streets, multifamily and non-residential uses that back or side on single-family residential properties or zoning districts must have a six foot solid screening wall constructed of brick, masonry, stucco or vinyl along the property line of such boundary or boundaries.

13A-8.02. A six foot screening wall similar to or complementary with the color of the finish on the building shall be required to screen the following uses from public rights-of-way:

A. Boat and RV storage.
B. Mini-storage.
C. Areas used for outdoor sales, service, storage, and display allowed in this Article, must be screened from view of public right-of-way by a six foot high wall.

13A-8.03. Dumpster and other trash containers and collection areas must be screened by a wall, at least 6 feet in height, with a finish similar to that of the building. Screening of the open end of the dumpster enclosure must be accomplished by orientation of the enclosure and by providing a solid wooden self closing gate.

13A-8.05. Mechanical equipment located on the roof must be screened from view of adjacent properties by a parapet wall or pitched roof. Mechanical equipment on the ground must be screened by a wall with a finish similar to that of the building.

Section 13A-9 Landscaping Requirements.

13A-9.01. Extensive landscaping is required to provide a lush landscape. All landscaping is to be maintained in a healthy, growing condition. Except as provided in this section, the landscaping requirements are in Section 27B-7.01C applies. The use of drought tolerant plant species is encouraged in this district.

A. Tracts, lots, or reserves that are developed within the Island Overlay District must have 10 percent site landscaping of the total gross site area.
B. Permitted signs may be placed in any landscape area adjacent to street rights-of-way so long as the signage does not obstruct the visibility triangle area of any streets or driveways.
C. Driveway entrances within required front yard setbacks (and side yard setbacks along side streets) and constructed of pavers, stamped concrete, and other equivalent pavement textured material may be calculated as landscape area. The maximum area credit for textured driveway entrances is limited to 15% of the total required landscape area.

D. For properties abutting Park Road 22 or S.H. 361, palm trees with a minimum crown height of eight feet must be planted and spaced on 30 foot centers five feet inside the private property line.

E. Artificial plants may not be used to satisfy the requirements of this section.


A. If a berm is provided, side slope must not exceed a maximum of 4:1 on three sides. One sheer side may be provided.

B. Landscape material specifications.
   1. Palm trees must be a minimum crown height at installation of eight.
   2. Shrubs must be a minimum of eighteen inches in height at installation and maintained at no more than 3 foot overall height.

13A-9.03 Recommended plant species list – See Appendix A

Section 13A-10  Sign Requirements.

13A-10.01. Purpose. This section provides uniform sign standards which promote the safety of persons and property, provide for the efficient transfer of information in sign messages, and to protect the public welfare by enhancing the appearance and economic value of the landscape.

A. Sign – means any device, light, figure, picture, letter, word, message, symbol, plaque or poster visible from outside the premises on which it is located and designed to inform or attract the attention of persons not on the premises.

B. Window Signage – may include signs located inside a building if visible to off-premises public.

13A-10.02. Design standards. All permanent signs must meet the following standards:

A. Measurements of sign area.

1. Wall signs.
   a. The sign facing or surface area of a wall sign must be computed as including the entire area within a regular geometric form comprising all display area of the sign including all elements of the display and the frame, if applicable.
   b. Wall signs are permitted for each individual business establishment, including individual businesses within integrated business developments, with an allowable total sign area of one and two tenths (1.2) square feet of signage for each linear foot of business frontage.
   c. Wall signage shall be uniform in color, style, materials, and illumination, and shall be similar in method of construction and installation. Lettering shall be uniform in location, height and depth, and consistent in color.

2. Monument signs.
   a. A sign which is supported by one monolithic structure set upon the ground and is not a part of a building.
   b. The sign facing or surface area must be computed within a regular geometric form comprising all display area of the
sign and including the elements of the matter displayed as well as the frame. The sign area of a monument sign must be centered within the frame, and the frame and base must be proportional to the sign area.

c. Except as provided herein, a monument sign must be constructed so that the bottom is no higher than two (2) feet above the adjacent grade. The top of the monument sign must be no higher than eight feet as measured from natural or average finished grade. The maximum overall square footage for a monument sign is 32 square feet.

d. One monument sign per freestanding building and one (1) additional monument sign per 200 feet of street frontage.

e. Monument signs are to be finished with similar materials to structure and should reflect the design theme of the building style.

3. Structural members. Supporting structural members not bearing advertising matter, identifying color symbols, wording, or pictures may not be included in computation of surface area.

4. Irregular signs. In calculating the area of irregular signs or separately mounted signs on one supporting structure, the area must be that of the smallest regular geometric form that will wholly contain all of the elements including the frame.

5. Multi-faced signs. In calculating the area of multi-faced signs, all faces of a multi-faced sign must be included in the total sign area calculation.

6. Sign spacing. When a sign is placed at an angle to the intersection of two streets, measurement for spacing purposes must be from the edge or side farthest from the intersection.

7. The total area of the surface of a three dimensional sign must apply toward the allowable sign area. Such surface area must be computed within one or more regular geometric forms as necessary to determine the total proposed sign area.

13A-10.03. Prohibited signs. The following signs or types of signs are prohibited:

A. Billboards.

B. Signs which advertise or otherwise direct attention to an off-premises products, services, activities, persons, institutions, or businesses; to businesses that no longer occupy a structure on the property; or to products, services, or activities that are no longer conducted, sold, manufactured, produced, or offered upon the premises where the sign is displayed.

C. Roof mounted signs or any sign that projects above the eave of a pitched roof or decking of a flat roof or parapet above a flat roof.

D. Sign Statuary – Life size or larger than life size replicas of animals, fish, or inanimate objects intended to be used as a commercial message.

E. Window Signs in excess of 10% of the glass area per wall façade.

13A-10.04. Exceptions. A permit is not required for the following, however other subsections of this Section apply as applicable:

A. The maintenance of the signs electrical system, repainting, cleaning, or other maintenance of a sign.

B. Placement of temporary on premise real estate signs for vacant lots in platted subdivisions.

C. Placement of temporary on premise contractor identification signs.
D. Placement of temporary on premise vacant land sale signs giving information concerning leasing, renting, or selling of property in the district.

13A- 10.05. Definitions. Except as provided in this subsection, the definitions contained in Article 3 apply to this section.

A. Amenity: A landscaped area that is available to the general public that is outdoors and adjacent to and integral to a commercial building or buildings, including, but is not limited to, seating, shade, artwork, a water feature and sanitary facilities.

B. Business frontage: The linear measurement from outer wall to outer wall of the side of the building which faces or fronts a street. Generally the business frontage contains the primary entrance of the building.

C. Can or cabinet sign. A sign that contains all of the text and/or logo symbols within a single enclosed cabinet and may or may not be illuminated. These are prohibited signs within the overlay zoning district.

D. Commercial message: A message placed or caused to be placed before the public by a person or business enterprise directly involved in the manufacture or sale of the products, property, accommodations, services, attractions, or activities or possible substitutes for those things that are the subject of the message and that:
   1. Refers to the offer for sale or existence for sale of products, property, accommodations, services, attractions, or activities that are offered or exist for sale or for hire on the subject premises;
   2. Attracts attention to the off-premises public to a business or to products, property, accommodations, services, attractions, or activities that are offered or exist for sale or for hire on the subject premises. These are regulated regardless of whether behind glass or not.

E. Double-faced sign: A single sign with two parallel sign faces back to back.

F. Driveway: Every entrance or exit used by vehicular traffic to or from properties abutting a roadway.

G. Driveway, High Volume: A driveway used or expected to be used by more than 1500 vehicles per day.

H. Driveway, Low Volume: A driveway used or expected to be used by more than 25 but less than 750 vehicles per day.

I. Driveway, Medium Volume: A driveway used or expected to be used by more than 750 but less than 1500 vehicles per day.

J. Fence: Any enclosing barrier, constructed of wood, metal or any other material, regardless of its use or purpose.

K. Grand opening: A grand opening refers to the beginning of a new business in a new location of or the assumption of ownership of an existing business by a new owner or group of owners.

L. Multi-faced sign: A single sign with two or more faces which are neither parallel nor back to back.

M. Nameplate: Any sign which denotes only the individual, firm, business, or corporate name of the occupant of the premises.

N. Noncommercial message: A message that is not a commercial message.

O. Out parcel or out-tract development: A tract or reserve platted as part of the development of a shopping center or integrated business development (IBD) that is independent of the IBD.
landscaping and signage for such out-parcel or out-tract are
determined separately from the adjacent shopping center or IBD.

P. Principal building: The building or buildings on a lot that are
occupied by a primary use.

Q. Changeable copy sign: Any sign that allows the copy to change.
For the purposes of this ordinance, no signs that are not
permanently affixed to the ground may be considered eligible for
consideration as changeable copy signs. These signs may be
lighted or unlighted, with detachable precut letters and figures, or
the message may be electronic.

R. Right-of-way: A strip of land either dedicated or owned by the city
or other public agency and used for the purpose of a public way or
roadway.

S. Roofline: The height above finished grade of the upper beam,
rafter, ridge or purlin of any building. Purlin is a horizontal timber or
beam that supports the rafters of the roof such as the deck of the
roof.

T. Roof sign. Any sign constructed, erected, or placed above the
eave of a sloped roof, decking or of a flat roof.

U. Screening: Hedges, informal plantings, natural vegetative covers,
berms, or manmade fences or walls provided for the purpose of
protecting adjacent uses from potential noise, glare, trash, odor,
visual disorder, or other harmful, intrusive or noxious effects.

V. Setback: The distance between a wall or any projection of a
building and the property line excluding steps and unenclosed
porches.

W. Sign – Informational: Informational signs erected on-site by public
and private developments directing or denoting the entrance, exit,
parking, and direction of traffic flow.
1. The directional signs may not exceed two square feet in area
   per sign.
2. No logos, emblems or other identifying symbols of the
development may be placed on directional signs.

X. Sign facing or surface: The surface of any sign upon, against or
through which the message is displayed or illustrated; provided,
however, for signs in which the words, letters or symbols are
independently mounted, the sign surface area must be that of the
smallest regular geometric form that will wholly contain all of the
elements.

Y. Street frontage: The length of a lot or tract of land which is
adjacent to a public or private street.

Z. Structure: Anything constructed or erected, which requires location
on the ground, or attached to something having a location on the
ground.

AA. Subdivision: The division of any lot, tract or parcel of land by plat,
map or description into two or more parts for the purpose of sale,
rental, lease or division of ownership.

Section 13A-11 Architectural Overlay Zone Requirements
13A-11.01 Purpose.
A. The purpose of the regulations described in this section is to create a better island by utilizing a
theme and style of architecture that celebrates the coastal and Spanish heritage of South Texas
and promotes quality building design for multi-family and nonresidential
structures on the main thoroughfares of Padre Island. The areas covered by these regulations are
depicted on the attached map. These areas are generally properties along Park Road 22 and S.H. 361 and extending to the Gulf Beach.

1. The regulations are intended to influence and reflect Spanish, Mediterranean, or Coastal-style architectural design, appropriate to this region’s climate, during the construction and reconstruction of buildings on Padre Island, to achieve a “resort” feeling and visually desirable environment and to protect and enhance the value of private property.

2. Commercial areas should be attractive to visitors as well as to residents of Padre Island.

3. Quality construction promotes economic growth and preserves property values to the benefit of both commercial and residential property owners.

B. In order to accomplish these purposes, standards are provided that will guide the design of all multifamily and commercial buildings in the Island Overlay Zoning District.

13A-11.02. Applicability. The rules contained in this section are applicable to all properties rezoned to the Island Overlay District. The regulations contained in the AOZ #1 are in addition to the district regulations of the underlying district.

13A-11.03. General Standards, Treatments and Materials.

A. Building Design

1. All architectural building styles shall be described and controlled by the following six design characteristics.

   a. General Massing – Predominate shape of the structure with regard to the specific building style. Shopping centers and other large buildings must be designed to reduce their apparent bulk by dividing the building mass into several smaller-scaled components, including the use of low-scale planters, site walls, variations in roof forms and height, and the lowering of parapets when not needed to screen mechanical equipment.

   b. Exterior Wall Materials & Finishes - which can be viewed from public right-of-way – Shall be consistent with the specific building style. High quality synthetic materials which simulate the original material of a particular building style will be considered. Walls shall be constructed of one or a combination of the following materials with no 4’ x 8’ sheets of siding allowed:

      1. Stucco
      2. Masonry, Brick, or Stone
      3. Cementious Siding
      4. Wood
      5. Vinyl siding. Vinyl siding may not be used for new construction on properties with frontage on Park Road 22 or properties located in the Lake Padre Area as indicated on Attachment C – Vinyl Boundary Map. In addition, existing development originally constructed with vinyl siding wall material may replace vinyl within the areas designate vinyl “not allowed” on Attachment C. Where vinyl is allowed for new construction or as a new wall covering to replace existing vinyl siding, the following specifications shall be met:

         • Nominal 0.42” mill thickness

         • 5/8” profile height
Reinforced nail hem

- Designed for 160 MPH wind-load when attached on 16” centers.

6. Storefront glass is to be limited to 15% of a building façade and must be consistent with the chosen design theme.

c. Roof Form and Materials – The shape of the roof, the height of its pitch shall be specific to the building style. Roof materials for pitched roofs shall be consistent with building style and limited to the following:

1. Metal – Standing Seam, 5-V crimp, or corrugated. Unpainted Galvalume finish is preferred.
2. Tile – Slate, Terra cotta, clay, or concrete tile.
3. Shingles - Architectural dimensional composition shingle (the use of 3-tab shingles is prohibited), or metal.
4. Roof screening – all roof top equipment shall be screened from view when viewed from the ground.

d. Openings, which can be viewed from public right-of-way. The shape of an opening, its proportion relative to building massing, how it functions, how it is divided, and the rhythm of openings within a structure must be specific to the building style.

e. Additive Elements – Dormers, cupolas, chimneys, balconies, porches, bays, colonnades, brackets, stoops and any other design elements, which can be viewed from public right-of-way, shall be specific to the building style.

f. Color and Brightness – all exterior walls and accents, which can be viewed from public right-of-way, shall compliment building style and must conform to the attached color palette (Appendix B) – deviations shall be submitted for review and approval by the City. Exterior paint must be flat or non-glossy.

B. Lighting

1. Outdoor lighting is allowed at the following levels as measured at the property line of the less restrictive zoning designation:
   - 0.2 foot-candles for all single family zoning designations
   - 1 foot-candle for all multifamily zoning designations
   - 3 foot-candles at all non-residential zoning designations

2. Outdoor lighting may not be used as an attention-getting device or as additional signage for a building.

3. Light fixtures must be shielded to prevent glare on adjacent properties.

4. The City may require a photometric plan.

5. Direct lighting that is used to illuminate signage must be shielded to prevent glare on drivers.
13A-11.04 – Architectural Styles

A. Listed below are architectural building styles which reflect Spanish, Mediterranean, or Coastal-style architectural design appropriate for Padre Island. A complete description, along with illustrations are depicted in *A FIELD GUIDE TO AMERICAN HOUSES* (published by Alfred A. Knopf, Inc., New York, copyright 1984), written by Virginia & Lee McAlester.

1. Folk or Native Style (American Coastal Architecture).
   - Folk Victorian - See page 309 of *A FIELD GUIDE TO AMERICAN HOUSES*.
   - Stick Style - See page 255 of *A FIELD GUIDE TO AMERICAN HOUSES*.
   - Shingle Style - See page 289 of *A FIELD GUIDE TO AMERICAN HOUSES*.

2. Colonial Styles
   - French Colonial - See page 121 of *A FIELD GUIDE TO AMERICAN HOUSES*.
   - Spanish Colonial - See page 129 of *A FIELD GUIDE TO AMERICAN HOUSES*.

3. Eclectic Styles
   - Mission Style - See page 409 of *A FIELD GUIDE TO AMERICAN HOUSES*.
   - Spanish Eclectic - See page 417 of *A FIELD GUIDE TO AMERICAN HOUSES*.
   - Monterey - See page 431 of *A FIELD GUIDE TO AMERICAN HOUSES*.
   - Craftsman - See page 453 of *A FIELD GUIDE TO AMERICAN HOUSES*.

4. Modern Styles: Modern interpretations of any of the above styles shall be contextual by the use of appropriate materials, general massing and proportions, and colors.


13A-12.01 (a) Site plan review is required for any multifamily project containing five or more units, all townhouse developments, all commercial and industrial projects, and renovations resulting in a change of use or building footprint.

13A-12.02 (b) All plans shall be signed and sealed by the appropriate design professional.

13A-12.03. Owners of projects that are wholly or substantially inconsistent with the regulations contained in this article may seek approval of a Planned Unit Development (PUD) from the City of Corpus Christi.
   A. In such cases, City Staff shall review any PUD applications of this article and provide a recommendation on the project to the Planning Commission and City Council.
   B. Among other issues, the recommendation of the City Staff concerning a PUD application must address the compatibility of the proposed use, architectural style, landscaping, parking, and signage proposed in the PUD, with the development standards contained this article.

A. Pre-submittal procedures. Prior to the preparation and submission of building plans, an applicant for a building permit shall submit a development plan review application and contact the Development Services Department to schedule a pre-submittal meeting with City staff to discuss the architectural and site requirements contained in this article.

1. The applicant must provide elevations, perspectives, and a site plan for the project one week prior to the pre-submittal meeting.

2. After the pre-submittal meeting and before building plans are prepared, the applicant shall prepare a scaled site plan, perspectives showing two sides and elevations of all structures on the site for submission and review by Staff.

   a. The site plan must show the location of all features including proposed parking, landscaping, and signage, as well as the elevations of accessory structures and dumpster and mechanical enclosures.

   b. The information supplied by applicant must include all materials, colors, and treatments that are proposed for use on the project.

B. Application processing procedures.

1. The City Building Official will approve or deny the application.

2. Any application that has been denied by the City Building Official may be appealed by the applicant to the Planning Commission.

Section 13A-14. Incentive to Comply (Reserved)

Section 13A-15. Vesting
The rules contained in the Island Overlay District apply only to a project commenced after the date this District was adopted by City Council. For purposes of this section, a project was commenced if plans were filed with a regulatory agency, a regulatory agency took any official action with respect to the project, or the project was already under construction.

Vinyl wall siding may be replaced on structures that contained vinyl siding at the time of passage of this ordinance, subject to the vinyl siding standards contained in Section 13A-11.03. General Standards, Treatments and Materials.
Appendix A

Recommended plant species list

The plants listed below are recommended for the coastal zone of Corpus Christi. They are chosen because they have a lush, “tropical” look while being cold hardy (except as noted) and do not require excessive water and fertilizer once established (except as noted). These plants may not be practical for all areas of Corpus Christi, therefore the water, sunlight, wind and salt conditions of each specific plant should be considered before its placement on the Landscape plan. Plants not specified on this list are allowed if they meet the intent of this ordinance and are suitable for the environment in which they are to be planted.

**TREES**

<table>
<thead>
<tr>
<th>Scientific Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Citrus sp.</td>
<td>Citrus (Mex. lime, orange, lemon) (F,T)</td>
</tr>
<tr>
<td>Cordia boissieri</td>
<td>Wild Olive (F,H,T)</td>
</tr>
<tr>
<td>Hibiscus tiliaceus</td>
<td>Hibiscus Tree (F,T)</td>
</tr>
<tr>
<td>Ilex vomitoria</td>
<td>Yaupon Holly (H,N)</td>
</tr>
<tr>
<td>Juniperus chinensis</td>
<td>Twisted Hollywood Juniper</td>
</tr>
<tr>
<td>Morella cerifera</td>
<td>Wax Myrtle (H,N,T)</td>
</tr>
<tr>
<td>Pinus thunbergia</td>
<td>Japanese Black Pine</td>
</tr>
<tr>
<td>Prosopis spp.</td>
<td>Mesquite (H,N)</td>
</tr>
<tr>
<td>Quercus virginiana</td>
<td>Live Oak (H,N)</td>
</tr>
</tbody>
</table>

F = likely to die in hard freeze, G = suitable for ground cover, H = habitat plant (good for birds and/or butterflies, N = Coastal Bend native, T = tropical look, W = needs moderate water

**LARGE PALMS**

<table>
<thead>
<tr>
<th>Scientific Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phoenix canariensis</td>
<td>Canary Island Date Palm (F,T)</td>
</tr>
<tr>
<td>Phoenix dactylifera</td>
<td>Texas Date Palm (T)</td>
</tr>
<tr>
<td>Roystonea spp.</td>
<td>Royal Palm</td>
</tr>
<tr>
<td>Sabal palmetto</td>
<td>Florida Sabal (T)</td>
</tr>
<tr>
<td>Sabal mexicana</td>
<td>Texas Sabal (T)</td>
</tr>
<tr>
<td>Syagrus romanzoffiana</td>
<td>Queen Palm</td>
</tr>
<tr>
<td>Washingtonia filifera</td>
<td>Fan Palm (T)</td>
</tr>
</tbody>
</table>

**SMALL PALMS & CYCADS**

<table>
<thead>
<tr>
<th>Scientific Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Butia capitata</td>
<td>Pindo, Jelly Palm, Cocos Australis (T)</td>
</tr>
<tr>
<td>Chamaerops humilis</td>
<td>Mediterranean Fan Palm (T)</td>
</tr>
<tr>
<td>Cycas revoluta</td>
<td>Sago Palm (T)</td>
</tr>
<tr>
<td>Sabal minor</td>
<td>Dwarf Palmetto (N,T)</td>
</tr>
</tbody>
</table>

**SHRUBS**

<table>
<thead>
<tr>
<th>Scientific Name</th>
<th>Common Name</th>
</tr>
</thead>
</table>
Caesalpinia pulcherrima  | Pride of Barbados (F,T)  
Callistemon spp.       | Bottlebrush (F,H,T)    
Carissa spp.           | Natal Plum (F,T)       
Dasyli trou texana     | Texas Sotol ()         
Eriobotrya hybrid      | Coppertone Loquat (W)  
Erythina herbacea      | Coral Bean (H,N)       
Euryops pecinatus       | Golden Shrub Daisy (F,H)  
Feijoa sellowiana      | Pineapple Guava (F,H,T) 

F = likely to die in hard freeze, G = suitable for ground cover, H = habitat plant (good for birds and/or butterflies, N = Coastal Bend native, T = tropical look, W = needs moderate water

**SHRUBS**

<table>
<thead>
<tr>
<th>Scientific Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hesperaloe parviflora</td>
<td>Red Yucca (H,N)</td>
</tr>
<tr>
<td>Hibiscus spp.</td>
<td>Tropical Hibiscus (F,T)</td>
</tr>
<tr>
<td>Ilex vomitoria nana</td>
<td>Dwarf Yaupon</td>
</tr>
<tr>
<td>Lantana spp.</td>
<td>Lantana (H,N,T)</td>
</tr>
<tr>
<td>Leucophyllum spp.</td>
<td>Texas Sage, Cenizo (H,N,T)</td>
</tr>
<tr>
<td>Nerium oleander</td>
<td>Oleander (F,T)</td>
</tr>
<tr>
<td>Raphiolepis indica</td>
<td>Indian Hawthorn (H,T)</td>
</tr>
<tr>
<td>Tecoma stans (Stenolobium stans)</td>
<td>Esperanza, Yellowbells (H,T)</td>
</tr>
<tr>
<td>Yucca arkansana</td>
<td>Softleaf Yucca (H)</td>
</tr>
<tr>
<td>Yucca rostrata</td>
<td>Thompson Yucca (H)</td>
</tr>
<tr>
<td>Yucca treculeana</td>
<td>Spanish Dagger (H,N)</td>
</tr>
</tbody>
</table>

**HERBACEOUS PERENNIALS**

<table>
<thead>
<tr>
<th>Scientific Name</th>
<th>Common Name</th>
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<tbody>
<tr>
<td>Agapanthus spp.</td>
<td>Blue Lily of the Nile (T,W)</td>
</tr>
<tr>
<td>Asparagus sprengeri</td>
<td>Asparagus Fern (G,H,T)</td>
</tr>
<tr>
<td>Cuphea hussopifolia</td>
<td>Mexican Heather (F,G)</td>
</tr>
<tr>
<td>Hedychium coronarium, Alpina zerumbet</td>
<td>Gingers (F,T)</td>
</tr>
<tr>
<td>Jatropha sp.</td>
<td>Jatropha (F,T)</td>
</tr>
<tr>
<td>Kalanchoe sp.</td>
<td>Kalanchoe (G)</td>
</tr>
<tr>
<td>Lantana montevicensis, L. sellowiana</td>
<td>Trailing Lantana (G)</td>
</tr>
<tr>
<td>Musa ssp.</td>
<td>Banana (F,T)</td>
</tr>
<tr>
<td>Plumbago spp.</td>
<td>Blue or White Plumbago (F,G,H,T)</td>
</tr>
<tr>
<td>Rosemarinus sp.</td>
<td>Rosemary (G)</td>
</tr>
<tr>
<td>Strelitzia nicolai</td>
<td>Giant or White Bird of Paradise (T,W)</td>
</tr>
<tr>
<td>Strelitzia reginae</td>
<td>Bird of Paradise (T,W)</td>
</tr>
<tr>
<td>Tagetes lemmonii</td>
<td>Copper Canyon Daisy (H)</td>
</tr>
<tr>
<td>Trachelospermum asiaticum</td>
<td>Asiatic Jasmine (G,T)</td>
</tr>
</tbody>
</table>
Wedelia trilobata

F = likely to die in hard freeze, G = suitable for ground cover, H = habitat plant (good for birds and/or butterflies, N = Coastal Bend native, T = tropical look, W = needs moderate water

VINES

<table>
<thead>
<tr>
<th>Scientific Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Antigonon leptopus</td>
<td>Coral Vine, Queens Wreath (F,H,T)</td>
</tr>
<tr>
<td>Bougainvilla spp.</td>
<td>Bougainvillea (F,T)</td>
</tr>
<tr>
<td>Lonicera sempervirens</td>
<td>Coral Honeysuckle (H,T)</td>
</tr>
<tr>
<td>Tecomaria capensis</td>
<td>Cape Honeysuckle (F,H,T)</td>
</tr>
<tr>
<td>Trachelospermum jasminoides</td>
<td>Confederate Jasmine (H,T)</td>
</tr>
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</table>

INTRUSIVE SPECIES - NOT TO BE PLANTED

<table>
<thead>
<tr>
<th>Scientific Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Melia azedarach var. umbraculiformis</td>
<td>Chinaberry, Texas Umbrella Tree</td>
</tr>
<tr>
<td>Ricinus communis</td>
<td>Castor Bean</td>
</tr>
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</table>

GRASS

<table>
<thead>
<tr>
<th>Scientific Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cynodon dactylon</td>
<td>Bermuda grass</td>
</tr>
<tr>
<td>Stenotaphrum secundatum “Floralawn”</td>
<td>St. Augustine grass “Floralawn”</td>
</tr>
<tr>
<td>Stenotaphrum secundatum “Floratam”</td>
<td>St. Augustine grass “Floratam”</td>
</tr>
<tr>
<td>Sapium sebiferum</td>
<td>Chinese Tallow</td>
</tr>
<tr>
<td>Schinus terebinthifolius</td>
<td>Brazilian Pepper</td>
</tr>
<tr>
<td>Tamarix sp.</td>
<td>Salt Cedar</td>
</tr>
</tbody>
</table>

F = likely to die in hard freeze, G = suitable for ground cover, H = habitat plant (good for birds and/or butterflies, N = Coastal Bend native, T = tropical look, W = needs moderate water
APPENDIX B
Color Palette
APPENDIX C

NOTICE OF PUBLIC HEARING TO DESIGNATE THE FOLLOWING PROPERTY WITHIN THE BOUNDARY AREA OF THE ISLAND OVERLAY: BEING A PORTION OF THE NORTH PADRE ISLAND DEVELOPMENT IN CORPUS CHRISTI, SITUATED IN AND OUT OF NUECES COUNTY, TEXAS:

BOUNDED ON THE NORTH BY THE LAGUNA MADRE AND PACKERY CHANNEL, FROM THE RELIEF CHANNEL BRIDGE ON PARK ROAD 22 TO STATE HIGHWAY NO. 361, EXCLUDING THOSE PORTIONS OF PADRE ISLAND NO. 1 & 2 LYING EASTERLY OF SAND DOLLAR AVE. AND PLAYA DEL REY DRIVE, HIGHWAY NO. 361 FROM PACKERY CHANNEL TO ZAHN ROAD AND ZAHN ROAD FROM HIGHWAY NO. 361, TO THE GULF OF MEXICO; ON THE EAST BY THE GULF OF MEXICO; ON THE SOUTH BY THE NUECES COUNTY, KLEBERG COUNTY LINE; AND ON THE WEST BY PALMIRA AVENUE FROM THE COUNTY LINE TO WHITECAP BOULEVARD, WHITECAP BOULEVARD TO THE PADRE ISLAND GOLF COURSE, EXCLUDING LOTS 1 THRU 7, BLOCK 191 AND LOTS 1 THRU 15, BLOCK 192, PADRE ISLAND NO. 4, PORTIONS OF THE EASTERN BOUNDARY OF THE PADRE ISLAND GOLF COURSE AND GENERALLY THOSE PORTIONS OF OTHER PROPERTIES IN CLOSE PROXIMITY TO THE WESTERN RIGHT-OF-WAY OF PARK ROAD NO. 22, EXCLUDING EAGLE RUN CONDO UNIT A AND A 3.86 ACRE TRACT OUT OF LOT 1, BLOCK 27B OF THE ISLAND FAIRWAY ESTATES, TO THE RELIEF CHANNEL BRIDGE ON PARK ROAD 22, ALL AS SHOWN ON THE ACCOMPANYING MAP.

NOTICE IS HEREBY GIVEN IN ACCORDANCE WITH THE LAW that the Planning Commission of the City of Corpus Christi will hold a public hearing on Wednesday, November 17, 2004 at 5:30 p.m. The City Council of the City of Corpus Christi will hold its public hearing on Tuesday, December 21, 2004 at 10:00 a.m. These hearings will be held in the Council Chambers of City Hall in the City of Corpus Christi, Texas. The Planning Commission and City Council will consider the Island Overlay within the designated map boundary areas. For more information, contact the Department of Development Services, Planning Section at (361) 826-3560. Complete amendment wording is on file in the Planning Section, 2406 Leopard Street, First Floor.
Section 13-2 Use Regulations. A building or premises shall be used only for the following purposes:

(6) Auto rental agencies, only if customer autos are allowed on the street side of a building and rental cars are screened from view of adjacent property and the public.

(7) Automotive repair, minor, provided all work is performed inside of a building and bay doors are screened from view of adjacent property. Tire sales and servicing are allowed as long as all activities and product are inside an enclosed building. All automobiles being repaired or waiting to be repaired must be screened from view of adjacent property and the public.

(9) Boat and RV storage, indoor and outdoor storage allowed, subject to the following requirements:
   (a) One acre minimum site area.
   (b) A six foot screening fence is required on all sides except for ingress and egress points.
   (c) Issuance of permit shall be based upon approved site plans.
   (d) When abutting a single/family and duplex use or zoning, or when located across a local residential street R.O.W from a single/family or duplex use or zoning, the screening fence shall comply with the Island Overlay District screening requirement.
   (e) A five foot landscaped strip shall be installed in front of the fence along any local street entrance.
   (f) Security lighting, if used, shall be directed away from abutting properties and rights-of-way. No lighting standards shall exceed a height of 20 feet.
   (g) Cleaning of R.V.’s or boats shall be permitted, including flushing of engines, subject to federal, state and local environmental regulations and may only be conducted after 7 am and before 7 pm.
   (h) Open storage may only occur on improved surfaces. Improved pervious surfaces such as landscape paving stones are allowed.

(10) Boat sales and enclosed boat storage, allowed subject to the following requirements:
   (a) One acre minimum site area.
   (b) A six foot screening fence is required on all sides except for ingress and egress points.
   (c) Issuance of permit shall be based upon approved site plans.
   (d) When abutting a single/family and duplex use or zoning, or when located across a local residential street R.O.W from a single/family or duplex use or zoning, the screening fence shall comply with the Island Overlay District screening requirement.
   (e) A five foot landscaped strip shall be installed in front of the fence along any local street entrance.
   (f) Security lighting, if used, shall be directed away from abutting properties and rights-of-way. No lighting standards shall exceed a height of 20 feet.
   (g) Cleaning of R.V.’s or boats shall be permitted, including flushing of engines, subject to federal, state and local environmental regulations and may only be conducted after 7 am and before 7 pm.
(h) Open storage may only occur on improved surfaces. Improved pervious surfaces such as landscape paving stones are allowed.

(11) Car washes. Washing and drying areas must be screened from view of adjacent property and public rights-of-way by landscaping, berms, fencing, building orientation or a combination thereof.

*   *   *

(27) Veterinary clinics, if kennels are entirely within a permitted building. No open kennels shall be permitted. Outside runs are allowed provided that no run mat be located within 100-feet of any residentially zoned or residentially used property. No animals may be housed outside overnight.

*   *   *

(30) Drive-through windows shall be screened with landscaping from public rights-of-way.
ARTICLE 14. “B-2” BAYFRONT BUSINESS DISTRICT REGULATIONS

Section 14-1 The regulations set forth in this article, or set forth elsewhere in this Ordinance when referred to in this article, are the regulations in the “B-2” Bayfront Business District. This district provides for a wide variety of business and commercial uses, but at the same time imposes certain conditions upon these uses with the intention of preserving a high character for an area of great scenic and economic importance to the city.

Section 14-2 Use Regulations. A building or premises shall be used only for the following purposes:

1. Any use permitted in the “A-2” Apartment House District.
2. Aquarium.
3. Auditorium or gymnasium.
4. Automobile parking lots and accessory off-street parking spaces, provided that no parking spaces shall project into the required front yards.
5. Automobile rental agencies.
6. Bank, or loan association.
7. Boat sales and enclosed boat storage.
8. Bowling alley, dance hall, or skating rink.
9. Hotel, motor hotel, or motel.
10. Marina.
13. Personal service uses, such as barber shops, beauty shops, tailor shops, dry-cleaning pickup stations, steam baths, messenger or taxi stations, or studios for artists, musicians, or photographers.
14. Restaurants with or without alcoholic beverages, tavern or club.
15. Retail store, but not convenience stores or auto parts sales.
16. Signs not exceeding sixty (60) square feet in area and used only to advertise the principal business or activity conducted on the premises. For each one (1) foot of lot frontage in excess of one hundred (100) feet, one (1) additional square foot of sign area shall be permitted, provided the total sign area shall not exceed two hundred and sixty (260) square feet. The permitted square feet in sign area may be divided among several smaller signs, provided only one sign, not attached flat against a wall of the building shall be permitted for each lot or other area greater than one lot under one ownership. No sign which is other than flat against the wall shall in any event exceed one hundred fifty (150) square feet in area. In no case shall any sign project above the height of the building, and if attached flat against a wall of the building such sign shall not project more than eighteen (18) inches from the wall of the building or structure. No signs shall be permitted, regardless of size, which revolve, whirl, move, flash, or make noise. No agency of the City of
Corpus Christi may grant a variance, exception, or take any action which would permit a sign to be erected in excess of the size provided herein or different from the provisions contained herein.

(17) Swimming pool or natatorium.
(18) Theater or amphitheater.
(19) Accessory buildings and uses, except that outside storage and outside sales area are not permitted.
(20) Promotional events, subject to the special conditions set forth in Article 27A, Section 27A-2 of this Ordinance.
(21) Cottage Housing Development. (Ordinance 028536, 3/23/10)

Section 14-3 Parking Regulations. The parking regulations for permitted uses are contained in Article 22.

Section 14-4 Off-street Loading Regulations. The off-street loading regulations for permitted uses are contained in Article 23.

Section 14-5 Height and Area Regulations. The height and area requirements shall be as set forth in the chart of Article 24, and in addition the following requirement shall apply.

14-5.01 No building, structure, or sign shall be permitted in the front yard area as set forth in Article 24.

Section 14-6 Supplementary height and area regulations are contained in Article 27.
ARTICLE 14A. “BD” CORPUS CHRISTI BEACH DESIGN DISTRICT

Section 14A-1 The regulations set forth in this Article 14A or elsewhere in the Zoning Ordinance when referenced in this article are the regulations pertaining to the “BD” Corpus Christi Beach Design District. The district is consistent with urban design policy recommendations contained in the Comprehensive Plan and the objectives stated in the North Central Area Development Plan. This district has been created to provide for a wide variety of tourist and business uses complimentary to the Texas State Aquarium. The regulations are intended to create a unique and attractive atmosphere of a resort area offering tourist attractions and services, while recognizing current and future uses in the area of the Texas State Aquarium. Emphasis is placed on establishing pedestrian corridors, amenities, and public open spaces.

Section 14A-2 Use Regulations. A building or premise shall be used for the following or similar purposes:

(1) Single-family and two-family dwellings other than manufactured homes;
    (Ordinance 22851, 02/18/97)

(2) Multi-family dwellings;

(3) Boarding, rooming, lodging houses;

(4) Aquarium;

(5) Amusement place - indoor or outdoor, including bowling alleys, arcades, billiard parlor, miniature golf, water slides, etc.;

(6) Theater or amphitheater (auditorium);

(7) Boat rental;

(8) Enclosed boat sales, excluding boat repair;

(9) Commercial parking as primary uses;

(10) Bicycle and jet ski rentals;

(11) Marina, dock and launching facilities;

(12) Restaurants, excluding drive-thru facilities;

(13) Bars, taverns, clubs;

(14) Liquor store;

(15) Museum;

(16) Personal services such as barber shops, beauty salons, tailor shops, dry cleaning receiving station and laundry services, messenger or taxi stations, studios for artist, musicians, photographers;

(17) Artisan produced handicraft and candy manufacture;

(18) Wholesale house of not more than 6,000 square feet floor area;

(19) Hotels, motels, or motor hotels;
(20) Food storage lockers;
(21) Retail stores, including fuel pumps as accessory uses;
(22) Enclosed kennels only;
(23) Printing, publishing;
(24) Child care centers;
(25) Swimming pools, skating rink, natatorium;
(26) Public parks and libraries;
(27) Non-profit educational and research facilities;
(28) Banks and automated teller machines;
(29) Churches;
(30) Offices and office buildings;
(31) Promotional events subject to Article 27A, Section 27A-2 of this ordinance; buildings;
(32) Accessory buildings and uses when clearly accessory to an existing allowable primary use; and
(33) Uses allowed in street setback area including the following or similar uses not incorporating structural enclosures; seating for outdoor cafes, vendors; musicians and other street performers, and artisan work areas. All equipment and furniture associated with the use must comply with FEMA regulations. (Refer to Section 14A-6.01 for street setback requirements.)
(34) Telecommunications facility, subject to the limitations in Article 27C.(Ordinance 23612, 04/13/99)
(35) Assisted living facility. (Ordinance 24566, 08/28/01)
(36) If approved as a Special Use Permit (SUP) under Article 25A, a bed and breakfast home (B&B) or bed and breakfast home with special events (B&B/SE) inn. (Ordinance 24580, 09/11/01)
(37) Bed and breakfast (B&B) inn. (Ordinance 24580, 09/11/01)
(38) Cottage Housing Development. (Ordinance 028536, 3/23/10)

Section 14A-2.01 Excluded Uses. The following and similar uses are specifically excluded:

(1) Auto sales, service and repair;
(2) Service stations;
(3) Hospitals, nursing homes;
(4) Outdoor storage;
(5) Athletic fields;
(6) RV and HUD-code manufactured home sales and storage;
(7) Tire sales;
(8) Car washes;
(9) Veterinarian clinics; and
(10) RV Parks.

Section 14A-3 Sign Regulations.

14A-3.01 Monument and wall signs are allowed. Maximum sign area allowance, per lot, is one square foot of signage per foot of street frontage up to 275 square feet of total sign area.

14A-3.02 One monument sign shall be allowed for each whole one, fifty (50) foot length of street frontage, or fraction thereof, provided no sign exceeds twenty-five (25) square feet in area or four (4) feet in height. Monument signs may be placed within street setbacks.

14A-3.03 Wall signage may not project more than 18 inches from the wall or extend above the roof lines.

14A-3.04 Banners are prohibited with the exception that three permits per calendar year at 30 days per permits are allowed for banners not exceeding 20 square feet in area and not located in the street setback.

14A-3.05 Freestanding pole mounted, roof mounted, portable, off-premise, and billboard signs are prohibited.

14A-3.06 No signs shall be permitted, regardless of size, which revolve, whirl, move, flash, or make noise.

14A-3.07 No agency of the City of Corpus Christi may grant a variance, exception, or take any action which would permit a sign to be erected in excess of the size provided herein or different from the provisions contained herein.

Section 14A-4 Parking Regulations. The parking regulations for the “BD” District are the same as required in Article 22 for the “B-2” Bayfront Business District except as provided below.

14A-4.01 Required Parking in Article 22 shall be reduced by 50 percent except for residential hotel, and motel uses.

14A-4.02 The location of parking may not exceed 2,000 feet from the property served for non-residential uses or 750 feet from the property served for residential uses. Distance shall be measured along shortest dedicated walk pathways. Off-site parking shall be allowed upon submission of evidence of control by the primary user through long-term lease (at least annual lease) or ownership.

14A-4.03 Parking is not allowed in street setbacks or alleys.

Section 14A-5 Off-Street Loading Regulations. There are no off-street loading requirements in the “BD” Corpus Christi Beach Design District.
Section 14A-6  Height, Area, and Bulk Regulations. The height, area, and bulk requirements for the “BD” Corpus Christi Beach Design District are as follows:

14A-6.01 Street setbacks shall be 10 feet except as follows:

On lots legally platted at the date of adoption of this ordinance, with a depth of less than 100 feet from street right-of-way to rear-most property line, street setbacks shall be 1/10 of the depth or 5 feet whichever is the greater.

Lots replatted to a depth of 100 feet or more shall meet the 10 feet setback requirement.

14A-6.02 Rear and side yards along interior lot lines may be 0 feet.

14A-6.03 No building, parking facility, or structures, except for signs permitted under Section 14A-3, or uses permitted under 14A-2, shall be permitted in a street setback area.

14A-6.04 Lot frontage shall be a minimum of 50 feet.

Section 14A-7  Supplementary height and area regulations contained in Article 27, shall not apply to Article 14A.
ARTICLE 15. “B-3” BUSINESS DISTRICT REGULATIONS

Section 15-1 The regulations set forth in this article, or set forth elsewhere in this Ordinance when referred to in this article, are the regulations in the “B-3” Business District. The purpose of this district is to provide sufficient space in appropriate locations for all types of commercial and miscellaneous service activities, particularly along certain existing major streets where a general mixture of commercial and service activity now exists, but which uses are not characterized by extensive warehousing, frequent heavy trucking activity, open storage of material, or the nuisance factors of dust, odor, and noise associated with manufacturing.

Section 15-2 Use Regulations. A building or premises shall be used only for the following purposes:

(1) Any use permitted in the “B-1” Neighborhood Business District except dwellings, boarding and lodging houses.

(2) Amusement place in an enclosed building, auditorium or theater except open air drive-in theaters.

(3) Athletic field or baseball field.

(4) Boat, automobile, motorcycle, recreation vehicle, and HUD-code manufactured home sales and storage. (Ordinance 22851, 02/18/97)

(5) Sales and repair of plumbing, heating, electrical, and air-conditioning equipment, and auto parts and tires sales and service with an enclosed building. Wholesale house of not more than 6,000 square feet in floor area. (Ordinance 24566, 08/28/01)

(6) Bowling alleys and billiard parlors.

(7) Food storage lockers.

(8) Animal hospital with no outside runs. (Ordinance 24566, 08/28/01)

(9) Hotels, motels, or motor hotels.

(10) On-premise freestanding and wall signs are allowed and further regulated under ARTICLE 33. SUPPLEMENTAL SIGN REGULATIONS, PERMITS, PLATS AND FILING FEES. No portable sign is permitted. (Ordinance 026735, 4/17/06)

(11) Printing, publishing and engraving.

(12) Milk distributing stations, provided there is no bottling on the premises.

(13) Radio or television broadcasting stations, studios and offices, but not sending or receiving towers.

(14) Skating rink in an enclosed building.

(15) Swimming pool or natatorium.

(16) Accessory buildings and uses, except that outside storage is not permitted.

(17) Public or governmental buildings.

(18) Mini-storage, enclosed. (Ordinance 24566, 08/28/01)
(19) Promotional events, subject to the special conditions set forth in Article 27A, Section 27A-2 of this Ordinance.

(20) Service stations.

(21) Taverns, lounges or bars.

(22) Automobile service, painting and body work are permitted as an accessory use within an enclosed building when associated with auto sales establishment.

(23) Car washes.

(24) Camper shell sales and installation.

(25) Commercial parking garage.

(26) Automotive repair, major and minor, provided all work is performed inside of a building.

(27) Farmers market retail sales area as accessory use to shopping center. (Ordinance 23932, 02/08/00)

Section 15-3 Parking Regulations. The parking regulations for permitted uses are contained in Article 22.

Section 15-4 Off-street Loading Regulations. The off-street loading regulations for permitted uses are contained in Article 23.

Section 15-5 Height and Area Regulations. Height and area requirements shall be as set forth in the chart of Article 24 and, in addition, the following regulations shall apply:

15-5.01 There shall be a side yard not less than ten (10) feet in width on the side of a lot adjoining an “R-1A”, “R-1B”, “R-1C” “R-2”, “A-1”, “A-1A”, or “A-2” residential district.

15-5.02 There shall be a rear yard not less than ten (10) feet in depth on the rear of a lot adjoining an “R-1A”, “R-1B”, “R-1C” “R-2”, “A-1”, “A-1A”, or “A-2” residential district.

15-5.03 Any boats, automobiles, recreational vehicles, or manufactured homes stored or displayed for sale shall not be permitted in the yard areas required by Article 24. (Ordinance 22851, 02/18/97)

Section 15-6 Supplementary height, area, and bulk regulations are contained in Article 27.
ARTICLE 16. “B-4” GENERAL BUSINESS DISTRICT REGULATIONS

Section 16-1 The regulations set forth in this article, or set forth elsewhere in this Ordinance when referred to in this article, are the regulations in the “B-4” General Business District. The purpose of this district is to provide sufficient space in appropriate locations for all types of commercial and miscellaneous service activities, particularly along certain existing major streets where a general mixture of commercial and service activity now exists, but which uses are not characterized by extensive warehousing, frequent heavy trucking activity, open storage of material, or the nuisance factors of dust, odor, and noise associated with manufacturing.

Section 16-2 Use Regulations. A building or premises shall be used only for the following purposes:

1. Any use permitted in the “B-1” Neighborhood Business District.
2. Amusement place in an enclosed building, auditorium, or theater except open air drive-in theaters.
3. Athletic field or baseball field.
4. Boat, automobile, motorcycle, recreation vehicle, and HUD-code manufactured home sales and storage. (Ordinance 22851, 02/18/97)
5. Sales and repair of plumbing, heating, electrical, and air conditioning equipment, and auto parts and tire sales and service within an enclosed building. Wholesale house of not more than 6,000 square feet in floor area.
7. Food storage lockers.
8. Animal hospital with no outside runs. (Ordinance 24566, 08/28/01)
9. Hotels, motels, or motor hotels.
10. On-premise freestanding and wall signs are allowed and further regulated under ARTICLE 33. SUPPLEMENTAL SIGN REGULATIONS, PERMITS, PLATS AND FILING FEES. No portable sign is permitted. (Ordinance 026735, 4/17/06)
11. Printing, publishing, and engraving.
12. Milk distributing stations, provided there is no bottling on the premises.
13. Radio or television broadcasting stations, studios, and offices, but not sending or receiving towers.
15. Swimming pool or natatorium.
16. Accessory buildings and uses, except that outside storage is not permitted.
17. Public or governmental buildings.
18. Mini-storage enclosed. (Ordinance 24566, 08/28/01)
(19) Promotional events, subject to the special conditions set forth in Article 27A, Section 27A-2 of this Ordinance.

(20) Service station.

(21) Taverns, lounges, or bars.

(22) Automobile service, painting and body work are permitted as an accessory use within an enclosed building when associated with auto sales establishment.

(23) Car washes.

(24) Camper shell sales and installation.

(25) Commercial parking garage.

(26) Automotive repair, major and minor, provided all work is performed inside of a building.

(27) Farmers market retail sales area as accessory use to shopping center. (Ordinance 23932, 02/08/00)

(28) Cottage Housing Development. (Ordinance 028536, 3/23/10)

Section 16-3 Parking Regulations. The parking regulations for permitted uses are contained in Article 22.

Section 16-4 Off-street Loading Regulations. The off-street loading regulations for permitted uses are contained in Article 23.

Section 16-5 Height and Area Regulations. Height and area requirements shall be as set forth in the chart of Article 24, and in addition the following regulations shall apply:

16-5.01 There shall be a side yard not less than ten (10) feet in width on the side of a lot adjoining an “R-1A”, “R-1B”, “R-1C”, “R-2”, “A-1”, “A-1A”, or “A-2” residential district.

16-5.02 There shall be a rear yard not less than ten (10) feet in depth on the rear of a lot adjoining an “R-1A”, “R-1B”, “R-1C”, “R-2”, “A-1”, “A-1A”, or “A-2” residential district.

16-5.03 Any boats, automobiles, recreational vehicles, or manufactured homes stored or displayed for sale shall not be permitted in the yard areas required by Article 24. (Ordinance 22851, 02/18/97)

Section 16-6 Supplementary height, area, and bulk regulations are contained in Article 27.
ARTICLE 17. “B-5” PRIMARY BUSINESS DISTRICT REGULATIONS

Section 17-1 The regulations set forth in this article, or set forth elsewhere in this Ordinance when referred to in this article, are the regulations in the “B-5” Primary Business District. This district is located principally in the central city area and is intended to provide for all types of business, commercial and service activities, as well as a few light manufacturing uses, but is designed to discourage warehousing and manufacturing generally or uses which tend to generate heavy truck traffic or require open storage of materials. In order to discourage too high a concentration of buildings in the central area fringe, a bulk control is imposed and requirements for off-street parking and loading are included in the regulations.

Section 17-2 Use Regulations. A building or premises shall be used only for the following purposes:

(1) Any use permitted in the “B-4” General Business District except one-family or two-family dwellings unless the dwellings are ancillary to the main use and located in the same structure.

(2) Candy manufacture.

(3) Greenhouse or conservatory, commercial.

(4) Drug or pharmaceutical products manufacture.

(5) Laboratories, research and experimental.

(6) Millinery manufacture.

(7) Optical goods manufacture.

(8) On-premise freestanding and wall signs are allowed and further regulated under ARTICLE 33. SUPPLEMENTAL SIGN REGULATIONS, PERMITS, PLATS AND FILING FEES. Freestanding signs shall not overhang or project into the public right-of-way. Wall signs may project into the public right-of-way for a distance of not more than twenty-four (24) inches with a clear height of nine (9) feet above the sidewalk and shall not extend above the height of the building. If the sign is placed on the edge of a canopy or marquee, the letters shall not project above or below the canopy or marquee; and, if attached to the underside of the canopy or marquee, it shall not extend outside the line of the canopy or marquee and shall maintain a clear height of eight (8) feet between the sidewalk and the bottom of the sign. No portable sign is permitted. Signs in this district are further regulated by Ordinance No. 21973, Highway Beautification Ordinance, implementing the Texas Highway Beautification Act, Texas Transportation Code, Chapters 391, 392, and 393 which ordinance by this reference is hereby adopted as the supplementary outdoor sign regulations for this zoning district and by this reference is incorporated herein as though set forth in its entirety. (Ordinance 026735, 04/17/06)

(9) Accessory buildings and uses.

Section 17-3 Parking Regulations. The parking regulations for permitted uses are contained in Article 22, except for properties located east of U. S. Highway 181 and Upper Broadway Street where off-street parking is not required. (Ordinance 25390, 07/15/03)

Section 17-4 Off-street Loading Regulations. The off-street loading regulations for permitted uses are contained in Article 23.
Section 17-5 Height, Area, and Bulk Regulations. The height, area, and bulk requirements shall be as set forth in the chart of Article 24, and in addition the following regulations shall apply:

17-5.01 There shall be a side yard not less than ten (10) feet in width on the side of a lot adjoining an “R-1A”, “R-1B”, “R-1C”, “R-2”, “A-1”, “A-1A”, or “A-2” residential district.

17-5.02 There shall be a rear yard not less than ten (10) feet in depth on the rear of a lot adjoining an “R-1A”, “R-1B”, “R-1C”, “R-2”, “A-1”, “A-1A”, or “A-2” residential district.

Section 17-6 Supplementary height, area, and bulk regulations are contained in Article 27.
ARTICLE 18. “B-6” PRIMARY BUSINESS CORE DISTRICT REGULATIONS

Section 18-1 The regulations set forth in this article, or set forth elsewhere in this Ordinance when referred to in this article, are the regulations in the “B-6” Primary Business Core District. This district encompasses the shopping and office core of the central business district. Appropriate uses are the same as for the “B-5” Primary Business District, but no off-street parking is required, except for dwellings, in recognition of the practical difficulty of providing off-street parking for each individual store in the core district.

Section 18-2 Use Regulations. The use regulations for the “B-6” Primary Business Core District are the same as those for the “B-5” Primary Business District.

Section 18-3 Parking Regulations. There are no parking requirements in the “B-6” Primary Business Core District.

Section 18-4 Off-Street Loading Regulations. There are no off-street loading requirements in the “B-6” Primary Business Core District.

Section 18-5 Height, Area, and Bulk Regulations. No yard spaces are required and there is no limit to height and bulk of buildings in the “B-6” Primary Business Core District.

Section 18-6 Supplementary height, area, and bulk regulations are contained in Article 27.
ARTICLE 19. “I-1” LIMITED INDUSTRIAL DISTRICT REGULATIONS

Section 19-1 The regulations set forth in this article, or set forth elsewhere in this Ordinance when referred to in this article, are the regulations in the “I-1” Limited Industrial District. The purpose of this district is to provide sufficient space in appropriate locations for certain types of business and manufacturing, relatively free from offense, in modern, landscaped buildings, to make available more attractive locations for these businesses and factories, and to provide opportunities for employment closer to residence with corresponding reduction of travel time from home to work. It is intended that the district shall be laid out and developed according to approved plans so that the purpose of the district may be accomplished.

Section 19-2 Use Regulations. A building or premises shall be used only for the following purposes, provided such uses do not create any danger to health and safety in surrounding areas and do not create any offensive noise, vibration, smoke, dust, odors, heat, or glare, and, by reason of high value in relation to size and weight of merchandise received and shipped, create very little truck traffic.

(1) Art needle work, hand weaving, and tapestries.
(2) Books, hand binding and tooling.
(3) Compounding of cosmetics and pharmaceutical products.
(4) Jewelry, manufacture from precious metals.
(5) Laboratories, research, experimental and testing.
(6) Manufacture of clay, leather, metal and glass products of a handicraft nature.
(7) Manufacture of medical, dental, and drafting instruments.
(8) Manufacture of optical goods and equipment, watches, clocks, and other similar precision instruments.
(9) Manufacture of small electrical or electronic apparatus, musical instruments, games and toys.
(10) Motion picture producing.
(11) Offices, business, professional, and governmental.
(12) Radio and television broadcasting stations and studios but not including sending or receiving towers.
(13) Generally, those office, laboratory, and manufacturing uses similar to those listed in this section.
(14) Accessory uses, including one non-illuminated name sign of not more than 30 square feet in area and projecting not more than one foot from the front of the building.
(15) Uses permitted in the project area according to the residential district regulations in force prior to the establishment of the limited industrial district on the tract in question as the only alternative in case the district is not used for the purpose for which it was especially intended, namely office, laboratory, and limited light industrial uses.
(16) Telecommunications facility, subject to the limitations in Article 27C.

(Ordinance 023612, 4/13/99)
Section 19-3 Procedures.

(a) The owner or owners of any tract of land may submit a plan for the use and development of all or part of the tract for the purpose of, and meeting the requirements set forth in this article, as a separate proposal or as a part of a Planned Unit Development as set forth in Article 28. Public hearings shall be held in accordance with procedures in Article 30. Any recommendations of the Commission to the City Council shall be accompanied by a report stating the reasons for such recommendation and whether the application meets the requirements of the “I-1” Limited Industrial District as set forth in this article.

(b) As alternatives to submittal of a plan for the use and development of an entire tract, the district may be included on the District Map made a part of this Ordinance in Article 4, or the owner or owners of a tract of land comprising five acres or more may apply for establishment of an “I-1” Limited Industrial District as an amendment to the maps accompanying this Ordinance in the manner prescribed in Article 30, but after such amendment has been passed no permit shall be issued for development of any part of the district until plans of such development showing that the requirements of this article have been met are approved by the City Council after report from the Planning Commission, and then such permit may be issued only in accordance with the approved plans.

Section 19-4 Special Conditions. The plans for development of all or part of a limited industrial district shall show the requirements set forth in this article and shall show the width of right-of-way and pavement of existing streets; the district shall be developed according to these requirements. In addition, it is hereby specified and required that:

19-4.01 No part of any building or accessory structure shall be located closer than 100 feet to any residential district boundary or within 35 feet of any street line.

19-4.02 The aggregate area covered by a building shall not exceed 50 percent of the entire area of the lot.

19-4.03 Employee parking space shall be provided in the district in the ratio of at least one space for each 300 square feet of floor area in each building used for offices or similar purposes, and in the ratio of at least one space for each 500 square feet of floor area in each building used for manufacturing or similar purposes or one space for each two employees, whichever is greater.

19-4.04 Service drives or other areas shall be provided for off-street loading, and in such a way that, in the process of loading or unloading, no truck will block the passage of other vehicles on the service drive or extend into any other public or private drive or street used for traffic circulation.

19-4.05 The roads, driveways, parking areas, and walks shall be paved with hard surface material.

19-4.06 Any part of a lot not used for buildings or other structures, parking, or loading spaces and access thereto, shall be landscaped with grass, trees, shrubs, or pedestrian walks.
Section 19-5 Additional Requirements by the Commission. Before recommending approval of a limited industrial district, or plans for development of a limited industrial district, the Commission may make reasonable additional requirements as to utilities, drainage, landscaping, lighting, signs and advertising devices, screening access way, curb cuts, traffic control, height of buildings, and setback of buildings as may be necessary or to protect adjoining residentially zoned lots or residential uses. Any additional requirements recommended by the Commission shall be forwarded to the City Council as part of the report required by Article 19-3(a).
(Reserved)
(Reserved)
ARTICLE 20. “I-2” LIGHT INDUSTRIAL DISTRICT REGULATIONS

Section 20-1 The regulations set forth in this article, or set forth elsewhere in this Ordinance when referred to in this article are the regulations in the “I-2” Light Industrial District. This district is intended primarily for light manufacturing, fabricating, warehousing and wholesale distributing in high or low buildings with off-street loading and off-street parking for employees and with access by major streets or railroad in either central or outlying locations.

Section 20-2 Use Regulations. A building or premises shall be used only for the following purposes:

(1) Any use permitted in the “B-5” Primary Business District except for signs as enumerated in Item (2) below and except for dwellings, hospitals, institutions, or other buildings used for permanent or temporary housing of persons except as described in Item (3) below.

(2) On-premise freestanding and wall signs are allowed and regulated under ARTICLE 33. SUPPLEMENTAL SIGN REGULATIONS, PERMITS, PLATS AND FILING FEES. Portable signs are not allowed. Signs in this district are further regulated by Ordinance No. 21973, Highway Beautification Ordinance, implementing the Texas Highway Beautification Act, Texas Transportation Code, Chapters 391, 392 and 393 which ordinance by this reference is hereby adopted as the supplementary outdoor sign regulations for this zoning district and by this reference is incorporated herein as though set forth in its entirety. (Ordinance 026735, 04/17/06)

(3) Dwellings or HUD-code manufactured homes for resident watchmen and caretakers employed on the premises. (Ordinance 22851, 02/18/97)

(4) The following uses, and any similar uses which are not likely to create any more offensive noise, vibration, dust, heat, smoke, odor, glare, or other objectionable influences than the minimum amount normally resulting from other uses permitted, such permitted uses being generally wholesale and retail trade, service industries, and light industries that manufacture, process, store, and distribute goods and materials and are generally dependent on raw materials refined elsewhere and manufacture, compounding, processing, packaging, or treatment, as specified of the following products or similar products.

Chemicals, Petroleum, Coal, and Allied Products

Cosmetics and toiletries
Ice manufacture, including dry ice
Ink manufacturing (mixing only)
Insecticides, fungicides, disinfectants, and related industrial and household chemical compounds (blending only)
Laboratories
Perfumes and perfumed soap (compounding only)
Pharmaceutical products
Soap, washing or cleaning, powder or soda (compounding only)

Clay, Stone, and Glass Products

Clay, stone, and glass products
Concrete products (except central mixing and proportioning plant)
Pottery and porcelain products (electric or gas fired)
Food and Beverage

Bakery products, wholesale (manufacturing permitted)
Beverage, blending, bottling (all types)
Candy, wholesale (manufacturing permitted)
Chewing gum
Chocolate, cocoa, and cocoa products
Coffee, tea and spices, processing and packaging
Condensed and evaporated milk processing and canning
Creamery and dairy operations
Dairy products
Fish, shrimp, oysters, and other sea food processing, packing and storing except fish curing
Flour, feed and grain (packaging, blending, and storage only)
Fruit and vegetable processing (including canning, preserving, drying, and freezing)
Gelatin products
Glucose and dextrine
Grain blending and packaging, but not milling
Ice cream, wholesale (manufacturing permitted)
Macaroni and noodle manufacture
Malt products manufacture (except breweries)
Meat products, packing and processing (no slaughtering)
Oleomargarine (compounding and packaging only)
Poultry packing and slaughtering (wholesale)
Yeast

Metals and Metal Products

Agricultural or farm implements
Aircraft and aircraft parts
Aluminum extrusion, rolling, fabrication, and forming
Automobile, truck trailer, motorcycle, and bicycle assembly
Boat manufacture (vessels less than five tons)
Bolts, nuts, screws, washers, and rivets
Container (metal)
Culvert
Firearms
Foundry products manufacture (electrical only)
Heating, ventilating, cooking, and refrigeration supplies and appliances
Iron fabrication (ornamental)
Machinery manufacture
Nails, brads, tacks, spikes, and staples
Needle and pin
Plating, electrolytic process
Plumbing supplies
Safe and vault
Sheet metal products
Silverware and plated ware
Stove and range
Tool, die, gauge, and machine shops
Tools and hardware products
Vitreous enameled products
Textiles, Fibers and Bedding

Bedding (mattress, pillow, and quilt)
Carpet, rug and mat
Hat bodies of fur and wool felt manufacture (including men’s hats)
Hosiery mill
Knitting, weaving, printing, finishing of textiles and fibers into fabric goods
Rubber and synthetic treated fabrics (excluding all rubber and synthetic processing)
Yarn, threads and cordage

Wood and Paper Products

Basket and hamper (wood, reed, rattan, etc.)
Box and crate
Cooperage works (except cooperage stock mill)
Furniture (wood, reed, rattan, etc.)
Pencils
Planing and mill work
Pulp goods, pressed or molded (including paper mache products)
Shipping container (corrugated board, fiber, or wire bound)
Trailer, carriage, and wagon
Veneer
Wood products

Unclassified Uses

Animal pound
Animal, poultry, and bird raising, commercial
Automotive repair, minor, major, and heavy
Building materials storage and sales (cement, lime, in bags or containers, sand, gravel, shell, lumber, and the like)
Bus garage and repair shop
Button manufacture
Carbon paper and inked ribbons manufacture
Cigar and cigarette manufacture
Circus grounds
Cleaning and dyeing of garments, hats and rugs
Coal and coke storage and sales
Contractor’s shop and storage yard
Exposition building or center
Fairgrounds
Fur finishing
Greenhouses, wholesale
Industrial vocational training school, including internal combustion engines
Kennels
Laboratories, research, experimental, including combustion-type motor testing
Leather goods manufacture, but not including tanning operations
Laundries
Livery stables and riding academy
Market, wholesale
Motion picture production
Outside storage

(i) All outside storage shall be screened from view from the at-grade public right-of-way;
(ii) The outside storage may not be located in the required minimum building setbacks.

Printing, publishing, and engraving  
Produce and storage warehouse  
Railroad switching yard primarily for railroad service in the district  
Theater, including a drive-in or outdoor theater  
Tire sales and service  
Tire retreading and vulcanizing shop  
Truck or transfer terminal, freight  
Truck sales and repair (heavy load vehicles)  
Truck stop, with overnight accommodations permitted  
Vehicle impound yard  
Wholesale houses and distributors  
Sports arena or stadium

Section 20-3 Objectionable Use. The following use, having accompanying hazards, such as fire or explosion may, if not in conflict with any law or ordinance in the City of Corpus Christi, may be located in the “I-2” Light Industrial District only after the location and nature of this use has been approved by the Board of Adjustment after public hearing as provided in Article 29. The Board shall review the plans and statements and shall not permit this use until it has been shown that the public health, safety, morals, and general welfare will be properly protected, and that necessary safeguards will be provided for the protection of surrounding property and persons. The Board in reviewing the plans and statements shall consult with other agencies created for the promotion of public health and safety.  
(Ordinance No. 25534, 10/21/03)

(1) The storage of explosives used for perforating or fracturing (fracing) oil and gas well casing, provided that the storage has been authorized by permit issued by the Federal Bureau of Alcohol, Tobacco, Firearms, and Explosives and by permit issued by the City Fire Marshal.

Section 20-4 Parking Regulations. The parking regulations for permitted uses are contained in Article 22.

Section 20-5 Off-street Loading Regulations. The off-street loading regulations for permitted uses are contained in Article 23.

Section 20-6 Height and Area Regulations. Height and area requirements shall be as set forth in the chart of Article 24, and in addition the following regulations shall apply:

20-6.01 There shall be a side yard not less than ten (10) feet in width on the side of a lot adjoining an “R-1A”, “R-1B”, “R-2”, “A-1”, “A-1A”, or “A-2” residential district.

20-6.02 There shall be a rear yard not less than ten (10) feet in depth on the rear of a lot adjoining an “R-1A”, “R-1B”, “R-2”, “A-1”, “A-1A”, or “A-2” residential district.

20-6.03 Whenever any building in the “I-2” Light Industrial District adjoins or abuts upon a residential district, such building shall not exceed three stories nor 45 feet in height, unless it is set back one foot from all required yard lines abutting such residential district for each foot of additional height above 45 feet.

20-6.04 Whenever any building or structure, including but not limited to a bird coop, cattery, corral, dog run, paddock, pen, pigeon cote, rabbit hutch, stable, or stall in the “I-2” Light Industrial District used to house animals, poultry, or birds in an animal pound, commercial animal, poultry, or bird raising establishment, or kennel, adjoins or abuts a
residential district, the building or structure shall be set back not less than 100 feet from all required yard lines abutting a residential district.

(1) A Farm-Rural zoning district is not considered a residential district for the purposes of this subsection.

(2) No setbacks are required for fenced pastures of at least one acre used to hold livestock, such as cattle and horses. (Ordinance 24567, 08/28/01)

Section 20-7 Supplementary height and area regulations are contained in Article 27.
ARTICLE 21. “I-3” HEAVY INDUSTRIAL DISTRICT REGULATIONS

Section 21-1 The regulations set forth in this article, or set forth elsewhere in this Ordinance when referred to in this article, are the regulations in the “I-3” Heavy Industrial District. This district provides for industrial operations of all types except that certain potentially hazardous industries are permitted only after public hearing and review to assure protection of the public interest and surrounding property and persons.

Section 21-2 Use Regulations. A building or premises shall be used only for the following purposes:

(1) Any use permitted in the “I-2” Light Industrial District except dwellings, hospitals, institutions, or other buildings used for permanent or temporary housing of persons except as described in item (2) below.

(2) Dwellings or HUD-code manufactured homes for residential watchmen and caretakers employed on the premises. (Ordinance 22851, 02/18/97)

(3) On-premise freestanding and wall signs are allowed and regulated under ARTICLE 33. SUPPLEMENTAL SIGN REGULATIONS, PERMITS, PLATS AND FILING FEES. Portable signs are not allowed. Signs in this district are further regulated by Ordinance No. 21973, Highway Beautification Ordinance, implementing the Texas Highway Beautification Act, Texas Transportation Code, Chapters 391, 392 and 393 which ordinance by this reference is hereby adopted as the supplementary outdoor sign regulations for this zoning district and by this reference is incorporated herein as though set forth in its entirety. (Ordinance 026735, 04/17/06)

(4) The following uses and any similar industrial uses which are not likely to create any more offensive noise, vibration, dust, heat, smoke, odor, glare, or other objectionable influences than the minimum amount normally resulting from other uses permitted, and manufacture, compounding, processing, packaging, or treatment of the following products or similar products:

Chemicals, Petroleum, Coal, and Allied Products

Adhesives
Alcohol, industrial
Bleaching products
Bluing
Calcimine
Candle
Cleaning and polishing preparations (non-soap), dressings, and blackings
Dye-stuff
Essential oils
Exterminating agents and poisons
Fertilizer (non-organic)
Fuel briquettes
Glue and size (vegetable)
Ink manufacture from primary raw materials (including colors and pigments)
Soap and soap products

Clay, Stone, and Glass Products

Abrasives wheels, stones, paper, cloth, and related products

Asbestos products
Brick, fire brick, and clay products
Concrete central mixing and proportioning plant
Glass and glass products
Graphite and graphite products
Monument and architectural stone
Pottery and porcelain products (coal fired)
Refractories (other than coal fired)
Sand-lime products
Stone products
Wall board and plaster, building, insulation, and composition flooring

Food and Beverage
Casein
Cider and vinegar
Distilleries (alcoholic), breweries, and alcoholic spirits (non-industrial)
Flour, feed and grain milling storage
Molasses
Oils, shortenings, and fats (edible) and storage
Pickles, vegetable relish, and sauces
Rice cleaning and polishing
Sauerkraut
Sugar refining

Metals and Metal Products
Boat manufacture (over five tons)
Boiler manufacture (other than welded)
Brass and bronze foundries
Forge plant, pneumatic, drop and forging hammering
Foundries
Galvanizing or plating (hot dip)
Lead oxide
Locomotive and railroad car building and repair
Motor testing (internal combustion motors)
Ore dumps and elevators
Shipyard
Structural iron and steel fabrication
Wire rope and cable
Textiles, Fibers, and Bedding

Bleachery
Cotton wadding and linter
Hair and felt products, washing, curing, dyeing
Jute, hemp, and sisal products
Linoleum and other hard surf ace floor covering (except wood)
Nylon
Oilcloth, oil treated products, and artificial leather
Rayon
Shoddy
Wool pulling or scouring

Wood and Paper Products

Charcoal and pulverizing
Excelsior
Paper and paperboard (from paper machines only)
Sawmill (including cooperage stock mill)
Wall board
Wood preserving treatment

Unclassified Industries

Leather tanning and curing
Rubber (natural or synthetic), gutta-percha, chicle, and balata processing
Rubber tire and tube
Shell grinding
Storage battery (wet cell)

Unclassified Uses

Airports and landing fields
Automobile wrecking, cars, and parts, storage, and sale, provided the following requirements are met:

(1) The area must be sufficiently well screened so as to block from public view the wrecked cars and parts either stored or to be stored thereon; (2) There must be no advertising by the public display of wrecked cars or parts; and (3) The occupant of such area must comply with all laws, ordinances, and regulations having to do with health, welfare, and safety. The screening requirement must be met by the location and maintenance of a fence, shrubbery, or any reasonable substitute. However, where any part of such area is already adequately blocked from the view of the general public as a result of the surrounding terrain, neighboring industrial use or uses or any other condition, no additional screening shall be required for such part so long as such condition shall continue to serve said purpose. No advertising shall be allowed on said screening fences.

Bag cleaning
Coal pocket
Junk and salvage storage, treatment, or baling (metal, paper, rags, waste, or glass)
Railroad switching and classification yard, roundhouse, repair and overhaul shops

Unclassified Uses (Continued)
Oils, vegetable and animal (non-edible) and storage
Paint, lacquer, shellac, and varnish (including colors and pigments, thinners, and removers)
Roofing materials, building paper, and felt (including asphalt and composition)
Salt tanning materials and allied products
Sexually oriented business (Ordinance 22597, 06/11/96)
Tar products (except distillation)

**Section 21-3 Objectionable Uses.** The following uses, or manufacture, compounding, processing, packaging or treatment of the following products, having accompanying hazards, such as fire, explosion, noise, vibration, dust, or the emission of smoke, odor, or toxic gasses may, if not in conflict with any law or ordinance in the City of Corpus Christi be located in the “I-3” Heavy Industrial District only after the location and nature of such use shall have been approved by the Board of Adjustment after public hearing as provided in Article 29. The Board shall review the plans and statements and shall not permit such buildings, structures, or uses until there has been shown that the public health, safety, morals, and general welfare will be properly protected, and that necessary safeguards will be provided for the protection of surrounding property and persons. The Board in reviewing the plans and statements shall consult with other agencies created for the promotion of public health and safety. Within the area north of West Broadway and Nueces Bay Boulevard, this provision does not apply to an expansion of facilities on a tract now improved for such uses or an existing use.

**Chemical, Petroleum, Coal, and Allied Products**

- Acids and derivatives
- Acetylene, generation and storage
- Ammonia
- Caustic soda
- Cellulose and cellulose storage
- Chlorine
- Coke oven products (including fuel gas) and coke oven products storage
- Creosote
- Distillation, manufacture, or refining of coal, tar asphalt, wood, and bones
- Explosives (including ammunition and fireworks) and explosives storage
- Fertilizer (organic)
- Fish oils and meal
- Glue, gelatin (animal)
- Hydrogen and oxygen
- Lamp black, carbon black, and bone black
- Nitrating of cotton or other materials
- Nitrates (manufactured and natural) of an explosive nature, and storage
- Petroleum, gasoline, and lubricating oil refining, and wholesale storage
- Plastic materials and synthetic resins
- Potash
- Pyroxylin
- Rendering and storage of dead animals, offal, garbage, or waste products
- Turpentine and resin

**Clay, Stone, and Glass Products**

- Brick, firebrick, refractories, and clay products (coal fired)
- Cement, lime, gypsum, or plaster of Paris
- Minerals and earths: quarrying, extracting, grinding, crushing, and processing

**Food and Beverage**
Fat rendering
Fish curing
Slaughtering of animals
Starch manufacture

Metals and Metal Products

Aluminum powder and paint manufacture
Blast furnace, cupolas
Blooming mill
Metal and metal ores, reduction, refining, smelting, and alloying
Scrap metal reduction
Steel works and rolling mill (ferrous)

Wood and Paper Products

Match manufacture
Wood pulp and fiber, reduction and processing

Unclassified Industries and Uses

Cotton ginning
Cotton seed oil refining
Hair, hides, and raw fur, curing, tanning, dressing, dyeing and storage
Shell, dredging
Stockyard

Section 21-4 Parking Regulations. The parking regulations for permitted uses are contained in Article 22.

Section 21-5 Off-street Loading Regulations. The off-street loading regulations for permitted uses are contained in Article 23.

Section 21-6 Height and Area Regulations. Height and area requirements shall be as set forth in the chart of Article 24, and in addition the following regulations shall apply:

21-6.01 On the side of a lot adjoining a residential district there shall be a side yard of not less than 25 feet.

21-6.02 When a lot abuts upon a residential district, a rear yard of not less than 25 feet is required.

21-6.03 Whenever any building or structure in the “I-3” Heavy Industrial District adjoins or abuts upon a residence district, such building or structure shall not exceed 50 feet in height unless set back one foot from all required yard lines abutting such residential district for each foot of additional height above 50 feet.
Whenever any building or structure, including but not limited to a bird coop, cattery, corral, dog run, paddock, pen, pigeon cote, rabbit hutch, stable, or stall in the “I-3” Heavy Industrial District used to house animals, poultry, or birds in an animal pound, commercial animal, poultry, or bird raising establishment, or kennel, adjoins or abuts a residential district, the building or structure shall be set back not less than 100 feet from all required yard lines abutting a residential district.

(1) A Farm-Rural zoning district is not considered a residential district for the purposes of this subsection.

(2) No setbacks are required for fenced pastures of at least one acre used to hold livestock, such as cattle and horses.

(Ordinance 24567, 08/28/01)

Section 21-7 Supplementary height and area regulations are contained in Article 27.
### ARTICLE 22. OFF-STREET PARKING REGULATIONS

#### Section 22-1
Except as otherwise provided in this Ordinance, when any building or structure is hereafter erected or structurally altered to the extent of increasing the floor area by 50 percent or more, or any building or structure hereafter erected is converted, for uses listed in Column 1 of the chart below, when such uses are located in the districts listed in Column 2, accessory off-street parking spaces shall be provided as required in Column 3 or Column 4, or as required in subsequent sections of this article.

<table>
<thead>
<tr>
<th>Column 1</th>
<th>Column 2</th>
<th>Column 3</th>
<th>Column 4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use or Use Category</td>
<td>Location</td>
<td>Spaces Required Per Basic Measuring Unit</td>
<td>Additional Requirements</td>
</tr>
<tr>
<td>Amusement place, dance hall, skating rink, swimming pool, natatorium or exhibition hall without fixed seats</td>
<td>all districts except B-2 &amp; B-5</td>
<td>1 per 100 square feet of floor area</td>
<td>None</td>
</tr>
<tr>
<td></td>
<td>B-2 &amp; B-5</td>
<td>1 per 200 square feet of floor area</td>
<td></td>
</tr>
<tr>
<td>Animal hospital</td>
<td>all districts</td>
<td>1 per 400 square feet of floor area</td>
<td>4 spaces minimum</td>
</tr>
<tr>
<td>Apartment hotel</td>
<td>all districts except B-2 &amp; B-5</td>
<td>2 per 3 sleeping rooms or suites</td>
<td>None</td>
</tr>
<tr>
<td></td>
<td>B-2 &amp; B-5</td>
<td>1 per 2 sleeping rooms or suites</td>
<td></td>
</tr>
<tr>
<td>Assisted living facility</td>
<td>all districts</td>
<td>0.5 per room or suite</td>
<td>None</td>
</tr>
<tr>
<td>Auditorium, theater, gymnasium, stadium, arena, or convention hall</td>
<td>all districts except B-2 &amp; B-5</td>
<td>1 per 5 seats or seating spaces</td>
<td>None</td>
</tr>
<tr>
<td>Bed and breakfast home (B&amp;B) (SUP), bed and breakfast home with special event (B&amp;B/SE) (SUP), or bed and breakfast inn (B&amp;B inn)</td>
<td>All districts</td>
<td>½ per room or suite</td>
<td>Specific Use Permit (SUP) for B&amp;B may prohibit parking in front yard</td>
</tr>
<tr>
<td>Bowling alley</td>
<td>all districts except B-2 &amp; B-5</td>
<td>7 per alley</td>
<td>None</td>
</tr>
<tr>
<td></td>
<td>B-2 &amp; B-5</td>
<td>5 per alley</td>
<td></td>
</tr>
<tr>
<td>Church or temple, auditorium or place of assembly</td>
<td>all districts except B-2 &amp; B-5</td>
<td>1 per 5 seats or bench seating spaces</td>
<td>(Seats in main auditorium only)</td>
</tr>
<tr>
<td></td>
<td>B-2 &amp; B-5</td>
<td>1 per 8 seats or bench seating spaces</td>
<td></td>
</tr>
<tr>
<td>College, senior high school</td>
<td>all districts except B-2 &amp; B-5</td>
<td>1 per 5 seats in the main auditorium or 8 per classroom, whichever is greater</td>
<td></td>
</tr>
<tr>
<td></td>
<td>B-2 &amp; B-5</td>
<td>1 per 8 seats in the main auditorium or 6 per classroom, whichever is greater</td>
<td></td>
</tr>
<tr>
<td>Country club or golf club</td>
<td>all districts</td>
<td>1 per 5 members</td>
<td>None</td>
</tr>
<tr>
<td>Elementary or nursery school</td>
<td>all districts except B-2 &amp; B-5</td>
<td>1 per 10 seats in main assembly room or 1 per classroom, whichever is greater</td>
<td></td>
</tr>
<tr>
<td></td>
<td>B-2 &amp; B-5</td>
<td>1 per 15 seats in main assembly room</td>
<td></td>
</tr>
<tr>
<td>Funeral home</td>
<td>all districts</td>
<td>1 per 5 seats per parlor or chapel</td>
<td>None</td>
</tr>
<tr>
<td>Furniture or appliance store, machinery, equipment, and automobile and boat sales and service</td>
<td>all districts</td>
<td>1 per 400 square feet of floor area</td>
<td>2 spaces minimum</td>
</tr>
<tr>
<td>General service or repair establishment, printing, publishing, plumbing, heating, broadcasting</td>
<td>all districts</td>
<td>1 per 3 employees on premises</td>
<td>auditorium for broadcasting station requires spaces as above</td>
</tr>
<tr>
<td>Hospital</td>
<td>all districts</td>
<td>1 per 3 patient beds</td>
<td>None</td>
</tr>
<tr>
<td>Hotel</td>
<td>all districts except B-2 &amp; B-5</td>
<td>1 per 2 guest rooms or suites</td>
<td>None</td>
</tr>
<tr>
<td></td>
<td>B-2 &amp; B-5</td>
<td>1 per 3 guest rooms or suites</td>
<td></td>
</tr>
<tr>
<td>Mfg. or industrial establishment, research or testing laboratory, creamery, bottling plant, wholesale, warehouse or similar establishment</td>
<td>all districts</td>
<td>1 per 2 employees on maximum working shift</td>
<td>plus space for storage of trucks or other vehicles used in connection with the business or industry</td>
</tr>
<tr>
<td>Marina</td>
<td>all districts</td>
<td>0.5 space per 1 wet boat slip</td>
<td>0.25 space per dry boat storage for boats sixteen feet and over</td>
</tr>
<tr>
<td>Column 1</td>
<td>Column 2</td>
<td>Column 3</td>
<td>Column 4</td>
</tr>
<tr>
<td>----------------------------------</td>
<td>-----------------------------------</td>
<td>----------------------------------------------</td>
<td>--------------------------------------------</td>
</tr>
<tr>
<td>Use or Use Category</td>
<td>Location</td>
<td>Spaces Required Per Basic Measuring Unit</td>
<td>Additional Requirements</td>
</tr>
<tr>
<td>Dwelling</td>
<td>all districts</td>
<td>1-1/2 per 1 bedroom dwelling unit</td>
<td>None</td>
</tr>
<tr>
<td></td>
<td>*See Section 17-3 and Section 18-3</td>
<td>2 per all dwelling units over 1 bedroom</td>
<td>None</td>
</tr>
<tr>
<td>Office or office building (medical) clinic</td>
<td>all districts</td>
<td>1 per 200 square feet of floor area</td>
<td>5 spaces minimum</td>
</tr>
<tr>
<td>Office or office building (nonmedical)</td>
<td>all districts</td>
<td>1 per 250 square feet of floor area</td>
<td>5 spaces minimum; square footage in excess of 20,000 sq. ft. of floor area at 1 space per 400 sq. ft. of floor area</td>
</tr>
<tr>
<td>Private clubs, fraternities, sororities and lodges with sleeping rooms</td>
<td>all districts except B-2 &amp; B-5</td>
<td>2 per 3 sleeping rooms or suites</td>
<td>or 1 per 5 active members, whichever is greater</td>
</tr>
<tr>
<td></td>
<td>B-2 &amp; B-5</td>
<td>1 per 2 sleeping rooms or suites</td>
<td></td>
</tr>
<tr>
<td>Private clubs, fraternities, sororities and lodges with no sleeping rooms</td>
<td>all districts</td>
<td>1 per 10 active members</td>
<td>None</td>
</tr>
<tr>
<td>Public library, museum, art gallery or community center</td>
<td>all districts except B-2 &amp; B-5</td>
<td>10 per use</td>
<td>plus 1 additional space for each 300 sq. ft. of floor area in excess of 1,000 sq. ft.</td>
</tr>
<tr>
<td></td>
<td>B-2 &amp; B-5</td>
<td>10 per use</td>
<td>plus 1 additional space for each 400 sq. ft. of floor area in excess of 2,000 sq. ft.</td>
</tr>
<tr>
<td>Restaurant or other establishment for consumption of food or beverages on the premises</td>
<td>all districts except B-5</td>
<td>1 per 100 square feet of floor area</td>
<td>None</td>
</tr>
<tr>
<td></td>
<td>B-5</td>
<td>1 per 200 square feet of floor area</td>
<td>Retail food stores over 4,000 sq. ft., 1 per 100 sq. ft. of floor area</td>
</tr>
<tr>
<td>Retail store or personal service establishment and banks</td>
<td>all districts</td>
<td>1 per 200 square feet of floor area</td>
<td></td>
</tr>
<tr>
<td>Rooming, boarding or lodging house</td>
<td>all districts</td>
<td>1 per 2 sleeping rooms</td>
<td>None</td>
</tr>
<tr>
<td>Sanitarium, convalescent home, home for the aged, or similar institution</td>
<td>all districts</td>
<td>1 per 5 patient beds</td>
<td>None</td>
</tr>
<tr>
<td>Tourist court, motel, motor hotel or lodge</td>
<td>all districts</td>
<td>1 per sleeping room or suite</td>
<td>None</td>
</tr>
</tbody>
</table>

Section 22-2 Interpretation of the Chart:

22-2.01 There are no parking regulations for the “B-6” Primary Business Core District.  
(Ordinance 25390, 08/15/03)

22-2.02 The use regulations for each district are not affected by arrangement of uses in the chart.

22-2.03 The parking requirements in this article do not limit other requirements in this Ordinance for parking contained in the district regulations, particularly in the “I-1” Limited Industrial District where special requirements may be imposed.

22-2.04 The parking requirements in this article do not limit special requirements which may be imposed in connection with special uses (Article 25).

22-2.05 Floor area as used in the chart shall be as defined in Section 3-1.

22-2.06 Where fractional spaces result, the parking spaces required shall be construed to be the next highest whole number.

22-2.07 The parking space requirements for a use not specifically listed in the chart shall be the same as for a listed use of similar characteristics of parking demand generation.
In the case of mixed use, uses with different parking requirements occupying the same building or premises, or in the case of joint use of a building or premises by more than one use having the same parking requirements, the parking spaces required shall equal the sum of the requirements of the various uses computed separately. However, parking requirements for shopping centers shall be determined on the basis of one off-street parking space for each two hundred twenty (220) square feet of gross floor area of the center.

Whenever a building or use, constructed or established after the effective date of this Ordinance, is changed or enlarged in floor area, number of employees, number of dwelling units, seating capacity or otherwise, to create a need for an increase of ten percent (10%) or more in the number of existing parking spaces, such spaces shall be provided on the basis of the enlargement or change.

Section 22-3 Joint Use and Off-site Facilities: All parking spaces required herein shall be located on the same lot with the building or use served, except that where an increase in the number of spaces is required by a change or enlargement of use or where such spaces are provided collectively or used jointly by two or more buildings or establishments, the required spaces may be located and maintained not to exceed three hundred (300) feet from the building served.

Up to fifty percent (50%) of the parking spaces required for (a) public auditoriums, and up to one hundred percent (100%) of the parking spaces required for a church auditorium may be provided and used jointly by (b) banks, offices, retail stores, repair shops, service establishments and similar uses not normally open, used or operated during the same hours as those listed in (a); provided, however, that written agreement thereto is properly executed and filed as specified below.

In any case where the required parking spaces are not located on the same lot with the building or use served, or where such spaces are collectively or jointly provided and used, a written agreement thereby assuring their retention for such purposes, shall be properly drawn and executed by the parties concerned, approved as to form by the City Attorney and shall be filed with the application for a building permit.

Section 22-4 Design Standards:

As defined in Section 3-1, an off-street parking space is an all-weather surfaced area not in a street or alley, permanently reserved for the temporary storage of one automobile and connected with a street or alley by an all-weather surfaced driveway which affords unobstructed ingress and egress to each space. If such parking lot contains four (4) or more vehicle spaces, all surfaces shall be paved with asphalt or concrete materials.

A building permit shall be required for the construction of any commercial parking lot, or parking lot required by the terms of this Ordinance, which contains four (4) or more vehicle spaces. Permit approval shall be obtained from the Building Inspection Department and the Traffic Engineering Division.

Driveway approaches for all parking facilities shall comply with existing ordinances of the City of Corpus Christi, including but not limited to the Manual of Driveway Design and Construction Standards. (Ordinance 24566, 08/28/01)
22-4.03.02 Access drives within private property shall conform to the following standards:

   a) Access drives for one and two-family dwellings shall have a width of not less than ten (10) feet.

   b) All other one-way access drives shall have a width of not less than fifteen (15) feet, provided that a width of not less than twenty (20) feet may be required for one-way drives designated as emergency access roadways.

   c) Two-way access drives shall have a width of not less than twenty-four (24) feet. (Ordinance 24566, 08/28/01)

22-4.04 Screening in the form of a solid fence or shrubbery shall be required to protect neighboring residences from all parking lots hereafter constructed to contain ten (10) or more spaces.

22-4.05 Circulation within a parking area with more than one aisle must be such that a vehicle need not enter the street to reach another aisle within the same parking area. Dead end aisles will not be permitted for angle parking unless adequate turn-around is provided. All circulation and maneuvering of vehicles must be within the parking lot property lines.

22-4.06 All parking spaces shall be legibly marked on the pavement.

22-4.07 A parking lot shall be designed to physically prevent any portion of a vehicle from encroaching into or overhanging any public or private property line by means of a permanently installed curb, wall, or other such physical barrier. When in the opinion of the Building Official it becomes necessary to construct such header curb or barrier to prevent vehicles from parking on, turning on, or otherwise moving across existing or future sidewalks, said curb shall be constructed.

22-4.08 The minimum parking space standards are shown on the following table, with all dimensions being in feet. All parking spaces used to meet off-street parking requirements will satisfy all requirements of Section 22-4, except as noted in paragraph 22-4.01.
MINIMUM REQUIRED PARKING LOT DIMENSIONS

<table>
<thead>
<tr>
<th>Parking Angle</th>
<th>Stall Width</th>
<th>Curb Length</th>
<th>Stall Depth</th>
<th>Stall Line Length</th>
<th>Stall Depth Interlock</th>
<th>Aisle Width</th>
<th>Wall to Interlock</th>
<th>Interlock to Interlock</th>
<th>Wall to Wall</th>
<th>Aisle Width</th>
<th>Wall to Interlock</th>
<th>Interlock to Interlock</th>
<th>Wall to Wall</th>
</tr>
</thead>
<tbody>
<tr>
<td>0°</td>
<td>--</td>
<td>20</td>
<td>8</td>
<td>--</td>
<td>--</td>
<td>10*</td>
<td>--</td>
<td>--</td>
<td>26</td>
<td>20</td>
<td>--</td>
<td>--</td>
<td>36</td>
</tr>
<tr>
<td>45°</td>
<td>9</td>
<td>12.7</td>
<td>17.7</td>
<td>25.6</td>
<td>16.2</td>
<td>10*</td>
<td>43.9</td>
<td>42.4</td>
<td>45.4</td>
<td>20</td>
<td>53.9</td>
<td>52.4</td>
<td>55.4</td>
</tr>
<tr>
<td>60°</td>
<td>9</td>
<td>10.4</td>
<td>19.8</td>
<td>22.8</td>
<td>18</td>
<td>14*</td>
<td>51.8</td>
<td>50</td>
<td>53.6</td>
<td>20</td>
<td>57.8</td>
<td>56</td>
<td>59.8</td>
</tr>
<tr>
<td>90°</td>
<td>9</td>
<td>9</td>
<td>18</td>
<td>18</td>
<td>--</td>
<td>24</td>
<td>--</td>
<td>--</td>
<td>60</td>
<td>24</td>
<td>--</td>
<td>--</td>
<td>60</td>
</tr>
</tbody>
</table>

*Aisle width dimension is for aisle of less than 150 feet in length. Longer aisle will require aisle width increase to 17 feet to allow cars to pass.
ARTICLE 23. OFF-STREET LOADING REGULATIONS

Section 23-1 Except as otherwise provided in this Ordinance, when any building or structure is hereafter erected or structurally altered to the extent of increasing the floor area by 50 percent or more, or any building is hereafter converted for the uses listed in Column 1 of the chart below, when such buildings contain the floor areas specified in Column 2, accessory off-street loading spaces shall be provided as required in Column 3 or as required in subsequent sections of this article.

<table>
<thead>
<tr>
<th>Column 1</th>
<th>Column 2</th>
<th>Column 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use or Use Category</td>
<td>Floor Area as Defined in Section 3-1 in Square Feet</td>
<td>Loading Spaces Required</td>
</tr>
<tr>
<td>Retail store, department store, restaurant, wholesale house, warehouse, repair, general service, manufacturing or industrial establishment.</td>
<td>2,000 - 10,000</td>
<td>One</td>
</tr>
<tr>
<td></td>
<td>10,000 – 20,000</td>
<td>Two</td>
</tr>
<tr>
<td></td>
<td>20,000 – 40,000</td>
<td>Three</td>
</tr>
<tr>
<td></td>
<td>40,000 – 60,000</td>
<td>Four</td>
</tr>
<tr>
<td></td>
<td>Each 50,000 over 60,000</td>
<td>One Additional</td>
</tr>
<tr>
<td>Apartment building, apartment hotel, hotel, offices or office building, hospital or similar institution, places of public assembly.</td>
<td>5,000 - 10,000</td>
<td>One</td>
</tr>
<tr>
<td></td>
<td>10,000 – 100,000</td>
<td>Two</td>
</tr>
<tr>
<td></td>
<td>100,000 – 200,000</td>
<td>Three</td>
</tr>
<tr>
<td></td>
<td>Each 100,000 over 200,000</td>
<td>One Additional</td>
</tr>
<tr>
<td>Funeral home or mortuary.</td>
<td>2,500 - 4,000</td>
<td>One</td>
</tr>
<tr>
<td></td>
<td>4,000 - 6,000</td>
<td>Two</td>
</tr>
<tr>
<td></td>
<td>Each 10,000 over 6,000</td>
<td>One Additional</td>
</tr>
</tbody>
</table>

Section 23-2 Interpretation of the Chart:

23-2.01 The loading space requirements apply to all districts except the “B-6” Primary Business Core District where no requirements are imposed and the “I-1” Limited Industrial District where special requirements may be imposed.

23-2.02 The loading requirements in this article do not limit special requirements which may be imposed in connection with Special Permits (Article 25) or Special Use Exceptions (Article 29).

Section 23-3 Mixed Uses in One Building: Where a building is used for more than one use or for different uses and where the floor area used for each use for which loading space is required is below the minimum for required loading spaces but the aggregate floor area used is greater than such minimum, then off-street loading space shall be provided as if the entire building were used for that use in the building for which the most spaces are required.

Section 23-4 Design Standards:

23-4.01 As defined in Section 3-1, a loading space is a space within the main building or on the same lot, providing for the standing, loading or unloading of trucks, having a minimum dimension of 12 feet by 35 feet and a vertical clearance of at least 14 feet.

23-4.02 Loading spaces for a funeral home may be reduced in size to 10 by 25 feet and vertical clearance reduced to eight feet.
### ARTICLE 24. HEIGHT, AREA AND BULK REQUIREMENTS

Section 24-1 Height, area and bulk requirements for various districts shall be as indicated in the chart below together with other height, area and bulk requirements contained in Article 27, appropriate zoning districts and other such articles contained in this ordinance.

<table>
<thead>
<tr>
<th>Article</th>
<th>District</th>
<th>Min. Lot Area Sq. Ft.</th>
<th>Min. Lot Width</th>
<th>Max. Height in Feet / Stories</th>
<th>Min. Front Yard Depth</th>
<th>Min. Side &amp; Rear Yard</th>
<th>Open Space Req. of Total Lot Area</th>
<th>Max. No. of Units Per Acre / Floor Area Factor</th>
<th>Max. Sq. Ft. Floor Area per Acre of Lot</th>
</tr>
</thead>
<tbody>
<tr>
<td>4A</td>
<td>“F.R.” Farm-Rural</td>
<td>5 acres</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None / 0</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>4B</td>
<td>“RE” Residential Estate</td>
<td>1 acre 43,560</td>
<td>150'</td>
<td>35' / 3</td>
<td>50'</td>
<td>25'</td>
<td>None / 0</td>
<td>1 / 0</td>
<td>None</td>
</tr>
<tr>
<td>4C</td>
<td>“RA” One-family Dwelling</td>
<td>15,000</td>
<td>50'</td>
<td>35' / 3</td>
<td>25'</td>
<td>5'</td>
<td>None</td>
<td>2.90 / 0</td>
<td>None</td>
</tr>
<tr>
<td>5</td>
<td>“R-1A” One-family Dwelling</td>
<td>10,000</td>
<td>85'</td>
<td>35' / 3</td>
<td>25'</td>
<td>5'</td>
<td>See Note 1</td>
<td>30%</td>
<td>4.36 / 0</td>
</tr>
<tr>
<td>6</td>
<td>“R-1B” One-family Dwelling</td>
<td>6,000</td>
<td>50'</td>
<td>35' / 3</td>
<td>25'</td>
<td>5'</td>
<td>None</td>
<td>7.26 / 0</td>
<td>None</td>
</tr>
<tr>
<td>6A</td>
<td>“R-1C” One-family Dwelling</td>
<td>4,500</td>
<td>45'</td>
<td>26' / 2</td>
<td>20'</td>
<td>5'</td>
<td>None</td>
<td>30%</td>
<td>9.68 / 0</td>
</tr>
</tbody>
</table>
| 6B      | “CHD” Cottage Housing Development District (Single-Family Dwelling) - See Article 6B
| 6C      | “R-TF” Townhouse Dwelling See Note 3 3,600 | See Note 2   | 30'             | 26' / 2                     | 20'                   | 5'                    | 25%                                | 12.10 / .5 See Note 3 21,780       | 21,780                          |
| 7       | “R-2” Multiple Dwelling Townhomes | 6,000                 | 50'            | 45' / 3                      | 20'                   | 5'                    | 10’ (plus 5’ for each additional story for 3+ family) | 40%                                    | 14.52 / .5 21,780                |
| 7A      | “T-1A”, “T-1B”, “T-1C” Travel Trailers & Manufactured Homes - See Article 7A
<p>| 8       | “A.1” Apartment House | 6,000                 | 50'            | 45' / 3                      | 20’                   | 5’ (1 &amp; 2 Family)      | 35%                                | 21.78 / .5 21,780                |
| 8A      | “A.1A” Apartment House | 6,000                 | 50’            | 60’ / 4                      | 20’                   | 5’ (1 &amp; 2 Family)      | 30%                                | 29.04 / .65 28,314               |
| 9       | “A-2” Apartment House | 6,000                 | 50’            | 60’ / 4 See Sec. 9-5        | 20’                   | 5’ (1 &amp; 2 Family)      | 30%                                | 36.30 / .8 34,949               |
| 10      | “AT” Apartment-Tourist | 5,000                 | 50’            | None                        | 20’                   | Padre or Mustang Barrier Island (1-family) 5’ | 25%                                | 8.72                                    | 43,560                          |
| 10      | “AT” Apartment-Tourist | 10,000                | 65’            | None                        | 20’                   | Padre or Mustang Barrier Island (1-family) 5’ | 10’ (1 &amp; 2 Family) elsewhere     | 10%                                    | 43.56                          |</p>
<table>
<thead>
<tr>
<th>Article</th>
<th>District</th>
<th>Min. Lot Area Sq. Ft.</th>
<th>Min. Lot Width</th>
<th>Max. Height in Feet / Stories</th>
<th>Min. Front Yard Depth</th>
<th>Min. Side &amp; Rear Yard</th>
<th>Open Space Req. of Total Lot Area</th>
<th>Max. No. of Units Per Floor Area Factor</th>
<th>Max. Sq. Ft. Floor Area per Acre of Lot</th>
</tr>
</thead>
<tbody>
<tr>
<td>11</td>
<td>&quot;AB&quot; Professional Office</td>
<td>6,000 for DUs, none for others</td>
<td>50’ for DUs, none for others</td>
<td>45’ / 3 See Sec. 11-5</td>
<td>20’</td>
<td>10’</td>
<td>30% for DUs, none for others</td>
<td>36.30 for DUs, none for others</td>
<td>34,848 for DUs, 65,340 for others</td>
</tr>
<tr>
<td>12</td>
<td>&quot;B-1&quot; Neighborhood Business</td>
<td>6,000 for DUs, none for others</td>
<td>50’ for DUs, none for others</td>
<td>35’ / 3</td>
<td>20’</td>
<td>10’</td>
<td>30% for DUs, for Other See Sec. 12-6</td>
<td>36.30 for DUs, 10% for others</td>
<td>34,848 for DUs, None for others</td>
</tr>
<tr>
<td>12A</td>
<td>&quot;B-1A&quot; Neighborhood Business</td>
<td>6,000 for DUs, none for others</td>
<td>50’ for DUs, none for others</td>
<td>None, or 26’ if adjacent to residential district</td>
<td>20’</td>
<td>None</td>
<td>25%</td>
<td>See Note 4</td>
<td>26,140</td>
</tr>
<tr>
<td>13</td>
<td>&quot;B-2A&quot; Barrier Island Business</td>
<td>6,000 for DUs, none for others</td>
<td>50’ for DUs, none for others</td>
<td>None</td>
<td>20’ See Sec. 13-5.01</td>
<td>10’</td>
<td>25%</td>
<td>43,560 for DUs, none for others</td>
<td>43,560 for DUs, none for others</td>
</tr>
<tr>
<td>13A</td>
<td>&quot;10&quot; Island Overlay - See Article 13A</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>14</td>
<td>&quot;B-2&quot; Bayfront Business</td>
<td>6,000 for DUs, none for others</td>
<td>50’ for DUs, none for others</td>
<td>None</td>
<td>20’</td>
<td>10’</td>
<td>25%</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>14A</td>
<td>&quot;BD&quot; Corpus Christ Beach Design</td>
<td>NA</td>
<td>50’</td>
<td>None</td>
<td>See Sec. 14A-6.01</td>
<td>None</td>
<td>None</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>15</td>
<td>&quot;B-3&quot; Business</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>See Sec. 15-5</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>16</td>
<td>&quot;B-4&quot; General Business</td>
<td>6,000 for DUs, none for others</td>
<td>50’ for DUs, none for others</td>
<td>None</td>
<td>20’</td>
<td>10’</td>
<td>30%</td>
<td>36.30 for DUs, none for others</td>
<td>34,848 for DUs, none for others</td>
</tr>
<tr>
<td>17</td>
<td>&quot;B-5&quot; Primary Business</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>See Sec. 17-5</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>18</td>
<td>&quot;B-5&quot; Primary Business Core</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>See Sec. 19-4.01</td>
<td>See Sec. 19-4.02</td>
<td>50%</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>19</td>
<td>&quot;1-1&quot; Limited Industrial</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>See Sec. 20-6.03</td>
<td>20’</td>
<td>See Sec. 20-6</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>20</td>
<td>&quot;1-2&quot; Light Industrial</td>
<td>None</td>
<td>None</td>
<td>See Sec. 21-6.03</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>21</td>
<td>&quot;1-3&quot; Heavy Industrial</td>
<td>None</td>
<td>None</td>
<td>See Sec. 21-6.03</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
</tr>
</tbody>
</table>

Note 1: In the "R-1A" District all lots in platted subdivisions may comply with the lot area and yard requirements of the "R-1B" District as minimum requirements.

Note 2: Lot area may be reduced to 3,300 square feet provided requirements outlined in Article 6C-6.03 are complied with.

Note 3: Lot 11 (4,942.77 square feet) and Lot 27 (4,868.27 square feet), Block 1, La Concha Estates, platted before annexation proceedings began, are grandfathered for 1 family dwelling pursuant to §§ 43.002 and 245.002 TX. Loc. Gov. Code.

Note 4: With arterial or higher access: 36 units per acre; otherwise 14.52 units per acre / Floor Area Factor: with collector or higher access: 0.5; exclusive access from a local street: 0.3
Section 24-2 Zero Lot Line Residential Development. (Ordinance 027607, 03/11/08)

24-2.01 Legislative purposes.

The principal purposes of the zero lot line concept are:
(a) The more efficient use of land, as compared with the typical single-family development, making available needed housing at a more affordable cost.
(b) The design of dwellings that integrate and relate internal-external living areas resulting in more pleasant and enjoyable living facilities.
(c) By placing the dwelling against one (1) of the property lines, permitting the outdoor space to be grouped and utilized to its maximum benefit.

24-2.02 Districts in which permitted.

A zero lot line development, with a maximum gross density that does not exceed the limitations of Section 24-1 for the zoning district in which the zero lot line development occurs, may be permitted in the RE, RA, R-1A, R-1B, R-1C, R-2, A-1, A-1A, A-2, AT, AB, B-1, B-1A, B-2A, and B-2 Zoning Districts following approval of a subdivision plat and development site plan by the Planning Commission after a public hearing. The Planning Commission public hearing shall be scheduled following approval of the site plan(s) and subdivision application(s) by the Department of Development Services. The review shall involve other city departments for compliance with all relevant city codes and standards and this article.

No building permit for such development shall be issued until the subdivision plat is recorded. Where the regulations included herein conflict with regulations included in the individual districts or other sections of this zoning ordinance, the regulations for zero lot line development in this section shall apply. If this section is silent regarding a requirement found elsewhere in this ordinance applicable to a proposed development, the more restrictive requirement shall apply.

24-2.03 Land Uses and Structures Permitted.

Detached one-family dwellings on individually platted lots, including those customary accessory uses not inconsistent therewith, shall be permitted. Fencing, walls, trellises, and other similar structures can be used as connecting elements between one-family dwellings on adjacent lots subject to site plan review and building code/fire code compliance. Garages, carports and utility storage structures shall be permitted accessory uses. However, said structures shall not be used as connecting elements, and their spacing from principal structures shall not be inconsistent with any applicable building or fire code requirements for the type of construction and occupancy proposed in each case.

24-2.04 Development Parameters.

All applications for a zero lot line development shall comply with the following applicable development parameters:

24-2.04.01 Development Type A, Suburban Style Community
(1) **Minimum lot sizes and widths.** Minimum lot sizes and widths shall be the same as prescribed for single family homes in the zoning district in which the zero lot line development is proposed.

(2) **Dwelling Unit Setback.**

   a. **Interior side yard.** The dwelling unit or a portion thereof shall be placed on one (1) interior side property line with a zero (0) setback and the dwelling unit setback on the other interior side property line shall be a minimum of ten (10) feet excluding the connecting elements such as fences, walls and trellises. It is provided, however, that units are not required to be placed on the zero lot line property line when said units fall at the end of a sequential row of units and where said units cannot be placed on a separate zero lot line without attaching the unit to an adjacent unit. In that event a minimum spacing of ten (10) feet shall be provided from the residence on the adjacent zero lot line lot. Patios, pools, garden features and other similar elements shall be permitted within the ten-foot setback area; provided, however, no structure, with the exception of fences or walls shall be placed within easements required by Subsection (K).

   b. **Front Yard Setback.** All structures shall be setback from the front property line the minimum distance required for the front yard by the zoning district regulations applicable to the zoning district in which the proposed development is located.

   c. **Rear Yard Setback.** All structures shall be setback from the rear property line the minimum distance required for the rear yard by the zoning district regulations applicable to the zoning district in which the proposed development is located. Accessory pools, sheds, and other permitted accessory buildings shall only be permitted to encroach within the required rear yard up to five feet from any property line, but not in any easement.

   d. **Side Street Setback.** The minimum side street setback shall be the same as the zoning district in which the zero lot line development is proposed or fifteen (15) feet from the side street property line, whichever is greater.

   e. **Accessory Buildings and Structures.** Accessory buildings and structures shall be permitted in accordance with the zoning district regulations in which the zero lot line development is located, except that any more restrictive requirements herein shall apply.

      No accessory building shall be placed closer than five feet from the nearest point of a building on an adjacent lot, and no closer than four (4) feet from the nearest point of the roof overhang from the building on an adjacent lot. No accessory fire pit, bar-b-que pit or structure intended for such purposes may be located closer than six feet from any part of any building. Accessory structures other than buildings, fire pits and bar-b-que pits may be closer than five feet from a building on an adjacent lot, but not within any platted easement, except as otherwise provided herein.

(3) **Applicability of Zoning District Regulations, Comprehensive Plan, and Land Development Code.**

All zero lot line developments shall be required to comply with this section and all other requirements of the zoning district regulations, platting ordinance, comprehensive plan, and land development code, as they may be amended from time to time. References to the land development code shall mean and include all land development ordinances and regulations. In the event of a conflict between those requirements and this section, the requirements of this section shall prevail.
(4) Accessory buildings and structures shall comply with the following minimum setback requirements.

**TABLE INSET, ACCESSORY BUILDINGS AND STRUCTURES SETBACKS:**

<table>
<thead>
<tr>
<th>Pool, spa, gazebo and shed setbacks:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>35'</td>
</tr>
<tr>
<td>Rear</td>
<td>5'</td>
</tr>
<tr>
<td>Interior sides</td>
<td>5'</td>
</tr>
<tr>
<td>Side Street</td>
<td>ten (10) percent of lot width but not less than fifteen (15) feet</td>
</tr>
<tr>
<td>Spacing from house for pools or spas</td>
<td>2'</td>
</tr>
<tr>
<td>Spacing from house for structures</td>
<td>10'</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Screen enclosure and trellis setbacks:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>20'</td>
</tr>
<tr>
<td>Rear</td>
<td>5'</td>
</tr>
<tr>
<td>Interior side</td>
<td>4'</td>
</tr>
<tr>
<td>ZLL side</td>
<td>0'</td>
</tr>
<tr>
<td>Side Street</td>
<td>10'</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Accessory structures of four (4) feet high or less:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>35'</td>
</tr>
<tr>
<td>Rear</td>
<td>5'</td>
</tr>
<tr>
<td>Side(s)</td>
<td>5'</td>
</tr>
</tbody>
</table>
(5) **Rain guttering required.** Each building or structure constructed on the zero lot line with an overhang encroaching onto the adjoining property shall be constructed and maintained with rain guttering that prevents rain water run-off onto the adjoining property.

**24-2.04.02 Development Type B, Urban Scale Community:**

(1) **Minimum lot sizes and widths.** Calculation of lot size shall not include any credit for streets, recreation areas, common open space, water bodies, or public or private roads. The minimum net lot size shall be four thousand (4,000) square feet. For each lot that is less than four thousand five hundred (4,500) square feet, there shall be two lots of four thousand five hundred (4,500) square feet or greater in size. The minimum lot width shall be forty (40) feet.

(2) **Dwelling unit setback.**

a. **Interior side yard.** The dwelling unit or a portion thereof shall be placed on one (1) interior side property line with a zero (0) setback and the dwelling unit setback on the other interior side property line shall be a minimum of ten (10) feet excluding the connecting elements such as fences, walls and trellises. It is provided, however, that units are not required to be placed on the zero lot line property line when said units fall at the end of a sequential row of units and where said units cannot be placed on a separate zero lot line without attaching the unit to an adjacent unit. In that event a minimum spacing of ten (10) feet shall be provided from the residence on the adjacent zero lot line lot. Patios, pools, garden features and other similar elements shall be permitted within the ten-foot setback area; provided, however, no structure, with the exception of fences or walls shall be placed within easements required by Subsection (K).

b. **Front setback.** All dwelling structures shall be set back a minimum of twenty (20) feet from the front property line for a minimum of fifty (50) percent of the width of the lot and shall be set back a minimum of ten (10) feet along the remaining width of the lot.

c. **Rear setback.** The minimum rear spacing between dwelling units shall be thirty (30) feet between two (2) story units or between a one (1) story and a two (2) story unit. The minimum rear spacing between one (1) story units shall be twenty (20) feet.

d. **Side street setback.** The dwelling setback shall be a minimum of fifteen (15) feet from the side street property line.

(3) **Accessory buildings and structures** shall comply with the following minimum setback requirements.

**TABLE INSET, ACCESSORY BUILDINGS AND STRUCTURES SETBACKS:**

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior sides</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pool, spa, gazebo and</td>
<td>35'</td>
<td>5'</td>
<td>5'</td>
</tr>
<tr>
<td>shed setbacks:</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Zero Lot Line Developments
### Side Street
- Ten (10) percent of lot width but not less than fifteen (15) feet

| Spacing from house for pools or spas | 2' |
| Spacing from house for structures    | 10' |

#### Screen enclosure and trellis setbacks:
- **Front**: 20'
- **Rear**: 5'
- **Interior side**: 4'
- **ZLL side**: 0'
- **Side Street**: 10'

#### Accessory structures of four (4) feet high or less:
- **Front**: 35'
- **Rear**: 5'
- **Side(s)**: 5'

(4) **Alleys.**

Alleys shall be permitted in zero lot line developments. Said alleys shall provide auto access to individual units and provide service access for trash collection and other public and private services. Alleys shall not be used as storage or parking areas. Individual driveway access to lots within zero lot line developments from the adjacent front or side streets shall be prohibited.

(5) **Street frontage.**

Each lot shall have a clear, direct frontage on public streets or to accessways complying with private street requirements.

(6) **Maximum lot coverage permitted.**
The total lot coverage permitted for all buildings on the site shall not exceed fifty (50) percent of the lot area.

(7) Platting requirements.

Each dwelling shall be located on its own individual platted lot. If areas for common use of occupants of the development are shown on the plat, satisfactory arrangements shall be made for the maintenance of the common open space and facilities as provided in Subsection (14) of this Section. The plat shall indicate the zero lot lines and easements appurtenant thereto.

(8) Building heights.

The maximum building height shall not exceed two (2) stories and thirty-five (35) feet in height.

(9) Integration of interior/exterior areas through the use of penetrable openings.

The minimum amount of penetrable opening shall be determined by multiplying 0.018 times the interior floor area, excluding garages, up to a maximum of one thousand (1,000) square feet on the ground floor of a dwelling unit. Said penetrable openings shall be provided to exterior patio court areas and shall be totally visual and physically passable. The amount of penetrable opening for units between one thousand (1,000) square feet and fifteen hundred (1,500) square feet shall be calculated on a basis of 0.014 times the square feet of interior floor area on the ground floor. No additional penetrable opening shall be required when the ground floor square footage, excluding garage, exceeds fifteen hundred (1,500) square feet. In all cases, the final linear dimension of said openings shall be calculated to the nearest even foot.

(10) Openings prohibited on the zero lot line side, except as provided herein, and permitted by the applicable building code and fire code requirements.

The wall of the dwelling unit located on the lot line shall have no windows, doors, air-conditioning units, or any other type of openings except for the following:

a. Atriums or courts shall be permitted on the zero lot line side when the court or atrium is enclosed by three (3) walls of the dwelling unit, and a solid wall of at least eight (8) feet in height is provided on the zero lot line. Said wall shall be constructed of the same material as exterior walls of the unit.

b. Windows shall not be permitted on the zero lot line.

c. Windows shall be permitted on a building wall which is located perpendicular to the zero lot line property line or where said windows are located at least ten (10) feet from the property line.

d. Windows shall be permitted on a building wall on the side of the building adjacent to the interior yard opposite the zero lot line side of the building.
(11) **Maintenance and drainage easements.**

A perpetual five-foot wall-maintenance easement shall be provided on the lot adjacent to the zero lot line property line, which, with the exception of walls and/or fences, shall be kept clear of structures. This easement shall be shown on the plat and incorporated into each deed transferring title to the property. The wall shall be maintained in its original color and treatment unless otherwise agreed to in writing by the two (2) affected lot owners. Roof overhangs may penetrate the easement on the adjacent lot a maximum of twenty-four (24) inches but the roof shall be so designed that water runoff from the dwelling placed on the lot line is limited to the easement area. Building footings may penetrate the easement on the adjacent lot a maximum of eight (8) inches.

(12) **Rain guttering required.** Each building or structure constructed on the zero lot line with an overhang encroaching onto the adjoining property shall be constructed and maintained with rain guttering that prevents rain water run-off onto the adjoining property.

(13) **Trees and shrubs.**

Trees, as defined within the Landscaping Code shall be provided on the basis of four (4) trees for each platted lot. In addition, street shade trees shall be provided along each side of the roadway(s) at a minimum spacing of thirty (30) feet on center for private roads. In case of developments with public roads, the trees may be placed on private lots in lieu of the public right-of-way, provided the thirty-foot spacing and the rowing of trees are maintained. This shall be in addition to the four (4) trees required for each platted lot. Existing trees, excluding scientifically or legally designated as nuisance or exotic species, shall be preserved to the maximum extent practical and shall count towards meeting the total tree requirements. Nuisance species shall be removed from the development site. A minimum of twenty (20) shrubs of a minimum height of eighteen (18) inches shall be planted in the front yard of each dwelling unit. Where double frontage lots are proposed, a minimum five-foot landscape buffer is required along the rear lot line.

(14) **Common open space and maintenance of facilities.**

Public open space, parks, and recreational areas are required pursuant to the provisions of the Land Development Code. Additional common open space is not required but may be permitted. If common open space is provided, provisions satisfactory to the staff, for developments of 6 dwelling units per acre net density, and to the Planning Commission for developments of greater net density, shall be made to assure that nonpublic areas and facilities for the common use of occupants of zero lot line development shall be maintained in a satisfactory manner, without expense to the general taxpayers of the City of Corpus Christi. Such provisions may be created by the incorporation of an automatic membership home owners association for the purpose of continually holding title to such nonpublic areas and facilities, and levying assessments against each lot, whether improved or not, for the purpose of paying the taxes and maintaining such common open space as may be provided in the development. Other methods may be acceptable if the proposed alternate methods positively provide for the proper and continuous payment of taxes and maintenance without expense to the general taxpayers. The instrument incorporating such provisions shall be approved by the City Attorney, as to form and legal sufficiency, before submission to either the Planning Commission or the City Council (whichever comes first), and shall be recorded in the public records of the county in which the property is located, if satisfactory to the City Council.

(15) **Fence/walls requirements.**

Zero Lot Line Developments
Fences and/or walls, with an overall height of six (6) feet, shall be provided on all side and rear property lines that are located behind the front building line and where said walls and/or fences are needed, as determined by site plan review, to visually screen patio/or deck areas from nearby units, or from public or private roadways. Chain link fencing shall be permitted only when shrubbery is planted with, and along, the fencing; shrubbery shall be provided at a maximum spacing of thirty (30) inches on center with an overall height of twenty-four (24) inches at time of planting. Species selected shall be of a variety that grows to a minimum overall height of six (6) feet. Planting shall be installed and maintained on both sides of a chain link fence where said fence is placed on a property line that divides individual zero lot line lots. Fences and/or walls are not required on property lines which abut a lake, canal, or golf course and other similar areas.

(16) Storage area.

Forty (40) square feet of storage area per unit with outdoor access shall be provided when a garage is not provided.

(17) Minimum number of elevations.

Projects with fifty (50) or fewer units shall have a minimum of three (3) different elevations. Projects with more than fifty (50) units shall have a minimum of five (5) different elevations. Typical building elevations shall be submitted to the City for documentation in the site plan review process. Building plans and actual construction shall conform to the typical elevations submitted to the City, and shall provide at least the required number of minimum elevations on the site in equal minimum percentages. Additional elevations shall count toward one or more of the minimum required percentages, and shall not be subject to a new or additional minimum requirement, but shall be counted on a one for one basis (one new additional elevation can be used toward up to one-half of one minimum required elevation, or can be allocated an equal percentage of the total elevations, etc.).

(18) Sidewalks.

Sidewalks shall be required on both sides of all streets. All sidewalks shall comply with the most restrictive of federal, state, or local standards implementing the Americans with Disabilities Act (ADA).

(19) Site plan review.

a. Purpose.

The purpose of the site plan review is to encourage logic, imagination, innovation and variety in the design process and ensure the congruity of the proposed development and its compatibility with the surrounding area. The Department shall review plans for compliance with zoning regulations and for compliance with the site plan review criteria.

b. Required exhibits.
The following exhibits shall be prepared by design professionals, such as architects, engineers, and landscape architects, and submitted to the Department of Development Services:

1. A location map indicating existing zoning on the site and adjacent areas.
2. Site plan at no less than one (1) inch equals one hundred (100) feet, including the following information:
   a. Lot lines and setbacks.
   b. Location, shape, size and height of existing and proposed buildings, decorative walls and elements and entrance features.
   c. Landscaping in accordance with this Code.
   d. Recreation facilities (if applicable).
   e. Stages or phases of development, if any.
   f. Location of off-street parking.
   g. Location of on-street parking, if any.
   h. Indication of exterior graphics.
   i. Indication of design methods used to conserve energy.
3. Floor plans, and elevations of all typical units and any other structures such as recreation buildings. The total amount of lineal exterior wall area and that portion which has visual and physical access to outside patio/court areas shall be indicated for each typical unit.
4. Information indicating the following:
   a. Gross and net acreage.
   b. Lot sizes (dimensions and square footage).
   c. Building heights and stories.
   d. Building coverage for each lot.
   e. Amount of common open space in square feet (if applicable).
   f. Total trees provided and total trees required in accordance with this Code.
   g. Parking required and provided including the amount and location of on-street parking, if any, that is proposed to meet minimum parking requirements.
   h. Such other architectural and engineering data as may be required by the City staff to evaluate the project. The Department of Development Services may from time to time publish submission requirements for Zero Lot Line development applications. The submission requirements shall reasonably relate to information that the staff finds is needed to determine compliance with applicable laws, codes, and such policies and standards as may be adopted by the City Council.

(20) Plan review standards. The following criteria shall be utilized in the plan review process:

a. Planning studies. Planning studies and policies approved by the City Council that include development patterns or environmental and other design criteria shall be utilized in the plan review process.
b. **Definition of private outdoor living spaces.** The zero lot line unit shall be designed to integrate interior and exterior living areas. The configuration of the exterior walls of the unit shall define and enclose and/or partially enclose outdoor living areas.

c. **Block length.** Visual monotony created by excessive block lengths shall be avoided.

1. Block lengths in new subdivisions shall not exceed 660 feet. Block widths in new subdivisions shall not exceed 320 feet. Midblock pedestrian and vehicular access to alleys and through blocks shall be permitted, such accessways shall not exceed 40 feet in total width.

2. In existing subdivisions being replatted to create a subdivision pursuant to these standards, it is recognized that block lengths and widths may need to correspond to the existing public street system. In replats of existing subdivisions where streets are already built, longer and wider blocks may be permitted. However in such replats when the standards of this section limiting maximum block length and width can be met, these standards shall be met. When the existing street and infrastructure prevent meeting the block length and width maximum standards in this section, mid-block vehicular and pedestrian, or pedestrian and bicycle, or pedestrian connections shall be required with the intent of maximizing the opportunities for vehicular and pedestrian access on a grid system. In addition, alleyway connections to streets in such replats shall meet the standards of the Land Development Code for separation from other such connections, driveways, and street intersections.

d. **Landscape.** Landscape materials shall minimize the necessity for irrigation. Landscape shall be used to shade and cool, direct wind movements, enhance architectural features, relate structure design to the site, visually screen incompatible uses from one another and ameliorate the impact of noise.

e. **Buffers.** Architectural and/or landscape elements that provide a logical transition to adjoining, existing, or permitted uses shall be provided.

f. **Energy conservation.** Design methods to reduce energy consumption are encouraged. At least two of the following energy conservation methods shall be used: natural ventilation of structures and enhanced attic temperature control; site subdivision and orientation of structures in relation to prevailing breezes and sun angles; insulation of structures including but not limited to the use of insulating glass; and use of landscape materials for shade, transpiration, enhancing the cooling effects of summer breezes, and protecting against the chilling effects of winter winds.

g. **Graphics.** Outdoor graphics shall be designed as an integral part of the overall design of the project.

h. **Visual access.** Visual access shall be provided for the driver of an automobile backing out of the individual lot into the adjacent roadway. Dwelling units on corner lots shall be situated and set back so as to provide unobstructed visual clearance at a roadway intersection.
i. **Private open space.** Open space intended for the private use of each individual dwelling unit shall be so located and designed so as to maximize its utility to the dwelling unit it serves and maximize its privacy, especially in relation to adjacent dwelling units.

j. **Trash containers.** Trash containers shall be screened and so designed as to be conveniently accessible to their users and collectors.

k. **Visual screening for decorative walls.** In an effort to prevent graffiti vandalism, the following options shall be utilized for walls abutting planned or dedicated rights-of-way:

1. **Wall with landscaping.** The wall shall be setback three (3) feet from the right-of-way line and the resulting setback area shall contain a continuous extensively landscaped buffer which must be maintained in a good healthy condition by the property owner, or where applicable, by the condominium, homeowners or similar association. The landscape buffer shall contain one (1) or more of the following planting materials:

   A. **Shrubs.** Shrubs shall be a minimum of three (3) feet in height when measured immediately after planting and shall be planted and maintained to form a continuous, unbroken, solid, visual screen within one (1) year after time of planting.

   B. **Hedges.** Hedges shall be a minimum of three (3) feet in height when measured immediately after planting and shall be planted and maintained to form a continuous, unbroken, solid, visual screen within one (1) year after time of planting.

   C. **Vines.** Climbing vines shall be a minimum of thirty-six (36) inches in height immediately after planting.

1. **Metal picket fence.** Where a metal picket fence abutting a zoned or dedicated right-of-way is constructed in lieu of a decorative wall, landscaping shall not be required.

**24-2.05. Nonconforming zero lot line development.**

Any request for a change to a zero lot line plan, previously or hereafter approved, shall be reviewed and decided by the City Council following a public hearing and recommendation by the Planning Commission. Minor changes in order to adjust engineering construction plans needed to address conditions found on the site or in the existing infrastructure shall be approved by the City Engineer, and shall not require approval of the Planning Commission or the City Council.

Any zero lot line projects which were approved prior to the effective date of this Ordinance shall remain in effect as approved unless modified or rescinded. Zero lot line projects approved prior to the effective date of this Ordinance that have provisions for maintenance and drainage easements in home owners association documents and/or in subdivision plats of at least four feet in width along the zero setback lot line, and that provide for a minimum separation between principal buildings of not less than ten (10) feet, shall be permitted to have roof overhang encroachments across the common lot line of no more than two (2) feet. Accessory structures permitted after the effective date of this ordinance shall comply with the requirements of this ordinance.
ARTICLE 25. SPECIAL PERMIT REGULATIONS

Section 25-1 Where the Commission is considering a change in zoning from an existing zoning classification to a broader classification, where it is shown to the Commission at the hearing on the application for a change in zoning that the applicant has plans in sufficient detail as to show in full the proposed use of the buildings, structures, and premises and the provisions for sufficient off-street parking facilities, screening walls or fences, and landscaping, together with sufficient open space as to create a transition between a lesser and more restricted district and the Commission, from evidence offered at such hearing and a review and study of such plans and statements made at the hearing finds that the proposed use and the effect upon surrounding property will not adversely affect the public health safety morals and general welfare and further finds that ample off-street parking facilities and such safeguards as are required by the Commission have been agreed to be provided by the applicant for the protection of surrounding property, persons and neighborhood values, may, within its discretion by a majority vote of the Commission, make the following recommendation to the City Council:

(A) That a special permit for such area be granted; provided there be included with such recommendation a site plan which shall indicate all the requirements determined to be necessary to provide for the protection of surrounding property, persons, and neighborhood values together with the recommendations of the Commission as to the requirements for the paving of streets, alleys, sidewalks, driveways, parking lots, means of ingress and egress to the public street, provisions for drainage, parking space and street layouts, and protective screening and open space.

After receiving the recommendation from the Commission, the Council may, after public hearing as provided for zoning changes, grant the change of zoning, deny the change of zoning, or grant a special permit, and which permit is granted only in accordance with the same standards outlined in subparagraph (A) above; provided, however, that when the action taken by the Council is less restrictive as to use or as to density than the recommendation of the Commission, said Council action shall not be effective except by an affirmative vote of a majority plus one of the members present and voting. Every special permit granted by the Council shall be considered as an amendment to the Zoning Ordinance as applicable to such property. In granting such permit the City Council may grant same for such limited period of time as the Council may decide and may impose conditions which shall be complied with by the grantee before certificate of occupancy may be issued by the Building Inspector for such use of the buildings and improvements on such conditions shall not be construed as conditions precedent to the granting of a special permit or the change in zoning of such property but shall be construed as conditions precedent to the granting of a certificate of occupancy. Any such special permit shall be deemed to have expired within one (1) year of the date of the granting of the same unless the premises are actually being used under said permit; provided that additional time may be granted on motion by the Council or provided in the permit at the time of the granting of the same. Whenever the use for which the permit is granted is for any reason terminated, the permit shall be deemed to have expired.

Whenever any motion or vote on a proposed ordinance amending the Zoning Ordinance under this subsection has failed to receive a sufficient affirmative vote to be effective, unless some other action is taken by the Council at said meeting of the Council which has a sufficient affirmative vote to be effective, the proposed change in zoning or grant of a special permit shall be deemed denied.

Section 25-2 A special permit shall not be issued to allow the placement of portable signs where prohibited by the Zoning Ordinance.

Section 25-3 A special permit shall not be issued to allow an increase in area or the number of signs beyond which is allowed as a matter-of-right, or to modify conditions established through the Conditional Sign Permit process.
Section 25-4  A special permit shall not be issued to allow the placement of a manufactured home or trailer where such home or trailer will be the main or accessory use on the property, provided however, that when a special permit is issued for an industrial use, the special permit may also allow the placement of a HUD-code manufactured home as an accessory use for resident watchmen or caretakers employed on the premises.

(Ordinance 22851, 2/18/97)

Section 25-5  A request to extend the time for which a special permit is valid must be submitted in writing to the Department of Planning prior to the expiration of the special permit. The fee for processing such request is published in the Development Services fee schedule, which is adopted under Chapter 14, Code of Ordinances.

(Ordinance 23016, 07/29/97) (Ordinance 25454, 08/26/03)
Section 25A-1  General Provisions

25A-1.01  The SUP provides a means for developing certain uses in a manner in which the specific use will be compatible with adjacent property and consistent with the character of the neighborhood.

25A-1.02  The use regulations for each district state whether an SUP is required for a use to be permitted in a zoning district. The SUP requirement for a use in a district does not constitute an authorization or an assurance that the use will be permitted. Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate. The Planning Commission must review each SUP and forward its recommendation to the City Council. The City Council must grant each SUP by separate ordinance.

25A-1.03  The Planning Commission shall not recommend and the City Council shall not grant an SUP for a use except upon a finding that the use will:

(1) complement or be compatible with the surrounding uses and community facilities;

(2) contribute to, or enhance, or promote the welfare of the area of request and adjacent properties;

(3) not substantially affect adversely the uses of adjacent and neighboring property permitted by this ordinance;

(4) not be detrimental to the public health, safety, or general welfare; and

(5) conform in all other respects to all applicable zoning regulations and standards.

25A-1.04  The granting of an SUP has no effect on the uses permitted as of right and does not waive the regulations of the underlying zoning district.

25A-1.05  The City Council may impose reasonable conditions upon the granting of an SUP consistent with the purposes stated in this Article.

Section 25A-2  Specific use permit procedure.

25A-02.01  An application for an SUP shall be considered an application for rezoning and comply with Article 30, Changes and Amendments, procedure for a change in zoning district classification.

25A-2.02  At the time of applying for an SUP, the applicant shall submit:

(1) a site plan that includes:

   (a) the dimensions, bearings, and street frontage of the property;

   (b) the location of buildings, structures, and uses;

   (c) the method of ingress and egress;

   (d) off-street parking and loading arrangements;

   (e) screening, lighting, and landscaping, if appropriate; and

   (f) any other information the Director of Planning determines necessary for a complete review of the proposed development; and

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04/10 Special Permit
(2) a traffic impact analysis if the Traffic Engineer determines that the analysis is necessary for a complete review of the impacts of the proposed development.

25A-2.03 Amendments to an approved site plan must follow the procedures outlined above in Subsections 25A-2.01 and 25A-2.02; however, upon payment of a $250.00 application fee, the Director of Planning may authorize minor changes in the site plan that do not:

1. alter the basic relationship of the proposed development to adjacent property;
2. change the uses permitted;
3. increase the maximum density, floor area ratio, or height;
4. decrease the amount of required off-street parking; or
5. reduce the minimum yards required at the boundary of the site.

An applicant may appeal the decision of the Director to the Planning Commission.

25A-2.04 A termination date may be imposed as a condition upon the granting of a SUP. If so imposed, the SUP automatically terminates on that date.

Section 25A-3 Bed and Breakfast Home (B&B) SUP

25A-3.01 In addition to compliance with Section 25A-1 above, an application for a SUP for a bed and breakfast home (B&B) must, at a minimum, comply with the following conditions:

1. Applicant shall pay the rezoning fees plus the B&B process fee published in the Development Services fee schedule, which is adopted under Chapter 14, Code of Ordinances.
   (Ordinance 25454, 08/26/03)
2. Owners of real property within 500 feet of the boundary of the subject property shall be notified of the public hearing.
3. Proposed bed and breakfast home must be no closer than 1,000 feet from the closest bed and breakfast home (B&B) or bed and breakfast home with special events (B&B/SE).
4. Required site plan in Section 25A-2 (B) must also include the location of service areas and trash receptacle areas. Trash dumpsters shall not be permitted on the premises of a bed and breakfast home.

25A-3.02 In considering an application for an SUP for a bed and breakfast home (B&B), the following issues may also be considered and decided as part of the review process:

1. Whether to require evidence of compliance with hotel/motel tax;
2. Whether to prohibit parking in the front yard.

25A-3.03 The Planning commission shall not make a recommendation on an issue and the City Council shall not decide an issue unless it finds that in its opinion, as a matter of fact, based on the evidence, the decision will not substantially affect adversely the uses of adjacent and neighboring property permitted by this ordinance.
Section 25A-4 Bed and Breakfast Home With Special Events (B&B/SE)

25A-4.01 In addition to compliance with Section 25A-2 above, an application for a SUP for a bed and breakfast home with special events (B&B/SE) must, at a minimum, comply with the following conditions:

(1) Applicant shall pay the rezoning fees plus the B&B process fee published in the Development Services fee schedule, which is adopted under Chapter 14, Code of Ordinances. (Ordinance 25454, 08/26/03)

(2) Owners of real property within 500 feet of the boundary of the subject property shall be notified of the public hearing.

(3) Proposed bed and breakfast home must be no closer than 1,000 feet from the closest bed and breakfast home (B&B) or bed and breakfast home with special events (B&B/SE).

(4) Required site plan in Section 25A-2 (B) must also include the location of service areas and trash receptacle areas. Trash dumpsters shall not be permitted on the premises of a bed and breakfast home with special events (B&B/SE).

25A-4.02 In considering an application for an SUP for a bed and breakfast home with special events (B&B/SE), the following issues may also be considered and decided as part of the review process:

(1) Whether to require evidence of compliance with hotel/motel tax;

(2) Whether to prohibit parking in the front yard.

(3) The types of special events that will be authorized and conditions on holding special events, including, but not limited to:

   (a) Number of events allowed during a specific time period.

   (b) Number of guests allowed at a special event.

   (c) Limitations on hours of operation for special events.

   (d) Restrictions on use of outdoor amplified sound during special events.

   (e) Special event parking management plan, including a requirement to provide additional off-street parking spaces for special events.

25A-4.03 The Planning Commission shall not make a recommendation on an issue and the City Council shall not decide an issue unless it finds that in its opinion, as a matter of fact, based on the evidence, the decision will not substantially affect adversely the uses of adjacent and neighboring property permitted by this ordinance.
ARTICLE 26. NONCONFORMING USES

Section 26-1 (Reserved).

Section 26-2 Nonconforming Use of Buildings or Structures. Except as otherwise provided herein, the lawful use of a building or structure existing at the effective date of this Ordinance may be continued although such use does not conform to the provisions hereof. If no structural alterations are made, a nonconforming use of a building or structure may be changed to another nonconforming use of the same or of a more restricted classification. Whenever a nonconforming use has been changed to a more restricted use or to a conforming use, such use shall not thereafter be changed to a less restricted use. The nonconforming use of a building or structure may be hereafter extended throughout those parts of a building which were lawfully and manifestly arranged or designed for such use at the time of the enactment of this Ordinance.

Section 26-3 Termination of Nonconforming Use. Any use of a building, structure, or land which was a legal conforming use prior to the date of passage of any amendment to the Zoning Ordinance and which is not thereafter in conformity shall be treated as a permissible nonconforming use after the date of the passage of this amendment. In the event the use ceases to exist or is abandoned for a period of one (1) year or if conditions set forth in Section 26-4 shall occur, the property shall lose its classification as a nonconforming use and shall be deemed in violation of this Ordinance.

Section 26-4 Destruction of a Nonconforming Use. No building or structure which has been damaged by any cause whatsoever to the extent of more than fifty percent (50%) of the physical reproduction cost of the building or structure immediately prior to damage, shall be restored except in conformity with the regulations of this Ordinance, and all rights as a nonconforming use are terminated. If a building or structure is damaged by less than fifty percent (50%) of the physical reproduction cost, it may be repaired or reconstructed and used as before the time of damage, provided that such repairs or reconstruction be substantially completed within twelve (12) months of the date of such damage. Calculation of physical reproduction cost shall be made from the quantities and prices of materials and the hours and costs of labor as of the date immediately prior to damage, reasonably required to reproduce the building or structure in its condition as of the time of damage.

Section 26-5 Intermittent Use. The casual, intermittent, temporary, or illegal use of land, buildings, or structures shall not be sufficient to establish the existence of a nonconforming use, and the existence of a nonconforming use on the part of a lot or tract shall not be construed to establish a nonconforming use on the entire lot or tract.

Section 26-6 Existence of a Nonconforming Use. Whether a nonconforming use exists shall be a question of fact and shall be decided by the Board of Adjustment after public notice and hearing and in accordance with the rules of the Board.

Section 26-7 Nonconforming Uses Not Validated. A nonconforming use in violation of a provision of the Ordinance which this Ordinance amends or repeals shall not be validated by the adoption of this Ordinance.

Section 26-8 Existing owner-occupied manufactured homes which become nonconforming as to use due to a City Council, City Manager, or Planning Commission initiated zoning map change may be restored despite the “Destruction of a Nonconforming Use” section of this Article provided: (Ordinance 22851, 02/18/97)

(1) That after January 1, 1992, such use has not ceased or terminated for a period greater than one year.

(2) The restoration is conforming in all ways except as to allowable use as a manufactured home. In districts without allowable residential uses, dimensional requirements shall be as contained in the “R-1C” District. (Ordinance 22851, 02/18/97)
Section 26-9 Nonconforming lots of record

(1) Authority to utilize for single family residence in any district in which single-family detached dwellings are a permitted use, notwithstanding the regulations imposed by any other provisions of Article 26, a single-family detached dwelling which complies with the restrictions of this Section may be erected on a non-conforming lot that is not less than 25 feet in width or more than 45 feet, and which:

(a) Has less than the prescribed minimum lot area, width, or any of them, but not less than 2,500 square feet; and

(b) is shown by a recorded plat or deed to have been a lot of record owned separately and individually from adjoining tracts of land at a time when the creation of a lot of such size and width at such location would not have been prohibited by any zoning or other ordinance; and

(c) Has remained in separate and individual ownership from adjoining tracts of land continuously as of the date of passage of this amending Ordinance.

(2) Regulations for single-family use of non-conforming lots. A non-conforming lot authorized to be used pursuant to this section may be used for single-family dwellings and permitted accessory uses thereto. Construction of such single-family dwellings shall comply with all the regulations (except lot area, width, parking and depth) applicable to single-family dwellings in the zoning district in which such lot is located, except that the following requirements shall apply in place of the requirements otherwise applicable:

(a) The dwellings shall be placed on the lots as to provide a yard on each side of the dwelling;

(b) The sum of the widths of the two side yards on such lots shall not be less than the smaller of:
   1. Twenty-five percent of the width of the lot; or
   2. The minimum total for both side yards prescribed by the bulk regulations of said zoning district; and

(c) No side yard shall be less than three feet.

(d) The single family dwelling and permitted accessory structure shall be no more than two (2) stories or twenty-six (26) feet in height.

(e) Minimum fifteen (15) front yard setback; and

(f) Tandem parking of vehicles will be allowed on site. (Ordinance 026601, 1/16/06, Ordinance 027302, 6/18/07)
Nonconforming Uses

original building permit, if damaged or destroyed by fire or any natural disaster. Reconstruction must begin within 18 months from the first day of the disaster and be completed within 24 months from the first day a building permit is issued. Such use shall not be subject to Section 26-4 - Destruction of a Nonconforming Use, but shall be subject to all other provisions.

Section 26-11.1 Nonconforming Signs - Defined. A nonconforming sign shall mean a sign permitted to remain in place as a nonconforming use or a sign which was erected in conformity with all local ordinances, laws, or regulations applicable at the time the sign is erected. A nonconforming sign shall not include a sign erected in violation of applicable regulations providing for registration, securing building permits, and compliance with all other applicable license and permit requirements required by local ordinances, laws, or regulations. A nonconforming sign shall include a sign which was lawful prior to the adoption, revision, or amendment of the Zoning Ordinance, but which fails, by reason of such adoption, revision, or amendment to conform with the present requirements of the Zoning Ordinance.

Section 26-11.2 Alterations of Nonconforming Signs. A nonconforming sign may be changed to another nonconforming use of the same or more restrictive classification. Whenever a nonconforming sign has been changed to a more restricted use or a conforming use, such sign shall not thereafter be changed to a less restricted nonconforming use.

Section 26-11.3 Termination of Nonconforming Signs. Notwithstanding Sections 26-3 and 26-4 providing for cessation of nonconforming uses, termination of all rights as a nonconforming use shall occur when the sign, or a substantial part of it, is blown down or otherwise destroyed or dismantled for any purpose other than maintenance operations or for changing the letters, symbols, or other matter on the sign. A sign or substantial part of it is considered to have been destroyed only if the cost of repairing the sign is more than 60 percent of the cost of erecting a new sign of the same type at the same location.

Section 26-11.4 Conformity with State Law. No sign shall be considered a permitted nonconforming use if such sign is in violation of Article 6674v-3 Regulation of outdoor signs on rural roads or Article IV Highway Beautification of Article 4477-9a, Texas Litter Abatement Act (Vernon’s Texas Civil Statutes) or any regulation or prohibition adopted pursuant to such laws. The city hereby exempts from relocation, reconstruction, or removal any sign lawfully in place on the effective date of any municipal regulation which may require relocation, reconstruction, or removal as authorized by Chapter 216. Regulations of Signs by Municipalities of the Local Government Code.
ARTICLE 27. SUPPLEMENTARY HEIGHT, AREA AND BULK REQUIREMENTS

Section 27-1  The regulations set forth in this section qualify or supplement the district regulations appearing elsewhere in this ordinance.

Section 27-2  Modification of Height Regulations

27-2.01  The height regulations as prescribed in this Ordinance shall not apply to:

(1) Belfries  (8) Flag poles
(2) Chimneys  (9) Monuments
(3) Church spires  (10) Ornamental towers and spires
(4) Conveyors  (11) Smoke stacks
(5) Cooling towers  (12) Stage towers or scenery lofts
(6) Elevator bulkheads  (13) Tanks
(7) Fire towers  (14) Water towers

Ordinance 23939, 02/08/00

27-2.02  Public, semipublic, or public service buildings, hospitals, institutions, or schools, when permitted in an “R-1A”, “R-1B”, “R-1C”, “R-2”, “A-1”, “A-1A”, “A-2”, “AB”, “B-1”, or “B-1A” District may be erected to a height not exceeding 60 feet, and churches and temples may be erected to a height not exceeding 75 feet when the required side and rear yards are each increased by at least one foot for each one foot of additional building height above the height regulations for the district in which the building is located.

Ordinance 23939, 02/08/00

Section 27-3  Modification of Area Regulations

27-3.01  Yards Generally:

27-3.01.01  Whenever a lot abuts upon a public alley, one-half of the alley width may be considered as a portion of the required yard.

27-3.01.02  Every part of a required yard shall be open to the sky, except as authorized by this article, and ordinary projections of sills, belt courses, air conditioning units, chimneys, cornices and ornamental features which may project to a distance not to exceed twenty-four (24) inches into a required yard; provided further that vents, hatches and other ordinary and usual projections from underground shelters the design of which has been approved by the Federal Office of Civil Defense and Mobilization, or its successors, shall be permitted in any yard area, excluding easements, required by this Ordinance; provided, however, that a roof cornice or eave may extend a distance of not to exceed forty-two (42) inches into a front or rear yard.

27-3.01.03  In the event that one or more contiguous lots under one ownership of more than 20,000 square feet with an average width of more than 125 feet is to be occupied by a group of two or more related buildings to be used for multiple-family, institutional, hotel or motel purposes, such buildings shall be arranged around a court or courts; provided, however, that any such court between buildings shall have an average width of at least thirty (30) feet for one-story buildings; at least forty (40) feet for two- and three-story buildings; but in no case may any wall of any such building be closer than sixteen (16) feet to another building, except as set forth in Article 24 of this Ordinance; and any building parallel or
within 30° of being parallel to another building for a distance of more than sixty (60) feet shall have a minimum separation of twenty-five (25) feet; provided further that each building shall be directly accessible from a public street or from an unobstructed fire lane.

27-3.01.04 Within any “R-2”, “A-1”, “A-1A”, “A-2”, “AT”, or “AB” District, the least dimension of a yard upon which the principal entrances or exits of a multiple dwelling face shall be twenty (20) feet.

27-3.01.05 Where a lot is used for a commercial or industrial purpose, more than one main building may be located on the lot, but only when such buildings conform to all open space requirements around the lot for the district in which the lot is located.

27-3.01.06 1) Fence required. Where a business or industrial use is established on a lot which is adjacent to a lot occupied by a dwelling located in the “FR”, “RE”, “RA”, “R-1A”, “R-1B”, “R-1C”, “R-2”, “A-1”, “A-1A”, or “A-2” zoning district, then the owner of the lot to be occupied by said business or industrial use shall be required to construct a screening fence six (6) feet in height from the natural ground, which shall constitute a visual obstruction and shall be capable of withstanding a thirty (30) pound per square foot horizontal wind load from any direction. Where a lot is to be occupied by a business or industrial use, which lot is adjacent to any lot located in the “FR”, “RE”, “RA”, “R-1A”, “R-1B”, “R-1C”, “R-2”, “A-1”, “A-1A”, or “A-2” zoning district and which adjacent lot, or lots, is not occupied by a dwelling, then the owner of the lot to be occupied by said business or industrial use shall be required to construct a screening fence in accordance with the standards established above, or may defer such construction upon application for deferral to the Building Official and on condition of executing a contract with the City which shall be filed of record in the office of the Clerk of the county or counties in which the affected lots are situated and which contract shall constitute a covenant running with the land.

(Ordinance 24773; 02/19/02)


(Ordinance 24773; 02/19/02)

The contract, the form of which shall be approved by the City Attorney, shall require a cash deposit equivalent to the cost of construction of the screening fence as determined by the Director of Engineering Services. The deposit of money shall be held in trust and as an interest-bearing deposit by the City’s designated depository, with accrued interest to accumulate and to be held in trust with the principal sum of the deposit. The contract shall further provide that the deferment period shall terminate and the applicant shall commence construction of a standard screening fence at the direction of the City, and in any event, no later than the issuance of a residential building permit for the development of residential improvements or use upon any land adjacent to or adjoining the subject lot devoted to business or industrial use. The fence construction shall be completed, with the exception of any intervening act of God, prior to the completion of the first permitted residential construction on adjacent land. Where more than one vacant, residentially zoned lot adjoins the subject lot the fence construction to be completed is that portion or portions of the subject lot’s line or lines adjoining the abutting lot line or lines of the adjacent lot or lots on which a building permit is taken. Provision shall be made in the contract for continued trust retention and interest-bearing until the entire fencing along adjacent residential lot lines is completed. The contract shall further provide for an express agreement between the City and the applicant whereby failure to construct the standard screening fence as provided therein, save and except for an intervening act of God, shall cause the forfeiture of the deposit to the City for the purpose of constructing the fence and that applicant shall waive all equitable defenses thereto.
In the event that applicant conveys or signs its interest to any part or all of the land described in the contract, the conveyance or assignment shall transfer pro rata part or all, as the case may be, the deposit plus accrued interest for fence construction as therein provided, effective upon a copy of the conveyance or assignment being delivered to the City Manager. The pro rata calculation for a partial conveyance involving a lot line touching on and adjoining residential lot shall be based on the ratio of linear footage conveyed and adjoining the subject lot line to the total linear footage of fence along the entire adjoining tract or lots, as the case may be. (Ordinance 24773; 02/19/02)

Where a lot has been occupied by a business or industrial use prior to December 1, 1971, and is adjacent to a lot occupied by a dwelling in an “FR”, “RE”, “RA”, “R-1A”, “R-1B”, “R-1C”, “R-2”, “A-1”, “A-1A”, or “A-2” zoning district, and if said business or industrial use is expanded by only 10% or less, of the floor area and/or site area, then the owner of the lot on which said existing business or industrial use is located shall not be required to construct a screening fence at the time of the expansion. (Ordinance 24773; 02/19/02)

(2) **Exception to the requirement of the screening fence.** Where it is alleged there is error in any order, requirement, decision, or determination made by the Building Official relative to the administration or enforcement of Section 27-3.01.06 of this Ordinance, the City Council shall hear and decide appeals in accordance with the provisions of Article 30 and Section 33-3.03 of this Ordinance. (Planning Commission - City Council standard rezoning procedure.) The City Council may waive or reduce the requirements of such screening fence as required by Section 27-3.01.06 upon a finding that:

(a) There have been no building permits issued upon any lot or lots adjacent to the property of the applicant for construction of any residential structures; and

(b) No residential structures exist on any lot or lots adjacent to the property of the applicant; and

(c) In the opinion of the City Council, as a matter of fact, the waiver or reduction of screening fence requirement will not affect adversely the uses of adjacent and neighboring property permitted by this Ordinance, or in those cases where the City Council finds that a fence existed prior to December 1, 1971, and meets the following standards, a waiver or reduction of screening fence requirements may be made: (1) six (6) feet in height from the natural ground, (2) visually obstructs business or industrial uses from a residential area, and does not constitute a hazard to surrounding areas when subjected to excessive wind loads.

(3) **Location on Lot.** When construction of a screening fence is required, it shall be located on the lot occupied by the business or industrial use along those portions of the rear or side lot lines that abut or are across a public street or alley from any “FR”, “RE”, “RA” “R-1A”, “R-1B”, “R-1C”, “R-2”, “A-1”, “A-1A”, or “A-2” zoning district. The construction of a screening fence shall also be required to screen from public view any trash or storage area in conjunction with such use. The owner of a lot on which a screening fence is required shall maintain said fence so that it will at all times meet the requirements set forth above.

**27-3.02 Accessory Buildings and Structures:**

**27-3.02.01** Except as herein provided no accessory building shall project beyond a required yard line along any street.
27-3.02.02 In all business and industrial districts canopies or awnings, open on all sides except on the side attached to a building, filling station pumps and pump islands may occupy the required yards; provided, however, that they are not less than twelve (12) feet from street lines.

27-3.02.03 Accessory, open and uncovered, swimming pools and home barbecue grills may occupy a required rear yard, provided they are not located closer than five (5) feet to the rear lot line not closer than three (3) feet to a side lot line.

27-3.02.04 Accessory buildings which are not a part of the main building although connected by an open breezeway may be constructed in a rear yard, provided such accessory building does not occupy more than thirty (30) percent of the area of the required rear yard and provided it is not located closer than five (5) feet to the rear lot line nor closer than three (3) feet to a side lot line.

27-3.02.05 Accessory buildings which are a part of the main building may be constructed in a rear yard provided such accessory buildings do not occupy more than thirty (30) percent of the area of the rear yard and provided they are not located closer than fifteen (15) feet to the rear lot line nor closer than five (5) feet to a side lot line.

27-3.02.06 No accessory building shall be constructed upon a lot until the construction of the main use building has actually commenced. No accessory building shall be used unless the main use building on the lot is also being used.

27-3.03 Front Yards:

27-3.03.01 Where an official line has been established for the future widening or opening of a street upon which a lot abuts such official line shall be considered as the property line.

27-3.03.02 On through lots the required front yard shall be provided on each street except where a note appears on a recorded plat restricting access to one of the abutting streets; in such case the required rear yard shall be the minimum as required by the applicable zoning district.

27-3.03.03 The front building line around the circular portion of a cul-de-sac or the circular portion of a knuckle where a street makes a turn may be reduced to no less than fifteen (15) feet.

27-3.03.04 Open unenclosed porches, platforms or paved terraces not covered by a roof or canopy and which do not extend above the level of the first floor of the building, may extend or project into the front or side yard not more than six (6) feet.

27-3.03.05 Where the street frontage within 200 feet on either side of a lot within a block is improved with buildings which have a front yard that is less than the required front yard in the district, the required front yard may be reduced, but no building shall project beyond the average front yard of the two adjacent buildings on either side of the lot in question. Where the lot is on a corner within a block that is improved with buildings within 200 feet which have a front yard that is less than the required front yard in the district, the required front yard may be reduced, but no building shall project beyond the front yard of the adjacent building.

27-3.03.06 For lots within a water oriented subdivision due to the openness created by the various waterways within the subdivision the front yard may be reduced to not less than 10 feet, provided this reduced front building line is indicated on the face of the recorded plat of the subdivision.

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Private garages, which open onto the street, detached or attached to the main building shall maintain a yard of 20 feet from such garage entrance to the street right-of-way.

A water oriented subdivision is a subdivision along any bay, gulf, cove, canal, lagoon, or pass and shall be a marina type development which shall include canals, channels and waterways adjacent to at least 20 percent of the lots within the subdivision.

27-3.03.07  The minimum front yard setback for residential development of two stories or less may be reduced to 15 feet provided that the only access to the property will be from an alley or private street in the rear of the property and provided the setback is not less than the setback of any existing structure on the same block face.

Private garages which open onto the street or alley, detached or attached to the main building shall maintain a yard of 20 feet from such garage entrance to the public right-of-way or from such garage entrance to the pavement edge of any private road or alley.

27-3.04  Side Yards:

27-3.04.01  Where dwelling units are erected above business and industrial structures in business and industrial districts, no side yards are required except such side yard as may be required in the district regulations for a business or industrial building on the side of a lot adjoining a dwelling district.

27-3.04.02  For the purpose of the side yard regulations, a two-family dwelling, or a multiple dwelling, shall be considered as one building occupying one lot.

27-3.04.03  The minimum depth of the side yards for schools, libraries, churches, community houses and other public and semi-public buildings in “R-1A”, “R-1B”, “R-1C”, “R-2”, “A-1”, “A-1A” and “A-2” Districts shall be 25 feet except where a side yard is adjacent to an “AT”, “AB”, business, or industrial district, in which case the depth of that yard shall be as required in the chart of Article 24 for the district in which the building is located.

27-3.04.04  A side yard on the side of a corner lot abutting the street shall be a minimum of not less than ten (10) feet back of the street right-of-way when such a lot is back to back with another corner lot and not less than the required minimum front yard in every other instance. This Article does not apply in either the “B-5” Primary Business District or the “B-6” Primary Business Core District.

27-3.04.05  In a residential district and on a corner lot, private garages and carports detached or attached to the main building, which are entered from the side street, shall maintain a yard of twenty (20) feet in front of the garage or carport from such side street.

27-3.04.06  For multiple-family structures and accessory structures located within a water oriented subdivision, due to the openness created by the permanent waterways abutting the lots, the required side yard may be modified to deviate from the requirements of Article 24 of this ordinance as follows:

1. A minimum five (5) foot side yard on one side with a minimum total of fifteen (15) feet on the two side yards are maintained for structures not exceeding a height of three (3) stories or 35 feet;

2. Any part of a structure exceeding a height of three (3) stories or 35 feet shall be set back an additional five (5) feet on each side yard for each additional story or fifteen (15) foot increase in height;
(3) In no case shall the minimum required side yard for each side exceed 35 feet;

(4) When a side yard is contiguous to property in a zoning district with more demanding side yard requirements, the minimum side yard shall be equal to or greater than the more demanding side yard requirement.

A water oriented subdivision is a subdivision along any bay, gulf, cove, canal, lagoon, or pass, and shall be a marina type development which shall include canals, channels and waterways adjacent to at least 20 percent of the lots within the subdivision.

27-3.05 Rear Yards:

27-3.05.01 Open or lattice-enclosed fire escapes, outside stairways and balconies opening upon fire towers, and the ordinary projections of chimneys and flues may project into the required rear yard for a distance of not more than five feet, but only where the same are so placed as not to obstruct light and ventilation.

27-3.05.02 In the “R-1A”, “R-1B”, “R-1C”, “R-2”, “A-1”, “A-1A” and “A-2” Districts accessory buildings shall not occupy more than thirty (30) percent of the rear yard area.

27-3.06 Lot Area:

27-3.06.01 On any lot the ownership of which is different from the ownership of any adjoining property as of March 29, 1961, a single-family dwelling may be erected even though the lot be of less width or area than required by the regulations of the district in which it is located, provided the required yard regulations are observed. A lot shall be considered as separately owned even though it adjoins another lot or lots belonging to the same owner in case it fronts on a different street from such other adjoining lot or lots. Adjoining lots under the same ownership on which separate dwellings now exist may continue, rebuild, alter, or repair such separate dwellings on such separate lots.

27-3.06.02 In any subdivision that has been finally platted by action of the Planning Commission prior to July 21, 1971, which includes lots of less than 6,000 square feet but not less than 5,000 square feet in area, a single-family dwelling may be erected provided the required lot width and yard regulations are observed.

27-3.07 Trash Areas:

27-3.07.01 On any lot used for business or multiple-family purposes, all trash areas shall be provided in a place accessible to vehicles used for picking up and carrying trash away. These areas shall be effectively screened from street, public and neighboring views.
ARTICLE 27A. SPECIAL CONDITIONS

Section 27A-1 General. The division of the City into zoning districts is based on the principle that similar conditions prevail throughout a particular district. Some uses of land, for one or more of the following reasons, cannot normally appear as uses permitted outright in a particular district. Such uses may have an unusually heavy impact on the adjoining uses; may involve a great area of land; may be of a temporary or seasonal nature; or may be public or semi-public in character, and consequently play a vital role in the life of the community. Therefore, the locations of these uses are subject to special conditions in order to insure that there is protection for the health, safety, and general welfare of the community. The sections under Article 27A of this Ordinance describe the conditions which must be met and maintained before certain uses will be permitted in particular zoning districts.

Section 27A-2 Promotional Events. Promotional events, as defined in this Ordinance, shall be permitted in certain specified zoning districts provided the following special conditions are met and maintained:

27A-2.01 The promotional event shall be located on a paved surface or a surface covered with some solid material.

27A-2.02 The promotional event shall take place only on the premise of the shopping center or major business, which is responsible for the promotional event.

27A-2.03 The facilities of a promotional event may occupy off-street parking spaces provided that no more than 25 percent of either the required off-street parking spaces of the shopping center or major business, or the actual off-street parking spaces provided on the premise shall be utilized for nonparking purposes.

27A-2.04 The promotional event shall not be conducted after 12 midnight.

27A-2.05 The facilities of a promotional event shall not be located closer than two hundred (200) feet to the nearest inhabited residential structure.

27A-2.06 The number of promotional events that occupy any off-street parking space shall be limited to four (4) events per year on the premise of a shopping center or major business and each promotional event shall not exceed a duration of fifteen (15) days at a time.

27A-2.07 The Building Inspection Division shall issue a permit for a freestanding banner within the front yard setback for a promotional event on property located in a “B-3” Business District, “B-4” General Business District, “I-2” Light Industrial District or “I-3” Heavy Industrial District. The permit shall be subject to the following conditions:

(Ordinance 25193, 02/11/03)

A. The permit shall allow one banner for each arterial, expressway, or freeway frontage. However, if any of these frontages exceed 500 linear feet, the permit shall allow an additional banner for that frontage;

B. A banner shall have an area no greater than 0.25 square foot for each linear foot of street frontage along an arterial, expressway or freeway; and the banner shall have an area no greater than sixty (60) square feet and shall have no dimension greater than twenty (20) feet;

C. The height of the banner as measured from the existing grade to top of banner shall not exceed 25 feet;

D. A banner must be located along an arterial, expressway or freeway and must be oriented toward that roadway;

E. The permit for a banner shall allow a banner for no more than two (2) promotional events per year for a duration of 45 days per event.
ARTICLE 27B. LANDSCAPE REQUIREMENTS

Section 27B-1 Finding. The Corpus Christi City Council has declared that a goal for the City is to provide an optimal quality of life for all citizens of Corpus Christi by improving the appearance of the City through increased public and private landscaping, reducing City litter, and promoting efficient water conservation techniques and practices in the application of these Landscape Requirements.  

(Ordinance 027670, 4/22/08)

Section 27B-2 Purpose and Intent.

27B-2.01. The purpose and intent of this Article is to improve the appearance, quality and quantity of landscaping on developed properties.  

(Ordinance 027670, 4/22/08)

27B-2.02. New structures, certain modifications to existing structures and site improvements that require building permits shall conform to this Article. The purpose and intent of this Article is consistent with and will implement the goals found in the Comprehensive Plan, particularly those that suggest improvements of the quality of life, enhancement of natural and man-made amenities and encouragement of a high level of design in the development of the City.

27B-2.03. All landscapes should promote water conservation and other environmental friendly practices by incorporating the seven (7) principles of Xeriscape, which are:

1. Good design
2. Soil Improvements
3. Limiting lawn areas
4. Use of mulch
5. Use of low water use drought tolerant plants
6. Efficient use of water
7. Good maintenance techniques  

(Ordinance 027670, 4/22/08)

Section 27B-3 Application. The landscaping requirements of this Article shall apply to building permits for the following:

27B-3.01. New Development.

(A) New construction on property in all zoning districts, except “T-1A”, “T-1B”, “T-1C”, or construction of single-family and two-family residential uses in any zoning district used solely for residential purposes. 

(Ordinance 027670, 4/22/08)

(B) Landscape requirements within this Article are effective for a building permit application and/or certificate of occupancy submitted on or after May 22, 2008.

1. Pursuant to Chapter 245 of the Local Government Code, this Article shall not be applicable to a valid building permit application or valid certificate of occupancy application submitted prior to May 22, 2008.

2. A valid building permit application and/or certificate of occupancy submitted prior to May 22, 2008, shall be subject to the prior Landscape Requirements –
27B-3.02. Existing Development. All property with existing development on the effective date of this Article May 22, 2008, which is not in compliance with the provisions of this Article shall be considered nonconforming, and allowed to continue until such time as a building permit is granted whereby:

(A) Construction, or alteration within the street yard results in either of the following:

(1) Any increase in ground level floor area by 1,000 square feet or more of existing structures up to 10,000 square feet, or any increase in the floor area by 10 percent or more of existing structures greater than 10,000 square feet. However, destruction of more than 50 percent of an existing nonconforming structure as defined by Article 26 shall comply with all landscape requirements and treated as new development. If destruction is less than 50 percent, compliance shall not be required unless the ground level floor area is increased beyond the 1,000 square feet or 10 percent area set forth above, or

(2) Any buildings subsequently added within the street yard.

(B) If (1) or (2) are triggered, the provisions of this Article shall apply only to any increased floor area and vehicular use area in the street yard, and all calculations for landscaping in connection with such areas under any section of this Article shall be based upon such increased floor area and vehicular use area required to serve the increase in floor area rather than the entire street yard of previously existing development.

(Ordinance 027670, 4/22/08)

(C) Any change from a single-family or two-family residential use to a multi-family residential or non-residential use shall fully comply with all landscape requirements.

(Ordinance 027670, 4/22/08)

27B-3.03. When this Article becomes applicable to a property, its requirements are binding on all current and all subsequent owners of the property.

27B-3.04. The requirements of the Article shall also establish the minimum landscape requirements for site plans associated with a special permit or planned unit development project.

27B-3.05. A common development that includes more than one lot or parcel shall be treated as one development for the purposes of satisfying these landscape requirements. A master plan for the entire development shall be provided to indicate the location of required design features and landscape materials. Split ownership, construction in stages, and/or multiple building permits for a project shall not prevent it from being a common development. Each phase shall comply with the landscape requirements as indicated on the master plan.

(Ordinance 027670, 4/22/08)

27B-3.06. The landscape requirements presented in this Article must be implemented in a manner so as not to conflict with other provisions on the Zoning Ordinance or articles of the City Code pertaining to traffic and pedestrian safety and the floodplain management program.
27B-3.07. In a phased development, which may include the construction of temporary improvements, the Assistant City Manager, Development Services may enter into a landscaping deferment agreement with the owner. The landscaping deferment agreement must address when final landscaping will be installed, but the required landscaping must be installed before a certificate of occupancy is issued for any adjacent buildings constructed during that phase of construction, unless a bond or other acceptable form of financial security are deposited to cover the costs of installation of the required landscaping, including any irrigation systems and physical infrastructure such as curbs and islands, as shown on the plans submitted for the development. (Ordinance 027670, 4/22/08)

Section 27B-4 Alternative Compliance

27B-4.01. The Zoning Board of Adjustment may approve alternative compliance with this Article in special cases where there are practical difficulties with the development of a site to strictly comply with the requirements of this Article. The following guidelines shall be used by the Zoning Board of Adjustment to determine if alternative compliance may be approved:

(A) That satisfying the requirements of this Article would prohibit an owner of property from using land for a use that the zoning ordinance expressly permits;

(B) That the practical difficulties of meeting the requirements of this Article are unique to that property, and not general in character;

(C) That the alternative compliance will not adversely affect: the adjoining property; the health, safety and welfare of the general public; the purpose and intent of this Article; or the Comprehensive Plan; and the alternative compliance is done in the public interest.

(D) Financial hardship due to meeting the requirements of this chapter is not sufficient for alternative compliance.

27B-4.02. The Zoning Board of Adjustment may request information and testimony from the City’s Landscape Official, the City Engineer, the City Water Department Public Relations and Marketing Coordinator, the Chairperson of the Park and Recreation Advisory Committee, or their designees, to assist the Board in its determination on granting approval of the proposed alternative compliance.

27B-4.03. All property owners within 200 feet of the subject property shall be notified at least 15 days prior to such public hearing as per Article 30 of the Zoning Ordinance. Decisions of the Zoning Board of Adjustment on alternative compliance may be appealed to City Council as provided in Article VI, Section 2 of the City Charter.

Section 27B-5 Definitions. The following definitions shall apply only for the purposes of this Article.

(A) Architectural Screen - A durable, wood fence or masonry wall which screens the view from the street to off-street parking and related vehicular use areas.

(B) Berm - Raised earthen mound. Soil must be stabilized by using terracing, soil stabilizing mats with ground cover or solid turf.

(C) Caliper - Diameter of the tree trunk except for palms, measured six inches above the ground for trees up to and including four-inch caliper size. For trees greater than 4” caliper and less than 12” caliper the trunk is measured at 12” above the ground and for trees greater than 12” caliper the trunk is measured at breast height (approximately 5’ above ground). To determine the caliper of a multiple trunked tree:

1) square the diameters of each trunk;
2) multiply each of the numbers from step 1 by 0.7854;

3) add all the products determined by step 2; and

4) take the square root of the total from step 3.

(D) Certified Nursery Professional – One who is identified as having a high level of professional ability and knowledge of plant pathology, plant culture, merchandising, landscape design, and plant identification in the nursery business as recognized by the Texas Association of Nursery Professionals. (Ordinance 027670, 4/22/08)

(E) Ground Cover – Plant material of a species which normally attains a height of less than three (3) feet at maturity or can be maintained at that height, installed in such a manner to provide continuous cover over the ground.

(F) Landscape Architect – A person who holds a license to practice landscape architecture in the State of Texas. (Ordinance 027670, 4/22/08)

(G) Landscaped Area - An area not subject to vehicular traffic, which consists of living or non-living permeable landscape material or combination of both which allows water to penetrate into the ground, such as plant material, mulch, brick, stone or interlocking pavers on sand and planting pavers. If a weed fabric is used it must be woven to permit water to penetrate into ground.

(H) Parent parcel – The entire original parcel of land from which a subdivision or other development was created. Except that when new streets are created by the platting of a new subdivision, the parent parcel for future development will be defined as the area between the streets within or abutting the subdivision. When no streets abut the external property lines of the original parent parcel, then those property lines shall define the external boundary of the development, along with any new streets created by the original or subsequent subdivision. (Ordinance 027670, 4/22/08)

(I) Parking area - Includes all off-street parking spaces and related vehicular use areas serving those parking spaces, whether full time or on an intermittent basis.

(J) Plant Material - Any living tree, palm, shrub, vine, herbaceous perennial, groundcover or grass.

(K) Plant, Perennial - Plants which live more than two years.

(L) Shrub - A woody perennial plant that is characterized by branching beginning at the base of the stem and generally maintains a smaller stature than trees.

(M) Street Wall - Any building wall facing in the direction of the nearest street. (Ordinance 027670, 4/22/08)

(N) Street Wall Line - A line used to delineate the street yard. Such line projects outward from the outermost points of each building’s street wall, parallel to the street, until such extensions of said line intersects the side and/or rear property line or encircles the building. Such street wall line shall follow and include the indentations of the building. If a building has a rounded front, the street wall line corners shall be the points closest to the side property lines. Porches more than three feet above grade and site walls integral in material, design and placement with the building (which maintains a minimum height of four feet) may be included in determining the street wall line of the structure.
Street Yard –

1. The area of a lot or parcel which lies between the edge of the right-of-way line of the parent parcel abutting a street, and the street wall line of the rearmost building from the nearest abutting street within any development or subdivision. Properties zoned “T-1A”, “T-1B”, “T-1C” or single and two-family residential uses are exempt. If there is no building on a lot or parcel or if total building coverage is less than 10 percent of the gross site area or 5,000 square feet, whichever is less, the entire lot or parcel excluding the building area, shall be considered street yard. Legal outdoor storage areas required to be screened from public view by a screening fence [Section 27-3.01.06(3)] shall not occur within the minimum required setback(s), and shall be excluded in calculating the street yard area. (Ordinance 027670, 4/22/08)

2. On corner lots or parcels, the street yard shall consist of all the area of such lot or parcel between the edge of the right-of-way line abutting the street and their corresponding street wall lines. Such lines are extended in the manner provided above. (Ordinance 027670, 4/22/08)

3. When there are multiple buildings on a lot or parcel, the street yard shall consist of all the area of the lot or parcel between edge of the right-of-way line abutting a street and the outermost points of each building’s major street wall. (Ordinance 027670, 4/22/08)

Tree - A self-supporting woody plant having at least one well defined trunk and normally attaining a mature height and spread of at least 12 feet, and having a trunk that may, at maturity, be kept clear of leaves and branches to at least seven (7) feet above grade. Minimum planting height is six feet. (Ordinance 027670, 4/22/08)

Trunk Height - Used for measuring palms. It is the distance from ground level to the beginning of the leaf stalk.

Vehicular Use Area - All areas, regardless of surfacing, in which vehicles are parked, serviced, stored, or through which they are driven. Included are drives, paved pads for vehicular or equipment storage, used and new car display areas, service drives for gas stations, etc.

Visibility Triangle - An imaginary triangle located at the intersection of two streets and at the intersection on a street and private driveway. At the intersection of two streets, the dimensions of the visibility or sight triangle shall be as per the dimensions specified in Section 49-85 of the City Code (Obstructing Street Intersections with Shrubs, Structures, etc.). At the intersection of a street with a private driveway, the visibility triangle shall be formed by the intersection of the street boundary line and the pavement line of the driveway, with the hypotenuse (or third side of the triangle) connecting the street pavement line and the pavement line of the driveway at distances from their intersection equal to 20 feet along the driveway and 30 feet along the street pavement line. (Ordinance 027670, 4/22/08)

Xeriscape - The conservation of water through common sense and creative landscaping. The minimum qualifying principles of Xeriscape include 1) good design, 2) soil improvements, 3) limiting lawn areas, 4) use of mulch, 5) use of low water use drought tolerant plants, 6) efficient use of water, and 7) good maintenance techniques. More detailed information of Xeriscape techniques and recommended plant material shall be included in the Landscape Handbook. (Ordinance 027670, 4/22/08)
Section 27B-6 Landscape Handbook. The Development Services Department shall maintain and revise the Landscape Handbook every 5 years or earlier and make the same available to the public. The Handbook shall provide an illustrative interpretation of the standards, recommended plant material and suggested guides for landscaping in accordance with the provisions of this ordinance. (Ordinance 027670, 4/22/08)

Section 27B-7 Requirements for All Street Yards.

27B-7.01 The following landscape requirements shall be achieved for each respective zoning category, except for single and two-family residential uses and T-1A, T-1B, and T-1C districts. (Ordinance 027670, 4/22/08)


Except as noted elsewhere, the minimum required landscaped area is 30 percent of the total street yard. The street yard shall be landscaped with plant material to achieve a minimum of 0.06 points per square foot of total street yard area. Multi-family residential uses within commercial zones (“B” and “C” below) shall provide minimum required landscaped area and points per this section “A”.

B. “AB”, “B-1”, “B-1A”, “B-3”, “B-4”, “B-5”, “B-6” ZONES (Ordinance 23939, 02/08/00)

The minimum required landscaped area is 15 percent of the total street yard. The street yard shall be landscaped with plant material to achieve a minimum of 0.02 points per square foot to total street yard area.

C. “B-2”, “B-2A” ZONES

1. In a “B-2” District, the minimum required landscaped area is either 80 percent of the entire area within the required front yard setback or 100 percent of the front yard setback area exclusive of driveway approaches, whichever is the less. The area shall be landscaped with plant material to achieve a minimum of 0.15 points per square foot of the area within the required front yard setback. The area within the remaining street yard is required to have a minimum of 15 percent landscaped area and shall; achieve a minimum of 0.02 points per square foot of the remaining street yard. Each of these landscape areas and point requirements shall be calculated and complied with separately. (Ordinance 23905, 01/11/00)

2. In a “B-2A” District for any use other than a single-family or two-family residential use, if the lot or parcel does not abut a local street, the minimum required landscaped area is either 80 percent of the entire area within the required front yard setback or 100 percent of the front yard setback area exclusive of driveway approaches, whichever is the less. The area shall be landscaped with plant material to achieve a minimum of 0.15 points per square foot of the area within the required front yard setback. The area within the remaining street yard is required to have a minimum of 15 percent landscaped area and shall achieve a minimum of 0.02 points per square foot of the remaining street yard. Each of these landscape areas and point requirements shall be calculated and complied with separately. (Ordinance 027670, 4/22/08)

3. In a “B-2A” District, any use other than a single-family or two-family residential use, if the lot or parcel abuts a local street, shall include a twenty (20) foot landscaped setback area with a six (6) foot stucco type fence, required by Section 13-8, behind the landscaped setback area. The minimum required
D. “I-1”, “I-2”, “I-3” ZONES

The minimum required landscaped area is 15 percent of the total street yard. The street yard shall be landscaped with plant material to achieve a minimum of 0.02 points per square foot of total street yard area. When a building site is used for uses permitted only in the Heavy Industrial (“I-3”) Zoning District the site may alternatively have a continuous screen of trees and shrubs planted adjacent to property lines abutting nonindustrial zoning districts and street frontages so that such site is totally screened from all such zones and streets. The trees and/or shrubs shall be of a variety that will mature to at least eight (8) feet in height. This planting shall not be provided within the visibility triangles of driveways or streets. (Ordinance 027670, 4/22/08)

E. HC, PUD ZONES AND SPECIAL PERMITS (SP)

The minimum required landscaped area and points are to be provided according to the underlying zoning district.

F. “BD” ZONE

(1) The minimum required landscape area is 100 percent of the area within the required street setback area except for driveway approaches. This area shall be landscaped with a combination of plant material and pedestrian decorative paving materials to achieve a minimum of 0.15 points per square foot of total street setback area. Decorative paving materials such as impressed concrete, cobblestones, brick, stone or interlocking pavers will be given a point credit of 0.1 point per square foot. The area within any remaining street yard is required to have a minimum 30 percent landscaped area and shall achieve a minimum of 0.06 points per square foot of the remaining street yard.

(2) In addition, for each 50 feet of lot or parcel frontage, one (1) palm tree of a minimum 7 foot trunk height is required. These palms shall be located within the street setback no closer than 5 feet to a building wall or building structures higher than 7 feet above grade. (Ordinance 027670, 4/22/08)

27B-7.02. On building sites with multiple street frontage the street yard along the primary street shall provide a minimum of 100 percent of the landscaped area and points, as required above; frontage along a second street - 80 percent; frontage along a third street - 67 percent; and frontage along a fourth street - 60 percent. Respective frontage shall be based on highest to lowest traffic volumes. (Ordinance 027670, 4/22/08)
27B-7.03. Any required landscape area (except for the effective visual screen landscape area) may be reduced by a maximum of 35 per cent, provided that the remaining area shall be provided with additional planting to achieve three times the number of points required for the area of reduction. For example, if 100 square feet requires a point density of .15 points per square foot of street yard area, 65 square feet would require total points equal to (65 X 0.15) plus (35 X 3 X 0.15). This permissible reduction does not apply to the “IO” Island Overlay District.  
(Ordinance 027670, 4/22/08)

Section 27B-8 Requirements for Buffering Incompatible Uses.

27B-8.01. Where a commercial or industrial use is established on a lot or parcel adjacent to a lot or parcel zoned for or occupied by residential uses, then the owner of the lot or parcel to be occupied by said commercial or industrial use shall be required to construct a solid screening fence six (6) feet in height as per Article 27-3.01.06.  
(Ordinance 027670, 4/22/08)

27B-8.02. All service entrances and exits in the street yard for commercial and industrial uses which are within 50 feet of residential zones or uses must be landscaped to meet the minimum criteria in Section 27B-9.B.

Section 27B-9 Landscaping Specification for all Applicable Zones. The following landscaping specifications apply to all applicable zones and uses:

A. Vehicular Use Areas - Required landscape areas specified in Items 1 and 2 may be included in the development’s total landscape area requirements.

1. All vehicular use areas within any street yard and within 100 feet of any street shall be visually screened from the street right-of-way (ROW) by an effective visual screen with a minimum 3 feet width and an average of 5 feet total width of landscaped area along each street frontage. A maximum of 1 foot of the street right-of-way may be included as part of the required width of the effective visual screening landscape area. If a solid screening fence or wall with a height of more than three (3) feet in height is located within 100 feet of any street, all required landscaping areas and points shall be provided in the area between the fence or wall and the abutting street. If an open fence (i.e. wrought iron, chain link without slats) is utilized, required landscaping (including areas and points) may be provided behind the open fence.  
(Ordinance 027670, 4/22/08)

2. This vehicular use area within the street yard must contain an effective visual screen within 5 feet of the perimeter of the vehicular use area for a minimum of 100 percent of the vehicular use area frontage on a street except for driveway approaches. The visual screen may be achieved through the use of plant material in its entirety or up to 50 percent of the total street frontage in earthen berms. The screen need not be a linear edge, but may vary in width and height as long as the range in height is between 24 and 36 inches as measured from the elevation of the vehicular use area or the street curb, whichever is higher.  
(Ordinance 027670, 4/22/08)

3. For vehicular use areas located in the street yard and greater than 40 parking spaces, or 14,000 square feet, whichever is less, a minimum landscaped area of 20 square feet per parking space or per each multiple of 350 square feet, whichever is less, must be provided within the interior of the vehicular use area(s). The interior parking area(s) of multi-level parking structures, underground parking lots, or service and loading zones located behind the street yard are not included.  
(Ordinance 027670, 4/22/08)

4. No vehicular use area within any street yard shall be more than 70 feet from a tree, palm or other landscaped area.
5. All landscaping in or adjacent to a vehicular use area shall be protected from vehicular damage by a raised concrete curb six inches in height or equivalent barrier, however, barrier need not be continuous.

6. Landscaped areas adjacent to vehicular use areas shall be landscaped so that no plant material greater that 12 inches in height will be located within two (2) feet of the curb, wheel stop, or other protective barrier. (Ordinance 027670, 4/22/08)

B. Dimensional Criteria

1. Each landscaped area shall have at a minimum the following criteria:
   a. Twenty-five (25) square feet in size;
   b. Inside dimensions of three (3) feet; and
   c. Perennial plant material shall be planted at a minimum of one plant per twenty-five (25) square feet of landscape area. (Ordinance 027670, 4/22/08)

2. Landscaping shall not obstruct visibility between two intersecting streets, between a street and driveway approaches or the parking aisles near the entries and exits to the site.

C. Irrigation

1. All required landscaping shall be irrigated by one or both of the following methods and must meet all City plumbing code requirements:
   a. An underground sprinkler and/or drip system.
   b. A hose attachment within 75 feet of all required landscaping.

2. An exception to the above referenced required irrigation may be used if Xeriscape landscaping and adequate mulching is used. This exception shall not be used for the “IO” Island Overlay District, “B-2” Bayfront Business District, “B-2A” Barrier Island Business District, or the “BD” Beach Design District. (Ordinance 027670, 4/22/08)

3. Automatic irrigation systems should be operated between the hours of 6:00 p.m. and 10:00 a.m. to reduce loss of water to evaporation and wind. (Ordinance 027670, 4/22/08)

4. Rain sensors are required on all in-ground sprinkler systems for the purpose of overriding the normal cycle of an irrigation system when an adequate amount of rainfall has been received. (Ordinance 027670, 4/22/08)

5. An installer of an irrigation system must be licensed by the Texas Commission on Environmental Quality (TCEQ) and registered annually with the City of Corpus Christi Development Services Department. (Ordinance 027670, 4/22/08)

Section 27B-10 Measured Compliance. The following point schedule and requirements apply in all zones to ground planted established perennial plants in landscaped areas. New or existing plants which are larger than the maximum size listed below shall not be credited with additional points. See Appendix A (Landscape Handbook) for the Plant List. (Ordinance 027670, 4/22/08)

A. Point Schedule

Trees
### Landscape Requirements

#### Size and Point Credit

<table>
<thead>
<tr>
<th>Size</th>
<th>Point Credit</th>
</tr>
</thead>
<tbody>
<tr>
<td>5 1/2” Caliper</td>
<td>200 points</td>
</tr>
<tr>
<td>5” Caliper</td>
<td>160 points</td>
</tr>
<tr>
<td>4 1/2” Caliper</td>
<td>105 points</td>
</tr>
<tr>
<td>4” Caliper</td>
<td>80 points</td>
</tr>
<tr>
<td>3 1/2” Caliper</td>
<td>55 points</td>
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<tr>
<td>3” Caliper</td>
<td>45 points</td>
</tr>
<tr>
<td>2 1/2” Caliper</td>
<td>40 points</td>
</tr>
</tbody>
</table>

#### Palms

<table>
<thead>
<tr>
<th>Scientific Name</th>
<th>Common Name</th>
<th>Point Credit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arecastrum romanztoffinum</td>
<td>Queen Palm (Cocos Plumose)</td>
<td>15 points/trunk ft.</td>
</tr>
<tr>
<td>Brahae armata</td>
<td>Mexican Blue Palm</td>
<td>20 pts/trunk in.</td>
</tr>
<tr>
<td>Butia capitata</td>
<td>Pindo, Jelly Palm, Cocos Australis</td>
<td>20 pts/trunk ft.</td>
</tr>
<tr>
<td>Chamaerops humulis</td>
<td>Mediterranean Fan Palm</td>
<td>5 pts/ft. of overall height</td>
</tr>
<tr>
<td>Livistona chinesis</td>
<td>Chinese Fan Palm</td>
<td>20 pts/trunk ft.</td>
</tr>
<tr>
<td>Phoenix canariensis</td>
<td>Canary Island Date</td>
<td>10 pts/trunk ft.</td>
</tr>
<tr>
<td>Phoenix dactalifera</td>
<td>Texas Date Palm</td>
<td>10 pts/trunk ft.</td>
</tr>
<tr>
<td>Sabal palmetto</td>
<td>Cabbage Palm (Florida Sabal)</td>
<td>15 pts/trunk ft.</td>
</tr>
<tr>
<td>Sabal texana</td>
<td>Texas Sabal</td>
<td>20 pts/trunk ft.</td>
</tr>
<tr>
<td>Syagrus romanztiffiana</td>
<td>Cocus Plumosa</td>
<td>15 pts/trunk ft.</td>
</tr>
<tr>
<td>Trachycarpus fortunei</td>
<td>Windmill Palm</td>
<td>5 pts/trunk ft.</td>
</tr>
<tr>
<td>Washington robusta</td>
<td>Fan Palm</td>
<td>12 pts/trunk ft.</td>
</tr>
<tr>
<td>Washingtonia filifera</td>
<td>Fan Palm (Freeze Hardy)</td>
<td>20 pts/trunk ft.</td>
</tr>
</tbody>
</table>

#### Shrubs, vines, ground covers and herbaceous perennials

<table>
<thead>
<tr>
<th>Size</th>
<th>Point Credit</th>
</tr>
</thead>
<tbody>
<tr>
<td>15 gallon</td>
<td>7 points</td>
</tr>
<tr>
<td>10 gallon</td>
<td>5 points</td>
</tr>
<tr>
<td>5 gallon</td>
<td>3 points</td>
</tr>
<tr>
<td>2-3 gallon</td>
<td>2 points</td>
</tr>
<tr>
<td>1 gallon</td>
<td>1 point</td>
</tr>
<tr>
<td>*4 inch pot</td>
<td>0.3 points</td>
</tr>
</tbody>
</table>

*The only groundcover species acceptable in a 4” pot size are Asian Jasmine and Wedelia.

*Minimum three (3) gallon container size shrubs are required for all required effective visual screens for vehicular use areas. Turfgrass is not provided any point credit. (Ordinance 027670, 4/22/08)*

B. Healthy existing trees two inches in caliper or greater and healthy existing palms of a minimum 2 feet trunk height achieve the same amount of points as indicated in point schedules.

C. A minimum of 50 percent of all required points shall be achieved through tree or palm plantings.
D. All trees in the interior of vehicular use areas shall be 2 1/2" caliper size or greater. All palms in the interior of vehicular use areas shall be a minimum of seven foot trunk height.  
(Ordinance 027670, 4/22/08)

E. Points shall be given for trees, palms, shrubs or groundcover planted in the street right-of-way if all of the following criteria exist:

1. The landscaping is within 15 feet of the subject lot’s or parcel’s property line;  
(Ordinance 027670, 4/22/08)

2. The street pavement is at its ultimate width according to the current Corpus Christi Urban Transportation Plan;  

3. Underground utilities are not located in the area where plant material is to be planted;  

4. Plant material will not create conflicts with pedestrian and vehicular safety or conflict with overhead or underground utility lines;  
(Ordinance 027670, 4/22/08)

5. A variance has been granted by the Zoning Board of Adjustment; and  
(Ordinance 027670, 4/22/08)

6. In the case of state-owned right-of-way, written authorization from the Texas Department of Transportation to utilize street right-of-way for landscape planting has been obtained.  
(Ordinance 027670, 4/22/08)

(F) Tree Protection Credit

1. Credit shall be given for tree and/or palm preservation within the street yard or landscaping areas. Trees and/or palms preserved from the Plant List in compliance with this Section may satisfy the tree and/or palm requirements of Section 27B-10.  
(Ordinance 027670, 4/22/08)

2. All trees and/or palms to be preserved within an approved building site shall be flagged and encircled with protective fencing that extends beyond the full spread of the tree branches. No construction activity shall occur within an area that constitutes more than 50 percent of the critical root zone (as measured from the edge of the drip line to the trunk of the tree and/or palm) for each tree and/or palm being preserved. The critical root zone shall be left in a pervious condition after construction and development are completed. The root protection zone for each preserved tree and/or palm must remain unpaved unless approval has been given by the Landscape Official.  
(Ordinance 027670, 4/22/08)

3. A reduction of up to 5 percent of the required parking spaces shall be permitted when healthy, existing trees and/or palms identified in the Plant List are preserved on the property to satisfy the tree and/or palm requirements of Section 27B-10. Landscape areas which qualify for the reduction of required parking spaces must provide impervious area of the critical root zone on a square foot for square foot basis. An average parking space, including aisles, is 350 square feet.  
(Ordinance 027670, 4/22/08)

Section 27B-11 Submittal Procedures.

A. When an application is made for a building permit on any site where these landscape requirements are applicable, the building permit application shall be accompanied by a landscape plan containing the following information:  
(Ordinance 028213, 6/24/09)

1. The date, scale, north arrow, title and name of owner;
Section 27B-12 Maintenance and Inspection

The property owner shall be responsible for the maintenance of all landscaping required and approved by this Ordinance.
(A) At the time of application, the owner shall agree, and does by his application agree, that he will maintain all required landscaping. All required landscaped areas shall be maintained so as to present a healthy, neat and orderly appearance conforming with Chapter 53, Article IX of the Corpus Christi Municipal Code (trimming of trees and shrubs overhanging streets and sidewalks) at all times and shall keep all landscaping free from refuse and debris. (Ordinance 027670, 4/22/08)

(B) The installation of landscape material, as shown on the approved landscape plan, must be certified by the property owner’s registered architect, registered landscape architect, certified Nursery Professional, or registered professional engineer, and must be inspected and approved by the Landscape Official of Development Services prior to the issuance of a certificate of occupancy. (Ordinance 028213, 6/24/09)

(C) Diseased, dead or missing required plant material shall be satisfactorily treated or replaced within 30 days or a date approved by the Assistant City Manager of Development Services with the same plant variety and size. (Ordinance 027670, 4/22/08)

(D) An annual inspection fee shall be assessed for the inspection of a landscaping, as shown on the approved landscape plan. The Landscape Official shall inspect all required landscape areas every twelve (12) months after issuance of certificate of occupancy date to ensure continuous healthy growth and the replacement of dead or missing required plant material. (Ordinance 027670, 4/22/08)

(E) All landscape materials shall be in compliance with the American Standard for nursery stock (ANSI-Z60.1-1986) and installed in a sound workman-like manner and according to accepted good planting procedures for the Corpus Christi area. These standards and procedures are described in the Landscape Handbook. (Ordinance 027670, 4/22/08)

Section 27B-13 Enforcement.

The Landscape Official shall review each landscape plan submitted to determine if it complies with the requirements of the Zoning Ordinance and other applicable sections of the City Code. All landscape plans must comply with the mandatory requirements for the site. (Ordinance 027670, 4/22/08)

(A) All landscaping must be installed in accordance with the approved landscape plan before a certificate of occupancy is issued for any construction on the lot or parcel except as otherwise provided below. (Ordinance 027670, 4/22/08)

(B) If the required landscaping is not in place at the time the application for a certificate of occupancy is submitted, the Landscape Official may, when demonstrated extenuating circumstances prevent the installation of landscape improvements, issue a temporary certificate of occupancy. The owner of the property will have a period of ninety (90) days to provide the necessary landscaping to meet the requirements of this ordinance, as shown on the approved landscape plan or a revised landscape plan shall be submitted for review and approval. (Ordinance 027670, 4/22/08)

(C) The Landscape Official or one of his staff shall re-inspect each site no sooner than nine (9) months and no later than twelve (12) months after issuance of the certificate of occupancy to ensure compliance with these landscaping requirements. (Ordinance 027670, 4/22/08)

(D) In the event landscaping does not comply with the approved landscape plan or the requirements of this Article, the City will cite the violation pursuant to the following requirements: (Ordinance 027670, 4/22/08)

(1) The property owner shall have thirty (30) days or a date approved by the Assistant City Manager of Development Services from the date of such notice to comply with the approved landscape plan and requirements of this Article. (Ordinance 027670, 4/22/08)
(2) If after thirty (30) days landscaping and are not in compliance with the approved landscape plan and the requirements of this Article, the property owner shall be in violation. A fine shall be assessed per day until such landscaping is in compliance.

(Ordinance 027670, 4/22/08)

(3) In the event that any owner of a landscaping and fails to maintain the landscaping and according to the standards of this Section, the City shall have the right to recover the cost of enforcement, including reasonable attorney fees. The City may also, following reasonable notice and a demand that deficiency of maintenance be corrected, enter the landscaping and to take the maintenance action. The cost of such maintenance shall be charged to the party having the primary responsibility for maintenance of the landscaping.

(Ordinance 027670, 4/22/08)

(4) If noncompliance continues beyond a reasonable period as determined by the Assistant City Manager of Development Services, the certificate of occupancy for such use shall be revoked.

(Ordinance 027670, 4/22/08)

APPENDIX A

The plant list will be incorporated into the Landscape Handbook and amended from time to time by a committee represented by the Corpus Christi Botanical Gardens, Nueces County Agricultural Extension Services, a practicing professional landscape architect, Xeriscape Corpus Christi, Beautify Corpus Christi and other recognized experts in local plant material.

Plant List.

Plants in this list were selected based on average use and sustainability in commercial landscape applications and maintenance. Landscape plants have been classified for local desirability according to the amount of litter they produce, their ability to withstand prevailing winds, compatibility with overhead and underground utilities and have been proven locally. It is important to note that not all of these plants can be used throughout the Corpus Christi area. Specific plant selection should be made after a thorough analysis of each site considering prevailing wind, salt spray, soil type and hydrology, shade or sun situation and size of plant at maturity. Plants qualified for inclusion in the Plant List and Points are as follows:

<table>
<thead>
<tr>
<th>Scientific Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>*Carya illinoensis</td>
<td>Pecan</td>
</tr>
<tr>
<td>Casuarina cunninghamiana</td>
<td>Australian Pine (Island Only)</td>
</tr>
<tr>
<td>Chilopsis linearis</td>
<td>Desert Willow</td>
</tr>
<tr>
<td>*Ehretia anacua</td>
<td>Anaqua</td>
</tr>
<tr>
<td>Fraxinus berlandieriana</td>
<td>Mexican Ash</td>
</tr>
<tr>
<td>Fraxinus velutina</td>
<td>Arizona Ash</td>
</tr>
<tr>
<td>*Pinus eldarica</td>
<td>Afgan Pine (sandy soils only)</td>
</tr>
<tr>
<td>*Pinus elliotti</td>
<td>Slash Pine (sandy soils only)</td>
</tr>
<tr>
<td>Pinus halepensis</td>
<td>Alleppo Pine (sandy soils only)</td>
</tr>
<tr>
<td>Pithecellobium flexicaule</td>
<td>Texas Ebony</td>
</tr>
<tr>
<td>*Prosopis glandulosa</td>
<td>Mesquite</td>
</tr>
<tr>
<td>*Quercus macrocarpa</td>
<td>Bur Oak</td>
</tr>
<tr>
<td>*Quercus virginiana</td>
<td>Live Oak (nursery grown)</td>
</tr>
<tr>
<td>*Sapindus drumondii</td>
<td>Western Soapberry</td>
</tr>
<tr>
<td>Taxodium distichum montezuma</td>
<td>Montezuma Bald Cypress</td>
</tr>
<tr>
<td>*Ulmus crassifolia</td>
<td>Cedar Elm</td>
</tr>
</tbody>
</table>

*Indicates protected tree

UNDERSTORY TREES

04/10

Landscape Requirements
<table>
<thead>
<tr>
<th>Scientific Name</th>
<th>Common Names</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acacia farnesiana</td>
<td>Huisache, Sweet Acacia</td>
</tr>
<tr>
<td>Cordia boissiere</td>
<td>Wild Olive</td>
</tr>
<tr>
<td>Ilex decidua</td>
<td>Possumhaw Holly</td>
</tr>
<tr>
<td>Ilex vomitoria</td>
<td>Yaupon Holly Tree</td>
</tr>
<tr>
<td>Lagerstroemia indica</td>
<td>Crapemyrtle</td>
</tr>
<tr>
<td>Laurus nobilis</td>
<td>Bay Laurel (in sandy soils only)</td>
</tr>
<tr>
<td>Parkinsonia aculeata</td>
<td>Retama, Jerusalem Thorn</td>
</tr>
<tr>
<td>Persea borbonia</td>
<td>Native Sweetbay (in sandy soils only)</td>
</tr>
<tr>
<td>Pinus thunbergiana</td>
<td>Japanese Black Pine (sandy soils only)</td>
</tr>
<tr>
<td>Pyrus kawakami</td>
<td>Ornamental Evergreen Pear</td>
</tr>
<tr>
<td>Sophora secundiflora</td>
<td>Texas Mountain Laurel</td>
</tr>
<tr>
<td>Vitex agnus-castus</td>
<td>Lavender Tree</td>
</tr>
</tbody>
</table>

**SHRUBS, VINES GROUNDCOVERS AND HERBACEOUS PERENNIALS**

<table>
<thead>
<tr>
<th>Scientific Name</th>
<th>Common Names</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acalypha spp.</td>
<td>Copperleaf, Copperplant</td>
</tr>
<tr>
<td>Agapanthus spp.</td>
<td>Blue Lily of the Nile</td>
</tr>
<tr>
<td>Agave americana</td>
<td>Century Plant</td>
</tr>
<tr>
<td>Antigonon leptopus</td>
<td>Coral Vine, Rosa-De-Montana, Queens</td>
</tr>
<tr>
<td>Aptinia condifolia</td>
<td>Heart and Flowers</td>
</tr>
<tr>
<td>Asparagus sprenger</td>
<td>Asparagus Fern</td>
</tr>
<tr>
<td>Aspidistra elatior</td>
<td>Aspidistra, Cast Iron Plant</td>
</tr>
<tr>
<td>Berberis (Mahonia) trifoliata</td>
<td>Agarita, Agarito</td>
</tr>
<tr>
<td>Bamboo spp.</td>
<td>Bamboo</td>
</tr>
<tr>
<td>Bougainvilla spp.</td>
<td>Bougainvillea</td>
</tr>
<tr>
<td>Caesalpinia spp.</td>
<td>Bird of Paradise Bush, Mexican Poinsianna</td>
</tr>
<tr>
<td>Callistemon spp.</td>
<td>Bottlebrush</td>
</tr>
<tr>
<td>Campsis radicans</td>
<td>Trumpet Vine, Trumpet Creeper</td>
</tr>
<tr>
<td>Capsicum annuum</td>
<td>Chilipiquin</td>
</tr>
<tr>
<td>Carissa spp.</td>
<td>Natal Plum</td>
</tr>
<tr>
<td>Cassia alata</td>
<td>Candlestick Tree</td>
</tr>
<tr>
<td>Cassia spp.</td>
<td>Cassia</td>
</tr>
<tr>
<td>Cortaderia selloana</td>
<td>Pampas Grass</td>
</tr>
<tr>
<td>Cuphea hyssopifolia</td>
<td>Mexican Heather</td>
</tr>
<tr>
<td>Dasyliion texanum</td>
<td>Sotol</td>
</tr>
<tr>
<td>Delosperma spp.</td>
<td>Ice Plant</td>
</tr>
<tr>
<td>Duranta repens</td>
<td>Brazilian Sky Flower</td>
</tr>
<tr>
<td>Elaeagnus pungens</td>
<td>Silverberry</td>
</tr>
<tr>
<td>Eriobotrya x “Coppertone”</td>
<td>Coppertone Loquat</td>
</tr>
<tr>
<td>Erythina herbacea</td>
<td>Coral Bean</td>
</tr>
<tr>
<td>Euryops pactinatus</td>
<td>Grayleaf Euryops</td>
</tr>
<tr>
<td>Feijoa sellowiana</td>
<td>Pineapple Gauva</td>
</tr>
<tr>
<td>Ficus pumila (repens)</td>
<td>Fig Ivy</td>
</tr>
<tr>
<td>Gamolepis chrysanthemoides</td>
<td>Golden Shrub Daisy</td>
</tr>
<tr>
<td>Ginger spp.</td>
<td>Flowering Ginger</td>
</tr>
<tr>
<td>Hamelia patens</td>
<td>Fire Bush, Hummingbird Bush</td>
</tr>
<tr>
<td>Hedera canariensis</td>
<td>Algerian Ivy</td>
</tr>
<tr>
<td>Hedera helix</td>
<td>English Ivy</td>
</tr>
<tr>
<td>Hemerocallis spp.</td>
<td>Daylilies</td>
</tr>
<tr>
<td>Hesperaloe parviflora</td>
<td>Red Yucca</td>
</tr>
<tr>
<td>Hibiscus syriacus</td>
<td>Althea, Rose-of-Sharon</td>
</tr>
<tr>
<td>Ilex cornuta</td>
<td>Dwarf Chinese Holly</td>
</tr>
<tr>
<td>Ilex decidua</td>
<td>Possumhaw Holly</td>
</tr>
</tbody>
</table>

04/10
<table>
<thead>
<tr>
<th>Plant Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ilex vomitoria</td>
<td>Yaupon</td>
</tr>
<tr>
<td>Ilex vomitoria nana</td>
<td>Dwarf Yaupon</td>
</tr>
<tr>
<td>Ipomea fitulosa</td>
<td>Bush Morning-Glory</td>
</tr>
<tr>
<td>Jasminum floridum</td>
<td>Italian Jasmine</td>
</tr>
<tr>
<td>Jasminum mesnyi</td>
<td>Primrose Jasmine</td>
</tr>
<tr>
<td>Jatropha spp.</td>
<td>Jatropha</td>
</tr>
<tr>
<td>Juniper spp.</td>
<td>Juniper</td>
</tr>
<tr>
<td>Justicia brandegeana</td>
<td>Shrimp Plant</td>
</tr>
<tr>
<td>Justicia suberecta</td>
<td>Mexican Shrimp Plant</td>
</tr>
<tr>
<td>Lagerstroemia spp.</td>
<td>Crapemyrtle</td>
</tr>
<tr>
<td>Lantana spp.</td>
<td>Lantana</td>
</tr>
<tr>
<td>Leucophyllum spp.</td>
<td>Texas Silverleaf, Sage, Cenizo</td>
</tr>
<tr>
<td>Ligustrum spp.</td>
<td>Ligustrum</td>
</tr>
<tr>
<td>Liriope gigantean</td>
<td>Giant liriope</td>
</tr>
<tr>
<td>Liriope muscari vars.</td>
<td>Lily Turf, Liriope (std., “Big Blue”)</td>
</tr>
<tr>
<td>Lonicerajaponica chinensis</td>
<td>Japanese Purple Honeysuckle</td>
</tr>
<tr>
<td>Malpighia glabra</td>
<td>Barbados Cherry</td>
</tr>
<tr>
<td>Malvaviscus drummondii</td>
<td>Turk’s Cap</td>
</tr>
<tr>
<td>Moraea spp.</td>
<td>African Iris</td>
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<tr>
<td>Musa spp.</td>
<td>Banana Plant</td>
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<tr>
<td>Nandina domestica</td>
<td>Nandina</td>
</tr>
<tr>
<td>Nandina domestica “Nana”</td>
<td>Dwarf Nandina</td>
</tr>
<tr>
<td>Nerium oleander</td>
<td>Oleander</td>
</tr>
<tr>
<td>Ophiopogon japonica</td>
<td>Mondo Grass, Monkey Grass</td>
</tr>
<tr>
<td>Passiflora alatocaerulea</td>
<td>Passion Vine (P. pfordtii)</td>
</tr>
<tr>
<td>Philodendron selloum</td>
<td>Philodendron</td>
</tr>
<tr>
<td>Pittosporum spp.</td>
<td>Pittosporum (excluding Dwarf)</td>
</tr>
<tr>
<td>Plumbago auriculata (P. Capensis)</td>
<td>Blue Plumbago</td>
</tr>
<tr>
<td>Podocarpus macrophyllus</td>
<td>Yew</td>
</tr>
<tr>
<td>Poliomentha longiflora</td>
<td>Mexican Oregano</td>
</tr>
<tr>
<td>Puncia granatum</td>
<td>Pomegranate (Regular &amp; Dwarf)</td>
</tr>
<tr>
<td>Pyracantha spp.</td>
<td>Firethorn, Pyracantha</td>
</tr>
<tr>
<td>Raphiolepis indica</td>
<td>Indian Hawthorne</td>
</tr>
<tr>
<td>Rosemarinus officinales</td>
<td>Prostrate Rosemary</td>
</tr>
<tr>
<td>Russelia equisetiformis</td>
<td>Firecracker Plant</td>
</tr>
<tr>
<td>Sabal minor</td>
<td>Palmetto Palm</td>
</tr>
<tr>
<td>Salvia farinacea</td>
<td>Blue Sage, Mealy Sage</td>
</tr>
<tr>
<td>Salvia greggii</td>
<td>Autumn Sage</td>
</tr>
<tr>
<td>Schinus molle</td>
<td>California Pepper Tree</td>
</tr>
<tr>
<td>Stralitzia spp.</td>
<td>Bird of Paradise</td>
</tr>
<tr>
<td>Senecio confusus</td>
<td>Mexican Flame Vine, Mexican Love Vine</td>
</tr>
<tr>
<td>Setcresea purpurea</td>
<td>Purple Heart</td>
</tr>
<tr>
<td>Tecoma stans</td>
<td>Yellowbells</td>
</tr>
<tr>
<td>Tecoma capensis</td>
<td>Cape Honeysuckle (Tecoma capensis)</td>
</tr>
<tr>
<td>Thyrralis glauca</td>
<td>Yellow Plumbago</td>
</tr>
<tr>
<td>Trachelospermum asiaticum</td>
<td>Asian Jasmine,</td>
</tr>
<tr>
<td>Trachelospermum jasminoides</td>
<td>Confederate Jasmine, Star Jasmine</td>
</tr>
<tr>
<td>Verbena bipinnatifida and rigida</td>
<td>Perennial Verbena</td>
</tr>
<tr>
<td>Viburnum spp.</td>
<td>Viburnum</td>
</tr>
<tr>
<td>Vinca major</td>
<td>Large Vinca</td>
</tr>
<tr>
<td>Vinca minor</td>
<td>Small Vinca</td>
</tr>
<tr>
<td>Xylosma congestum</td>
<td>Xylosma</td>
</tr>
<tr>
<td>Yucca pendula</td>
<td>Softleaf Yucca</td>
</tr>
<tr>
<td>Yucca thompsonia</td>
<td>Thompson Yucca</td>
</tr>
<tr>
<td>Yucca treculeana</td>
<td>Spanish Dagger</td>
</tr>
<tr>
<td>Wedelia trilobata</td>
<td>Wedelia</td>
</tr>
</tbody>
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### PALMS

<table>
<thead>
<tr>
<th>Scientific Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arecastrum romanzoffinum</td>
<td>Queen Palm (Cocus Plumose)</td>
</tr>
<tr>
<td>Brahea armata</td>
<td>Mexican Blue Palm</td>
</tr>
<tr>
<td>Butia capitata</td>
<td>Pindo, Cocos Australis, Jelly Palm</td>
</tr>
<tr>
<td>Chamaerops humulis</td>
<td>Mediterranean Fan Palm</td>
</tr>
<tr>
<td>Livistona chinensis</td>
<td>Chinese Fan Palm</td>
</tr>
<tr>
<td>Phoenix canariensis</td>
<td>Canary Island Date</td>
</tr>
<tr>
<td>Phoenix dactylifera</td>
<td>Texas Date Palm</td>
</tr>
<tr>
<td>Sabal palmetto</td>
<td>Cabbage Palm (Florida Sabal)</td>
</tr>
<tr>
<td>Sabal texana</td>
<td>Texas Sabal</td>
</tr>
<tr>
<td>Syagrus romanzonifiana</td>
<td>Cocus Plumosa</td>
</tr>
<tr>
<td>Trachycarpus fortunei</td>
<td>Windmill Palm</td>
</tr>
<tr>
<td>Washingtonia filifera</td>
<td>Fan Palm (Freeze Hardy)</td>
</tr>
<tr>
<td>Washingtonia robusta</td>
<td>Fan Palm</td>
</tr>
</tbody>
</table>

(Ordinance 027670, 4/22/08)

**PLANTS NOT REQUIRED TO HAVE PERMANENT IRRIGATION**

The following plants do need watering the first year to successfully establish. The plants listed in the Shrubs, Vines, Groundcover and Herbaceous Perennials category cannot be planted with plants that are on the following list. In order to create a landscape area without irrigation, only the following plants from this list can be used in that landscape area. These plants are not acceptable as parking buffers for vehicular use areas.

(Ordinance 027670, 4/22/08)

### SHRUBS, VINES, GROUNDCOVER AND HERBACEOUS PERENNIALS

<table>
<thead>
<tr>
<th>Scientific Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agave spp.</td>
<td>Agave</td>
</tr>
<tr>
<td>Aloe spp.</td>
<td>Aloe Vera</td>
</tr>
<tr>
<td>Asparagus densiflorus</td>
<td>Sprengeri Asparagus Fern</td>
</tr>
<tr>
<td>Bulbine frutescens</td>
<td>Bulbine</td>
</tr>
<tr>
<td>Cacti spp.</td>
<td>Cactus</td>
</tr>
</tbody>
</table>

### PALMS

<table>
<thead>
<tr>
<th>Scientific Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arecastrum romanzoffinum</td>
<td>Queen Palm (Cocus Plumose)</td>
</tr>
<tr>
<td>Brahea armata</td>
<td>Mexican Blue Palm</td>
</tr>
<tr>
<td>Chamaerops humulis</td>
<td>Mediterranean Fan Palm</td>
</tr>
<tr>
<td>Sabal palmetto</td>
<td>Cabbage Palm</td>
</tr>
<tr>
<td>Sabal texana</td>
<td>Texas Sabal</td>
</tr>
<tr>
<td>Washingtonia filifera</td>
<td>Fan Palm</td>
</tr>
<tr>
<td>Washingtonia robusta</td>
<td>Fan Palm (Freeze Hardy)</td>
</tr>
</tbody>
</table>

(Ordinance 027670, 4/22/08)
ARTICLE 27C. WIRELESS TELECOMMUNICATIONS FACILITIES

Section 27C-1 Purpose.

27C-1.01. The purpose of this Article is to establish guidelines regulating the location of telecommunication towers and antennas with the objective of minimizing their number, to protect and promote public safety, and to minimize and mitigate any adverse visual or aesthetic impacts on the community while promoting the orderly development of telecommunication facilities within the City. The objective is to avoid the creation of visual distractions, prevent obstructions to the view of pedestrians and motorists on public thoroughfares, and to ensure the structural integrity of supporting structures.

27C-1.02. The regulations contained in this article have been developed under the following general guidelines as provided in the Federal Telecommunications Act of 1996:

(A) Cities have local authority over “placement, construction and modification” of cellular telephone facilities and other personal wireless telecommunication on service facilities.

(B) Regulations “shall not unreasonably discriminate among providers of functionally equivalent services.”

(C) Regulations shall not prohibit or have the effect of prohibiting the provision of personal wireless services.

(D) “Denial shall be in writing and supported by substantial evidence.”

(E) Cities may not “regulate the placement, construction and modification of personal wireless service facilities on the basis of environmental or radio frequency emissions to the extent that such facilities comply with the Federal Communication Commissions regulations concerning such emissions.”

27C-1.03. Notwithstanding any other provision of this ordinance, installation, construction, alteration, modification, or replacement of telecommunications towers and antennas, when permitted by federal law and the laws of the State of Texas, shall be regulated and governed by the following use regulations and requirements.

Section 27C-2 General Provisions.

27C-2.01 Applications.

(A) All applications - All applications for building permits or a Special Use Exception, under Sections 27C-4.02 and 29-3, for a telecommunications tower, antenna, or other facility to provide a telecommunications service shall include a completed supplemental information form provided by the City regarding telecommunications facilities. An application shall include the following information:

(1) Site and landscape plans drawn to scale.

(2) A report, including description of the tower, with technical reasons for its design and the reason the particular location was selected. The report should disclose the technical performance goals (i.e., desired strength signal) for the provider; whether additional towers will need to be located within the City, and under what conditions to provide adequate coverage; radio frequency coverage prediction maps showing area to be served before the addition of a new cell, and
a radio frequency coverage prediction map that shows coverage after the new cell is operational.

(3) Documentation establishing the structural integrity of the tower for its proposed uses.

(4) The general capacity of the tower, and information necessary to assure that ANSI/TIA/EIA standards are met.

(5) A statement of intent on whether space will be leased to other telecommunication providers.

(6) Proof of ownership of the proposed site or authorization to use the site.

(7) Copies of any necessary easements to provide utilities to the facility.

(8) An analysis of the area containing topographic contours.

(9) The proposed location of the interconnection, if any, between the wireless telecommunication provider and the franchised wired, cable, or fiber optic telecommunication provider. If the interconnection is not located in the equipment enclosure at the base of the tower, then a detailed description of any and all easements that are being used to carry the signal by wire, cable, or fiber optic cable.

(10) Identification of any alternative sites that were available for co-location, and the reason co-location on an existing site was not a practical alternative.

Applications for Special Use Exceptions - All applications for a Special Use Exception, under Section 29-3.12, for a telecommunications tower, antenna, or other facility to provide a telecommunications service shall include a completed supplemental information form provided by the City regarding telecommunications facilities. An application shall include a report with the following information:

(1) Description of the tower, with technical reasons for its design and the reason the particular location was selected.

(2) Any alternative sites that were available for co-location, and the reason co-location on an existing site was not a practical alternative. The technical performance goals (i.e., desired strength signal) for the provider.

(3) Whether additional towers will need to be located within the City, and under what conditions to provide adequate coverage. A map showing the general location of future towers may be provided. If the general location of any future towers, whether by description within the report or on the map, is not provided, the fact the telecommunication provider has antennas located on the tower being applied for may not be used to justify the location of any future towers within the City.
Information relating to the number of calls being dropped with the current tower coverage, the number of failed hand-offs between existing cell sites, and the number of people denied access to the system because there is not enough capacity to handle all calls.

Any maps and information provided under this subsection will be treated by the City as privileged commercial information under Section 552.110 of the Texas Public Information Act, Chapter 552, Texas Government Code, if each page and sheet is clearly marked and identified as proprietary information that should not be made available to the public. If a request is received for the information, the request and information will be forwarded to the Attorney General for a determination under Section 552.301 of the Act. The City will withhold the information from the requester under Section 552.305 of the Act, until after the Attorney General’s decision is received. The City will only release the information if directed to do so by the Attorney General.

27C-2.02 Platted Lots. Telecommunications facilities, including towers and related equipment buildings, shall be located on a platted lot.

27C-2.03 Technical Assistance. When a Special Use Exception is required to comply with the provisions of this article, and when the technical information provided by the applicant is beyond the technical capacity of city staff to review, the applicant, in addition to the usual application fee, shall reimburse the city for the actual cost to the City for the services of a technical expert to review the application and/or information supplement, up to a maximum of $5,000.

27C-2.04 Pre-application Meetings. Prior to leasing, purchasing, or constructing telecommunication facilities, the telecommunications provider or licensee is required to meet with the Director of Planning and Development and the Building Official or their designees to determine if the location will require a Special Use Exception or other approvals, and to review the merits of potential locations.

27C-2.05 Master Antenna Map. To facilitate co-location and coordination of telecommunication sites, the city shall, within 30 days of the effective date of this ordinance, notify the providers of telecommunication services, listed in the telephone directory or otherwise known to the City, of the enactment of this ordinance. Telecommunication service providers shall, within 90 days of the date of such notice, provide the City with their respective master antenna map. The master antenna map shall show the locations, heights, and co-location capabilities of all telecommunications towers, on which it has antennas serving any portion of the city, and indicating coverage areas for current telecommunications towers. Providers shall also provide the city with any updates to the above documents within 90 days of the installation of an antenna on any new or existing towers not previously identified, and notice of any change in ownership of any telecommunications tower.

27C-3 Telecommunications Tower Standards.

27C-3.01 Applicable Federal and State Standards. All telecommunications towers and antennas shall be erected and operated in compliance with current Federal Communication Commission (FCC) and Federal Aviation Administration (FAA) rules and regulations, and other applicable Federal, State, and local standards.
27C-3.02 Structural Standards. Telecommunications tower structures must be designed and constructed to conform to the most current revision of TIA/EIA 222 standards. However, any telecommunications tower structures must be designed and constructed to the wind load speeds established in the City's Building Code, rather than the basic wind speeds published in TIA/EIA 222.

27C-3.03 Co-location. Towers shall be designed and built to accommodate a minimum of two telecommunication providers if over 75 feet (23 meters) in height. The owner of the tower must certify to the city that the tower is available for use by other telecommunications service providers on a reasonable and nondiscriminatory basis.

27C-3.04 Fencing and Support Structures.

(A) Security fencing shall be installed and must be constructed of wrought iron or steel, chain link fence, or a masonry wall, which is not less than 6 feet (1.8 meters) in height.

(B) The exterior of equipment buildings, within, adjacent to, or visible from a residential district, shall be constructed of materials (i.e., siding, brick, masonry, or stucco) and in a similar style and character (i.e., roofing, color, and trim) of adjoining structures and must blend with adjacent landscaping and other surroundings. Metal equipment cabinets are not permitted.

(C) The exterior of other equipment buildings and/or metal equipment cabinets, which are within a nonresidential district and visible from public rights-of-way, must have a neutral finish or be painted to reflect the color and character of adjoining structures or blend with adjacent landscaping and other surroundings.

(D) The owner or operator of a telecommunication tower facility may request a waiver of the requirement for a security fence from the Board of Adjustment.

27C-3.05 Setbacks.

(A) All telecommunication towers as well as guys and guy anchors shall be located within the buildable area of the lot and not within the front, rear, or sideyard building setbacks.

(B) Telecommunication towers shall be set back a minimum of one and a half (1.5) times the height of the tower from the right-of-way of all federal and state highways and any arterial street.

(C) Except as otherwise provided in this Article, telecommunications towers adjacent to residential dwellings must be a minimum of a 1.5 to 1 distance to height ratio from a single-family, two-family, or multiple-family dwelling.

(D) Amateur radio antennas must be a minimum of a 1 to 2 distance to height ratio from nearest property line and consent of adjoining property owners.

(E) The Building Official may allow the construction of telecommunication tower that is not adjacent to a dwelling within the setback required by 27C-3.05(B) if the tower, including any antennas and other devices installed on the tower, is built to substantially higher wind load standards. The minimum setbacks from roadways may be reduced to the minimum required yard setbacks if the tower will withstand a sustained wind speed of 130 m.p.h. (209 kph), which is equal to the highest recorded sustained wind speeds experienced within the City.
The Zoning Board of Adjustment may reduce the required setback of a telecommunication tower adjacent to a dwelling, if the tower, including any antennas and other devices installed on the tower, are built to substantially higher wind load standards. The setback from nearest residential structure may be reduced to the minimum required yard setbacks if the tower will withstand a sustained wind speed of 130 m.p.h. (209 kmph), which is equal to the highest recorded sustained wind speeds experienced within the City.

27C-3.06 Signage.

(A) Except as otherwise permitted in this ordinance, no signage, lettering, symbols, images, or trademarks other than one identifying sign that is not in excess of 200 square inches (1290 square cm) shall be placed on or affixed to any part of a telecommunications tower, antenna, or antenna array, other than as required by FCC regulations or other applicable law.

(B) An identifying sign shall be posted on the gate of the security fence or on the door of the equipment enclosure. The identifying sign shall contain the following information to enable public safety personnel to contact the telecommunication tower operator: (1) name of the operator of the telecommunications tower, and (2) a telephone number that is monitored 24 hours a day, 365 days a year.

27C-3.07 Lighting.

(A) Except as otherwise permitted in this ordinance, no signals, lights or illumination of any kind shall be permitted on or directed toward any tower, unless required by the FCC, the FAA, or other appropriate public authority with jurisdiction over lighting of towers.

(B) Security lighting may be installed to illuminate the area surrounding the tower and the equipment building or equipment enclosures. Any lighting must be shielded and directed away from any nearby streets or residences so long as FCC or FAA guidelines, standards, and regulations are satisfied.

27C-3.08 Abandonment.

(A) The owner of any telecommunications facility shall provide the Building Official with a copy of any notice of its intent to cease operations sent to the Federal Communications Commission, within 30 days of filing the notice with the FCC. The telecommunications tower and accessory structures shall be removed within ninety (90) days of date operations cease, unless an extension is obtained from the Building Official.

(B) In the event the use of any wireless communication facility, which would include any telecommunications tower or other antenna support structure, has been discontinued for a period of 360 days, the antenna support structure shall be deemed to be abandoned. Determination of the date of abandonment shall be made by the Building Official, who shall have the right to request documentation from the owner/operator regarding the issue of usage.

(C) Upon the determination of abandonment, the owner/operator of the tower or antenna support structure shall remove tower or structure within 90 days of receipt of notice from the building official notifying the owner/operator of such abandonment. If the tower or antenna support structure is not removed within 90 days, the Building Official shall cause it to be removed at the owners expense.

27C-3.09 Landscaping.
(A) Any side of the security fencing surrounding a telecommunication tower antenna facility, within a residential district, that is visible from a public road or residence must be screened from view by landscaping. The planting of trees within the fenced area is encouraged.

(B) Any side of the security fencing surrounding a telecommunication tower antenna facility, within a non-residential district, that is located in a front or side yard along a street, or which is visible from residence must be screened from view by landscaping.

(C) Landscaping shall be designed within twelve months of installation to block the view of the public from a road or residence of the base of the tower, equipment structure, and parking areas within the fenced enclosure.

(D) Plants shall be selected from those listed in Section 27B-14 of this ordinance. The use of drought tolerant trees, shrubs, and vines is recommended.

(E) The owner or operator of the antenna facility shall maintain the required landscaping.

27C-4 Tower Location Standards.

27C-4.01 Towers Permitted by Right.

(A) Free-standing monopole telecommunications towers 85 feet (26 meters) or less in height and self-supporting lattice and guyed towers 50 feet (15 meters) or less in height are permitted in the non-residential districts indicated in Table 27C of this ordinance.

(B) Free-standing monopole, guyed, and self-supporting lattice work towers of any height are permitted in an “I-3” District.

27C-4.02 Towers Requiring a Special Use Exception (SUE). Except as otherwise provided in this Article, monopole towers in excess of 85 feet (26 meters) in height and other telecommunication towers, including self-supporting lattice and guyed towers in excess of 50 feet (15 meters) in height are permitted in the non-residential districts and monopole telecommunications towers are permitted in residential districts, as indicated in Table 27C of this ordinance, with a Special Use Exception (SUE).

27C-4.03 Historic/Cultural. Except for compatible alternative mounting structures that effectively camouflage or conceal the presence of telecommunications antennas, telecommunications facilities should not be located on or within 300 feet (90 meters) of property zoned historic or property included in a national or local historic district. In addition, said facilities should, wherever possible, be located so as to ensure that historic or culturally significant vistas, and landscapes are protected and that the views of and vistas from architecturally and/or historically significant structures are not impaired or diminished.

27C-4.04 Tower Spacing. Any new telecommunications tower in excess of 180 feet in height must be located a minimum of 1 mile from any existing tower in excess of 180 feet (54.9 meters) in height, unless the telecommunication tower is located within an “I-3” District.

27C-4.05 Alternative Mounting Structures.

(A) New Alternative Mounting Structures 100 feet (30 meters) or less in height are permitted, by right, in the non-residential districts indicated in Table 27C of this ordinance.
(B) New Alternative Mounting Structures in excess of 100 feet (30 meters) in height are permitted in the non-residential districts indicated in Table 27C of this ordinance with a Special Use Exception.

(C) New Alternative Mounting Structures 100 feet (30 meters) or less in height that are also used to provide lighting to parks, stadiums, athletic fields, school playgrounds, tennis courts, and other recreational areas are permitted, by right, in residential districts indicated in Table 27C of this ordinance.

(D) All other new Alternative Mounting structures located in the residential zoning districts indicated in Section 27C-8, of this ordinance shall require a Special Use Exception.

(E) Alternative Mounting Structures must be either:

1. Similar in color, scale and character to adjoining buildings or structures or blend with the landscaping and other surroundings immediately adjacent to them so as to generally avoid the creation of unique visual object that stand out in the environment; or

2. Designed as an artwork. The design of a proposed alternative mounting structure that is intended to also serve as a work of art shall be submitted to the Municipal Arts Commission for review and comment.

3. Designed as lighting standards for parks, stadiums, athletic fields, school playgrounds, tennis courts, and other recreational areas.

27C-5 Antenna Mounting Standards.

27C-5.01 The purpose of this section is to promote public safety and maintain order and harmony within the City’s business, cultural and residential districts by restricting the size and location of telecommunication antennas.

27C-5.02 Whip and Panel Antenna Mounting Standards.

(A) Individual telecommunications antennas are allowed as a matter of right on existing electric utility poles, light standards, and telecommunication towers in excess of 40 feet (12 meters) in height, provided that the total length of any antenna does not exceed 15 percent of the height of the structure.

(B) The height or length of a panel or whip antenna is determined by measuring from the base or point of attachment to a tower or structure to the highest point of any and all components of the antenna.

(C) Telecommunications antennas and arrays are allowed by right on existing electric transmission towers.

(D) Existing towers in excess of 50 feet (15 meters) in height may, as a matter of right, be rebuilt, if necessary, to support or contain a new antenna or additional antennas, provided that the new tower is the same height and substantially the same in appearance as the structure it replaces and, at a minimum, is reconstructed to meet the current building codes, including the State’s windstorm resistant construction regulations.

(E) Panel antennas which do not extend above the billboards and outdoor advertising signs, or whip antennas 15 feet (4.5 meters) or less in height, are permitted, as a matter of right, on conforming billboard structures and signs.
Building mounted panel antennas are permitted, as a matter of right, on non-residential buildings and multifamily dwellings in all zoning districts, provided that they do not project to the side more than 36 inches (91 cm) from the surface of the building to which they are attached. The antenna’s appearance shall be such that its color and texture blends with the surrounding surface of the building.

Whip antennas are permitted, as a matter of right, on non-residential buildings and multifamily dwellings in all zoning districts, provided that the total length of the whip antennas, regardless of mounting method or location, does not exceed 25 feet (7.5 meters) or 15 percent of the height of the building.

27C-5.03 Dish Antenna Mounting Standards.

(A) Dish antennas, shall not be permitted in any frontyard setback area or sideyard setback adjacent to any roadway.

(B) Ground mounted dish antennas in excess of five feet (1.5 meters) in height shall be screened from roadways and adjacent property by a minimum 6-foot high screening fence, evergreen hedge, or masonry wall.

(C) Dish antennas in excess of 10 feet (3 meters) in height or more than 10 feet (3 meters) in diameter, shall not be permitted in any residential zoning district.

(D) Building/roof mounted dish antennas 3.3 feet (1 meters) or less in diameter, are permitted in all zoning districts indicated in Table 27C of this ordinance.

(E) Building/roof mounted dish antennas 6.6 feet (2 meters) or less in diameter, are permitted on all non-residential buildings and multi-family dwellings in any zoning district.

(F) Building/roof mounted dish antennas in excess of 6.6 feet (2 meters) in diameter, may be permitted on buildings in excess of 100,000 square feet (9,000 square meters) of building floor area in any zoning district.

27C-5.04 Structural Certification.

(A) Prior to the installation of any building/roof mounted telecommunications antenna, antenna array, or support structure on other than a single-family residence, the City’s Building Official shall be provided with an engineer's certification that the structure will support and not be adversely affected by the proposed antenna and associated equipment.
27C-6 Appeal.

27C-6.01. Any entity that desires to erect or utilize telecommunication facilities that wishes to present evidence that such entity would be limited by the current ordinances or regulations of the City dealing with zoning and land use may apply for such use under this section. The Zoning Board of Adjustment shall, upon a showing that strict application of the regulations would prohibit or have the effect of prohibiting personal wireless service, as defined by Federal law, grant a Special Use Exception, consistent with the spirit and intent of this chapter and section, to the extent necessary to prevent the prohibition.

27C-7 Violation Deemed Nuisance.

27C-7.01. In addition to the penalties provided in this code, any violation of this subchapter is hereby declared to be a nuisance. In addition to any other relief provided by this subchapter, the city may apply to a court of competent jurisdiction for an injunction to prohibit the continuation of any violation of this article, and other available relief.
## Table 27C

### Zoning Districts Where Telecommunication Facilities Are Authorized

<table>
<thead>
<tr>
<th>Telecommunication Facility Type</th>
<th>Non-Residential</th>
<th>Residential</th>
<th>Historic/Cultural</th>
<th>Reference</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Amateur Radio Towers</strong> under 50 feet (15 m)</td>
<td>Yes</td>
<td>Yes</td>
<td>No</td>
<td>Section 27C-4.02. See also Section 13-1, Code of Ordinances, §103.4.4.4. of Technical Construction Codes</td>
</tr>
<tr>
<td><strong>Self-supporting Lattice, Guyed, and Other Towers</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0 to 50 feet (15 m)</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>Section 27C-4.04</td>
</tr>
<tr>
<td>Over 50 feet (15 m)</td>
<td>SUE&lt;sup&gt;3,4&lt;/sup&gt;</td>
<td>No</td>
<td>No</td>
<td>Section 27C-4.04</td>
</tr>
<tr>
<td><strong>Monopole Tower</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0 to 85 feet (26 m)</td>
<td>Yes</td>
<td>SUE&lt;sup&gt;3&lt;/sup&gt;</td>
<td>No</td>
<td>Section 27C-4.03</td>
</tr>
<tr>
<td>Over 85 feet (26 m)</td>
<td>SUE&lt;sup&gt;3,4&lt;/sup&gt;</td>
<td>No</td>
<td>No</td>
<td>Section 27C-4.04</td>
</tr>
<tr>
<td><strong>Alternative Mounting Structures</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0 to 100 feet (30 m)</td>
<td>Yes</td>
<td>SUE&lt;sup&gt;3,5&lt;/sup&gt;</td>
<td>Stealth</td>
<td>Section 27C-4.06(A)</td>
</tr>
<tr>
<td>Over 100 feet (30 m)</td>
<td>SUE&lt;sup&gt;3&lt;/sup&gt;</td>
<td>SUE&lt;sup&gt;3&lt;/sup&gt;</td>
<td>Stealth</td>
<td>Section 27C-4.06(B)</td>
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<tr>
<td><strong>Antenna Only Mountings</strong></td>
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<td></td>
<td></td>
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<tr>
<td>Electric Transmission Towers</td>
<td>Yes</td>
<td>Yes</td>
<td>Stealth</td>
<td>Section 27C-5.02(B)</td>
</tr>
<tr>
<td>Existing Telcom Towers over 40 feet (12 m)</td>
<td>Yes</td>
<td>Yes</td>
<td>Stealth</td>
<td>Section 27C-5.02(A)</td>
</tr>
<tr>
<td>Utility Poles over 40 feet (12 m)</td>
<td>Yes</td>
<td>Yes</td>
<td>Stealth</td>
<td>Section 27C-5.02(A)</td>
</tr>
<tr>
<td>Light Poles over 40 feet (12 m)</td>
<td>Yes</td>
<td>Yes</td>
<td>Stealth</td>
<td>Section 27C-5.02(A)</td>
</tr>
<tr>
<td>Conforming Billboards</td>
<td>Yes</td>
<td>Yes</td>
<td>Stealth</td>
<td>Section 27C-5.02(D)</td>
</tr>
<tr>
<td>Building Mounted Panels</td>
<td>Stealth</td>
<td>Stealth&lt;sup&gt;6&lt;/sup&gt;</td>
<td>Stealth</td>
<td>Section 27C-5.02(E)</td>
</tr>
<tr>
<td>Building Mounted Whips</td>
<td>Yes</td>
<td>Yes&lt;sup&gt;6&lt;/sup&gt;</td>
<td>Stealth</td>
<td>Section 27C-5.02(F)</td>
</tr>
<tr>
<td>Roof Mounted Arrays</td>
<td>Yes&lt;sup&gt;7&lt;/sup&gt;</td>
<td>Yes&lt;sup&gt;7&lt;/sup&gt;</td>
<td>Stealth</td>
<td>Section 27C-5.02(F)</td>
</tr>
<tr>
<td><strong>Dish Antenna Mountings</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building/Roof Mounted under 1m (3.3’) dia.</td>
<td>Yes</td>
<td>Yes</td>
<td>Stealth</td>
<td>Section 27C-5.03(D)</td>
</tr>
<tr>
<td>Building/Roof Mounted under 2m (6.6’) dia.</td>
<td>Yes&lt;sup&gt;7&lt;/sup&gt;</td>
<td>Yes&lt;sup&gt;7&lt;/sup&gt;</td>
<td>Stealth</td>
<td>Section 27C-5.03(F)</td>
</tr>
<tr>
<td>Building/Roof Mounted over 2m (6.6’) dia.</td>
<td>Yes&lt;sup&gt;8&lt;/sup&gt;</td>
<td>Yes&lt;sup&gt;8&lt;/sup&gt;</td>
<td>Stealth</td>
<td>Section 27C-5.03(G)</td>
</tr>
<tr>
<td>Ground Mounted under 3m (3.3’) dia.</td>
<td>Yes</td>
<td>Yes</td>
<td>Stealth</td>
<td>Section 27C-5.03(C)</td>
</tr>
<tr>
<td>Ground Mounted over 3m (3.3’) dia.</td>
<td>Yes</td>
<td>No</td>
<td>Stealth</td>
<td>Section 27C-5.03(C)</td>
</tr>
<tr>
<td>Notes:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| 3 | “SUE” means a special use exception, obtained under Section 29-3, is required by Section 27C-4.04.  
| 4 | In an “I-3” zoning district, there is no tower height limitation and “SUE” is not required.  
| 5 | Alternative Mounting Structures 100 feet (30 meters) or less in height that are also used to provide lighting to parks, stadiums, athletic fields, school playgrounds, tennis courts, and other recreational areas are permitted, by right, in residential districts.  
| 6 | Non-Residential and Multi-Family Structures Only  
| 7 | Non-Residential and Multi-Family Structures  
| 8 | Structures in excess of 100,000 square feet (900 square meters) of floor area
ARTICLE 27D. WIND ENERGY CONVERSION UNITS

27D-1 Purpose. The purpose of this article is to facilitate the siting, installation, and construction of small and medium wind energy conversion units within the City of Corpus Christi, subject to reasonable restrictions, which will preserve the health and safety of the public, ensure compatibility with surrounding land uses, and provide guidelines in the protection of listed species.

27D-2 Applicability.

27D-2.1 The requirements of this article apply within the City of Corpus Christi where all wind energy conversion units used to generate electricity or perform work that may be connected to a utility grid, serve as an independent source of energy, or serve as a hybrid system.

27D-2.2 Wind energy units in place prior to November 16, 2009 are not required to meet the requirements of this article.

27D-2.3 However, any pre-existing wind energy unit that is not producing energy for a continuous period of 6 months must meet the requirements of this article prior to recommencing production of energy.

27D-2.4 Any physical modification to an existing and permitted wind energy unit that materially alters the size, type, power output, or number of wind energy units, or other equipment, requires a permit modification from the City.

27D-2.5 Accessory Use. Accessory use for this article refers to the stipulation that the energy generated by a wind energy unit must be used onsite and any additional energy produced above the total onsite demand can only be sold to an electrical utility that normally provides electrical power to the property.

27D-2.6 Wind Energy Farms. The leasing of land or establishment of wind energy units on land for the commercial sale of wind energy is prohibited within the City limits.

27D-3 Requirements for all Wind Energy Units.

27D-3.1 Certification. All wind energy units must be approved under an Emerging Technology program, such as the California Energy Commission, IEC, or any other small and medium wind certification program recognized by the American Wind Energy Association (AWEA) or the U.S. Department of Energy.

27D-3.2 Permits. All wind energy units require a Building Permit, Electrical Permit, and Development Services review by the City.

27D-3.3 Inspection. All wind energy units must be inspected by the City's Building and Electrical Inspectors.

27D-3.4 Permit Issuance. The Development Services review must be performed, and the Building Permit, Electrical Permit, and if applicable, Special Use Exception Permit, must be issued prior to the mounting, pouring of a concrete pad, or construction and assembly of the wind energy unit.

27D-3.5 Agency Review. All wind energy units are subject to permit review and consultation with all applicable State and Federal agencies having jurisdiction and listed under Section 27D-6.

27D-3.6 Survival Wind Speed. All wind energy units and associated components, including, but not limited to, generator, rotor blades, or other components and covers, must be constructed of
materials and be installed to meet or exceed the minimum wind resistant construction standards of the Texas State Department of Insurance Wind Load Factors for the Corpus Christi area and the Corpus Christi Building Code.

27D-3.7 Setbacks.

(A) All required setbacks are measured from the property line or utility easement, if present and applicable, and subject to Section 27D-4.4.

(B) If an Applicant is able to present evidence that the proposed wind energy system has been engineered with a break-point along the tower, the City may determine that the measurement of the length of the longest segment following a break at the break-point can be used in determining the fall radius and setback.

27D-3.8 Controls and brakes. All wind energy units must have automatic and manual braking systems that engage at the maximum wind speeds allowable as designated for the type of wind energy unit installed, to prevent uncontrolled rotation and excessive pressure on the tower structure, rotor blades, turbine components, or supporting and mounting structures.

27D-3.9 Maintenance. The owner and operator of a wind energy unit must maintain the unit to manufacturer standards. All required periodic maintenance must be performed as recommended by the manufacturer.

27D-3.10 Appearance. All wind energy units must maintain a non-reflective finish.

27D-3.11 Signs. Advertising or identification of any kind on wind energy conversion units is prohibited.

27D-3.12 Wiring.

(A) Storage. All electrical wires associated with a freestanding wind energy conversion unit must be located on or within the tower or supporting structure in a manner that minimizes their visibility, and must be installed in compliance with the Corpus Christi Electrical Code.

(B) Installation. All transmission wires must be installed underground and comply with the City of Corpus Christi’s Electrical Code.

27D-3.13 Lighting. Wind energy units may not be artificially lighted, unless requested or required by the Federal Aviation Administration.

27D-3.14 Restrictive Covenants and Easements. Wind energy units may not be located in violation of any restrictive covenants and private restrictions on the properties where they are located.

27D-3.15 Flood Elevations. All electrical and mechanical equipment associated with a wind energy unit must meet the Base Flood Elevation requirements of the “Flood Hazard Prevention Code” under the City’s Chapter 14, Development Services Code.

27D-4 Uses, Lot Size Allowances, Heights, Setbacks, and Required Permits.

27D-4.1 Permitted Use/By Right.

(A) All applications for wind energy units as a Permitted/By Right use are subject to permit review and the requirements of Sections 27D-2, 27D-3, 27-D4.1, 27D-4.3, 27D-4.4, 27D-5, 27D-6, 27D-7, 27D-8, and 27D-9.
Wind energy units are allowed as an accessory use to a building or structure requiring energy and as a Permitted/By-Right use on platted lots as follows:

1) Single-Family, Two-Family, and Townhouse Residential Use Districts. The following standards apply to the single-family, two-family, and townhouse residential uses in zoning districts RE, RA, R-1A, R-1B, R-1C, R-TH, R-2, A-1, A-1A, A-2, AB, B-1, B-1A, B-2, B-2A, B-4, or BD:
   a) One building or structurally-mounted unit is permitted for every 1,500 sq. ft. of a building requiring energy, not to exceed a height of 15 feet above the highest point of the structure, excluding chimneys, with a fall radius that falls within the property lines.
   b) In addition to building or structurally-mounted units, one small free-standing unit is permitted on any lot originally platted as one acre (43,560 sq. ft.) in size or greater, the total unit height of which may not exceed 55 feet above the natural grade, with a fall radius that falls within the property lines.

2) Multiple-family Residential Use Districts. The following standards apply to the multiple-family residential uses in zoning districts A-1, A-1A, A-2, AT, AB, B-1, B-1A, B-2, B-2A, B-4, or BD:
   a) One building or structurally-mounted unit is permitted for every 20,000 sq. ft. of a building requiring energy, not to exceed a height of 15 feet above the highest point of the structure, excluding chimneys, with a fall radius that falls within the property lines, and clears all other structures onsite.
   b) In addition to building or structurally-mounted units, one small free-standing unit is permitted on a platted lot, the total unit height of which may not exceed 55 feet above the natural grade, with a fall radius that falls within the property lines, and clears all other structures onsite.

3) Neighborhood Business and Light-Industrial Use Districts. The following standards apply to the neighborhood business and light-industrial uses in zoning districts AB, B-1, B-1A, B-2, B-2A, B-3, I-1, or I-2:
   a) One building or structurally-mounted unit is permitted for every 20,000 sq. ft. of a building requiring energy, not to exceed a height of 15 feet above the highest point of the structure, excluding chimneys, with a fall radius that falls within the property lines, and clears all other structures onsite.
   b) In addition to building or structurally-mounted units, one small free-standing unit is permitted on a platted lot, the total unit height of which may not exceed 55 feet above the natural grade, with a fall radius that falls within the property lines, and clears all other structures onsite.

4) Primary Business and Heavy-Industrial Use Districts. The following standards apply to the general business, heavy-industrial, and agricultural uses in zoning districts B-4, B-5, B-6, or I-3:
Wind Energy Conversion Units

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a) One building or structurally-mounted unit is permitted for every 20,000 sq. ft. of a building requiring energy, not to exceed a height of 35 feet above the highest point of the structure, excluding chimneys, with a fall radius that falls within the property lines, and clears all other structures onsite.

b) In addition to building or structurally-mounted units, one small free-standing unit is permitted on a platted lot, the total unit height of which may not exceed 85 feet above the natural grade, with a fall radius that falls within the property lines, and clears all other structures onsite.

5) Agricultural Use Districts. The following standards apply to the agricultural uses in zoning district F-R:

a) One building or structurally-mounted unit is permitted for every 1,500 sq. ft. of a building requiring energy, not to exceed a height of 35 feet above the highest point of the structure, excluding chimneys, with a fall radius that falls within the property lines, and clears all other structures onsite. Each building that is at least 1,500 sq. feet that requires energy may have a building or structurally-mounted unit.

b) In addition to building or structurally-mounted units, two small free-standing units are permitted on a platted lot, the total unit height of which may not exceed 85 feet above the natural grade, with a fall radius that falls within the property lines, and clears all other structures onsite.

27D-4.2 Special Use Exception Permit.

(A) All applications for wind energy units under a Special Use Exception Permit are subject to permit review and the requirements of Sections 27D-2, 27D-3, 27-D4.2, 27D-4.3, 27D-4.4, 27D-5, 27D-6, 27D-7, 27D-8, 27D-9, and 29-3.13.

(B) All Special Use Exception Permits issued for a wind energy unit are for the life of the system, and with the exception of the replacement of parts for the repair of an existing unit, any replacement in the model, height, or power output of the unit requires an amendment to the existing Special Use Exception Permit.

(C) Wind energy units, which are in addition to any wind energy units allowed by right under 27D-4.1, are allowed as an accessory use to a building requiring energy on platted lots under a Special Use Exception Permit as follows:

1) Single-Family, Two-Family, and Townhouse Residential Use Districts. One small free-standing unit is permitted on any lot platted as less than one acre (43,560 sq. ft.) in size, provided that the total unit height may not exceed 55 feet above the natural grade and the unit will fall within the property lines, in the following zoning districts RE, RA, R-1A, R-1B, R-1C, R-TH, R-2, A-1, A-1A, A-2, AB, B-1, B-1A, B-2, B-2A, B-4, or BD, when the property is being used for single-family, two-family, or townhouse residential uses.

2) Multiple-family Residential, Neighborhood Business, and Light-Industrial Use Districts. One medium free-standing unit is permitted on any lot platted as four or more acres in size, provided that the total unit
height may not exceed 55 feet above the natural grade and the unit will fall within the property lines, in the following zoning districts A-1, A-1A, A-2, AT, AB, B-1, B-1A, B-2, B-2A, B-3, BD, I-1, or I-2, when the property is used for multiple-family residential uses, neighborhood business, and light-industrial uses.

3) Primary Business and Heavy Industrial Use Districts. One medium free-standing unit is permitted on any lot platted as four or more acres in size, provided that the total unit height may not exceed 85 feet above the natural grade and the unit will fall within the property lines, in the following zoning districts B-4, B-5, B-6, or I-3, when the property is used for general business or heavy-industrial uses.

4) Agricultural Use Districts. Two medium free-standing units are permitted on any lot platted, provided that the total unit height may not exceed 85 feet above the natural grade and the unit will fall within the property lines, in the following zoning districts F-R, when the property is used for agricultural uses.

27D-4.3 Additional Unit Allowances. Additional wind energy units are permitted on platted lots in the districts listed below through the Special Use Exception permitting process. The Zoning Board of Adjustment shall apply the following additional standards during their review:

(A) Requests for additional small or medium wind energy units on a site above what is permitted in Sections 27D-4.1 and 27D-4.2 above, can be considered as an accessory use by the City’s Zoning Board of Adjustment in the:

1) F-R, B-5, B-6, and I-3 Zoning Districts.

2) A Planned Unit Development (PUD) with at least four acres. The Assistant City Manager, Development Services, or designee, shall submit a recommendation on whether the application is consistent with the plans for the PUD.

3) A platted development with at least four acres of common areas, subject to the standards established for the uses and underlying zoning districts under Sections 27D-4.1 and 27D-4.2.

(B) For all requests made for additional units for the uses and the zoning districts listed under this section, the applicant must be able to show that the additional unit or units are required to power the buildings or facilities that the additional units are being requested for, and the energy production of the additional units does not exceed the building or facility electrical power demand onsite by more than 50% of the peak annual demand.

(C) Additional units can be approved for the districts listed in Section 27D-4.3(A), except F-R, at a ratio of one additional small or medium unit for every additional four acres, and one additional small or medium unit for every additional five acres for agricultural uses in an F-R district.

(D) Additional units granted by the Board of Adjustments must meet the standards of this Article, and the review standards of Section 29-3.13.

27D-4.4 Additional Setbacks, Clearance, and Height Requirements. All wind energy units must be located under the following setback and clearance requirements, measured from the center of the supporting structure base:
Yards. No wind energy unit may be located in any required front yard, located between a principal building and a required front yard, or located in front of the front building line of the principal residential, commercial, agricultural, rural, or industrial building on the lot served by the wind energy unit.

Vertical Ground Clearance. The blade tip of any wind energy unit at its lowest point, must have a ground clearance of no less than 12 feet for a vertical axis wind energy unit, and 25 feet for a horizontal axis wind energy unit, as measured at the lowest point of the turbine unit for a vertical axis unit, or lowest point of the arc of the blades for a horizontal axis unit.

Communication and Electrical Lines. Each wind energy unit must be set back a minimum distance of 100% of the total unit height from any right-of-way, or public or private easement where above ground structures or utility lines exist, or are likely to exist, without proof of the lawful consent of the easement owners.

Professional Engineer Certification. The maximum height of any structurally-mounted or freestanding wind energy unit will be dependent upon the results of the structural engineering plans, performed by a registered Texas State Engineer.

All Maximum Heights. Maximum heights for all wind energy units may not exceed the manufacturer's height recommendations for the unit.

Prohibitions and Nuisance Abatement.

Prohibited Models. The following wind energy units are prohibited in all zoning districts:

(1) Guyed or latticed towers for small or medium wind energy units;

(2) Experimental, homebuilt, prototype models, or any model not listed on the City's list of approved manufacturers and models.

Signal Interference.

(1) Prevention. The manufacturer or wind energy unit representative must take into consideration the proposed location of the wind energy unit and certify that the siting of the wind energy unit will not interfere with any of the following:

(a) Existing microwave communications links.

(b) Existing fixed broadcast, retransmission, or reception antenna (including residential reception antenna) for radio, television, wireless phone, or other personal communication systems.

(c) Military or civil navigational or defense radar signals.

(2) Military Base Facilities. Wind energy units are prohibited in areas deemed critical as navigational and defense radar sensitive areas by any military facility or installation.

(3) Mitigation. Operation of wind energy units must be discontinued if such interference occurs after the construction, until such time as the interference is mitigated for or eliminated.

Sound Emissions.
(1) The sound levels emitted by all wind energy units at all the neighboring property lines may not exceed the sound levels, or be in violation of, any of the standards established under the City's Chapter 31 “Noise” Ordinance.

(2) Sound Level Complaints. All noise nuisance complaints will be processed by the City in accordance with the standards and requirements of the City's Chapter 31 “Noise” Ordinance and may require the owner of the wind energy unit to cease operation of the unit until the complaint has been resolved and the unit has been brought into compliance.

(D) Security.

(1) **Ground Clearance.** The bottom of a freestanding tower or mounting structure, measured from ground level to 15 feet above ground level, must be designed in a manner to discourage unauthorized climbing.

(2) **Access.** All access doors to wind turbine towers and electrical equipment must be lockable.

(E) Enforcement.

(1) **Safety.** Any wind energy unit found to be unsafe by the local Building Official must be repaired by the owner within 60 days of the Building Official's notice to meet Federal, State, Local and manufacturer safety standards, and the standards of this section.

(2) **Notice.** If any wind energy unit is not operated for at least a continuous period of 6 months due to operational difficulties or abandonment, the landowner shall provide the City the reasons for the operational difficulty or abandonment and provide a reasonable timetable for corrective action, or removal of the wind energy unit as outlined under Section 27D-7.

(2) **Resolution.** If the Assistant City Manager, Development Services or designee deems the timetable for corrective action as unreasonable, the Assistant City Manager, Development Services or designee, may notify the landowner or operator, who shall remove the wind energy unit within 6 months of receipt of notice from the Assistant City Manager, Development Services or the designee.

27D-6 Agency Cooperation, Review, and Compliance. All proposed wind energy units are subject to the following agency reviews during the siting, application, site plan review, and permitting processes:

(A) **Federal Aviation Administration (F.A.A.) Requirements.** All proposed wind energy units are subject to the F.A.A.'s requirements.

(B) **Naval Air Station (NAS) & Military Bases and Airports.** Wind energy units proposed within military Accident Potential Zones, Air Installation Compatibility Use Zones, or that may interfere with military or civilian Navaid or defense radar systems will require review by the Federal Aviation Administration.
(C) State and Federally Protected Species and Wetlands. All proposed wind energy units are subject to review by State and Federal agencies responsible for the protection of listed species, migratory bird species, wetlands, and state waters. Permit review may require proof of consultation with jurisdictional agencies and additional biological assessments may have to be performed on the proposed site if it is determined by the reviewing agency that protected species are likely to be impacted on the site.

(1) Sanctuaries. Any wind energy unit proposed within one mile from designated Bird Sanctuaries, Preserves, Wildlife State or Federal Parks, or Wildlife Resource or Management Areas, require consultation and review by the Texas Parks and Wildlife Department and the U.S. Fish and Wildlife Service and may require mitigation or permitting measures by the applicant.

(2) Protected Species. Any wind energy unit proposed within an area inhabited by a protected species or their associated rookeries, leks, breeding, or foraging grounds, require consultation and review by the Texas Parks and Wildlife Department and the U.S. Fish and Wildlife Service and may require mitigation or permitting measures by the applicant.

(3) Wetlands. Wind energy units proposed within the boundaries of any jurisdictional wetlands/waters require consultation and review by the Army Corp of Engineers and the Texas General Land Office.

(4) Utility Notification. No wind energy unit that has the ability to be connected to a power grid may be installed until the applicant has provided evidence of compliance with all State laws and provides a copy of the “Application for Interconnection and Parallel Operation of Distributed Generation”, as may be amended or replaced in the future, that has been fully executed and approved by the electric utility company.

(5) Permit Issuance. The applicant must show consideration of, and proof of compliance with these agencies if required, prior to receiving a Building Permit, Electrical Permit, or Special Use Exception Permit for the wind energy unit from the City.

27D-7 Decommissioning.

27D-7.1 Useful Life. The wind energy unit is presumed to be at the end of its useful life if no electricity is generated for a continuous period of 12 months.

27D-7.2 Responsibility. The property owner or operator shall, at their sole expense, complete decommissioning of the wind energy unit within 6 months from the time it is determined that the wind energy unit has met the end of its useful life as outlined in 27D-7.1.

27D-7.3 Required Action. Decommissioning must include removal of the entire wind energy unit, including buildings, cabling, electrical components, and any other associated facilities.

27D-7.4 Remediation. Disturbed earth must be graded and re-seeded.

27D-8 Application Requirements.
27D.8.1 An application for approval of a wind energy unit must include plans and specifications sufficient to show that the proposed wind energy unit complies with the standards under this article. An application may not be deemed complete unless it includes the following items:

(A) Permit Application: Original signatures are required for the applicant and all co-applicants applying for the Special Use Exception Permit, Building Permit, and Electrical Permit. If the applicant or co-applicant is represented by an agent, the original signature of the property owner authorizing the agent to represent the applicant and/or co-applicant is required. The following information must be included on the application under the project description:

1. An estimate of the total on-site electrical demands and the approximate generating capacity of the wind energy unit.
2. The name of the certified manufacturer and model proposed for use from the City’s list of certified manufacturers and models.
3. The height of the wind energy unit to be constructed.
4. The phone number and name of a responsible person for the public to contact with inquiries and complaints throughout the life of the project.

(B) Site Plan. Two copies of a site plan submitted for a small or medium wind energy unit submitted on a minimum size of 8½” X 14” sheets, with the requirement that all of the submittal requirements listed under this section are included on additional site plan sheets. The site plan must include the following information:

1. Legal description, including lot and block, metes and bounds, and address of the project site.
2. Adjacent land uses and zoning designations.
3. The locations of all easements, rights-of-way, building, front, side, and rear zoning lot setback lines, locations of all existing buildings, fences, and overhead utility lines on the property.
4. The exact location and orientation of each wind energy unit within the site and the direction of the prevailing winds.

(C) System Design Drawings. Certified and sealed engineered drawings prepared by a professional Engineer registered in the State of Texas are required, and must include the following information:

1. Engineering design specifications of the wind energy unit, including the tower and supporting structure, base, footings, and the unit components, showing compliance with the City’s Building Code.
2. Drawings that indicate the total finished wind energy unit heights from the grade level prior to any modifications, including any engineered break points along the tower.
3. The wind survival speed of the entire unit and supporting structure, including turbine, rotor blades, covers, and other components.
4. Data pertaining to the tower or supporting structure’s safety and stability, including any safety results from test facilities.
(5) A copy of the manufacturer's installation instructions.

(6) Building or Structurally-Mounted Systems.

(a) The certified and sealed engineering plans prepared by a professional Engineer registered in the State of Texas must show how the wind energy unit will be installed for the portions of the structure proposed for use in the mounting of the unit.

(b) The engineering plans must state and show that the proposed wind energy unit is compatible with the portions of the mounting structure proposed for use.

(D) Written Statements and Additional Documentation. In addition to the site plan, applications for all wind energy units must include proof of the following in the form of written statements:

(1) A statement verifying that the small or medium wind energy conversion unit will be used solely for on-site consumption of electricity, and any additional energy produced above the total onsite demand can only be sold to an electrical utility that normally provides electrical power to the property.

(2) A statement indicating what safety precautions and emergency plan the applicant proposes to utilize in a storm event greater than Category I (74 mph winds).

(3) A statement from any architectural review board, property owners', or homeowners' association that the proposed unit complies with association requirements and restrictions if applicable.

(4) A statement that the project site is, or is not, within a protected area surrounding an airport or air installation where air traffic may be a consideration affecting the installation of the unit, if required. (The applicant shall provide evidence of compliance with any applicable aviation regulatory requirements).

(5) Copies of any City, State, Federal, or Military reviews, permits, licenses, biological opinions, biological/environmental assessments, records of decision, memoranda of understanding, exemption, variance, or other authorization or approval related to the proposed wind energy project, if required.

(6) Copy of the manufacturer's scheduled maintenance requirements for the proposed unit.

(a) Grid-tied systems. For wind energy units that will be connected to an electrical grid, a copy of the fully executed “Application for Interconnection and Parallel Operation of Distributed Generation” is required, as described in 27D-6(C)(4) above, approved by the electric utility service provider that serves the proposed site indicating that the applicant has been approved for the installation of a wind energy conversion unit.
27D-9 Review Standards.

27D-9.1 The applicant's submittal for a Building Permit, Electrical Permit, and Special Use Exception Permit must demonstrate compliance with the following standards under this section, in addition to the Special Use Exception Permit review standards under Section 29-3.13(C)(3).

(A) **Public Safety.** The proposed wind energy unit must be designed and operated to protect public safety by measures that may include, but are not limited to, the following:

1. The proposed wind energy unit must be designed, constructed, and operated so the public cannot come within close proximity to turbine blades and electrical equipment.

2. The proposed wind energy unit must be designed, sited, constructed, operated, and maintained to prevent the structural failure of the system or blades that could endanger the public's safety.

(B) **Other Properties.** The wind energy unit may not adversely affect the uses of adjoining and adjacent properties.

(C) **State, Federal, Military, and Civil Requirements.** The proposed wind energy unit has been designed, sited, and will operate in compliance with the regulations, codes, statutes, and laws of all Local Government, Military, State, and Federal agencies.

(Ordinance 028407, 11/10/09)
ARTICLE 28. “PUD” PLANNED UNIT DEVELOPMENT

Section 28-1  Scope and Purpose.

(A)  It is the intent of this article to encourage unified design of residential housing, commercial, office, professional, retail and institutional areas and facilities, or combinations thereof, to provide for related developments having harmony of design and variety of function, thrusting, in some appreciable degree, toward a self-sustaining enclave within the City, and to provide for a greater flexibility in the design of buildings, yards, courts and circulation, than would otherwise be possible through the application of existing rules and regulations of this ordinance and the Platting Ordinance. It is further the intent of this article to provide for:

(1)  A maximum choice in the types of environment and living units available to the public.
(2)  An integration of open space and recreation areas with residential development.
(3)  A pattern of development which preserves trees, outstanding natural topography and geologic features.
(4)  A creative approach to the use of land and related physical development.
(5)  An efficient use of land resulting in smaller networks of utilities and streets and thereby lower housing and maintenance costs, without material, adverse impact on public costs.
(6)  An environment of stable character in harmony with surrounding development.
(7)  The development of vacant property within the presently developed urban area.
(8)  The redevelopment of property where desirable by providing flexibility in redesign.
(9)  The production of a higher level of amenities.

The planned unit development concept is a recognition that at times greater quality of development can be achieved by permitting modification of established zoning and subdivision regulations and that when property is planned and developed as a unit, modification to standard regulations is possible without endangering the health, safety and general welfare of the public.

(B)  In keeping with the spirit of the planned unit development concept and to accomplish the above stated objectives, this article will provide for two types of planned unit developments, to be hereby designated as PUD-1 and PUD-2, i.e., Planned Unit Development 1 and Planned Unit Development 2.

(C)  It is intended that PUD-1 conform as closely as possible to established zoning and subdivision regulations while still permitting flexibility of design to make planned unit development desirable for normal development situations including but not limited to combined uses.

(D)  Each PUD-2 is a new zoning district or an overlay, as a district, upon an existing district or districts, as hereinafter prescribed, and possessing features differentiated in Section 28-3, Definitions (J) hereof.

PUD-2 is envisioned as a tool under which zoning and subdivision regulations would be subject to modification as necessary to solve specific land development problems and to implement special development concepts.
Section 28-2 Applicability and Limitations.

(A) Development as PUD-1 or PUD-2 may be permitted for residential purposes in the following zoning districts of the City: “R-1B”, “R-2”, “A-1”, “A-1A” and “A-2”. Such developments for commercial, professional, or business purposes in addition to the above residential uses may be permitted in the following zoning districts of the City: “AB”, “B-1”, “AT”, “B-2”, “B-2A”, “B-3” and “B-4”. The nature of a PUD envisions minor alterations of the existing rules and regulations in established zoning districts. It is the intent that these alterations be held to a minimum.

In the case of a PUD-2 district the area contained therein shall be governed entirely by the provisions of such PUD-2 district application approval and the City zoning map shall be immediately amended to show the new, supplanting district.

Accessory and public institutional uses may be permitted in either PUD-1 or PUD-2 consistent with applicable ordinances.

Consistent with applicable ordinances, a PUD-1 and PUD-2 may be embraced in one integrated project.

(B) Utilization of PUD-1 shall be in substantial conformity with the regulations of the established City zoning districts.

(C) Utilization of PUD-2 will require delineation of a PUD-2 area by the City Council after receiving recommendation from the Planning Commission and the promulgation of special rules and regulations by ordinance consistent with this ordinance.

Section 28-3 Definitions.

(A) “Common Area” shall mean a parcel or parcels of land, or an area of water, or a combination of land and water, and/or developed facilities including but not limited to areas for vehicular and pedestrian access and recreational facilities within the site designated for a planned unit development, and designed and intended for the use or enjoyment of occupants of the planned unit development. Common areas may contain such complementary structures and improvements as are necessary and appropriate for the benefit and enjoyment of the occupants of the planned unit development.

(B) “Floor Area” shall mean all indoor area except garages, heating, and/or cooling plants, and common use facilities.

(C) “Land Use Intensity (LUI)” shall mean the overall structural mass and open space relationship in a developed property. It correlates the amount of floor area, open space, livability space and recreation space of a property with the size of the site. Land use intensity relates to density but is more inclusive in its coverage of planning factors.

(D) “Landowner” shall mean the true legal or beneficial owner or owners of all of the land proposed to be included in a planned unit development. The holder of an option or contract to purchase, a lessee having a remaining term of not less than forty years, or other person having an enforceable proprietary interest in such land shall be deemed to be a landowner for the purpose of this article.

(E) “Livability Space” shall mean all outdoor space other than roads, drives or parking and shall include an area devoted to recreation.

(F) “Open Space” shall mean all uncovered outdoor area including parking areas, lawns, patios and recreation areas, as well as, usable roofs, terraces, pavilions and uncovered balconies. One half of the area of all roofed porches, carports and other covered open areas may also be counted as open...
space. Areas within a site subject to flood or otherwise unusable for building may be included as open space.

(G) “Plan of Development” shall mean the proposal for development including such drawings, documents and other information necessary to illustrate completely the proposed development. The plan of development shall specifically include such information as required by Section 28-5 (C) of this Article.

(H) “Planned Unit Development” shall mean:

1. An area of land controlled by a landowner, or landowners acting in concert, to be developed as a single entity, the plan for which does not correspond directly to the regulations in any one zoning district established by other articles of this ordinance;

2. To be developed in one continuous ascertainable phase, or in a definitely programmed and calendared series of development operations;

3. Embracing principal and accessory structures and uses substantially related to the character of the established zoning district or districts in PUD-1, and, to the character and purpose of the development, as to both PUD-1 and PUD-2, as hereinafter defined;

4. A development to be made, after approval of the herein provided plan, indicating streets, utilities, lots and building sites, and related items, and site plans, and detailed plot plans for other uses and improvements on the land as related to the buildings;

5. A development prescribing for the provision, operation and maintenance of such areas, buildings, structures, improvements, facilities and services as will be for use in commonalty by some or all of the occupants, tenants and for owners within the PUD, either at general expense to the developer, his successors or assigns, or by assessments to an owners’ and/or tenants’ association or both methods. A planned unit development may include, but does not required, individual ownership of units, structures, or property. Common areas, however, which relate to and serve the individual occupants, are mandatory; and

6. A development wherein drainage both away from the site and on site and all utilities, streets and drainage facilities to be dedicated to the City meet standards equal in function and quality to those set forth in the Platting Ordinance.

(I) “PUD-1” shall mean a planned unit development which substantially complies with the use regulations, overall density, character of development and other minima and maxima as defined by standard zoning districts but which allows a greater degree of flexibility in layout and design hereunder than would be possible under the said standard zoning and subdivision requirements.

(J) “PUD-2” shall mean a planned unit development which because of special development consideration, or particular planning applications, will have the flexibility necessary to establish regulations different from those in other zoning districts and the Platting Ordinance. It does not substantially comply with the requirements of the established zoning districts as does a PUD-1, in that it is characterized by one or all of a combination of the following:

1. One (1) or more uses not included in the permitted uses of the established zoning district or districts;

2. Densities of population in ratio to floor area projected exceed that permitted by other sections of this ordinance;
(3) One (1) or more material elements of the proposed development are not in compliance with the Platti
  ing Ordinance or other sections of this ordinance.

(K) “Recreation Space” shall mean that portion of the livability space developed specifically for active or
  passive recreation. It may be public or non-public and may include quiet sitting areas, formal and
  informal sports fields, tot lots, court games and outdoor pools. Any roofed structure which is
  essentially a non-public, common open area may also be included, such as indoor-outdoor pools,
  gazebos and pavilions.

PUD-1

Section 28-4 Minimum Requirements.

(A) Size. A Planned Unit Development-1 district may be authorized on sites of 5 acres or more to
  accommodate various types of developments and combinations thereof authorized by this
  ordinance.

(B) Permitted Uses. A Planned Unit Development-1 district may be approved for any one or all of the
  following: single-family dwellings, two-family dwellings, multiple-family dwellings of all types
  (See Article 3, Definitions), the usual accessory uses such as parking facilities, storage space and
  various community activities, including recreational centers, churches and schools. A PUD-1 may
  also encompass several zones or zoning districts, provided however, that the uses permitted in
  each district are limited to the boundaries of that district.

In addition, a PUD-1 developed as residential may include personal service and retail businesses
  intended to serve the residents of the development only, but documentation shall be required to
  prove that the types and amounts of these additional uses can be supported within the
  development.

(C) Density. For all residential planned unit developments the following Land Use Intensity Ratings,
  to be referred to hereafter as LUI, shall be used to establish standards for such areas. The ratings
  shown below are based on typical unit sizes, as established by FHA guidelines, definitions and
  practices as shown in the FHA Land Planning Bulletin No. 7 dated December 1966, and the
  existing densities for the various districts as required in other sections of this ordinance.
The following table shows the above LUI ratios on a per acre basis and the maximum living units per acre.

<table>
<thead>
<tr>
<th>District</th>
<th>Maximum Units Per Acre</th>
<th>Maximum LUI</th>
<th>Maximum Floor Area to Total Area</th>
<th>Ratio of Open Space to Maximum Floor Area²</th>
<th>Ratio of Livability Space to Maximum Floor Area³</th>
<th>Ratio of Recreation Space to Maximum Floor Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>“R-1A”</td>
<td>7</td>
<td>3.8</td>
<td>0.174</td>
<td>4.4</td>
<td>3.0</td>
<td>0.19</td>
</tr>
<tr>
<td>“R-1B”</td>
<td>14</td>
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<td>0.17</td>
<td>0.15</td>
</tr>
<tr>
<td>“A-1”</td>
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<td>1.5</td>
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<td>0.12</td>
</tr>
<tr>
<td>“A-1A”</td>
<td>29.04</td>
<td>5.6</td>
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<td>0.75</td>
<td>0.626</td>
<td>0.11</td>
</tr>
<tr>
<td>“A-2”</td>
<td>34</td>
<td>6.0</td>
<td>0.800</td>
<td>0.85</td>
<td>0.50</td>
<td>0.10</td>
</tr>
</tbody>
</table>

(D) Protection of Adjacent Properties. The density of all nonresidential planned unit developments shall be governed by the height, peripheral yard requirements and site development criteria hereinafter stated.

It will be further necessary for the applicant to affirmatively show that any PUD proposed will not adversely and materially affect the public health, safety and welfare of the inhabitants of the City and property, public or private, along its perimeter and within at least 200 feet of the enclosing property lines thereof, including the existing or planned streets, alleys, other existing improvements and vacant land, and the nature, extent and uses of such streets, alleys, other existing improvements and vacant land, shall be thus considered as to the impact on surrounding private properties, public areas and facilities and the inhabitants and users thereof.

(E) Heights and Peripheral Yard Requirements.

(1) Height. All structures shall not have more than 3 stories and shall not exceed a maximum height of 3 stories or 35 feet. However, any portion of a building in excess of 3 stories or 35 feet including additional stories may be erected provided that such excess height is set back from the required side and rear yards one foot for each two feet of excess height.

²Includes livability space.
³Includes recreation space.
(2) Yards Abutting Street. All structures adjacent to a public street shall be a minimum of 25 feet from the nearest right-of-way line of said street except where a greater setback is required by the subdivision regulations for major thoroughfares. The 25-foot setback requirement may be waived by action of the City Council after receiving recommendation of the Planning Commission in the event that the applicant establishes that no traffic hazard will be created by such waiver.

(3) Yards Abutting Existing Developments. All structures adjacent to the property line of an existing residential development, alley or easement, shall have the same yard requirements as for the adjacent yard in the existing development.

(4) Yards Abutting Vacant Property. All structures adjacent to the property line of a vacant area, shall be a minimum of 5 feet from the property line.

(F) Interior Site Requirements.

(1) Residential Developments - Open Space, Livability Space, Recreation Space. For all residential developments the LUI standards established in Section 28-4(C) shall be used to determine the amount of open space, livability space and recreation spaces required.

(2) Minimum Lot Requirements. An individual lot for each structure is not required, but individual lots may be provided at the developer’s option. There is no minimum area requirement for lots, consistent with the density ratio fixed in paragraph (C) above, and lot boundaries may coincide with structure boundaries. If individual lots are provided, there shall be no requirement that the lot front a public street.

(3) Vehicular Access and Internal Circulation.

(a) Curb cuts shall be limited to the minimum necessary to provide adequate ingress and egress to the planned unit development and shall comply with the curb cut ordinance.

(b) Internal vehicular circulation may be on private streets owned and maintained by the corporation, association, or other legal entity as established in Section 28-4(H) of this article. However, the Planning Commission may recommend and the City Council require dedication of right-of-way and/or construction of paving for a public street or streets through or into the planned unit development as the Planning Commission and City Council deem necessary. The width and location of the streets shall be sufficient to provide adequate capacity for the anticipated traffic volumes and to provide suitable access for emergency vehicles.

(c) Along the principal street, or streets, if there be more than one, of the development, i.e., that connecting one part of a perimeter thereof abutting on a public sidewalk or street to another part of some other perimeter thereof abutting on a public sidewalk or street, private ownership and maintenance, without any liability whatsoever to the City of Corpus Christi, may be permitted if the developer and owner or owners’ covenants, by proper instrument, approved by the City Attorney, duly recorded, to, and does, convey unconditionally and forever to the City public easements for ingress, egress and utilities, on the private sidewalks and in the private streets.
Parking Requirements. There shall be a minimum of two (2) paved off-street parking spaces for every dwelling unit in all residential developments. For all nonresidential developments, the minimum parking requirements will be as specified in Section 22-1 of this ordinance. Parking in both residential and nonresidential areas shall be convenient to all dwelling units or other uses and where appropriate, common driveways, parking areas, walks and steps shall be provided and maintained. Screening of parking and service areas may be required through ample use of trees, shrubs, hedges and screening walls. Garages or carports shall be considered as parking spaces in order to meet this requirement.

Pedestrian Access. Adequate sidewalks shall be provided for complete pedestrian circulations throughout the entire planned unit development.

Building Spacing. Minimum distance between buildings shall be 10 feet except for common wall construction.

Subdivision Design Standards. The uniqueness of each proposal for a planned unit development requires that except as to both on-site and off-site drainage and as to streets and utilities which are to be dedicated to the public certain standard requirements be modified to permit the flexibility necessary to accomplish the development. As to on-site and off-site drainage and as to streets and utilities dedicated to the public, facilities equal in function and quality will be acceptable. In the event of conflict, therefore, between the provisions of this article and the provisions of any other code or ordinance of the City, the provisions of this article shall prevail, except as to the Building Code.

Common Area Control. All common area shall be conveyed by conveying title (including beneficial ownership) to a corporation, association or other legal entity. The terms of such instrument of conveyance must include provisions, approved by the Planning Commission and City Council, for guaranteeing (1) the continued use of such land for the intended purposes; (2) continuity of property maintenance for those portions of the common area requiring maintenance; (3) when appropriate, the availability of funds required for such maintenance; (4) adequate insurance protection; and (5) recovery for loss sustained by casualty or by condemnation.

For planned unit developments the Federal Housing Administration’s “Suggested Legal Documents for Planned Unit Developments” FHA Form 1400, Revised 1968, may be used as a model for the establishment, continuance and operation of a Homes Association to meet the above stated requirements. If different forms are used, each such form must receive approval by the City Attorney prior to Commission and Council consideration for which the said documents shall be his guidelines.

Section 28-5 Procedure.

Zoning. Two copies of a zoning diagram at a scale of no smaller than 1” = 100’ illustrating the existing zoning and land use of the subject property and the existing zoning and land use of all property adjacent within not less than 200 feet to the subject property shall be submitted to the Department of Planning at the time a plan of development for a PUD-1 project is submitted. This plan shall also include a delineation of the general location of the subject property in relation to the surrounding area and a statement of the proposed use or uses of the subject property, i.e., single-family, townhouse and apartment, etc., and of such surrounding area.
Platting. The property proposed for PUD-1 shall be platted in accordance with the Platting Ordinance or the provisions of this article, if there be irreconcilable conflict. The plan of development must be approved prior to or simultaneously with the approval of the plat. In the event that the property has been platted prior to preparation of a plan of development, replatting may be required to insure the compatibility of the plat with the plan.

Plan of Development. To utilize the provisions of this article, ten (10) copies of the proposed plan of development accompanied by planned unit development processing fees, as prescribed in the Development Services fee schedule, which is adopted under Chapter 14, Code of Ordinances. (Ordinance 23016, 07/29/97) (Ordinance 25454, 08/26/03)

The processing fees shall be in addition to all other fees and are for the purpose of defraying the greater costs of examining and formulating recommendations on the plan of development. The plan of development shall include the following drawing or drawings prepared at the scale of 1" - 50':

1. A dimensioned layout of any buildings, open spaces, recreational areas and other elements basic to the proposed use, including the amounts of the proposed uses in square feet or acres, with identifiable matching designation of the total number of units and/or habitable improvements to be placed within each delineated area or space.

2. Locations, amounts and types of nonresidential uses within the area proposed to be developed. In the event that these nonresidential uses are of the type intended to serve only the residents of the PUD, documentation shall be attached as specified in Section 28-4(B) of this article.

3. (a) The size and location of all vehicular and pedestrian access points to the PUD. (b) The number, dimensions overall and location of all parking spaces. (c) The pattern, estimated traffic volumes, width and type of paving proposed for all vehicular movement areas. (d) The pattern, width and type of paving for all sidewalks and other pedestrian movement areas. (e) All proposed screening and/or lighting of parking and other areas, shall also be illustrated.

The plan of development shall also include at an appropriate scale or in some appropriate form as determined within the guidelines of this ordinance and the Platting Ordinance by the Director of Planning as to (a) hereof, and by the City Attorney as to (b) hereof, the following:

(a) A plot plan showing contours and elevations.

(b) The required legal documents as specified in Section 28-4 (H) of this article. Included as part of these documents shall be proof of the financial responsibility of the established entity to maintain the common area as required in Section 28-4(H) of this article. The required legal documents will include deed restrictions and common and party wall agreements.

(c) In the event that the PUD is to be developed in stages or phases, a staging plan with estimated times of development is to be included as part of the plan of development.

Review. It is recommended that the proposed plan of development be reviewed informally with the Director of Planning prior to preparation and submission of the required ten (10) copies. In any event, however, the Director of Planning shall upon receipt of the ten (10) copies of the proposed plan of development distribute one or more of the copies to various City departments and/or other agencies as directed by the City Manager. The departments and/or other agencies receiving copies of the proposed plan of development shall, within thirty (30) days of receipt of
the plan, submit, in writing, to the Director of Planning their recommended approval, disapproval and/or comments of or about the plan, stating reasons.

(E) Approval. No later than forty-five (45) days after submission of the plan of development, the Director of Planning shall submit the plan with his recommendation and the comments received from other City departments and/or agencies to the Planning Commission for consideration. The City Planning Commission, after receipt of such plan, may approve the plan submitted, amend and approve the plan as amended, or disapprove the plan. The Commission shall finally act on such plan and application within twenty-one (21) days after submission and close (adjournment) of public hearing thereon, whereupon it shall be promptly transmitted to the City Council as the recommendation of the Commission.

(F) Recording of the Approved Plan. Following approval by the City Council, the plan with amendments, if any, shall be stamped ‘Approved Planned Unit Development’ and be signed and dated by the Chairman of the Planning Commission and the Council approval certified by the City Secretary. One copy of the approved plan shall be submitted to the Building Inspection Department for use in issuing building permits. In addition, other copies of the approved plan shall be supplied as directed by the City Manager to other departments and agencies.

(G) Change in the Plan. After favorable action by the City Council, minor alterations to the plan that do not affect plating, the general character, or overall design of the plan and not exceeding three (3) percent of the gross, probable, present fair market value, “as built” per approved plan, may be approved by the Director of Planning. Alterations exceeding said three (3) percent shall be resubmitted for review by the Planning Commission following the same procedure required in the original adoption of the plan. The Director of Planning shall interpret what constitutes a substantial alteration in the plan, using the approving ordinance as a guideline.

(H) Time Limit. The construction of the planned unit development shall be started within one (1) year of 365 consecutive days of the effective date of approval of the plan by the City Council. The Planning Commission may, no sooner than sixty (60) days prior to the end of the time period, upon request of the developer, extend the time one (1) additional year if, in the judgment of the Commission, additional time is warranted. In any event, construction must be started within two (2) years of the effective date of approval and shall be completed within three (3) years unless a different period of time is permitted by the City Council. Failure to begin the development within the one-year period, or the period as extended, or to complete the development within three (3) years after date of plan approved by the City Council unless a different period of time is permitted by the City Council, shall automatically void the plan of development by operation of law and the zoning shall automatically revert to the established zoning districts prior to the establishment of the PUD District. Provided, however, where distinct segments of the plan have been completed, the plan of development shall not be void as to such completed segments, if the completed segments, standing alone, are found by the Planning Commission to be consistent with the planned unit development concept recognized in this article.

It shall be the duty of the Director of Planning to maintain a complete current file of all approved planned unit developments on a tickler system in order that every plan not commenced by construction within the said one (1) year be docketed for Commission notification no later than the Commission’s regular meeting immediately preceding the expiration date of the approved plan.

PUD-2

Section 28-6 Minimum Requirements.
Size. The size of a PUD-2 will be determined by the City Council after receiving the recommendation of the Planning Commission at the time of delineation of the area as in other zoning cases.

Permitted Uses. A PUD-2 may include any mixture of compatible uses under the terms and conditions of this ordinance. Compatibility of use as determined by the City Council after receiving the recommendation of the Planning Commission shall establish a presumption of such compatibility.

Density. Density shall be regulated in terms of intensity of uses expressed by floor area ratios. The relationship between uses, and the overall floor area ratio allowable shall be determined by characteristics and the capacity of the surrounding environment. The burden of proof shall be on the developer to show that existing or proposed facilities can handle the requested intensity.

Height and Peripheral Yard Requirements.

1. Height. The City Council may set special height limitations as it deems necessary.

2. Peripheral Yard Requirements. In all cases the peripheral yard requirements shall be at least as restrictive as the requirements of a PUD-1 development as established in Section 28-4(E) of this article. Depending on the intensity and uses proposed for a PUD-2 development and its relationship to the surrounding area, the City Council may require greater building setbacks for any peripheral yard, and screen walls, hedges, shrubs and trees as deemed necessary and appropriate for preservation of the character of the surrounding area.

Open Space, Livability Space, Recreation Space. Ratios of the types established by the Land Use Intensity Rating (LUI) herein before stated, for residential areas shall represent the norm and significant deviation, as determined by the City Council after receiving the recommendation of the Planning Commission, from these ratios shall be documented to justify the acceptability of the proposal.

Other Minimum Requirements. All other minimum requirements for a PUD-2 development shall be the same as those requirements established for PUD-1 development in Section 28-4(F), (G) and (H) of this article. The City Council, after receiving the recommendation of the Planning Commission may however alter such other minimum requirements if the applicant-developer offers substantial evidence of material frustration of the plan of development otherwise made and submitted in accordance with this ordinance. In no case, however, shall the requirements for common area control be altered or waived. The City Council after receiving the recommendation of the Planning Commission may impose any conditions, terms or limitations it finds needful for the protection and promotion of the public health, safety, morals and welfare of the City in accordance with this ordinance and the law of the City and the State of Texas.

Section 28-7 Procedure.

(A) Pre-application Conference. Prior to submission of a formal application for a PUD-2, the developer shall confer with the Director of the Department of Planning and Development or designee concerning the proposal.

(B) Application for Approval. All provisions relative to the procedure for the administrative processing of a PUD-1 plan of development as specified in Section 28-5 herein shall apply.
(C) Public Hearing. The City Council shall, after public hearing in accordance with the provisions of Article 30 herein, (1) grant tentative or final approval of the plan as submitted, (2) grant tentative or final approval subject to specified conditions not included in the plan as submitted, or (3) disapprove the plan.

If final approval is not granted upon conclusion of the Hearing, the City Council may recess said hearing to a time certain, prior to the expiration of the term of office of the Council, for final action on the application.

(D) Procedure. The provisions of Article 28-5 hereof, except as irreconcilably conflictive with this Article 28-7, shall govern PUD-2 plan processing, administration and review.
ARTICLE 28A. “HC” HISTORICAL-CULTURAL LANDMARK PRESERVATION

Section 28A-1 Declaration of Public Policy and Purpose. The City Council hereby declares as a matter of public policy that the preservation, protection, perpetuation and use of areas, places, building, structures, works of art and other objects having a special historical, community or aesthetic interest or value is a public necessity and is required in the interest of the health, prosperity, safety and welfare of the people and further that the demolition of such buildings, structures, works of art and other objects would constitute in part a public nuisance. The purpose of this article is to:

28A-1.01 Supplement Section 2-204 through 2-214 of the City Code regarding the Landmark Commission;

28A-1.02 Safeguard the heritage of the City of Corpus Christi by preserving sites and structures which reflect elements of the City’s cultural, social, ethnic, political, archeological and architectural history;

28A-1.03 Stabilize and improve property values;

28A-1.04 Strengthen the economy of the City;

28A-1.05 Protect and enhance the City’s attractions to residents, tourists and visitors, and serve as support and a stimulus to business and industry;

28A-1.06 Enhance the visual and aesthetic character, diversity and interest of the City;

28A-1.07 Foster civic pride in the beauty and notable accomplishments of the past;

28A-1.08 Promote the use and preservation of historic sites and structures for the education and general welfare of the people of the City; and

28A-1.09 Take the necessary steps to safeguard the property rights of the owners whose property is declared to be a Landmark.

Section 28A-2 Definitions. For purposes of this Article, the following terms shall mean:

“Alteration or Alter” - Any construction or material change in the architectural or natural features of a Landmark, including but not limited to erection of signs, installation or removal of trees or shrubs, a change or removal of roofing, siding materials, doors, windows, shutters, fences, signs, other ornamentation, porches, balconies, or paint color. This does not include Ordinary Repair and Maintenance, Removal, Demolition, or New Construction.

“Archeological Site” - The physical site, location, or context in which are found the material remains of past life or activities of cultural or historical significance.

“Certificate of Appropriateness” - The official Landmark Commission stamp that is placed upon approved construction plans and/or required permits. Such stamp shall include the signature of the Chairman or a designated Commission Member and the date action was taken.

“Cladding” - The building materials covering the exterior of a Landmark.

“Emergency Securing Measures” - The boarding up, fencing off, structural modifications, demolitions, demolition of or other protecting methods designed to protect or secure a Landmark in its present condition.
“Demolition or Demolish” - The razing or destruction, whether entirely or partially, of a Landmark, including the removal or destruction of the facade, surface, or interior of a Landmark classified as “HC”.

“Façade” - The principal exterior view of a structure viewed from a private or public street.

“HC Classification” - Includes all of the following “HC” zoning classifications used to identify Landmarks of the City of Corpus Christi. Use of the “HC” classification to designate a Landmark shall be in addition to any other zoning regulation or zoning district established by the City Council.

“HC” - Shall denote Landmarks previously classified by the City Council under pre-existing zoning ordinance of the city and shall continue to bear the suffix “HC” in its zoning designation. The designation “HC” will no longer be available as a zoning classification after the effective date of this ordinance.

“HC-I” - This classification is used to designate a public structure open to the public as a Landmark. A public structure open to the public shall be designated “HC-I” when any of the exterior, interior, or ground’s characteristics have been designated by the City Council for “HC” classification. This classification does not require the owner’s consent and is subject to approval as outlined under Article 30 “Changes and Amendments” of the zoning ordinance (Classification controls apply from Figure 1 - Levels of Restrictions and Figure 2 - Classification Level of Restrictions).

“HC-II” - This classification is used to designate a public structure, which is not open to the public as a Landmark. A public structure, which is not open to the public, shall be designated “HC-II” when any of the exterior, interior, or ground’s characteristics have been designated by the City Council for “HC” classification. This classification does require the owner’s consent for approval by City Council (Classification controls apply from Figure 1 - Levels of Restrictions and Figure 2 - Classification Level of Restrictions).

“HC-III” - This classification is used to designate a private structure open to the public as a Landmark. A private structure open to the public shall be designated “HC-III” when any of the exterior, interior, or ground’s characteristics have been approved by the City Council for “HC” classification. This classification does not require the owner’s consent and is subject to approval as outlined under Article 30 “Changes and Amendments” of the zoning ordinance (Classification controls apply from Figure 1 - Levels of Restrictions and Figure 2 - Classification Level of Restrictions).

“HC-IV” - This classification is used to designate a private structure not open to the public as a Landmark. A private structure not open to the public shall be designated “HC-IV” when any of the exterior, interior, or ground’s characteristics have been approved by the City Council for “HC” classification. This classification does require the owner’s consent for approval by City Council (Classification controls apply from Figure 1 - Levels of Restrictions and Figure 2 - Classification Level of Restrictions).

“HC-F” - This classification is used to designate the facade of any structure and shall be designated “HC-F” when the exterior characteristics have been approved by the City Council for “HC” classification. This classification does not require the owner’s consent and is subject to approval as outlined under Article 30 “Changes and Amendments” of the zoning ordinance (Classification controls apply from Figure 1 - Levels of Restrictions and Figure 2 - Classification Level of Restrictions).
“HC-A” - This classification is used to designate an Archeological Site as a Landmark. Classification as an Archeological Site may include any “HC” classification approved by the City Council. This “HC” classification does not require the owner’s consent and is subject to approval as outlined under Article 30 “Changes and Amendments” of the zoning ordinance (Classification controls apply from Figure 1 - Levels of Restrictions and Figure 2 - Classification Level of Restrictions).

“Landmark Commission” - The City of Corpus Christi Landmark Commission, or its successor, charged with the responsibilities of designating, classifying and protecting Landmarks.

“Landmark” - Means any site, place, building, structure, or work of art located on a single lot or series of adjacent lots under common ownership which has special character or aesthetic value as part of the development, heritage, archaeological, or cultural characteristics of the City, State, or the United States which has been designated by the City Council as one of the HC designations.

“New Construction” - Addition to any Landmark.

“Official” - An employee of the City of Corpus Christi authorized by the City Code to administer or enforce the provisions of this article. Official includes, but is not limited to, the Building Official or the Director of Community Development.

“Open to Public” - Open to the public shall mean any use, other than single-family or multi-family of less than five (5) units, which generally allows customers/clients onto the grounds and inside the subject structure(s).

“Ordinary Repair or Maintenance” - Ordinary repair or maintenance which does not involve changes in architectural and historical style or value, general design structural arrangement, type of building material, primary color or basic texture are exempt from the provisions of this ordinance. Examples of ordinary repairs and maintenance are: repainting, restoration of damaged windows in same style and dimension, replacement of rotted or broken exterior material of the same style and dimension, or trimming of trees and shrubs.

“Owner” - The record holder of title in fee simple of real property or the improvements and appurtenances.

“Permitting Entity” - Includes Inspections Division, the Building Official, Traffic Engineering and the Community Development Department.

“Potential Landmark” - Means any site, place, building, structure, or work of art located on a single lot or series of adjacent lots under common ownership which has special character or aesthetic value as part of the development, heritage, archaeological, or cultural characteristics of the City, State, or the United States which has been designated by the City Council as a Potential Landmark and is contained in the Corpus Christi site survey Phase II.

“Preservation Plan” - The Landmark Preservation Plan, as prepared and amended by the Landmark Commission, reviewed by the Planning Commission and approved by the City Council as an element of the City Comprehensive Plan.

“Public Use Structure” - A structure open to the public during scheduled hours for a fee or gratis irrespective of ownership by a government, nonprofit organization, or private entity.

“Removal or Remove” - The relocation in whole or in part of a Landmark, whether off the site or relocation upon the same site.
Section 28A-3 HC Landmarks - Zoning Designation. The City Council may designate buildings, structures, sites, areas, objects and lands in the City as Landmarks or Potential Landmarks upon the recommendation of the Planning Commission and Landmark Commission. A “HC” Classification shall indicate the zoning designation of a Landmark which shall be in addition to any other designation established by the Zoning Ordinance. The zoning map shall reflect each “HC” Classification as a suffix to any other use designation established by the Zoning Ordinance.

Section 28A-4 Designation of Landmarks.

**28A-4.01 Criteria for Designation of Landmarks.** In considering the designation of any area, place, building, structure, work of art or similar object in the City as a Landmark, the Landmark Commission shall apply one or more of the following criteria with respect to such property:

- **28A-4.01.01.** Prior recognition as a Registered Texas Landmark, a National Historic Landmark, or as an entry in the National Register of Historic Places;
- **28A-4.01.02.** Its character, interest or value as part of the development, heritage, or cultural characteristics of the City, State of Texas or the United States;
- **28A-4.01.03.** Its location as the site of a significant historic event;
- **28A-4.01.04.** Its identification with a person who significantly contributed to the culture and development of the City;
- **28A-4.01.05.** Its exemplification of the cultural, economic, social or historic heritage of the City;
- **28A-4.01.06.** Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;
- **28A-4.01.07.** Its embodiment of distinguishing characteristics of an architectural type or specimen;
- **28A-4.01.08.** Its identification as the work of an architect or master builder whose individual work has influenced the development of the City;
- **28A-4.01.09.** Its embodiment of elements of architectural design, detail, materials, or craftsmanship which represent a significant architectural innovation;
- **28A-4.01.10.** Its relationship to other distinctive areas which are eligible for preservation according to a plan based on an historic, cultural or architectural motif;
- **28A-4.01.11.** Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood, community or the City;
- **28A-4.01.12.** Archeological value in that it has produced or can be expected to produce artifacts affecting historic or prehistoric study; and
In consideration of any of the foregoing criteria, designation as a Landmark shall not be precluded because of subsequent cladding of the original facade or object providing that damage done by the work is minimal and that the building is virtually intact beneath.

Procedure for Designation of Landmarks. The Landmark Commission shall receive all “HC” Classification applications submitted to the Planning Department. The Landmark Commission may also file an application for “HC-I”, “HC-III”, “HC-F”, “HC-A” Classification of any area, place, building, structure, work of art or similar object in the City as a Landmark. “HC” classification procedures shall comply with statutes and ordinance provisions requiring notice and public hearings. The time lines for zoning procedures are outlined under Article 30, entitled “Changes and Amendments” of the Zoning Ordinance. The Landmark Commission and Planning Commission shall take the following action:

28A-4.02.01. The Planning Department shall furnish the Landmark Commission a copy of every zoning application received involving property with a current or Potential Landmark Classification and the Landmark Commission shall comment on such application to the Planning Commission and City Council as provided herein.

28A-4.02.02. The Landmark Commission shall advise the City Planning Commission of the proposed designation and its relationship to the Preservation Plan.

28A-4.02.03. The Landmark Commission may make such modifications, changes and alterations concerning the proposed designation as it deems necessary in consideration of the recommendation of the Planning Commission.

28A-4.02.04. The Landmark Commission shall notify the owner of such property of the proposed designation. The Landmark Commission shall secure an affidavit from the owner if required, stating his/her consent to the proposed designation.

28A-4.02.05. The Planning Commission and City Council shall consider designation of a “HC” Classification as an amendment to the Zoning Ordinance following public notice, public hearings and compliance with such other requirements as provided by the Zoning Ordinance.

28A-4.02.06. The Planning Commission shall provide its recommendation with respect to the relationship of the proposed designation to the Comprehensive Plan of the City, the effect of the designation upon the surrounding neighborhood, and its recommendation as to any other planning consideration which may be relevant to the proposed designation.

28A-4.02.07. City Council shall give due consideration to the findings and recommendations of the Landmark Commission in addition to the recommendation of the Planning Commission in making its determination with respect to the proposed designation of a Landmark.

28A-4.02.08. Classifications as a Landmark shall be in accordance with the permissible restrictions contained in Figure 1 - Levels of Restrictions, and Figure 2 - Classification Level of Restrictions.
Upon approval of a Landmark Classification by City Council, the City Secretary shall file a copy of the ordinance designating such Landmark with the Building Official and the Director of Community Development.

**FIGURE 1**

**LEVELS OF RESTRICTIONS WHICH ARE APPROPRIATE**

<table>
<thead>
<tr>
<th>OWNERSHIP</th>
<th>USE</th>
<th>GROUNDS</th>
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<th>FOR BUILDING INTERIOR</th>
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<th>APPLICABLE HC CLASSIFICATION</th>
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<td>(2) A</td>
<td>(2) B</td>
<td>(2) A</td>
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<td>(1) B</td>
<td>(2) A</td>
<td>(2) A</td>
<td>HC-IV, HC-F, HC-A</td>
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(1) Require property owner’s consent to be restricted.

(2) Does not require property owner’s consent to be restricted.

See Figure 2 for clarification of A and B restrictions of grounds, exterior and interior of building.
## FIGURE 2

**CLASSIFICATION LEVEL OF RESTRICTIONS**

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### Section 28A-5 Procedure for Issuance of Certificate of Appropriateness

No person owning, renting or occupying a Landmark shall Alter, Remove, Demolish or provide for New Construction unless a Certificate of Appropriateness has been issued by the Landmark Commission with respect to such change.

This provision shall also apply to the City of Corpus Christi and its boards, commissions, agencies, utilities and those companies or individuals furnishing telephone service, cable television or other utilities to the public. The following procedures shall apply to all changes of such Landmarks in the City:

28A-5.01. **Application.** Any application to a Permitting Entity affecting a Landmark shall also be deemed an application for a Certificate of Appropriateness, and shall be forwarded to the Landmark Commission, together with copies of all detailed plans, designs, evaluations, specifications and documents relating thereto, within five (5) working days after receipt thereof. An application for a Certificate of Appropriateness may be filed by the Applicant directly with the Landmark Commission at the same time that an application for a permit is filed. If no permit is required for the proposed change, the application for Certificate of Appropriateness must be filed directly with the Landmark Commission. No change shall be made in the application for any permit after issuance of a Certificate of Appropriateness without resubmission to the Landmark Commission and approval thereof in the same manner as provided for processing the original application.

28A-5.02. **Review by Landmark Commission.** The Landmark Commission will review the application in accordance with the following procedures:

28A-5.02.01. Any applicant or Owner of a Landmark may request a pre-conference review with the Landmark Commission on the proposed Certificate of Appropriateness at the Commission’s regular or special meeting.

28A-5.02.02. The Applicant is required to submit two (2) copies of all detailed documents and drawings or the “contract documents” to the Building Official, which is considered the application for a Certificate of Appropriateness. Any changes, additions, or alterations of the original approved plans must be resubmitted to and approved by the Landmark Commission.

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### KEY TO ABBREVIATIONS

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<td>Rear S/Bk.</td>
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<td>Excv. Rem.</td>
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In considering to recommend approval or denial of an application for New Construction, the Landmark Commission shall be guided by the U.S. Secretary of the Interior’s Standards for Rehabilitation of Historic Buildings and the following criteria as they relate to surrounding improvements:

* Site and setting;
* Building height;
* Proportion of openings;
* Rhythm of solids to voids of principal facades;
* Rhythm of spacing and buildings/structures on street;
* Relationship of entrance porch and other projections;
* Roof shapes;
* Continuity of walls;
* Scale of buildings;
* Signage;
* Auxiliary (site) design; and
* Views and vistas.

**Approval.** If the Landmark Commission finds that the proposed change will not adversely affect any significant historical or aesthetic feature of the Landmark and is appropriate and consistent with the spirit and purposes for preserving the improvement as a Landmark, then the Landmark Commission shall issue a Certificate of Appropriateness.

**Disapproval.** If the Landmark Commission finds that the change will adversely affect any significant historical or aesthetic feature of the Landmark or is inappropriate or inconsistent with the spirit and purposes for preserving the improvement as a Landmark, the Landmark Commission shall disapprove the application and advise the Applicant and the appropriate City official, in writing within thirty (30) days after date of said application, and the Landmark Commission shall attempt to preserve the Landmark as follows:

**28A-5.04.01.** If the application for a Certificate of Appropriateness is disapproved by the Landmark Commission, the Landmark Commission shall have the power to impose and enforce a ninety (90) day waiting period from the date of its notice of disapproval during which period the Landmark Commission shall conduct negotiations with the Applicant and any other party in an effort to find a means of preserving the Landmark.

**28A-5.04.02.** With respect to an application or order involving an Alteration or New Construction, the Landmark Commission, the Applicant and any Official shall work together during the period to find a mutually agreeable method of completing the proposed change.
28A-5.04.03. During the waiting period, the Landmark Commission and the Applicant shall continue discussions to find a method of preserving the Landmark, including without limitation, the recommendation to the City Council that fee ownership or a lesser interest in the Landmark in question be acquired by gift, devise, purchase, eminent domain or otherwise, pursuant to the City Charter and state and federal law.

28A-5.04.04. If a means of preserving the Landmark is not agreed to by the Landmark Commission and Applicant within the waiting period, the Landmark Commission, upon the expiration of such waiting period, shall issue a Certificate of Appropriateness with respect to the proposed change.

28A-5.05. Removal or Demolition. With respect to an Application for Removal or Demolition, Section 28A-6 of this Ordinance shall apply.

28A-5.06. Notice of Approval. Upon issuance of a Certificate of Appropriateness, the Landmark Commission shall give written notice of the issuance to the Applicant and appropriate City official.

28A-5.07. No Action by Landmark Commission. If no action is taken by the Landmark Commission on an application for a Certificate of Appropriateness within thirty (30) days after receipt by the Landmark Commission, the Certificate of Appropriateness shall be issued by the Landmark Commission.

28A-5.08. Appeal. Subject to state law, an appeal may be taken to the City Council from any decision of any board, commission, committee, or other body. Such appeals shall be perfected by filing a sworn notice of appeal with the City Secretary within thirty (30) days from the rendition of the decision of the board, committee, or other body. Prior to the institution of any appeal in a court of law by an aggrieved person from a decision of such board, commission, committee, or other body, the appeal must first be perfected to the City Council.

Section 28A-6 Removal or Demolition of Landmark including Permanent Landscaping.

28A-6.01 Permit. A permit for the demolition or removal of a Landmark or permanent landscaping of the Landmark shall require the following procedures:

28A-6.01.01. The Inspections Division shall automatically impose a sixty (60) day stay of demolition/removal at the time a permit is requested unless public health, safety and welfare are threatened.

28A-6.01.02. The Landmark Commission shall grant or disapprove the demolition/removal within sixty (60) days from the date of the demolition/removal request. If the Landmark Commission recommends disapproval of the demolition/removal, a maximum of a one-hundred twenty (120) day stay of demolition from the initial date of request may be imposed by the Commission. The review process should be a meaningful dialogue between the Landmark Commission and the property owner/applicant to discourage demolition/removal of the property.

28A-6.02 Demolition/Removal. During the Landmark Commission approved stay of demolition period, no demolition/removal permit shall be granted. At the end of the aggregate period, the Building Official shall issue the necessary demolition/removal permit, conditional on meeting applicable city building code as requested by the applicant.
Section 28A-7  Removal or Demolition of Potential Landmark and Permanent Landscaping.

28A-7.01  Permit. A permit for the demolition or removal of a Potential Landmark or permanent landscaping recorded in the Corpus Christi Historical Site Survey shall require the following procedures:

28A-7.01.01. The Inspections Division shall automatically impose a thirty (30) day stay of demolition/removal at the time a permit is requested unless public health, safety or welfare is threatened.

28A-7.01.02. The Applicant for the permit will be advised to contact the Landmark Commission, via the Planning Department, to schedule a meeting to discuss the demolition/removal.

28A-7.01.03. After the meeting, if the applicant still desires demolition/removal of the property, the Landmark Commission shall submit a letter, within two (2) business days, to the Building Official releasing it from the stay of demolition/removal.

28A-7.02  No Action by Landmark Commission. If the thirty (30) day time period ends without final action by the Landmark Commission, the Inspections Division shall issue the permit.

Section 28A-8  Archeological Sites. All requests for Certificates of Appropriateness shall be evaluated with respect to the criteria set forth in the U.S. Secretary of the Interior’s Standards for Rehabilitative of Historic Buildings. Archeological sites may, at the discretion of the Landmark Commission, be identified by number to safeguard their location.

Section 28A-9  Maintenance or Repairs.

28A-9.01  Ordinary Repair or Maintenance. Ordinary Repair or Maintenance of any exterior architectural feature of any Landmark shall not be restricted by this Ordinance unless it involves a change in design, material, color or other appearance. All Landmarks shall be preserved against decay and deterioration and kept free from certain structural defects by the Owner thereof or such other persons who may have legal custody and control thereof.

28A-9.02  Emergency Repairs. If the Landmark Commission finds that there are reasonable grounds to believe that a Landmark is structurally unsound or in imminent danger of becoming structurally unsound, the Landmark Commission shall file a petition with the Director of Community Development requesting that the Director proceed to require correction of defects or repairs to any Landmark covered by this section so that such Landmark shall be preserved and protected in accordance with the purpose of this ordinance and the Building and Housing Standards Code.

Section 28A-10  Public Safety Hazards and Emergency Securing Measures.

28A-10.01  Notice. All city departments, boards and commissions shall notify the Landmark Commission in writing whenever a structural analysis report has been completed for a Landmark or Potential Landmark recorded in the Corpus Christi Site Survey by Code Enforcement Inspectors of the City which indicates the Landmark or Potential Landmark is structurally hazardous and warrants demolition. Notification to the Landmark Commission shall be ten (10) business days prior to acting on such property by means of public hearing or contracting for demolition of structure. Upon notification to the Landmark Commission of a structural analysis report for a Landmark or Potential Landmark which warrants demolition, a thirty (30) day stay of demolition shall be
imposed in order to allow the Landmark Commission time to act in protecting the Landmark or Potential Landmark.

28A-10.02 **Emergency Security Measures.** Such Landmark or Potential Landmark may be secured by means of boarding up, fencing up or other protecting methods, excluding demolition or structural modification to the Landmark or Potential Landmark, as to preclude the possibility of injury to the public. After notice of a public safety hazard or following emergency securing measures of the Landmark or Potential Landmark, the Landmark Commission will meet with City officials or authorized City commissions/boards desiring demolition of the Landmark or Potential Landmark to review its condition and develop plans for rehabilitation. If no feasible scheme for further protection of the Landmark is developed within thirty (30) days from the initial demolition order, the Landmark Commission shall issue a Certificate of Appropriateness to demolish the Landmark.

28A-10.03 **Demolition for Public Safety.** The Director of Community Development, the Building Official, the Director of Public Health or the Fire Official may demolish a Landmark or Potential Landmark that cannot immediately be secured or to make structural modifications to the Landmark or Potential Landmark for the purpose of protecting the public from immediate injury or danger. Demolition or structural modification shall be in accordance with State law and the City of Corpus Christi Codes of Ordinances.

Section 28A-11 Preservation Plan.

28A-11.01 **Preservation Plan.** The Landmark Commission shall prepare a Landmark Preservation Plan hereinafter referred to as the “Preservation Plan,” which shall:

28A-11.01.01. Identify and catalog buildings, structures, sites, districts, areas, lands and other objects of special architectural, historical, archeological or cultural value, as Landmarks or Potential Landmarks, along with statements of fact which verify their significance;

28A-11.01.02. Establish criteria to be used in determining whether certain buildings, structures, sites, districts, areas, lands and other objects should be designated as Landmarks pursuant to the Zoning Ordinance;

28A-11.01.03. Establish guidelines to be used in the determination of whether to grant or deny Certificates of Appropriateness;

28A-11.01.04. Formulate a program for private and public action which will state the role of various private and City agencies in preservation of Landmarks;

28A-11.01.05. Suggest sources of funds for preservation and restoration activities and acquisitions, to include federal sources, state sources, private and foundation sources; and

28A-11.01.06. Recommend to the proper agencies and property owners incentives and use plans designed to encourage historical and cultural preservation and to promote the economy through such preservation and uses.

28A-11.02 **Approval.** The Preservation Plan shall be presented to the Planning Commission and City Council, for approval, as a component of the City Comprehensive Plan.

28A-11.03 **Review.** The Landmark Commission shall annually review the Plan and make recommendations for amendments, as deemed necessary, to the Planning Commission and City Council.
28A-11.04 Designation. The Planning Commission and City Council may designate a Landmark prior to formal insertion of such site, structure or object as a future Landmark in the Preservation Plan.

Section 28A-12 Penalties.

28A-12.01 Changes Prohibited. It shall be unlawful to make any changes to any Landmark, in violation of the provisions of this ordinance, and the City, in addition to other remedies, may institute any permissible action or proceedings to prevent such unlawful change, alteration, removal, demolition or new construction and to restrain, correct or abate such violation, or to prevent any illegal act, business or maintenance in and about such premises.

28A-12.02 Deterioration. If an owner allows a Landmark to deteriorate to the extent it has to be demolished as a public safety hazard, as determined by the Building Standards Board after all proper notifications have been presented to the Owner by the Director of Community Development, no application for a permit for a project, nor for a curb cut needed for the operation of a surfaced or unsurfaced parking lot may be considered for a period of twelve (12) months from the date of Demolition of the Landmark.

28A-12.03 Exceptions. If there exist exigent circumstances, including but not limited to, bankruptcy, foreclosure by a lending institution, or similarly situated forced change in ownership of the Landmark, for which this ordinance prohibits the issuance of a permit for the period following demolition, any owner may seek the recommendation of the Landmark Commission for approval by the City Council to issue the requested permit.

28A-12.04 Penalty. Any person, firm, or corporation violating any provision of this article shall be guilty of a misdemeanor and upon conviction of any such violation shall be punishable by a fine not to exceed one thousand dollars ($1,000) and not less than seventy-five dollars ($75.00). A separate offense shall be deemed committed each day during or on which an offense occurs or continues. If demolition of a Landmark occurs without a permit, then any permits (including permits allowing a curb cut) on the subject property will be denied for a period of twelve (12) months from and after the date of such Demolition.

Section 28A-13 Variances, Special Exceptions. All applications received by the Board of Adjustment for variances or exceptions affecting a Landmark shall be provided to the Landmark Commission. The Landmark Commission may comment to the Board of Adjustment on such applications, and may, with the approval of the City Council, appeal any Board of Adjustment decision as provided by law.

Section 28A-14 Removal or Amendment of Designation. The designation of a Landmark may be amended or removed using the same procedure provided by this Article for its designation. Whenever a designated Landmark has been demolished or removed, in whole or in part, the Landmark Commission shall recommend to the Planning Commission whether the HC Classification should be retained or repealed.
ARTICLE 29. THE BOARD OF ADJUSTMENT

Section 29-1 Organization. There shall be a Board of Adjustment established in accordance with and controlled by the provisions of Section 7 of Chapter 244 of the Acts of 1959, 56th Legislature, of the State of Texas.

Section 29-2 Errors. The Board of Adjustment shall have the power to hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by an administrative official in the enforcement of this Ordinance.

Section 29-3 Special Use Exceptions. In order to provide for adjustment in the relative locations of uses and buildings of the same or of different classifications, to promote the usefulness of this Ordinance as an instrument for fact finding, interpretation, application, adjustment and to supply the necessary elasticity to its efficient operation, special use exceptions are permitted by the terms of this Ordinance. The following buildings and uses are permitted as special exceptions if the Board of Adjustment finds, that in its opinion, as a matter of fact, such exceptions will not substantially affect adversely the uses of adjacent and neighboring property permitted by this Ordinance.

29-3.01 Where a use district boundary line crosses a lot, a use of either classification on the whole lot if all of said lot is within fifty (50) feet of such district boundary line.

29-3.02 Garage for more than four cars and covering more than 900 square feet in a residential district.

29-3.03 Greenhouses and nurseries provided that any structure shall not be less than 100 feet from all property lines.

29-3.04 Radio or television broadcasting tower and station.

29-3.05 Temporary and conditional permits for a two-year period.

(1) Riding stables and private stables.

(2) Rifle or pistol range, trap, or skeet shooting.

(3) Raising for sale of birds, bees, rabbits and other animals, fish and other creatures.

(4) Directional signs not over 25 feet in height and 200 square feet in area on vacant property for a term of one year only, provided however, such permit may be extended a maximum of one additional year upon approval by the board.

29-3.06 Privately or commercially operated recreational lake, swimming pool and tennis courts.

29-3.07 Off-street parking areas adjacent to or at a reasonable distance from the premises on which parking areas within any Professional Office, Business or Industrial District are required by the parking regulations of this Ordinance where practical difficulties, including the acquisition of property, or undue hardships are encountered in locating such parking areas on the premises and where the purpose of this Ordinance to relieve congestion in the streets would best be served by permitting such parking off the premises.

29-3.08 To waive or reduce the parking and loading requirements in any district whenever the character or use of the building is such as to make unnecessary the full provision of parking or loading facilities, or where such regulations would impose an unreasonable hardship upon the use of the lot.
29.3.09 To determine in cases of uncertainty the classification as to district of any use not specifically named in this Ordinance, provided, however, such use shall be in keeping with uses specifically named in the district regulations.

29.3.10 In any “I-3” Heavy Industrial District, those uses on which the Board is required to pass by Section 21-3 of this Ordinance.

29.3.11 To allow materials stored as outside retail sales or outside storage in a “B-3” Business District, “B-4” General Business District, “B-5” Primary Business District, “B-6” Primary Business Core District or “I-2” Light Industrial District to exceed the height of the screen.

29.3.12 Telecommunications towers and antennas, as provided in Article 27C. 
(Ordinance 23612, 04/13/99)

29.3.13 Wind Energy Conversion Units. The review process for a Special Use Exception for a wind energy unit is as follows:

(A) Concurrent Site Plan Submittal.

(1) The application for a Special Use Exception for a wind energy unit must include a site plan as outlined under Section 27D-8.1.

(2) The Board of Adjustment may not approve, approve with conditions, or deny a Special Use Exception application until after the site plan has been reviewed by the City's Development Services Department.

(B) Development Services Review.

(1) The City's Development Services Department must review the application and, considering the review criteria under this article, make a recommendation to the Board of Adjustment.

(2) The Assistant City Manager, Development Services or designee shall be responsible for making a recommendation in the event an agreement on a recommendation from the development review committee cannot be reached.

(C) Board of Adjustment Action.

(1) The Board of Adjustment must take final action on the Special Use Exception for a wind energy unit within 45 days from the date the recommendation of the Director of Development Services is made.

(2) In the event the Board of Adjustment fails to act within 45 days, the application for the Special Use Exception for a wind energy unit shall be deemed, in all things, denied.

(3) Review Standards for a Wind Energy Unit Special Use Exception. In determining whether to approve, approve with conditions, or disapprove a Special Use Exception for a wind energy unit, the Board of Adjustment must consider and make a specific finding on each of the following criteria:

(a) The use conforms in all respects to the regulations and standards found in the City's Zoning and Platting Ordinances.
(b) The impact of the use on public infrastructure, such as roads, natural gas, water, storm water, and wastewater systems, and on public services, such as police and fire protection and solid waste collection, can be minimized without negatively impacting existing uses in the area and in the City.

(c) The physical appearance, hours of operation, and conduct of the use does not generate excessive noise, dust, smoke, glare, spillover lighting, or other forms of environmental or visual pollution, or otherwise detrimentally affect the residential character of the area or adjacent areas.

(d) The use takes adequate measures to control or eliminate smoke, dust, gas, glare, hazardous materials, noise, or vibration caused by operations.

(e) The use complements and is compatible with the surrounding uses and community facilities.

(f) The use does not substantially affect adversely the uses of adjacent and neighboring property.

(g) The use is not detrimental to the public's health, safety, or general welfare.  

(Ordinance 028407, 11/10/09)

Section 29-4 Special Yard Exceptions. The following special yard exceptions, limited as to location and especially in locations described below in this section, are permitted by this Ordinance if the Board of Adjustment finds, that in its opinion, as a matter of fact, such exception will not substantially affect adversely the uses of adjacent and neighboring property permitted by this Ordinance and provided such exceptions are approved by the Board:

29-4.01 An exception in the yard regulations on a lot where, on the adjacent lot, there is a front, side or rear yard that does not conform with such yard regulations.

29-4.02 A yard exception on corner lots, or lots opposite or adjoining permanent open spaces, including parks and playgrounds.

29-4.03 An exception in the depth of rear yard on a lot in a block where there are nonconforming rear yard conditions.

29-4.04 An exception where there are irregularities in depths of existing front yards on a street frontage on the side of a street between two intersecting streets, so that any one of the existing depths shall, for a building hereafter constructed or extended, be the required minimum front yard depth.

Section 29-5 Variances. The Board of Adjustment shall have power to grant the following variances:

29-5.01 To vary the regulations in any district so as to relieve difficulties or hardships on cases when and where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of such regulation or restriction, or by reason of exceptional topographical conditions or other extraordinary and exceptional situations or conditions of such piece of property, the strict application of each regulation or restriction would result in peculiar and exceptional practical difficulties to, or exceptional hardship upon, the owner of such property. Such grant or variance shall comply, as nearly as possible, in every respect with the spirit, intent and purpose of the
zoning plan; it being the purpose of this provision to authorize the granting of variation only for reasons of demonstrable and exceptional hardship as distinguished from variations sought by applicants for purposes or reasons of convenience, profit or caprice.

Section 29-6 Conditional Permits. Where in this Ordinance special exceptions are permitted provided they are approved by the Board of Adjustment, where the Board is authorized to decide appeals or approve certain uses, and where the Board is authorized to approve variances, such approval, decision, or authorization shall be limited by such conditions as the case may required, including if necessary any of the following specifications:

1. No outside advertising structures except professional signs.
2. Limitation of signs as to size, type, color, location, or illumination.
3. Limitation of outdoor advertising.
4. Amount, direction and location of outdoor lighting.
5. Amount and location of off-street parking and loading space.
6. Cleaning or painting.
7. Gable roof or other type.
8. Connected or disconnected with other buildings.
9. Exits, doors and windows.
10. Paving, shrubbery or ornamental or screening fence or wall.
11. Time of day or night for operating.
12. No store front.
13. No structural changes.
14. Control or elimination of smoke, dust, gas, noise, or vibration caused by operations.
15. Such other conditions as are necessary.

Section 29-7 Lapse of Special Exception or Variance. After the Board of Adjustment has approved a special exception or granted a variance, the special exception or variance so approved or granted shall lapse after the expiration of one year, if no substantial construction or change of use has taken place in accordance with the plans for which such special exception or variance was granted, and the provisions of this Ordinance shall thereafter govern.

Section 29-8 Notwithstanding any other provisions of the Corpus Christi Zoning Ordinance, the Board of Adjustment shall have no authority or jurisdiction to vary or change the provisions of the Corpus Christi Zoning Ordinance relating to the location or size of any sign or other advertising structure.
ARTICLE 30. CHANGES AND AMENDMENTS

In considering applications for rezonings, the Planning Commission shall determine if the rezoning conforms to the Comprehensive Plan. The Planning Commission shall advise City Council as to its findings of conformity or nonconformity, and shall recommend any deviation to the Comprehensive Plan. The City Council shall determine whether such conformity exists or if deviation is warranted.

Section 30-1 Initiation.

30-1.01 The City Council, Planning Commission or City Manager (or his designee) may initiate amendments to this ordinance and make requests for a change in a zoning district classification or boundary. The City Council or Planning Commission shall deliver a proposed amendment to this ordinance or request for a change in a zoning district classification or boundary to the Director of the Department of Planning and Development (Director) for study and recommendation. Such amendment must be processed with the same public hearings, notices and time frames as required by this ordinance.

30-1.02 Property owners or their certified agents may request a change in the zoning district classification or boundary by filing an application with the Director or his designee.

(A) The application must be on a form approved by the commission and furnished by the Director.

(B) Unless provided for elsewhere in this ordinance, the owner or majority of owners of record if more than one owner, of each property within the area of request must sign the application or submit a signed statement consenting to the application.

(C) Ownership shall be determined by the most current tax files on record or evidence acceptable to the City Legal Department.

Section 30-2 Before taking any action on any proposed amendment, supplement, or change, the City Council shall submit the same to the Planning Commission for public notice, public hearing and its recommendation and report.

Section 30-3 The Planning Commission shall make a preliminary report and hold a public hearing thereon before submitting its final report to the City Council. Notice of public hearings before the Planning Commission shall be given by sending written notice to all owners of property or to the person rendering the same for City taxes to which the proposed rezoning of use classifications of a lot, parcel, or district would apply, and to all owners of property, or to such persons rendering the same for City taxes, located within two hundred (200) feet or any property to be changed thereby, within not less than ten (10) days before any such hearing is held. Such notice may be served by depositing the same, properly addressed and postage paid, in the United States Post Office.

30-3.01 The Planning Commission shall take an action on a proposed change of zoning within forty-five (45) days from the date the application is submitted to the Director and it is determined to be complete. The Planning Commission shall approve or deny all applications within six (6) months from the date of the initial Planning Commission public hearing. All recommendations by the Planning Commission shall require an affirmative vote by a majority of the Planning Commission present and voting. In the event an agreement on a recommendation cannot be reached by a majority of the Commission present and voting or if the Commission fails to take action on an application within the time limits prescribed above the proposed amendment, supplement, or change of the Zoning Ordinance shall be forwarded to the City Council with a recommendation of denial.
30-3.02 The request for Council action and the final report of the Planning Commission shall be forwarded to the City Manager for City Council consideration, within forty-five (45) days from the date of the final action by the Commission.

30-3.03 Following submission and advertisement of an application for an amendment to the Zoning Ordinance for a change in the classification of a zoning district on any tract of land, the applicant shall not be permitted to amend said application either by reducing the area of request or requesting a different classification than originally advertised. Once the request is advertised for hearing before the Planning Commission and is not withdrawn by the applicant, such application shall be advertised in the same context before the City Council. Any amendment proposed by the applicant to the original application will be treated as a completely new request requiring the preparation and submission of a new application, according to Articles 30 and 33.

30-3.04 In the event a public hearing shall be held by the Planning Commission in regard to an amendment other than an amendment or change to the Zoning Map, notice of such public hearing shall be published at least once fifteen (15) days prior to said hearing in the newspaper of the City of Corpus Christi.

Section 30-4 A public hearing shall be held by the City Council before adopting any proposed supplement, amendment, or change. Notice of such hearing shall be given by publishing one time in the official publication of the City of Corpus Christi, stating the time and place of such hearing, which time shall not be earlier than fifteen (15) days from the first day of such publication.

30-4.01 The City Council shall act, by ordinance or motion, on such proposed amendment, supplement, or change within forty-five (45) days from the date the request for Council action and the final report of the Planning Commission is submitted to the City Manager. In the event the City Council shall fail to act within said forty-five (45) days, such proposed amendment, supplement, change or Special Permit shall be deemed in all things denied.

Section 30-5 If a protest against an action under Section 30-3 has been filed with the City Secretary, duly signed by the owners of twenty percent (20%) or more, either of the area of the lots or land included in such proposed change or the lots or land immediately adjoining the same and extending two hundred (200) feet therefrom, such change shall not become effective except by a favorable vote of three-fourths (3/4) of all of the City Council. Unless such proposed change is approved by the Planning Commission such change shall not become effective except by a favorable vote of a majority plus one of the City Council present and voting.

Section 30-6 Time Limit for Final Council Action. All applications heard by the City Council shall be approved or denied within six (6) months from the date of the initial City Council hearing. In the event the application has not been granted within said six-months’ period, the application shall be deemed denied and the City Secretary shall notify the applicant of such denial at such time, unless the City Council by motion, extends the six-months’ period for a definite time period and at the expiration of that period, in the event the application is not granted, it shall be deemed denied.

Section 30-7 Required Waiting Period.

30-7.01 If an applicant withdraws the application after the Planning Commission has held a public hearing and acted on the application, no further applications for rezoning all or part of the property being considered for rezoning may be considered for twelve (12) months from the date of the Commission’s action.

30-7.02 After a final decision is reached by the City Council denying the request for a change in a zoning district classification or boundary, no further applications for rezoning all or part of the property may be considered for that property for twelve (12) months from the date of the final decision.
30-7.03 Upon filing a waiver request and a payment of a seventy-five dollar ($75.00) fee, the applicant may request the City Council to waive the waiting period upon a finding of changed conditions or significant new information. The City Manager, or his designee, may submit the request for waiver to the Planning Commission for a recommendation to the City Council. City-initiated application is not limited by this waiting period.

30-7.04 If the requested waiver is granted, and the applicant files an application for rezoning before the expiration of the waiting period specified in Section 30-7, the application fee shall be one hundred fifty percent (150%) of the application fee specified in applicable zoning application fee published in the Development Services fee schedule, which is adopted under Chapter 14, Code of Ordinances.

(Ordinance 23552, 01/26/99) (Ordinance 25454, 08/26/03)
ARTICLE 31. NEWLY ANNEXED TERRITORY

Section 31-1 All territory hereafter annexed to the City of Corpus Christi, Texas, shall be zoned pursuant to a notice published at least one time in a newspaper of general circulation before the 15th day before the date of the hearing. Unless the determination is made that a zoning district classification other than “F-R” Farm-Rural District is in conformity with the Comprehensive Plan and that adequate public services are available, such territory shall be zoned “F-R” Farm-Rural District. (Ordinance 24106, 07/18/00)

Section 31-2 After initiation of annexation proceedings, and prior to the establishment of a zoning district classification, no permit for the construction or alteration of a building or certificate of occupancy shall be issued by the Building Inspection Division of the City of Corpus Christi, other than a permit which will allow the construction of a building permitted to be constructed in or a certificate of occupancy for a use permitted in the “F-R” Farm-Rural District as provided in this Ordinance. An application for any other use than that permitted in an “F-R” Farm-Rural District shall be made to the Building Inspection Division and referred to the Planning Commission for consideration and recommendation to the City Council.

Section 31-3 Reserved.

Section 31-4 The owner, lessee, or any other person, firm or corporation owning, controlling, constructing, supervising, or directing the construction of any building in process of construction and which is incomplete at the time the land upon which it is situated is annexed to the City of Corpus Christi and which is not permitted in the established zoning district, shall make application to the Building Inspection Division for a permit, and shall attach to said application for such permit plans and specifications relating to the construction of said building. Said application for building permit shall be promptly referred to the Planning Commission for consideration, and said Commission shall promptly thereafter file with said Council its recommendation as to granting, modifying, or rejecting said permit.

Section 31-5 Prezoned areas proposed for annexation to the City of Corpus Christi, Texas, shall be zoned the prezone classification approved by the City Council once such territories are incorporated within the City limits and upon the determination that adequate public services are available to support the prezoning classification. The prezone ordinances approved by the City Council are on file with the City Secretary and the Director of Planning and Development.
ARTICLE 32. CERTIFICATE OF OCCUPANCY

Section 32-1 No vacant land shall be occupied or used, except for agricultural uses, until a certificate of occupancy shall have been issued by the Building Inspection Division.

Section 32-2 No premises shall be used and no buildings hereafter erected or structurally altered shall be used, occupied or changed in use, until a Certificate of Occupancy and compliance shall have been issued by the Building Inspection Division, stating that the building, or proposed use of building or premises, complies with the building laws and the provisions of these regulations, and that the driveway facilities comply with the Manual of Driveway Design and Construction Standards.

Section 32-3 Certificates of Occupancy and Compliance shall be applied for coincident with the application for a building permit and shall be issued within ten (10) days after the erection of structural alterations of such buildings shall have been completed in conformity with the provisions of these regulations. A record of all certificates shall be kept on file in the office of the Building Inspection Division.

Section 32-4 No permit for excavation for any building shall be issued before application has been made for certificate of occupancy and compliance.

Section 32-5 A certificate of occupancy shall be required of all nonconforming uses. Application for a certificate of occupancy for nonconforming uses shall be filed, within twelve (12) months from the effective date of this Ordinance, with the Building Inspection Division.
ARTICLE 33. SUPPLEMENTAL SIGN REGULATIONS, PERMITS, PLATS AND FILING FEES

Section 33-1 Permits. No building shall be erected, constructed, altered, moved, converted, extended or enlarged and no HUD-code manufactured home shall be placed on any lot without the owner or owners first having obtained a building permit thereof from the Building Inspection Division, such permit shall require conformity with the provisions of this Ordinance. When issued, such permit shall be valid for a period of six months.

Temporary conditional permits can be issued by the Building Official to allow the placement in any zoning district of a manufactured home or travel trailer on an emergency basis for the purpose of serving as temporary substitute for a residential unit rendered unusable by fire, explosion, windstorm, or similar cause. The permit will be valid for six months and allow the Building Official to waive other City regulations such as, but not limited to, building lines to allow placement of the manufactured home or travel trailer on the property. The Building Official may extend the permit to allow completion of a permanent replacement dwelling, but in no case shall the duration of the temporary placement exceed nine months nor can a new permit be issued.

No building permit by the Building Inspection Division, lawfully issued prior to the effective date of this Ordinance, or of any amendment hereto and which permit by its own terms and provisions is in full force and effect at said date, shall be invalidated by the passage of this Ordinance, or any such amendment but shall remain a valid and subsisting permit subject only to its own terms and provisions and the ordinances, rules and regulations appertaining thereto and in effect at the time of the issuance of said permit, provided, however, that all such permits shall expire no later than sixty (60) days from the effective date of this Ordinance, unless actual construction shall have theretofore begun and continued pursuant to the terms of said permit.

33-1.01 No sign shall be erected, constructed, altered, moved, extended or enlarged without the owner or operator first obtaining a building permit thereof from the Building Inspection Division. Such permit shall require conformity with the provisions of this ordinance.

33-1.02 FREESTANDING AND WALL SIGN. (Ordinance 026735, 4/17/06, Ordinance 026922, 08/28/06, Ordinance 027147, 2/13/07)

33-1.02.01 Single Tenant Freestanding Sign – One freestanding sign shall be permitted per street frontage or per lot and shall pertain only to the use(s) conducted within the building(s) located on the premise. Electronic Light Emitting Diode (LED) and Liquid Crystal Display (LCD) signs are permitted. Electronic LED, LCD, and intermittent static messages shall be displayed for no less than eight (8) seconds.

(A) Freestanding signs placed within the minimum front yard depth as specified in Articles 24 and 27 are not to exceed sixty-four (64) feet in area or twenty (20) feet in height. Such sign located within the front yard shall not overhang or project into the public right-of-way nor utilize or incorporate flashing illumination. In the event two (2) front yards overlap at a corner, the area of overlap shall be designated as only one (1) front yard.

(B) Freestanding sign located beyond the front yard requirement in the “AB” Professional Office District, “B-1” Neighborhood Business District, “B-1A” Neighborhood Business District, “B-3” Business District, “B-4” General Business District, “B-5” Primary Business District, “B-6” Primary Business Core, “I-2” Light Industrial District and “I-3” Heavy Industrial District are regulated per street type as classified in the City of Corpus Christi Transportation Plan and as listed below and per Section 33-102.07 Arterial Street Sections Regulated as Collector Street Sections:

Expressway/Freeways
Sign Area: 350 square feet (maximum)
Sign Height: 65 feet (maximum)
33-1.02.02 Single Tenant Wall Sign – The square footage for electric, non-electric, attached or painted wall signage on any building/structure shall not exceed 25% of the building wall square footage for each elevation. All wall signs must be attached flat against the wall of the building, shall not project more than eighteen (18) inches from the wall of the building or structure and shall not project above the height of the building. Electronic Light Emitting Diode (LED) and Liquid Crystal Display (LCD) signs are permitted. Electronic LED, LCD, and intermittent static messages shall be displayed for no less than eight (8) seconds. Wall signage shall pertain only to the use(s) conducted within the building(s) located on the premise.

33-1.02.03 Multi-Tenant (3 or more Tenants) Freestanding Sign – One (1) freestanding sign for building/same project/development of 25,000 square feet or less or two (2) freestanding signs for building/same project development greater than 25,000 square feet shall be permitted, per street frontage, per lot or individual primary building and shall pertain only to the use(s) conducted within the building(s) located on the premise. Signs for building/same project/development shall be separated by a minimum of 150 feet. Electronic Light Emitting Diode (LED) and Liquid Crystal Display (LCD) signs are permitted. Electronic LED, LCD, and intermittent static messages shall be displayed for no less than eight (8) seconds.

(A) Freestanding sign placed within the minimum front yard depth as specified in Articles 24 and 27 are not to exceed sixty-four (64) feet in area or twenty (20) feet in height. Such sign located within the front yard shall not overhang or project into the public right-of-way nor utilize or incorporate flashing illumination. In the event of two (2) front yards overlap at a corner, the area of overlap shall be designated as only one (1) front yard.

(B) Freestanding sign located beyond the front yard requirement in the “AB” Professional Office District, “B-1” Neighborhood Business District, “B-1A” Neighborhood Business District, “B-3” Business District, “B-4” General Business District, “B-5” Primary Business District, “B-6” Primary Business Core, “I-2” Light Industrial District and “I-3” Heavy Industrial District are regulated per street type as classified in the City of Corpus Christi Transportation Plan and as listed below and per Section 33-1.02.07 Arterial Street Sections Regulated as Collector Street Sections:

Expressway/Freeways
   Sign Area: 650 square feet (maximum)
   Sign Height: 65 feet (maximum)*

Arterials
   Sign Area: 500 square feet (maximum)
   Sign Height: 50 feet (maximum)

Collectors
   Sign Area: 250 square feet (maximum)
   Sign Height: 32 feet (maximum)

*Up to an additional 10 feet may be added if the adjacent street grade is elevated. The difference in elevation between the property and the street grade shall be the determining factor in the height allowed.

(C) The same project/development, greater than 25,000 square feet, in size, shall be permitted additional freestanding sign(s) for every 500 feet of street frontage calculated beyond the initial 500 feet of street frontage. Each sign shall be separated by a minimum of 150 feet.
Same project/development located on an arterial and partially on a collector, but within 500 feet of an arterial may use arterial sign standards along the collector section of the development.

33-1.02.04 Multi-Tenant Wall Sign – Electric, non-electric, attached and/or painted wall signage on any building/structure shall not exceed 80% of the individual tenant space length and shall be unlimited as to height. All wall signs must be attached flat against the wall of the building, shall not project more than eighteen (18) inches from the wall of the building or structure and shall not project above the height of the building. Electronic continuous message boards, Light Emitting Diode (LED) and Liquid Crystal Display (LCD) signs are permitted. Electronic LED, LCD, and intermittent static message shall be displayed for no less than eight (8) seconds. Wall signage shall pertain only to the use(s) conducted within the building(s) located on the premise.

33-1.02.05 Accessory Freestanding Sign for Specific Uses – Listed uses that customarily display pricing of a product and require separate business signage due to industry standards are allowed one (1) additional freestanding sign per street frontage and are as follows:

- **Uses:**
  1. Fueling Station
  2. New auto/truck sales and services

- **Number:**
  1. One (1) sign per street frontage or lot
  2. One (1) sign for each different manufacturer

- **Height:**
  1 and 2: 33 feet maximum*

- **Size:**
  1 and 2: 165 feet maximum

*Up to an additional 10 feet may be added if the adjacent street grade is elevated. The difference in elevation between the property and the street grade shall be the determining factor in the height allowed.

33-1.02.06 Exempt Signs –

(a) On-premise directional signs for entrance and exit, menu boards and directory boards are exempted from the regulations of the zoning ordinance. Menu boards and directory boards shall only communicate to the on-premises public. Placement of menu boards and directory boards should be to the interior of a site so they are not clearly visible and legible from the exterior of the property. Such boards are not regulated, as to the sign area, number and height calculations.

(b) Non-illuminated sandwich board signs or A-frame signs conditioned as follows:

(1) Located in one of the following areas:

(A) The area bounded by Shoreline Drive, Park Street, Tancahua Street, Highway 181, Mesquite Street and Fitzgerald Street.

(B) The area bounded by a line drawn along the northern edge of the Booty Street right-of-way between the northeastern corner at the intersection of Booty Street and South Staples Street and the northeastern corner at the intersection of Booty Street and South Alameda Street, thence along the northern edge of the McKenzie Street right-of-way to the northwestern corner at the intersection of Brownlee Boulevard and McKenzie Street, thence along the western edge of the Brownlee Boulevard right-of-way to the southwestern corner at the intersection of Brownlee Boulevard and South Staples Street at Cole Street, thence along the eastern edge of the South Staples Street right-of-way to the southeastern corner at the intersection of South Staples Street and Clifford Street, thence along the southern edge of the Clifford Street right-of-way to the corner at the intersection of Clifford Street and South Alameda Street, thence along the eastern edge of
the South Alameda Street right-of-way to the eastern corner at the intersection of South Alameda Street and South Staples Street, thence along the eastern edge of the South Street Street right-of-way to the beginning corner. Exhibit 33-1 is a map of the boundary of the 6 Points A-Frame Sign Area.

(Ordinance 028084, 02/24/09)

Exhibit 33-1
(2) One sign per building per street front for businesses occupying a zero-lot line building (multi-tenant buildings are allowed one sign per tenant).

(3) Not exceeding four feet tall and two feet wide.

(4) When placed on the public sidewalk within two and one-half feet, at its most distant point, from the building’s wall, leaving a minimum free and clear passage on the sidewalk of at least sixty inches, or placed within two and one-half feet, at its most distant point, from the back of the curb leaving a minimum free and clear passage on the sidewalk of at least sixty inches.

(5) Not otherwise creating or causing a visual obstruction as defined by Article IX, Chapter 53 of the Code of Ordinances, and

(6) Displayed during the business hours of the business utilizing the sign and must be removed from the sidewalk by 2 a.m. each day and not be placed on the sidewalk before 6 a.m. each day.

33-1.02.07 Signage for single or multi-tenant uses located along arterial street sections with residential proximity is regulated by collector sign standards. Arterial street sections regulated with collector street standards are as follows:

North to South Arterial (right-of-ways)

McKinzie Road – from Atlanta Street south to the north side of Stonewall Blvd. (Exhibit 8)
Rand Morgan Road – from U/p River Road south to the north side of Wilkins Street (Exhibit 9)
Greenwood Road – from Lawton Street south to the north side of Gollihar Road (Exhibit 3, 4 & 10)
Weber Road – from McArdle Road south to the north side of Delphine Street. (Exhibit 4 and 11)
Everhart Road – from Avalon Street south to the north side of Jacqueline Drive from Janssen Drive south to the north side of Mt. Vernon Drive, Shadowbend Drive south to Oso Parkway. (Exhibit 5, 12 and 13) and (Exhibit 7B and 12)
Airline Road – from Gregory Drive south to Belmeade Drive and Wooldridge Road south to Sandra Lane. (Exhibit 5, 12 and 13) and (Exhibit 13 and 14)
Cimarron Road – from Dunbarton Oak Drive to the north side of Cimarron Lake Drive (Exhibit 13 and 14)
Waldron Road – from Don Patricio south to the north side of Caribbean Drive (Exhibit 15)
FM 1889 – along the east right-of-way frontage of FM 1889 from Northwest Boulevard (FM 624), south to City limit line and along the west right-of-way frontage of FM 1889 from Northwest Boulevard (FM 624) south to City limit line (Exhibit 17).

East to West Arterial (right-of-ways)

Ocean Drive/Shoreline Blvd. – from Resaca Street east to the west side of Country Club Drive. (Exhibit 1A), (Exhibit 1B), (Exhibit 1C), and (Exhibit 1D).
Alameda Street – from Angel Avenue to the west side of Brawner Pkwy (Exhibit 2).
Horne Road – from Old Brownsville Road east to west side of Cross-Town Expressway (Exhibit 3, 4 & 10) and (Exhibit 4).
Gollihar Road. – from Greenwood east to the west side of Vestal Street, Kilgore Street east to the west side of Southwood Street, Randall Drive east to the west side of Sequoia Street and Dody Street, east to the west side of Marie Street (Exhibit 3, 4 and 10), (Exhibit 4) and (Exhibit 4 and 11).
Holly Road – from the east side of (driveway entrance) at 3338 Holly Road east to the west side of Carroll Lane and Nelson Street east to the west side of South Staples Street (Exhibit 6A) and (Exhibit 13).
Williams Drive – west side Block 1, Lot 9 and Block 14, Lot 11 to the east side of Block 4, Lot 15 and Block 11, Lot 16 – Gardendale Subdivision (Exhibit 6B).
Yorktown Boulevard – from Weber Road east to the west side of South Staples Street, Briecesco Drive east to the west side of Annemesse Street and Casa Blanca Court, east to the Laguna Madre (Exhibit 7A), (Exhibit 7B and 12), (Exhibit 7C), and (Exhibit 7D).
Northwest Boulevard (FM 624) – on the south right-of-way frontage from East Riverview Drive west to
City limit line and on the north and south right-of-way frontage from River Hill Drive west to East Riverview Drive (Exhibit 18B).

**33-1.02-08** Signs installed must comply with the provisions of the Zoning Ordinance, City Code of Ordinances, the City of Corpus Christi Administration of Technical Construction Codes that refers to Master Electrician required for installation of electrical signs and the International Building Code (IBC) specifying sign requirements and engineer seal certifying signs over ten (10) feet in height comply with the wind code.

**Section 33-2 Plats.** All applications for building permits shall be accompanied by a drawing or plat in duplicate or as required by the Building Inspection Division, showing with dimensions the lot lines, the building or buildings, the locations of buildings on the lot, signs and/or billboards and such other information as may be necessary to provide for the enforcement of these regulations, including, if necessary, the boundary survey and a staking of the lot by a competent surveyor provided, however, that in any such application for a building permit for the purpose of erecting a billboard sign only on unplatted and vacant land by any applicant not the owner of the land, and said applicant owns therein nothing more than a leasehold interest or lesser estate in the land, or if said applicant is the owner of the land which is vacant and upon which there are no improvements, then and in that event a showing of an approved and filed plat shall not be a condition precedent for the granting of such a permit and such plat shall not be required. However, the billboard or billboards shall be removed and the property platted prior to the issuance of a permit for a use other than a billboard or billboards.

The drawing shall contain suitable notations indicating the proposed use of all land and buildings. A careful record of the original copy of such applications and plats shall be kept in the offices of the Building Inspection Division and a duplicate copy shall be kept in the building at all times during construction.

**Section 33-3 Filing Fees.**

**33-3.01** Any person, firm or corporation upon filing with the Department of Planning of any application for a zoning district classification change, necessitating the sending of notices and publication of notices in the newspaper shall be required to pay in advance the applicable zoning filing fee published in the Development Services fee schedule, which is adopted under Chapter 14, Code of Ordinances. (Ordinance 23016, 07/29/97) (Ordinance 25454, 08/26/03)

In the event the Planning Commission does not favorably recommend the zoning district change and the applicant withdraws his application before it is forwarded to the City Council for public hearing and determination as provided in Article 30 of this ordinance, then 35 percent of the application fee shall be refunded upon written request by the applicant.

An application for a zoning district classification change initiated by the City Council, the Planning Commission, any City staff member (acting in his capacity as City staff member), or any other Board or Agency of the City of Corpus Christi shall be without fee.

**33-3.02** Fence Exceptions. Any person, firm or corporation, upon filing a request with the Department of Planning and Development for an exception to the requirement of Subsection 27-3.01.06, 7A-2(8), 7A-3(6), 7A-4(5) of this ordinance, necessitating the sending of notices and publication of notices in the newspaper, shall be required to pay in advance the fence exception application fee as published in the Development Services fee schedule, which is adopted under Chapter 14, Code of Ordinances. In the event the Planning Commission does not favorably recommend the fence exception and the applicant withdraws his request before it is forwarded to the City Council for public hearing and determination as provided in Article 30 of this ordinance, then 35 percent of the application fee shall be refunded upon written request by the applicant.

(Ordinance 23016, 07/29/97) (Ordinance 25454, 08/26/03)
Reserved.
Exhibit 15 - Walron Rd. from Don Patricio to Caribbean Dr.

Arterials Recommended to be Regulated with Collector Sign Standards

Legend
- City Land Boundary
- Recommended Change

Signs, Permits, Plats and Filing Fees
Arterial Recommended to be Regulated with Collector Sign Standards

Exhibit 18B

Note: Collector Sign Standards to be applied along the north and south right-of-way street frontages of Northwest Blvd. from River Hill Dr. west East Riverview Dr.

Note: Collector Sign Standards to be applied along the south right-of-way frontage of Northwest Blvd. from East Riverview Dr. west to city limit line.

Source: Department of Development Services

City Limit Boundary Street Section Exhibit

Subject Street Section Exhibit

City Limit Boundary

04/10

Signs, Permits, Plats and Filing Fees
ARTICLE 34. INTERPRETATION, PURPOSE AND CONFLICT

Section 34-1 In interpreting and applying the provisions of this Ordinance, they shall be held to be the minimum requirements for the promotion of the public safety, health, convenience, comfort, prosperity, or general welfare. It is not intended by this Ordinance to interfere with or abrogate or annul any easements, covenants, or other agreement between parties, provided, however, that where this Ordinance imposes a greater restriction upon the use of buildings or premises or upon height of buildings, or requires larger open spaces than are imposed or required by other ordinances, rules, regulations, or by easements, covenants, or agreements, the provisions of this Ordinance shall govern. If, because of error or omission in the Zoning District Map, any property in the City of Corpus Christi is not shown as being in a zoning district, the classification of such property shall be “R-1A” One-family Dwelling District until changed by amendment.
ARTICLE 35. ENFORCEMENT, VIOLATION AND PENALTIES

Section 35-1 It shall be the duty of the Building Inspection Division to enforce the provisions of this Ordinance and to refuse to issue any permit for any building, or for the use of any premises, which would violate any of the provisions of said Ordinance. It shall also be the duty of all officers and employees of the City and especially of all the members of the Police Department to assist the Building Inspector by reporting to him any seeming violation in new construction, reconstruction or land uses.

Section 35-2 In case any building is erected, constructed, reconstructed, altered, repaired or converted or any building or land is used in violation of this Ordinance, the Inspector of Buildings is authorized and directed to institute any appropriate action to put an end to such violation.

Section 35-3 Any person or corporation who shall violate any of the provisions of the Ordinance or fail to comply therewith or with any of the requirements thereof or who shall build or alter any building in violation of any detailed statement or plan submitted and approved hereunder shall be guilty of a misdemeanor and shall be liable to a fine of not more than Two Thousand Dollars ($2,000), and each day such violation shall be permitted to exist shall constitute a separate offense. The owner or owners of any building or premises, or part thereof, where anything in violation of this Ordinance shall be placed, or shall exist, and any architect, builder, contractor, agent, person, or corporation employed in connection therewith and who have assisted in the commission of any such violation shall be guilty of a separate offence and upon conviction thereof shall be fined as provided in this section.  
(Ordinance 25708, 04/14/04)
ARTICLE 36. VALIDITY

Section 36-1 If any section, paragraph, subdivision, clause, phrase or provision of this Ordinance shall be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part or provision thereof other than the part so decided to be invalid or unconstitutional.

Section 36-2 All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 36-3 Publication shall be made in the official publication of the City of Corpus Christi, one time, which publication shall contain the caption stating in substance the purpose of the Ordinance and reciting that the penalty for violation of the Ordinance, as amended, shall be a fine of not exceeding One Hundred ($100) Dollars.
That the foregoing Ordinance was read for the first time and passed to its second reading of this the 15th day of March 1961, by the following vote:

Ellroy King Aye
James L. Barnard Aye
Mrs. Ray Airheart Aye
Joseph B. Dunn Aye
Patrick J. Dunne Aye
R. A. Humble Aye
Gabe Lozano, Sr. Aye

That the foregoing Ordinance was read for the second time and passed to its third reading of this the 22nd day of March 1961, by the following vote:

Ellroy King Aye
James L. Barnard Aye
Mrs. Ray Airheart Aye
Joseph B. Dunn Aye
Patrick J. Dunne Aye
R. A. Humble Aye
Gabe Lozano, Sr. Aye

That the foregoing Ordinance was read for the third time and passed finally on this the 29th day of March 1961, by the following vote:

Ellroy King Aye
James L. Barnard Aye
Mrs. Ray Airheart Aye
Joseph B. Dunn Aye
Patrick J. Dunne Aye
R. A. Humble Aye
Gabe Lozano, Sr. Aye
PASSED AND APPROVED, This the 29th day of March 1961.

ATTEST:

City Secretary

APPROVED AS TO LEGAL FORM THIS 29th DAY OF MARCH 1961:

City Attorney

Mayor
The City of Corpus Christi, Texas