

**THE CITY OF SOMERVILLE
ZONING ORDINANCE 21-010**

AN ORDINANCE ADOPTING ZONING REGULATIONS AND DISTRICTS FOR THE PURPOSE OF PROMOTING HEALTH, SAFETY, MORALS, AND FOR THE PROTECTION AND PRESERVATION OF THE GENERAL WELFARE OF THE COMMUNITY; PROVIDING DEFINITIONS, PURPOSE, ADOPTING AN OFFICIAL ZONING MAP, ESTABLISHING DISTRICT BOUNDARIES, GENERAL CONDITIONS, ESTABLISHING SITE DEVELOPMENT STANDARDS, SITE PLAN APPROVAL, SPECIAL PROVISIONS, PROVIDING FOR ADMINISTRATION, ESTABLISHING PROCEDURES FOR CHANGES AND AMENDMENTS, CREATING A ZONING BOARD OF ADJUSTMENT, PRESCRIBING A PENALTY FOR VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR SEVERABILITY OF CLAUSES IN CASES ON INVALIDITY OF ANY OF THEM.

WHEREAS, the City Council has determined it to be in the public interest to adopt a Zoning Ordinance and Zoning District Map regulating the development of land within the City, which in its best judgment would promote the health, safety, morals, and general welfare; protect the use and enjoyment of property throughout the City; and better provide an attractive living environment for the present and future residents of the City;

WHEREAS, pursuant to Chapter 211 of the Local Government Code, the City of Somerville has the authority to adopt a Zoning Ordinance and map regulating the location and use of buildings, structures, and land for business, industry, residence and other purposes; and

WHEREAS, the zoning districts have been created with fair and reasonable consideration, among other things, for the character of each particular section and its peculiar suitability for particular uses; and thereby conserve the value of land and buildings in each particular section; and with a view of insuring the harmonious and appropriate use of all property and to prohibit the inharmonious and inappropriate use of all property and thereby promote the general good and welfare of the public; and

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

SECTION 1: AUTHORITY

This Ordinance is adopted in pursuant to authority set forth in Chapter 211 of the Texas Local Government Code, Vernon's Texas Code Annotated (V.T.C.A.), as amended, and shall be applicable to all property within the corporate limits of Somerville, Texas, herein referred to as "the City."

SECTION 2: DEFINITIONS

For the purpose of this Ordinance, certain numbers, abbreviations, terms and words used herein shall be used, interpreted, and defined as set forth in this Section. "Used" or "occupied" as applied to any land or building shall be construed to include the words "intended, arranged, or designed to be used or occupied."

1. **Abutting.** Having lot lines or district boundaries in common.
2. **Access.** A way or means of approach to provide physical entrance and exit to a property.
3. **Accessory Building or Use.** An "accessory building or use" is one which:
 - Is subordinate to and serves a principal building or building use; and
 - Is subordinate in area, extent, or purpose to the principal building or principal use served; and
 - Contributes to the comfort, convenience and necessities of occupants of the principal building or principal use served; and
 - Is located on the same building lot as the principal use served.
4. **Accessory Dwelling Unit.** A self-contained dwelling unit created either by converting part of or adding on to an existing single-family structure, whether attached or detached, or by building a separate apartment onto or along with a home on a single-family lot.

The use of the accessory dwelling is incidental to the main residence. Both the principal dwelling and the accessory dwelling must contain cooking, eating, sleeping, and sanitary facilities. The accessory dwelling must have a separate outside entrance.

5. **Administrative and Business Offices.** Offices or private firms or organizations which are primarily used for the provision of executive, management, or administrative services. Typical uses include administrative offices; services including real estate, insurance, property management, investment, personnel, travel, secretarial services, telephone answering, photocopy and reproduction; and business offices of public utilities, organizations, and associations; or other use classifications when the service rendered is that customarily associated with administrative office services.
6. **Administrative Services.** Offices, administrative, clerical, or public contract services that deal directly with the citizen, together with incidental storage and maintenance of necessary vehicles. Typical uses include federal, state, county, and city offices.
7. **Agricultural Sales and Services.** Establishments or places of business engaged in sale from the premises of feed, grain, fertilizers, pesticides, and similar goods; or in the provision of agriculturally related services with incidental storage on lots other than where the service is rendered. Typical uses include hay, feed and grain stores and tree service firms.
8. **Airbnb – short term rental of homes via a web site, usually less than 30 days.** For the

purpose of this definition will fall under hotel or bed and breakfast regulations.

9. Alley. A public space or thoroughfare which affords only secondary means of access to property abutting thereon.
10. Alteration. Any construction or physical change in the internal arrangements of rooms or the supporting members of a building or structure, or change in relative position of buildings or structures on a site, or substantial change in appearance of any building or structure.
11. Amusement Arcade (Also Video Arcade) – any building, room, place or establishment of any nature or kind and by whatever name called, where more than two (2) amusement devices are operated for a profit, whether the same be operated in conjunction with any other business or not, including but not limited to such amusement devices as coin-operated pinball machines, video games, electronic games, shuffle boards, pool tables or other similar amusement devices. Provided, however, the term “amusement device”, as used herein, shall not include musical devices designed to train persons in athletic skills or golf, tennis, baseball, archery or other similar sports.
12. Apartment. A dwelling unit contained within a building or any portion thereof, which contains three or more dwelling units, located on the same building lot. An apartment building is a multifamily dwelling.
13. Arts and Crafts. Goods which are custom-produced in small quantities, often one of a kind. The use may include the sale or production of same or may be a place where a small number of persons are engaged in arts and crafts activities in a class or studio; provided that the area encompassing arts and crafts use shall not exceed 2,500 square feet. Examples include galleries, arts and crafts studios, custom tailoring and dressmaking shops, retail art supplies and hobby materials, florist shops, photographic studios, picture framing shops, and arts and crafts schools.
14. Attached. Having one or more walls in common with a principal building, or joined to a principal building by a covered porch, loggia, or passageway, the roof of which is a part or extension of the principal building.
15. Automotive Rentals. Rental of automobiles, non-commercial trucks, trailers and recreational vehicles, including incidental parking and servicing of vehicles available for rent or lease. Typical uses include auto rental agencies, trailer rental agencies, and taxicab parking and dispatching.
16. Automotive Repair Services. Repair of automobiles, non-commercial trucks, motorcycles, motor homes, recreational vehicles, or boats, including the sale, installation and servicing of equipment and parts. Typical uses include muffler shops, auto repair garages, tire sales and installation, wheel and brake shops, body and fender shops, and similar repair and service activities (but

specifically excluding dismantling or salvaging of vehicles).

17. **Automotive Sales.** Sale or rental of automobiles, non-commercial trucks, motorcycles, motor homes, recreational vehicles or boats, including incidental storage, maintenance and servicing. Typical uses include new and used car dealerships; motorcycle dealerships; and boat, trailer, and recreational vehicle dealerships.
18. **Automotive Washing.** Washing and cleaning of automobiles and related light equipment. Typical uses include auto laundries or car washes.
19. **Aviation Facilities.** Landing fields, aircraft parking and service facilities, to include drones (unmanned aerial vehicle) and related facilities for operation, service, fueling, repair, storage, charter, sales, and rental of aircraft, including activities directly associated with the operation and maintenance of airport facilities and the provision of safety and security.
20. **Barndominium**
A type of steel building, a non-traditional structure, with a steel or wood frame and sheet metal siding, originally designed as a storage building or barn structure that has been repurposed by the addition of a living unit areas to previously open space within such original building. Such combination structure often acts as a dual-purpose living and shop or work and storage areas. The interior dwelling/living unit area must have square footage not less than 1,200 sq. ft. and meet all minimum housing requirements of the International Residential Code.
21. **Base District.** A district established by this ordinance to prescribe basic regulations governing land use and site development.
22. **Basic Industry.** A use engaged in the basic processing and manufacturing of materials or products predominately from extracted or raw materials, or a use engaged in storage of, or manufacturing processes utilizing flammable or explosive materials, or storage or manufacturing processes which potentially involve hazardous or commonly recognized offensive conditions. Poultry processing shall be included.
23. **Bed and Breakfast.** A bed and breakfast is a small lodging establishment that offers overnight accommodation and breakfast. Bed and breakfasts are often private family homes and typically have between four and eleven rooms, with six being the average. In addition, a B&B usually has the hosts living in the house.
24. **Block.** An area enclosed by streets and occupied by or intended for buildings; or if said word is used as a term of measurement, it shall mean the distance along a side of a street

between the nearest two streets which intersect said street.

25. Board. Zoning Board of Adjustment as provided for in Section 14. (if established).
26. Build. To erect, convert, enlarge, reconstruct, or alter a building or structure.
27. Building. Any structure having a roof supported by columns or walls built for the support, shelter, and enclosure of persons and/or property of any kind. When subdivided in a manner sufficient to prevent the spread of fire, each portion so subdivided may be deemed a separate building.
28. Building Maintenance Services. Establishments primarily engaged in the provision of maintenance and custodial services to firms rather than individuals. Typical uses include janitorial, landscape maintenance, or window cleaning services.
29. Building Official. The chief building official or administrative official charged with the responsibility to preform plan review, coordinating inspections, enforce building codes and regulations as adopted by this jurisdiction.
30. Building Site. A single tract of land located within a single block which (at time of filing for a building permit) is designated by its owner or developer as a tract to be used, developed, or built upon as a unit, under single ownership or control. It shall front upon a street or approved place. Therefore, a "building site" may be subsequently subdivided into two or more "building sites," and a number of "building sites" may be cumulated into one "building site," subject to the provisions of this Ordinance and the Subdivision Ordinance.
31. Business or Trade School. A use providing education or training in business, commerce, real estate, language or other similar activity or occupational pursuit, not otherwise defined as a home occupation, college or university, or public or private educational facility.
32. Business Support Services. Establishments or places of business primarily engaged in the sale, rental, or repair of equipment and supplies used by office, professional and service establishments to the firms themselves rather than to individuals, but excludes automotive, construction, and farm equipment. Typical uses include office equipment and supply firms, small business machine repair shops, and hotel equipment and supply firms.
33. Campground. Campground facilities providing camping and/or parking areas and incidental services for travelers in recreational vehicles or tents.
34. Cemetery. Land used or intended to be used for the burial of the dead and dedicated for cemetery purposes, including columbarium's, crematoriums, mausoleums, and mortuaries when operated in conjunction with and within the boundary of such cemetery.

35. Certificate of Compliance. A certificate issued by the Planning and Zoning Official which certifies that a proposed development complies with the terms and provisions of this chapter and code; the certificate shall constitute a statement as to compliance of proposed buildings with this chapter and code.
36. Church or Rectory. A place of worship and religious training of recognized religions including the on-site housing of ministers, rabbis, priests, nuns, and similar staff personnel. Church or rectory shall also include church-operated preschools if the church is situated on a legally conforming lot under applicable subdivision or zoning controls. Church-operated day care facilities and preschools shall require a Special Use Permit exclusive of any Special Use Permit required of the church or rectory use.
37. City. The City of Somerville, Texas, together with all its governing and operating bodies.
38. City Council. The duly elected governing body of the City of Somerville.
39. Club or Lodge. A use providing meeting, recreational, or social facilities for a private or non-profit association, primarily for use by members and guests. Typical uses include private social clubs and fraternal organizations.
40. Cocktail Lounge. Establishments or places of business engaged in the preparation and retail sale of alcoholic beverages for consumption on the premises, including taverns, bars, cocktail lounges, and similar uses other than restaurant as that term is defined herein.
41. College or University Facilities. Educational institutions of higher learning which offer a course of study designed to culminate in the issuance of a degree as defined by the Education Code of the State of Texas.
42. Common Area. An area held, designed and designated for the common use of the owners or occupants of a townhouse project, planned development project, apartment, condominium, manufactured home park, or subdivision.
43. Communications Services. Establishments primarily engaged in the provision of broadcasting and other information relay services accomplished through the use of electronic and telephonic mechanisms but excluding those classified as Major Utility Facilities. Typical uses include television studios, telecommunications service centers, telegraphic service offices, film recording, sound recording or cable television operations.
44. Community Recreation. A recreational facility for use by residents and guests of a particular residential development, planned unit development, church, private primary educational facility, private secondary educational facility, club or lodge, or limited residential neighborhood, including both indoor and outdoor facilities.

45. Comprehensive Plan. The text and maps, with any amendments or supplements thereto, which have been adopted in principle by the City Council to guide future development of the City of Somerville, and its surrounding areas.
46. Construction Sales and Services. Establishments or places of business primarily engaged in construction activities and incidental storage on lots other than construction sites, as well as the retail or wholesale sale, from the premises, of materials used in the construction of buildings or other structures, but excluding retail sale of paint, fixtures, and hardware, and those classified as one of the Automotive and Equipment Service use types. Typical uses include building materials stores; tool and equipment rental or sales; building, plumbing, electrical or mechanical contractors.
47. Consumer Convenience Services. Establishments which provide services, primarily to individuals, of a convenient and limited nature, often in access-controlled facilities which make twenty-four (24) hour operation possible. Typical uses include the renting of private postal and safety deposit boxes to individuals and automated banking machines.
48. Consumer Repair Services. Establishments primarily engaged in the provision of repair services to individuals and households rather than firms, but excluding Automotive and Equipment Service use types. Typical uses include appliance repair shops, watch or jewelry repair shops, or musical instrument repair shops.
49. Container Home. Means metal containers previously used for transport. Container homes are not considered Industrialized/Industrial Housing or Modular Housing. When converted for dwelling/living unit purposes, must meet all minimum housing requirements of the International Residential Code, with a minimum square footage of not less than 1,200 sq. ft. Limit of one dwelling/living unit per lot. May not be stacked. Must be permanently placed on a slab or tied down with skirting. Not considered a Tiny Home as defined herein. May not be used as storage sheds within city limits. May not have signs, logos, or other markings on the exterior walls.
50. Convalescent Services. A use providing bed care and in-patient services for persons requiring regular medical attention, such as nursing homes, but excluding facilities providing surgical or emergency medical services, or facilities providing care for alcoholism, drug addiction, mental disease, or communicable disease.
51. Convenience Storage. Storage services primarily for personal effects and household goods within enclosed storage areas having individual access, but excluding uses such as workshops, hobby shops, manufacturing or commercial activity. Typical uses include mini-warehousing and mini-storage units.
52. Convenience Store/Self Service Gasoline. An establishment engaged in the sale of food, beer, wine, household products, and self-service gasoline retail sales limited to four (4) multiple dispensers or pump units within one (1) service island, with one (1)

canopy cover.

53. Country Club. An area of 25 acres or more containing a golf course and clubhouse which is available to a specific recorded membership. Such a club may include as adjunct facilities, a dining room, private club, swimming pool, cabanas, tennis courts, and similar service and recreational facilities for the members.
54. Cultural Services. A library, museum or similar registered non-profit organizational use displaying, preserving and/or exhibiting objects of community and cultural interest.
55. Custom Manufacturing. Establishments primarily engaged in the on-site production of goods by hand manufacturing which involves only the use of hand tools or domestic mechanical equipment and the incidental direct sale to consumers of only those goods produced on-site. Typical uses include ceramic studios, candle-making shops, or custom jewelry manufacturing.
56. Day Care Services. A facility designed or adapted for the care of children or adults that require a license for group day care homes from the Texas Department of Protective and Regulatory Services. This term includes nursery schools, pre-schools, day care centers for children or adults, and similar uses, but excluding public and private primary and secondary educational facilities.
57. Density. The average number of housing units per unit of land expressed as square feet of land area per housing unit or dwelling units per acre.
58. Detached. Fully separated from any other building or joined to another building by structural members not constituting an enclosed or covered space.
59. Detention Facilities. A publicly operated use providing housing and care for individuals legally confined.
60. Drive-In Service. A feature or characteristic of a use involving sale of products or provision of services to occupants in vehicles, including drive-in windows and drive through services such as bank drive through.
61. Drive Through Facilities. Facilities provided by an establishment or place of business for the purpose of allowing a customer or patron to transact business, whether it be pick-up, drop-off, ordering or service, from a motor vehicle.
62. Drive Way. A permanently surfaced (asphalt, gravel, "grass-crete" or similar surface) area providing vehicular access between a street and an off-street parking or loading area.
63. Duplex Residential. The use of a site for two dwelling units, within a single building.

64. Dwelling Unit. A residential unit providing a complete, independent living facility for one family.
65. Easement. An easement is an agreement between two parties, where one is granted land access in exchange fee or other benefit.
66. Eight Liners. An eight-liner machine is an electronic gaming machine that resembles a slot machine. Depending on the type of machine, a player “wins” if a horizontal, vertical, or diagonal row of objects line up. The machines now come in multiple variants and can include video reel, video keno, and video bingo games, among many others. The cost to play a machine, as well as the prize for winning, varies.
67. Enclosed. A roof or covered space fully surrounded by walls, including windows, doors, and similar openings or architectural features, or an open space of less than 100 square feet fully surrounded by a building or walls exceeding 8-feet in height.
68. Equipment Repair Services. Repair of trucks, tractors, construction equipment, agricultural implements, and similar heavy equipment. Typical uses include truck repair garages, trucking yard terminals, tractor and farm implement repair services, and machine shops (but specifically excluding dismantling or salvaging of vehicles).
68. Equipment Sales. Sale or rental of trucks, tractors, construction equipment, agricultural implements, manufactured homes, and similar heavy equipment, including incidental storage, maintenance and servicing. Typical uses include truck dealerships, construction equipment dealerships, manufactured home dealerships and sales (but specifically excluding dismantling or salvage of vehicles).
69. Exterminating Services. Services related to the eradication and control of rodents, insects, and other pests, with incidental storage on lots other than where the service is rendered.
70. Facilities and Service Lines. Electric, water, drainage facilities, sewer, gas, telephone, cable, and electric lines, meters, and anchor equipment required to provide utility service.
71. Farm, Orchard, or Truck Garden. An area of three acres or more which is used for growing of usual farm products, vegetables, fruits, trees, and grain and for the raising thereon of the usual farm poultry, and farm animals, such as horses, cattle and sheep, and including the necessary accessory uses for raising, treating and storing products raised on the premises, but not including the commercial feeding of offal and garbage to swine and other animals and not including any type of agriculture or husbandry specifically prohibited by ordinance or law.
72. Financial Services. Establishments primarily engaged in the provision of financial and banking services. Typical uses include banks, savings and loan institutions, loan and lending activities and similar services.

73. Food Sales. Establishments or places of business primarily engaged in the retail sale of food (with incidental sale of beer and wine) for home consumption or household products. Typical uses include groceries, delicatessens, meat markets, retail bakeries, candy shops, and ice cream parlors. Restaurants are specifically excluded from this definition.
74. Funeral Services. Establishments engaged in undertaking services such as preparing the human dead for burial, and arranging and managing funerals. Typical uses include funeral homes or mortuaries.
75. General Retail Sales. Establishments for the sale of consumer goods, commodities and services to ultimate consumers or users.
76. Grade. The lowest horizontal elevation of the finished surface of the ground, paving, or sidewalk, or a point where height is to be measured.
77. Gross Floor Area. The total enclosed area of all floors in a building, measured to the surface of the exterior walls, that has a clear height of more than six (6) feet. Parking facilities for the principal use and driveways, elevator shafts, and air space above the atria ground floor are excluded from gross floor area calculations.
78. Group Residential. The use of a site for residential occupancy or living accommodations by groups of more than six (6) persons not defined as a family, on a weekly or longer basis.
79. Guidance Services. A use providing counseling, guidance, recuperative or similar services to persons requiring rehabilitation assistance as a result of mental illness, alcoholism, detention, drug addiction or similar condition, on a day time care basis.
80. Height. The vertical distance from "grade" to the highest point of coping of a flat roof or to the deck line of a mansard roof, or to the average height of the highest gable on a pitched, or hipped roof, or if none of the preceding, then to the highest point of a structure. As applied to a building, the height shall be measured from an elevation derived from the average of the highest and lowest grade adjacent to the building.
81. High Risk or Hazardous Industrial Use. Any industrial use whose operation, in the opinion of the City, involves a much higher than average risk to public health and safety. These uses include but are not limited to facilities where significant amounts of radiation, radioactive materials, highly toxic chemicals or substances, or highly combustible or explosive materials are present, used, produced, stored, or disposed of.
82. Home Occupation. An accessory occupational use conducted entirely within a dwelling unit by the inhabitants thereof, who shall be members of the immediate

family, which is clearly incidental to the use of the structure for residential purposes and does not change the residential character of the site. There shall be no external evidence of the occupation detectable at any lot line, said evidence to include, advertising signs, or displays, smoke, dust, noise, fumes, glare, vibration, electrical disturbance, storage of material or equipment, or traffic or parking of vehicles in a manner evidencing the conduct of business. Examples of a home occupation are the teaching of music, swimming, and operations carried on by telecommuting. A home occupation does not include a business that:

- Utilizes an advertisement, sign or display on the premises;
 - Employs persons other than the immediate family member occupants of the resident of the dwelling;
 - Utilizes other than ordinary household equipment;
 - Operates during the hours other than 8:00 a.m. to 6:00 p.m. for outdoor activities;
 - Involves more than six (6) patrons on the premises at one time;
 - Conducts outdoor activities, unless the activities are screened from neighboring property;
 - Has exterior storage of material, equipment and/or supplies used in conjunction with such occupation
 - Has offensive noises, vibrations, smoke, dust, odors, heat or glare beyond the property lines; and
 - Required parking exceeds four (4) spaces, two (2) of which are on site.
83. Horticulture. The growing of horticulture and floriculture specialties such as flowers, shrubs, or trees intended for ornamental or landscaping purposes, but excluding retail sales. Typical uses include wholesale plant nurseries and greenhouses.
84. Hospital Services (General). A facility providing medical, psychiatric or surgical service for sick or injured persons, primarily on an in-patient basis, and including ancillary facilities for outpatient and emergency treatment, diagnostic services, training, research, administration, and services to patients, employees or visitors.
85. Hospital Services (Limited). A facility providing medical, psychiatric, or surgical services for sick or injured persons, exclusively on an outpatient basis, including emergency treatment, diagnostic services, training, administration, and services to outpatients, employees or visitors.
86. Hotel-Motel. Lodging services involving the provision of room and/or board. Typical uses include hotels, motels, and inns.
87. HUD-code Manufactured Home. A structure constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development, 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 permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems. The term does not include a recreational vehicle as that term is defined by 24 C.F.R. Section 3282.8(g).

88. Indoor Entertainment. Predominately spectator uses conducted within an enclosed building. Typical uses include motion picture theaters, meeting halls, or stages for music shows or plays.
89. Indoor Sports and Recreation. Active uses conducted within an enclosed building. Typical uses include bowling alleys, billiard parlors, ice- and roller-skating rinks, amusement arcade, indoor racquetball courts, and indoor swimming pools or spas.
90. Internal Street. A private way which affords the principal means of access to individual manufactured home spaces or auxiliary buildings in a manufactured home park, a private right-of-way or other non-public street within a Planned Development (PD) or other similar development.
91. Impervious Cover - Impervious cover means any structure, surface, or improvement that reduces and/or prevents absorption of stormwater into land. Porous paving, paver blocks, gravel, crushed stone, crushed shell, elevated structures (including boardwalks), and other similar structures, surfaces, or improvements are considered impervious cover.
92. Industrialized Housing (Modular Housing) – A residential structure that is designed for the occupancy of single-family or duplex use and includes the structure’s plumbing, heating, air conditioning, and electrical systems, which bears an approved and clearly visible decal or insignia, under rules promulgated by the State of Texas signifying the dwelling as “industrialized”, the structure must be intended to be installed on a permanent foundation system approved by the locally adopted building codes; that meets all other state and local requirements for industrialized housing.
93. Kennels. Boarding and care services for dogs, cats, and similar animals. Typical uses include boarding kennels, pet motels, or dog-training center.
94. Landscaping. Landscaping shall consist of any of the following or combination thereof: material such as, but not limited to grass, ground covers, shrubs, flowers, vines, hedges, trees, native plant materials, planters, brick, stone or natural forms, water forms, aggregate or other landscape features, but not including the use of smooth concrete or asphalt. The use of brick, stone, aggregate or other inorganic materials shall not predominate over the use of organic plant material.
95. Laundry Services. Establishments primarily engaged in the provision of laundering, dry cleaning, or dyeing services other than those classified as Personal Services. Typical uses include bulk laundry and cleaning plants, diaper services, or linen supply services.

96. **Light Manufacturing.** A use engaged in the manufacture, predominately from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment and packaging of such products, including incidental storage, sales and distribution of such products, but excluding basic industrial processing. Typical uses include winery, sheet metal shop, welding shop, and machine shop.
97. **Liquor Sales.** Establishments or places of business engaged in retail sale for consumption off the premises of alcoholic beverages. Typical uses include liquor stores, bottle shops, or any licensed sale of liquor, beer, or wine for off-site consumption.
98. **Local Street.** A street which is intended primarily to serve traffic within a neighborhood or limited residential district, and which is not necessarily continuous through several residential districts.
99. **Loading Space.** An area used for loading or unloading of goods from a vehicle in connection with the use of the site on which such space is located.
100. **Local Utility Services.** Services which are necessary to support principal development and involve only minor structures such as lines and poles which are necessary to support principal development.
101. **Lot.** Any plot of land occupied or intended to be occupied by one main building and the required parking, or a group of main buildings, and accessory buildings and uses, including such open spaces as are required by the Ordinance, and other laws or ordinances and having its principal frontage on a public street or officially approved place; or a parcel of real property with a separate and distinct number or other designation shown on a plat, record of survey, parcel map or subdivision map recorded in the office of the County Clerk.
- **Corner Lot.** A lot located at the intersection or junction of two streets, or two segments of a curved street, forming an angle of not more than one hundred thirty- five (135) degrees.
 - **Flat (Panhandle) Lot.** A lot having access to a street by means of a parcel of land having a depth greater than its frontage, and having a width less than the minimum required lot width. Will become a non-conforming use.
 - **Interior Lot.** A lot other than a corner lot.
 - **Reverse Corner Lot.** A corner lot having a side lot line which is substantially a continuation of the front lot line of a lot to its rear.
 - **Through Lot.** A lot other than a corner lot abutting more than one street.
102. **Lot Area.** The net horizontal area within bounding lot lines, but excluding any portion of lot providing access to a street and any public or private easement or right-of-way providing access to another lot. See Illustration 6.

103. Lot Coverage or Building Coverage. The area of lot covered by buildings or roofed areas, but excluding incidental projecting eaves, balconies and similar features, ground level paving, landscaping, and open recreational facilities.
104. Lot Depth. The horizontal distance between the mid-point of the front lot line and the mid-point of the rear lot line. See Illustration 6.
105. Lot Line. A line or series of connected line segments bounding a lot as herein defined.
- Front Lot Line. On an interior lot, the lot line abutting the street. On a corner lot, the shorter lot line abutting a street or the line designated as the front lot line by subdivision or parcel map. On a through lot, the lot line abutting the street providing the primary access to the lot. On a flat lot, the interior lot line designated as a front lot line by a subdivision or parcel map, or the line determined by the Building Official to be the front lot line.
 - Interior Lot Line. A lot line not abutting a street.
 - Rear Lot Line. A lot line not defined as a front or side lot line. In the case of an irregular shaped lot or a lot bounded by only three lot lines, a line within the lot having a length of ten (10) feet, parallel to and most distant from the front lot line shall be interpreted as the rear lot line for the purpose of determining required yards, setbacks and other provisions of this ordinance.
 - Side Lot Line. A lot line intersecting the front lot line and extending there from a minimum distance of seventy-five (75) feet.
 - Street or Exterior Lot Line. A lot line abutting the street.
106. Lot Width. The horizontal distance between side lot lines, measured at the front setback line and at a distance of fifty (50) feet to the rear thereof. See Illustration 5.
107. Major Utility Facilities. Generating plants, electrical switching facilities and primary substations, refuse collection or disposal facilities, water and wastewater treatment plants and similar facilities.
108. Maintenance and Service Facilities. A facility supporting maintenance, repair, vehicular or equipment servicing, material storage and similar activities, including corporation yards, equipment service centers and similar uses having characteristics of commercial services or contracting or industrial activities.
109. Manufactured Home Park. A unified development of manufactured home spaces for short-term or long-term rent or lease by manufactured homes. Includes common areas and facilities for management, recreation, laundry, and utility services, storage and similar services for the convenience of residents of the manufactured home park; designed in accordance with the requirements of the Section 9.3 and any other applicable City regulation.

110. **Manufactured Home Space.** A plot of ground within a manufactured home park which is designed for the accommodation of one manufactured home.
111. **Manufactured Home Subdivision.** A subdivision designed and/or intended for the sale of the lots for the long-term placement of HUD-Code manufactured homes in accordance with the requirements of Section 9.3.
112. **Medical Offices.** A use providing consultation, diagnosis, therapeutic, preventative or corrective personal treatment services by doctors, dentist, medical and dental laboratories, and similar practitioners of medical and healing arts for humans licensed for such practice by the State of Texas.
113. **Mixed Use Development.** Shall mean a development located in the same building and designed with a blend of compatible uses such as commercial and residential.
114. **Multiple Family Residential.** The use of a site for three or more dwelling units, within one or more buildings.
115. **Nonconforming Structure or Building.** A structure or building, the size, dimension, or location of which was lawfully allowed at the time of the effective date of this zoning ordinance or zoning district but fails by reason of revision, or amendment to conform to the present requirements of the zoning district.
116. **Nonconforming Use.** A use of any land, building, or structure, which was lawfully allowed and/or complied with the zoning district regulations at the time of the effective date the use was established but no longer conform to currently applicable use regulations, for that district.
117. **Outdoor Entertainment.** Predominately spectator uses conducted in open or partially enclosed or screened facilities. Typical uses include sports arenas, racing facilities, and amusement parks.
118. **Outdoor Sports and Recreation.** Active recreational uses conducted in open, partially enclosed, or screened facilities. Typical uses include driving ranges, miniature golf courses, golf courses, swimming pools, tennis courts, and outdoor racquetball courts.
119. **Park and Recreation Services.** Publicly owned and operated parks, playgrounds, recreation facilities, and open spaces.
120. **Parking Facility.** The term "parking facility" shall include parking lots, parking garages, and parking structures.
121. **Parking Space.** An area on a lot, site or within a building not on a public street or alley and having an all-weather surface, enclosed or not, together with an all-weather surface driveway which may be an easement connecting the parking space with a street or alley permitting free ingress and egress, used or intended to be used for

parking of a motor vehicle. The term "parking space" is equivalent to the term "parking stall" and does not include driveways, aisles, or other features comprising a parking facility. Any parking adjacent to a public street wherein the maneuvering is done on the public street shall not be classified as off-street parking in computing the parking area requirements for any use.

122. Pawn Shop Services. A use engaged in the loaning of money on the security of property pledged in the keeping of the pawnbroker and the incidental sale of such property.
123. Personal Improvement Services. Establishments, or places of business, primarily engaged in providing informational, instructional, personal improvement, and similar services of a non-professional nature. Typical uses include driving schools, health or physical fitness studios, reducing salons, dance studios, handcraft and hobby instructions.
124. Personal Services. Establishments or places of business primarily engaged in providing frequently or recurrently needed services of a personal nature. Typical uses include beauty salons, barbershops, seamstresses, tailors, shoe repair shops, dry cleaning, and coin-operated laundries.
125. Pet Services. Retail sales, veterinary services, grooming and boarding when totally within a building, of dogs, cats, birds, fish, and similar small animals customarily used as household pets. Typical uses include pet stores, small clinics, dog bathing and clipping salons, and pet grooming shops, but excluding uses for livestock and large animals.
126. Planned Development (PD) A Planned Development is a development which is under unified control, and is planned and developed as a whole in a single development operation of programmed series or phases of development, each phase of which is specifically integrated into and made a part of the overall plan of development, and which shall include streets, lots, adequate utilities to serve the proposed uses and densities, and which indicates all structures and their relationship to each other and to adjacent uses and improvements, and which provides for common taxation, maintenance, and operation thereof. A Planned Development may consist of dwelling units, and may also include non-residential uses compatibly and harmoniously incorporated into the unitary design for the Planned Development. A Planned Development where more than twenty-five (25) percent of the total area is utilized for non-residential purposes, such as commercial or industrial uses, is a non-residential PD.
127. Planning and Zoning Commission. The Planning and Zoning Commission or "Commission of the City of Somerville".
128. Postal Facilities. Postal services, including post offices, bulk mail processing or sorting centers, operated by the United States Postal Service.

129. Private Primary Educational Facilities. A private or parochial school offering instruction at the elementary school level in the branches of learning and study required to be taught in the public schools of the State of Texas.
130. Private Secondary Educational Facilities. A private or parochial school offering instruction beyond the elementary level through the twelfth grade in the branches of learning and study required to be taught in the public schools of the State of Texas.
131. Professional Office. A use providing or consulting services in the fields of law, architecture, design, engineering, accounting, and similar professions.
132. Public Primary Educational Facilities. A public-school offering instruction at the elementary school level in the branches of learning and study required to be taught in the public schools of the State of Texas.
133. Public Secondary Educational Facilities. A public-school offering instruction beyond the elementary school through the twelfth-grade level in the branches of learning and study required to be taught in the public schools of the State of Texas.
134. Queue Line. An area for temporary parking and lining of motor vehicles while awaiting service or other activity.
135. Recreational Vehicle. A vehicle towed or self-propelled on its own chassis or attached to the chassis of another vehicle and designed or used for temporary dwelling recreational or sporting purposes. The term recreational vehicle shall include, but shall not be limited to, travel trailers, pick-up campers, camping trailers, motor coach homes, converted trucks and buses, boats and boat trailers.
136. Registered Family Home. The care of children in the home as defined by the Texas Department of Protective and Regulatory Services.
137. Religious Assembly. A use located in a permanent or temporary building and providing regular organized religious worship and religious education incidental thereto, but excluding private primary or private secondary educational facilities, community recreational facilities, and parking facilities. A property tax exemption obtained pursuant to Property Tax Code of the State of Texas shall constitute prima facie evidence of religious assembly use.
138. Research Services. Establishments primarily engaged in research of an industrial or scientific nature but excluding product testing. Typical uses include electronics research laboratories, space research and development firms, and pharmaceutical research.
139. Residence. A building occupied as the abiding place, including but not limited to one-family and multi-family dwellings, duplexes, townhouses, condominiums,

apartment houses and boarding houses, and which shall be the principal building or use on any lot in RS-I, R-MH residence districts.

140. Residential Convenience Service. A use or activity of a commercial nature conducted as an accessory use to multiple family residential or manufactured home park residential use, and intended solely for the convenience of residents thereof.
141. Residential Condominium. The use of a site for four dwelling units intended for separate ownership, together with common area serving all dwelling units.
142. Resource Extraction. A use involving the on-site extraction of surface or subsurface mineral products or natural resources. Typical uses include quarries, borrow pits, sand and gravel operations, oil and gas extraction, and mining operations.
143. Restaurant
 - General. A use engaged in the preparation and retail sale of food and beverages, including sale of alcoholic beverages when conducted as an accessory or secondary feature and producing less than seventy-five percent (75%) of the gross income. A general restaurant may include live entertainment with amplified sound. Typical uses include restaurants, coffee shops, dinner houses, and similar establishments with or without incidental alcoholic beverage service.
 - Drive-In/Fast Food. A chain and/or franchise restaurant which may include, but is not limited to, two or more of the following characteristics:
 - The product is primarily intended for immediate consumption and is available upon short waiting time.
 - The product is prepared, packaged, or presented in a manner that can be readily eaten outside the premises where it is sold.
 - The facilities for on-premises consumption of food are insufficient for the volume of food sold.
 - The building floor area devoted to food preparation and serving is greater than the building floor area devoted to dining.
 - The product is provided by a business that allows customers to purchase the product without leaving their vehicle.
144. Retirement home/senior independent living facility. A multifamily dwelling complex or similar living arrangement that is age restricted for senior citizens but which is not an assisted living center or long-term care facility.
145. Safety Services. Facilities for conduct of public safety and emergency services, including police and fire protection services, and emergency medical and ambulance services.
146. Scrap and Salvage Services. Places of business primarily engaged in the storage,

sale, dismantling, or other processing of used or waste materials which are not intended for reuse in their original forms. Typical uses include automotive wrecking yards, junkyards, or salvage yards.

147. Screened. Shielded, concealed, and effectively hidden from the view of a person standing at ground level on an abutting site, or outside the area or feature so screened, by a fence, wall, hedge, berm or similar architectural or landscape feature which is, or will grow to, at least six (6) feet in height.
148. Service Building. A structure within a manufactured home or recreational vehicle park housing toilet, lavatory, or other facilities.
149. Service Station. Provision of fuel, lubricants, parts and accessories, and incidental services to motor vehicles.
150. Setback Line. A line within a lot parallel to and measured from a corresponding lot line, forming the boundary of a required yard and governing the placement of structures and uses on the lot.
151. Shall. The word "shall" wherever used in this ordinance will be interpreted in its mandatory sense.
152. Shopping Center or Mall. An integrated grouping of commercial activities, primarily of a retail and personal service nature, in a building complex having the individual establishments joined by a common pedestrian mall or walkway.
153. Sidewalk. A paved surface usually parallel to and separated from the roadway.
154. Sign. Any device or surface on which letters, illustrations, designs, figures or symbols are painted, printed, stamped, raised, projected or in any manner outlined or attached, and used for location and advertising purposes.
155. Single-Family Residential. The use of a site for only one dwelling unit.
156. Single-Family Residential (Attached). A single-family dwelling constructed as part of a series of dwellings, all of which are either attached to the adjacent dwelling or dwellings by party walls or are located immediately adjacent thereto with no visible separation. Included under this use category is town house and condominium.
157. Single-Family Residential (Detached). A single-family dwelling unit constructed for occupancy and occupied by not more than one family and located on a lot or separate building tract and having no physical connection to a building located on any other lot or tract.
158. Site. A tract or parcel of land, subdivided lot or lots, or parts thereof, or land acreage intended and suitable for development, which is a genuine part of the development;

or the ground or area on which a building or buildings or a townhouse has been proposed to be built or has been built.

159. Site Area. The calculated area within the site.
160. Site Plan. A plan, prepared to scale, showing accurately and with complete dimensions, all of the buildings, structures and uses, and principal site development features including parking, access, landscaping and screening, proposed for a specific lot or parcel of land.
161. Stables. Boarding, breeding or raising of horses not owned by the occupants of the premises or riding of horses by other than the occupants of the premises or their non-paying guests. Typical uses include boarding stables or public stables.
162. Stockyards. Stockyard services involving the temporary keeping of livestock for slaughter, market, and shipping. Typical uses include stockyards and animal sales in auction yards.
163. Storage Sheds. Prohibited as residential dwelling/living units, including tiny homes. Storage sheds are allowed only for accessory storage. Storage sheds must be placed on a slab or be tied down with skirting
164. Street. A way for vehicular traffic, whether designated a street, highway, thoroughfare, parkway, throughway, road, avenue, boulevard, place or however otherwise designated.
165. Structure. That which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.
166. Structural Alteration. Any change in the supporting members of a building such as foundation, bearing walls, columns, girders, or beams over eight-feet long.
167. Tiny Home. Single-family residential dwelling/living unit with minimum square footage of not less than 1,200 sq. ft. Must meet all minimum housing requirements of the IRC. To be allowed and considered a residential dwelling/living unit, it must be permanently placed on a slab as well as comply with the minimum development standards in the zoning district where they are permitted. Tiny home on wheels is considered a recreational vehicle and may not be used as a dwelling unit in any district. Only one tiny home per lot.
168. Townhouse Residential. The use of a site for four or more townhouse dwelling units, constructed with common or abutting walls and each located on a separate ground parcel within the total development site, together with a common area serving all dwelling units.

169. **Transportation Terminal.** A facility for loading, unloading, and interchange of passengers, baggage, and incidental freight or package express between modes of transportation, including bus terminals, railroad stations, airport terminals, and public transit facilities.
170. **Travel Trailer.** Any structure or vehicle used as sleeping or living quarters which may be driven or propelled from one location to another without change in the structure, vehicle, or design thereof, whether or not the same is intended to include recreational and vacation vehicles and trailers, and not used for year-round living, such as travel trailers, pickup coaches mounted on a truck chassis, motor homes, or camping trailers.
171. **Use.** The conduct of an activity, or the performance of a function or operation on a site or in a building or facility.
- **Accessory Use.** See **Accessory Building or Use** defined above.
 - **Principal Use.** A use listed by the regulations for any particular district as a permitted use within that zone and permitted therein, as a matter of right when conducted in accordance with the regulations established by this Ordinance.
172. **Value and Valuation.** The value of a structure shall be the estimated cost to replace the structure in kind, based on current replacement costs.
173. **Vehicle Storage.** Long-term storage of operating or non-operating vehicles. Typical uses include storage of private parking tow-a ways or impound yard (but specifically excluding dismantling or salvaging of vehicles).
174. **Veterinary Services.** Veterinary services and hospitals for animals. Typical uses include pet clinics, dog and cat hospitals, and veterinary hospitals for livestock and large animals.
175. **Warehousing and Distribution.** Establishments or places of business primarily engaged in wholesaling, storage, distribution, and handling of materials and equipment other than live animals and plants. The following are wholesaling, storage, and distribution use types:
- **General Warehousing and Distribution.** Open-air storage, distribution, and handling of materials and equipment. Typical uses include monument and stone yards, grain elevators, open storage yards, and petroleum products storage and distribution.
 - **Limited Warehousing and Distribution.** Wholesaling, storage, and warehousing services within enclosed structures. Typical uses include wholesale distributors, storage warehouses, and moving and storage firms.
176. **Yard.** A required open space on a lot adjoining a lot line, containing landscaping, parking, and such uses as may be permitted by this Ordinance. See Illustration 7.

- Yard - Front. A required yard extending the full width of a lot between the front lot line and the front setback line.
- Yard - Interior. Any required yard, not adjacent to a street, which is determined on the basis of an interior lot line.
- Yard - Rear. A required yard extending the full width of a lot between the rear lot line and the rear setback line, but excluding an area located within the street side yard of a corner lot.
- Yard - Side. A required yard extending the depth of a lot from the front yard to the rear yard between the side lot line and the side setback line. In the case of a corner lot, the street side yard shall extend from the front yard to the rear lot line.

177. Zoning Administrator. Will be the City Administrator or his designee.

SECTION 3: PURPOSE

- 3.1 The Zoning Regulations and Districts as herein established have been made with reasonable consideration, among other things, for the character of the district and its peculiar suitability for the particular uses specified; and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City.
- 3.2 This ordinance is enacted by the City of Somerville for the following purposes:
- To promote the health, safety, morals, and general welfare of the City
 - To lessen the congestion in the streets
 - To secure safety from fire, panic, and 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 sewage, schools, parks, and other public requirements.

SECTION 4: ZONING DISTRICT MAP

- 4.1 The boundaries of the zoning districts set out herein are delineated and shown on the Zoning District Map of the City of Somerville said map being a part of this Ordinance as fully as if the same were set forth herein in detail.
- 4.2 Two original, official, and identical copies of the Zoning District Map are hereby adopted, bearing the signature of the Mayor and the attestation of the City Secretary, and shall be filed and maintained as follows:

- a. One copy shall be filed with the City Secretary and retained as the original record and shall not be changed in any manner. In case of any question, this copy, together with amending ordinances, shall be controlling.
 - b. One copy shall be filed with the Zoning Administrator and shall be maintained up to date by posting thereon all changes and subsequent amendments for observation in issuing Building Permits and enforcing the Zoning Ordinance.
- 4.3 Reproductions of the official Zoning District Map, as amended, may be made from time- to-time for information purposes.

SECTION 5: ZONING DISTRICT BOUNDARIES

- 5.1 The district boundary lines shown on the Zoning District Map are usually along streets, alleys, property lines, or extensions thereof. Where uncertainty exists as to the boundaries of districts as shown on the official Zoning District Map, the following rules shall apply:
- a. Boundaries indicated as approximately following the centerline of streets, highways, or alleys shall be construed to follow such centerline.
 - b. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
 - c. Boundaries indicated as approximately following city limits shall be construed as following city limits.
 - d. Boundaries indicated as following shorelines shall be construed to follow such shorelines, and in the event of change in the shoreline shall be construed as moving with the actual shoreline. Boundaries indicated as following the centerline of creeks, drainage courses, or rivers shall be construed as following such centerline.
 - e. Boundaries indicated as parallel to or extensions of features indicated above shall so be construed. Distances not specifically indicated on the original Zoning District Map shall be determined by the scale of the map.
 - f. Whenever any street, alley or other public way is vacated by official action of the City Council or whenever such area is franchised for building purposes, the zoning district line adjoining each side of such street, alley or other public way shall be automatically extended to the centerline of such vacated street, alley or way, and all area so involved shall be subject to all regulations of the extended district.
 - g. Zoning classification applied to a tract of land adjacent to a street shall extend to the centerline of the street, unless as a condition of zoning approval, it is stated that the zoning classification shall not apply to the

street.

- h. Where physical features on the ground are at variance with information shown on the official Zoning District Map or when there arises a question as to how or whether a parcel of property is zoned and such question cannot be resolved by the application of the above rules, the property shall be considered as classified "A/O", Agricultural/Open Space District, until the determination of permanent zoning which shall be made in accordance with the provisions provided in Section 11.1 below.

SECTION 6: GENERAL CONDITIONS

- 6.1 In interpreting and applying the provisions of this Ordinance, such provisions shall be the minimum requirements for the promotion of the public health, safety, and general welfare.
- 6.2 All land, and buildings, structures or appurtenances located thereon within the City of Somerville, Texas, which are hereafter occupied, used, erected, altered, removed, placed, demolished or converted shall be occupied, used, erected, altered, removed, placed, demolished or converted in conformance with the zoning regulations prescribed for the zoning district in which such land, or buildings, structures and appurtenances are located, except as hereinafter provided or subject to penalties as per Section 15 of this Ordinance.

SECTION 7: ESTABLISHMENT OF OFFICIAL ZONING DISTRICTS

- 7.1 Zoning Districts Established. The City of Somerville, Texas, is hereby divided into zoning districts. The use, height, and area regulations as set out herein are uniform within each district. The districts established herein shall be known as:

ABBREVIATED DESIGNATION	ZONING DISTRICT NAME
A/O	Agricultural/Open Space
RS-1	Single Family Residential
R-MH	Residential Manufactured Housing
C-1	Local Business

C-2	General Commercial
C-3	Town Center Commercial
I-1	Industrial
S	Special Use Permit

7.2 New and Unlisted Uses. It is recognized that new types of land use will develop and forms of land use not anticipated may seek to locate in the City of Somerville. In order to provide for such changes and contingencies, a determination as to the appropriate classification of any new or unlisted form of land use shall be made as follows:

- a. The Zoning Administrator shall refer the question of any new or unlisted use to the Planning and Zoning Commission, requesting an interpretation as to the zoning classification into which such use should be placed. The referral of the use interpretation question shall be accompanied by a statement of facts listing the nature of the use and whether it involves dwelling activity, sales, processing, type of product, storage, and amount or nature thereof, enclosed or open storage, anticipated employment, transportation requirements, the amount of noise, odor, fumes, dust, toxic material and vibration likely to be generated, and the general requirements for public utilities such as water and sanitary sewer.
- b. The Planning and Zoning Commission shall consider the nature and described performance of the proposed use and its compatibility with the uses permitted in the various districts and determine the zoning district or districts within which such use should be permitted.
- c. The Planning and Zoning Commission shall transmit its findings and recommendations to the City Council as to the classification proposed for any new or unlisted use. The City Council shall by resolution approve or deny the recommendation of the Planning and Zoning Commission or make such determination concerning the classification of such use as is determined appropriate based upon its findings.

SECTION 8: ZONING DISTRICTS: PURPOSE USES AND CONFORMANCE

8.1 Purpose. This section outlines each zoning district including restrictions, principal permitted uses, uses subject to Special Use Permits, and development standards. Each zoning district is associated with certain land use categories. Also see the Schedule of Uses in Appendix B.

8.2 A/O-Agricultural/Open Space District

a. Intent. This District is intended to provide a location for principally undeveloped or vacant land which is situated on the fringe of the urban area and used for agricultural purposes, but which may become an urban area in the future. Generally, the A/O, Agricultural/Open Space District, will be near development; therefore, the agricultural activities conducted in the A/O District, should not be detrimental to urban land uses. The types of uses and the area and intensity of uses permitted in this District shall encourage and protect agricultural uses until urbanization is warranted and the appropriate change in district classification is made. The A/O District is also intended to protect areas that may be unsuitable for development because of topographical problems, lack of infrastructure, constraints, or potential health or safety hazards, as well as providing for preservation of natural open space areas.

b. Primary Permitted Uses

Agriculture including the raising of field crops, horticulture, and animal husbandry*	Public and quasi-public buildings and structures and civic uses of an administrative, educational, religious, cultural or public service type as shown on Schedule of Uses
Bed and Breakfast	Safety Services (fire, police, EMS)
Campgrounds operated by public, charitable or religious organizations	Local Utility Services (water plants, lift stations)
Community Recreation	Park and Recreation Services
Country Clubs	Ranch and farm dwellings
	Single Family Residential

*Subject to rules and regulations of the state sanitarian including feedlots, poultry fans, and kennels.

c. Uses Permitted Subject to Special Use Permit. The following uses may be permitted subject to a Special Use Permit as provided in Section 8.10. A site plan is required; see Section 10.

Accessory Buildings - See Section 9.5	Resource Extraction
Home Occupation	Outdoor Entertainment
RV Park	Outdoor Sports and Recreation
Day Care Services	Manufactured Home Park or Subdivision - See Section 9.3

d. Site Development Regulations

FEATURE	REGULATION
Lot Size	Minimum Lot Area, 2 Acres
Lot Width	Minimum Lot Width, 150 feet
Height	Maximum Building Height, 2½ stories, 28 feet
Front Yard	Minimum Required Setback, 35 feet
Street Side Yard	Minimum Required. Setback, 25 feet
Interior Side Yard	Minimum Required Setback, 10% of lot width
Rear Yard	Minimum Required Setback, 10 feet
Maximum Building Coverage	5,000 Sq. Ft
Off-Street Parking and Loading	Section 9.1
Special Regulations	Section 9.2
Screening, Fence, and Wall Standards	Section 9.6
Nonconforming Uses	Section 11.4
Temporary Uses	Section 11.5

8.3 RS-1: Single Family Residential (Minimum Lot Size 6,000 Square Feet, Maximum Lot Size 9,000 Square Feet)

a. Intent. This zone is designed to stabilize and protect the residential characteristics of the district. The zone is intended to provide for low-density single-family dwellings, with not more than one principal residence permitted on each lot to ensure an environment conducive to single family residential use. Additional uses necessary and incidental to a single-family residential dwelling unit are also permitted.

b. Principal Permitted Uses.

Community Recreation	Local Utility Services
Home Occupations	Single Family Residential (Detached)
Town Home Residential	

c. Uses Permitted Subject to Special Use Permit. The following uses may be permitted subject to a Special Use Permit as provided in Section 8.10. A site plan

is required; see Section 10.

Accessory Buildings - See Section 9.5.	Park and Recreation Services
Bed and Breakfast	Private and Public Primary and Secondary Education
Cemeteries	Religious Assembly
Day Care Services	Safety Services
Multi-Family Residential	Duplex Residential

- d. Site Development Regulations. Each site in the RS-1 district shall be subject to the following site development regulations:

FEATURE	REGULATION
Lot Size	Minimum Lot Area, 6,000 Square feet
Lot Width	Minimum Lot Width, 60 Feet Maximum Lot Width 70 feet
Lot Depth	Minimum Lot Depth, 100 feet Maximum Lot Depth 125 Feet
Front Yard	Minimum Required Setback, 25 feet
Side Yard	Minimum Required Setback, 10 feet
Rear Yard	Minimum Required Setback, 10 feet
Residential Density	Maximum Dwelling Units per Lot, 1 per Lot
Off-Street Parking and Loading	Section 9.1
Special Regulations	Section 9.2
Screening, Fences, and Wall Standards	Section 9.6
Nonconforming Uses	Section 11.4
Temporary Building or Use	Section 11.5

8.4 R-MH: Manufactured Housing Residential

a. Intent. The Manufactured Home District (R-MH) is intended to provide areas for the location of manufactured homes in an attractive, modest density setting and ensure the presence of amenities required for satisfactory quality of life in areas designated for manufactured home use. Ordinance 20-002 provides for the placement and installation of mobile homes, residential and nonresidential manufactured homes and HUD CODE manufactured homes in the city. A property owner, the Planning and Zoning Commission, or City Council may initiate a zoning change involving an R-MH Manufactured Housing District in accordance with Section 13 of this ordinance, and said changes, if any, shall be appropriately referenced on the Zoning District Map.

b. Principal Permitted Uses

Single Family	Single Family Detached
Manufactured Home Subdivision	Local Utility Services
Home Occupations	Community Recreation

c. Uses Permitted Subject to Special Use Permit. The following uses may be permitted subject to a Special Use Permit as provided in Section 8.10. A site plan is required; see Section 10.

Manufactured Home Park	Park and Recreation Services
Accessory Buildings - See Section 9.5.	Private and Public Primary and Secondary Education
Bed and Breakfast.	
Safety Services	Religious Assembly

d. Site Development Regulations. Manufactured housing subdivisions in the R-MH district shall be subject to the following site development regulations. Such developments are also subject to the regulations in Sections 9.3 and are required to submit a site plan as outlined in Section 10.

FEATURE	REGULATION
Lot Size	Minimum Lot Area, 4,500 Square feet
Lot Width	Minimum Lot Width, 40 feet
Lot Depth	Minimum Lot Depth, 80 feet
Front Yard	Minimum Required Setback, 30 feet from dedicated street; 15 feet from private drive/street
Side Yard	Minimum Required Setback, 10 feet; 20 feet between units
Rear Yard	Minimum Required Setback, 10 feet
Residential Density	Maximum Dwelling Units per Lot, 1 per Lot
Off-Street Parking and Loading	Section 9.1
Special Regulations	Section 9.2, Section 9.3
Screening, Fences, and Wall Standards	Section 9.6
Nonconforming Uses	Section 11.4
Temporary Building or Use	Section 11.5

8.5 C-1: Local Business

- a. Intent. This district is to provide for a limited range of service and light retail land uses which can be in close proximity to adjacent residential neighborhood areas. This district is not intended for extensive parceling-off of tracts or creation of pad sites or shopping centers, especially along the frontage of an arterial street, not extending the full depth of the district. It is not intended for establishments with high visibility or substantial traffic generation. Civic uses are also permitted. A property owner, the Planning and Zoning Commission, or City Council may initiate a zoning change involving a C-1 Local Business District in accordance with Section 13 of this ordinance, and said changes, if any, shall be appropriately referenced on the Zoning District Map.
- b. Principal Permitted Uses.

Administrative and Business Office/Administrative Services	Medical Offices
Arts and Crafts	Mixed use business residential
Bed and Breakfast	Park and Recreation Services
Community Recreation	Personal Services
Consumer Convenience Services	Personal Improvement Services
Consumer Repair Services	Postal Facilities
Custom Manufacturing	Professional Offices
Guidance Services	Safety Services
Local Utility Service	

- c. Uses Permitted Subject to Special Use Permit. The following uses may be permitted subject to a Special Use Permit as provided for in Section 8.11.

College or University Facilities	Drive through facilities associated with any use
Cultural Services	Private and Public Educational Facilities
Religious Assembly	

- d. Site Development Regulations. Each site in the C-1 District shall be subject to the following site development regulations. A site plan is required for development in the Local Business District; see Section 10.

FEATURE	REGULATION
Lot Size	Minimum Lot Area, 6,000 Square feet
Lot Width	Minimum Lot Width, 60 feet
Height	Maximum Building Height, 1 story, 25 feet
Front Yard	Minimum Required Setback, 25 feet
Street Side Yard	Minimum Required Setback, 20 feet
Interior Side yard	Minimum Required Setback, 5 feet; 10 feet when adjacent to residential.
Rear Yard	Minimum Required Setback, 10 feet; 25 feet when adjacent to residential.
Maximum Building Coverage	Percent of Lot Area, 40%

Off-Street Parking and Loading	Section 9.1
Special Regulations	Section 9.2
Screening, Fences, and Wall Standards	Section 9.6
Signs and Illumination	Section 9.7
Greenspace and Landscaping	Section 9.8
Nonconforming Uses	Section 11.4
Temporary Building or Use	Section 11.5

e. No outside storage is allowed in the C-1 District.

8.6 C-2: General Commercial

a. Intent. This zone is intended to provide for businesses and services that serve persons throughout the city and the area. These uses generally require frontages on major cross street intersections of highways or other major arterials, given their high visibility and traffic generation ability. Civic uses are also permitted.

b. Principal Permitted Uses.

Administrative and Business Office/Administrative Services	General Retail Sales
Agricultural Sales and Services	Guidance Services
Amusement Arcades	Hotel/Motel
Arts and Crafts	Horticulture
Automotive Rentals	Hospital Services (General & Limited)
Automotive Repair Services	Indoor Entertainment
Automotive Sales	Indoor Sports and Recreation
Automotive Washing	Laundry Services
Bed and Breakfast	Liquor Sales
Building Maintenance Services	Local Utility Services
Business or Trade School	Maintenance and Service Facilities
Business Support Services	Medical Offices
Club or Lodge	Park and Recreation Services
Cocktail Lounge	Pawn Shop Services

Commercial Off-Street Parking	Personal Improvement Services
Communication Services	Personal Services
Community Recreation	Pet Services
Construction Sales and Services	Postal Facilities
Consumer Convenience Services	Private Educational Facilities
Consumer Repair Services	Public Educational Facilities
Convenience Store/Self-Serve Gas	Professional Offices
Cultural Services	Research Services
Custom Manufacturing	Restaurant- Drive-In/Fast Food
Equipment Repair Services	Restaurants
Equipment Sales	Safety Service
Exterminating Services	Service Station
Financial Services	
Food Sales	
Funeral Services	
Veterinary Services	

- c. Uses Permitted Subject to Special Use Permit. The following uses may be permitted subject to a Special Use Permit as provided for in Section 8.11.

Camp Grounds	Duplex Residential
Cemeteries	Outdoor Entertainment
College or University Facilities	Outdoor Sports and Recreation
Convenience Storage	Shopping Center
Dry through facilities associated with any use	

- d. Site Development Regulations. Each site in the C-2 District shall be subject to the following site development regulations. A site plan is required for development in the Local Business District; see Section 10.

FEATURE	REGULATION
Lot Size	Minimum Lot Area, 5000 Square feet
Lot Width	Minimum Lot Width, 50 feet
Height	Maximum Building Height, 3 stories, 38 feet
Front Yard	Minimum Required Setback, 15 feet
Street Side Yard	Minimum Required Setback, 10% of the lot width; need not exceed 15 feet
Interior Side Yard	Minimum Required Setback, 0 feet; 10 feet when adjacent to residential.
Rear Yard	Minimum Required Setback, 0 feet; 10 feet when adjacent to residential.
Maximum Building Coverage	Percent of Lot Area, 75%
Off-Street Parking and Loading	Section 9.1
Special Regulations	Section 9.2
Screening, Fences, and Wall Standards	Section 9.6
Greenspace and Landscaping	Section 9.8
Nonconforming Uses	Section 11.4
Temporary Building or Use	Section 11.5

e. No outside storage is allowed in the C-2 District.

8.7 C-3: Town Center Commercial

a. Intent to establish guidelines and controls for the development and redevelopment of the downtown area and the areas immediately adjacent which will ensure compatibility with the existing development and will enhance the economic, cultural and historical significance of downtown Somerville. Structures of historical significance exist within this area. Whether or not these buildings are included in the National Registry of Historic Places, they, and many of the structures adjacent to them or nearby, merit protection under this town center district.

b. There is no outside storage allowed in this district.

c. Principal Permitted Uses

Administrative and Business Office/Administrative Services	Guidance Services
Amusement Arcades	Indoor Entertainment
Arts and Crafts	Liquor Sales
Bed and Breakfast	Local Utility Services
Business Support Services	Medical Offices
Club or Lodge	Mix Use
Commercial Off-Street Parking	Parks and Recreation Services
Communication Services	Personal Improvement Services
Consumer Convenience Services	Personal Services
Consumer Repair Services	Postal Facilities
Cultural Services	Professional Offices
Financial Services	Restaurants
Food Sales	Safety Service
General Retail Sales	

d. Uses Permitted Subject to Special Use Permit. The following uses may be permitted subject to a Special Use Permitted as provided for in Section 8.10

Cocktail Lounge	Indoor Sports and Recreation
Drive through facilities associated with any use	Laundry Services
	Religious Assembly

e. Site Development Regulations. Each site in the C-3 District shall be subject to the following site development regulations. A site plan is required for development in the Town Center District; see Section 10.

Lot Size	Minimum 3,600
Lot Width	Minimum Lot Width, 50 feet
Height	Maximum Building Height, 3 stories, 38 feet
Front Yard	None
Street Side Yard	None

Interior Side Yard	None, Build to current Code building & fire
Rear Yard	None
Maximum Building Coverage	Percent of Lot Area, 100%
Off-Street Parking and Loading	On-site parking not required for permitted uses. Requirements of Section 9.1 may be applied for uses requiring Special Use Permit.
Special Regulations	Section 9.2
Screening, Fences, and Wall Standards	Section 9.6

f. Supplemental Development Standards

1. Parking Signs

No sign or signs shall be permitted which prohibit, reserve, or limit parking on any public roadway, except as erected by the city for the purpose of compliance with ADA or other emergency regulations.

8.8 I-1: Industrial District

- a. Intent. Industrial District zone is intended to provide for future development that involves the uses allowed therein. A property owner, the Planning and Zoning Commission, or City Council may initiate a zoning change involving an I-1 Industrial District in accordance with Section 13 of this ordinance, and said changes, if any, shall be appropriately referenced on the Zoning District Map.

b. Principal Permitted Uses.

Administrative and Business Office/Administrative Services	General Warehousing & Distribution
Agricultural Sales and Service	Light Manufacturing
Building Maintenance Services	Limited Warehousing & Distribution
Business Support Services	Local Utility Service
Commercial Off-Street Parking	Maintenance and Service Facilities
Communication Services	Service Station
Custom Manufacturing	Professional Offices
Convenience Storage	Railroad Facilities
Equipment Repair Services	

- c. The uses in this district shall also be subject to the following:

Industrial and manufacturing plants including the processing or assembling of parts for production of finished equipment where the process of

manufacturing or treatment of materials are permitted as long as no dust, odor, gas, smoke, or noise is emitted and not more than twenty percent (20%) of the lot or tract is used for the open storage of products, materials, or equipment, all of which shall be screened from adjoining properties or streets.

- d. Uses Permitted Subject to Special Use Permit. The following uses may be permitted subject to a Special Use Permit as provided for in Section 8.10. A site plan is required as outlined in Section 10.

Aviation Facilities	Transportation Terminal
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- e. Site Development Regulations. Each site in the I-1 district shall be subject to the following stie development regulations. A site plan is required for development in the I-1 District; see Section 10.

FEATURE	REGULATION
Lot Size	Minimum Lot Area, 7,000 Square feet
Lot Width	Minimum Lot Width, 50 feet
Height	Maximum Building Height, 3 stories, 38 feet
Front Yard	Minimum Required Setback, 25 feet
Street Side Yard	Minimum Required Setback, 25 feet
Interior Side Yard	Minimum Required Setback, 15 feet
Rear Yard	Minimum Required Setback, 30 feet
Maximum Building Coverage	Percent of Lot Area, 80%
Off-Street Parking and Loading	Section 9.1
Special Regulations	Section 9.2
Screening, Fences, and Wall Standards	Section 9.6
Greenspace and Landscaping	Section 9.8
Nonconforming Uses	Section 11.4
Temporary Building or Use	Section 11.5

8.9 PD: Planned Development Overlay

- a. Intent. The purpose of the Planned Development (PD) Overlay Zone is to provide for the unified and coordinated development of parcels or tracts of primarily vacant land. Planned Developments may include mixed combinations of the various forms of residential, civic, commercial, industrial, recreational, and other forms of land uses. These may include developments such as

industrial districts, offices, retail, commercial or service centers, shopping centers, residential developments of multiple or mixed housing including attached single-family dwellings, or any appropriate combination of uses which may be planned, developed or operated as integral land use units either by a single owner or a combination of owners.

Certain flexibility as to intended land use shall be permitted, provided that the special requirements which may apply are complied with and that the intended uses are not in conflict with the general purpose and intent of this Ordinance. The PD Zone is intended to encourage more efficient uses of land, and to permit new or innovative concepts in land utilization not permitted by other zoning districts, while still providing proper arrangement of uses and structures.

- b. Policy. As it is in the public interest to conserve the supply of water within the city, it shall be the policy of the City to invite and view with favor those designs of subdivisions or other developments which may be shown to minimize the outside use of water for irrigation of lawns or other purposes. Such designs may include smaller lawn areas, clustering of buildings around common lawn areas, landscaping requiring low water maintenance, retention of areas in their natural state, or other such designs.
- c. Principal Permitted Uses. An application for a PD district shall specify the base zoning district upon which the PD is based, and the use or the combination of uses proposed (particularly if any of the proposed uses are not allowed by right in the base zoning district). In selecting a base zoning district, the uses allowed in the base district must be similar to or compatible with those proposed for the PD.
- d. Uses Permitted Subject to a Special Use Permit. No Special Use Permit will be allowed in the Plan Development district.
- e. Site Development Regulations.
 - 1. In the PD district, uses shall conform to the standards and regulations of the base zoning district to which it is most similar. The base zoning district shall be stated in the PD granting ordinance. All applications to the City shall list all requested deviations from the standard requirements set forth throughout this Ordinance (applications without this list will be considered incomplete).
 - 2. All requirements of the subdivision regulations of the city pertaining to procedure, plan, and design criteria among others shall be complied with, except for height, lot, yard, and area requirements as designated in this Ordinance.
 - 3. The minimum contiguous acreage for a Planned Development request shall be two (2) acres.

- f. Site Development Regulations. Prior to beginning development within a Planned Development district established in accordance with this section, the City shall require, along with the request for rezoning, a site plan of the development. Such site plan shall be submitted to the Planning and Zoning Commission for review and approval. The Planning and Zoning Commission shall present the approved site plan to the City Council with its recommendation for the Planned Development. Such site plan shall, upon approval, be filed as part of the ordinance, prior to the issuance of any building permits in a Planned Development district.

The required site plan shall contain the information specified in Section 10, Site Plan Approval. In addition, it shall set forth provisions for:

1. Adequate right-of-way to conform to the thoroughfare plan of the city, if appropriate.
2. Maximum lot coverage
3. Yards, open spaces, and landscaped areas
4. Recreation areas
5. Protective requirements considered necessary to create a reasonable transition to and protection of the adjacent property, including varying the uses allowed, and their locations, within the district.

For any single- or two-family residential PD district (with the A/O, RS-1, district as the base zoning district), a Development Plat (submitted along with all required engineering/construction documents and plans, and in accordance with Subdivision Ordinance requirements and other City requirements for the Development Plat submission) shall qualify as the site plan.

In addition to the site plan, the owner shall provide such other sketches, diagrams, and calculations necessary to determine whether the proposed development conforms to the provisions of the district and to determine the effect of the proposed development on population densities, streets, utilities, schools, recreation, and other community facilities in the area.

- g. Procedure.

1. The procedure for establishing a Planned Development zoning district shall follow the procedures for zoning amendments as set forth in Section 13 of this Ordinance. This procedure shall include concurrent consideration and approval (or denial) of the site plan which is submitted along with the PD zoning request application. When such plan is submitted or whenever significant changes are proposed in such plan, the public hearing shall be subject to the same procedure of notice as is specified for amending the Zoning Ordinance.
2. When a zoning request for a Planned Development district is being considered, a written report from the Zoning Administrator (or a designee) discussing the project's impact upon planning, engineering, water; utilities, electricity, sanitation, building inspection, taxation, law enforcement, fire and traffic, as well as written

comments from applicable public agencies (such as the school district and/or utility companies), may be submitted to the Planning and Zoning Commission prior to the Commission making any recommendations to the City Council. In the event written comments and advisement are not forthcoming in a reasonable amount of time, the Commission may, at its discretion, make a recommendation to the City Council without said comments or advisement.

3. Every Planned Development district approved under the provisions of this Ordinance shall be considered as an amendment to the Ordinance as applicable to the property involved. In approving the PD district, the City Council may impose conditions relative to the standard of development. Such conditions may include, but are not be limited to: uses, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, lighting, project phasing or scheduling, management associations, and other requirements as the City Council and Planning and Zoning Commission may deem appropriate. Such conditions shall not be construed as conditions precedent to the approval of the zoning amendment, but shall be construed as conditions precedent to the granting of a certificate of occupancy.
4. The ordinance granting a PD district shall include a statement as to the purpose and intent of the PD granted therein. A specific list of modifications in each district(s) is required, along with any conditions imposed as specified in paragraph 3 above.
5. All Planned Development zoning districts approved in accordance with the provisions of this Ordinance in its original form, or by subsequent amendments thereto, shall be referenced on the Zoning District Map, and a list of such Planned Development districts, showing the uses permitted and any other special stipulations of each PD district; shall be maintained as part of this Ordinance.

8.10 Special Use Permits. The City Council by an affirmative vote may, after public hearing and proper notice to all parties affected, and after recommendations from the Planning and Zoning Commission that the use is in general conformance of this Ordinance of the city and containing such requirements and safeguards as are necessary to protect adjoining property, authorize the granting of a Special Use Permit for those uses indicated by "S" in the Schedule of Uses, according to the following criteria:

- a. All applications for Special Use Permits shall be accompanied by a site plan. The required site plan shall contain the information specified in Section 10, Site Plan Approval. In addition, the applicant may desire to furnish, if part of the project, the relationship of the intended use to all existing properties and land uses in all directions to a minimum distance of 200 feet. The application shall also be accompanied by a fee as determined by the City Council.

The Planning and Zoning Commission or City Council may require additional information or drawings (such as building floor plans), operating data and testimony concerning the location, function, and characteristics of any building or use proposed.

- b. In recommending that a Special Use Permit for the premises under consideration be granted, the Planning and Zoning Commission shall determine that such uses are harmonious with and adaptable to building structures and uses of abutting property and other property in the vicinity of the premises under consideration. The Commission's recommendations may include requirements for the paving of streets, alleys and sidewalks, means of ingress and egress to public streets, provisions for drainage, adequate off-street parking, landscaping, protective screening and open space, area or security lighting, heights of structures, and compatibility of buildings. The Planning and Zoning Commission and City Council shall consider the following criteria in determining the validity of the Special Use Permit request:
1. Is the use harmonious and compatible with its surrounding existing uses or proposed uses?
 2. Are the activities requested by the applicant normally associated with the requested use?
 3. Is the nature of the use reasonable?
 4. Has any impact on the surrounding area been mitigated?
- c. In granting a Special Use Permit, the City Council may impose conditions which shall be complied with by the owner or grantee before a certificate of occupancy may be issued by the Building Official for use of the building on such property pursuant to such Special Use Permit; and such conditions are not precedent to the granting of a Special Use Permit, but shall be construed as conditions precedent to the granting of the certificate of occupancy.
- d. No Special Use Permit shall be granted unless the applicant, owner, and grantee of the Special Use Permit shall be willing to accept and agree to be bound by and comply with the written requirements of the Special Use Permit, as attached to the site plan drawing (or drawings) and approved by the Planning and Zoning Commission and the City Council.
- e. If required, a building permit shall be applied for and secured within six months from the time of granting the Special Use Permit, provided, however, that the City Council may authorize an extension of this time upon recommendation by the Planning and Zoning Commission. After six months from the date of approval has elapsed, the Planning and Zoning Commission and City Council may review the Special Use Permit for continued validity. If the use and site plan are determined invalid, the property owner(s) must submit a new or revised site plan for approval prior to any construction or application for building permit for the area designated for the Special Use Permit.
- f. No building, premises, or land used under a Special Use Permit may be enlarged, modified, structurally altered, or otherwise significantly changed unless a separate Special Use Permit is granted for such enlargement, modification, structural alterations, or change, after notices of the change have been sent to each property owner within 200 feet of the request.

- g. The Board of Adjustment shall not have jurisdiction to hear, review, reverse, or modify any decision, determination, or ruling with respect to the granting, extension, revocation, modification, or any other action taken relating to such Special Use Permit.
- h. When the City Council authorizes granting of a Special Use Permit, the zoning map shall be amended according to its legend to indicate that the affected area has conditions and limited uses, and said amendment is to indicate the appropriate zoning district for the approved use and suffixed by an "S" designation.

SECTION 9: SITE DEVELOPMENT STANDARDS

9.1 Off-Street Parking and Loading Requirements

a. Intent.

These requirements are intended to secure safety from fire, panic, and other dangers; to lessen congestion on public streets; to facilitate the adequate provisions of transportation; to conserve the value of buildings; and to encourage the most appropriate use of land. Minimum off-street parking and loading shall be provided as set forth in the following schedules and provisions.

b. Special Off-Street Parking Provisions

- 1. In nonresidential districts, all required parking shall be provided on paved concrete or other similar impervious surface.
- 2. Each standard off-street surface parking space size for 90-degree parking shall be a minimum of nine feet (9') in width and twenty feet (20') in depth.
- 3. Handicap parking space(s) shall be provided according to State of Texas Program for the Elimination of Architectural Barriers and shall conform to the Americans Disability Act (ADA) of 1991, as may be amended, accessibility guidelines or the Uniform Federal Accessibility Standards.

c. Parking Requirements Based on Use.

In all Districts, there shall be provided at the time any building or structure is erected or structurally altered, off-street parking spaces in accordance with the following requirements. Requirements based on square footage refer to floor area measurements.

1. Residential Uses

USE CLASSIFICATION	MINIMUM OFF-STREET PARKING REQUIREMENTS
Single Family Residential	2 spaces per dwelling unit

Duplex Residential	2 space per dwelling unit
Townhouse/Condominium Residential	2 spaces per dwelling unit
Multiple Family Residential	Efficiency: 1 space per dwelling unit One Bedroom: 1.5 spaces per dwelling unit Two or more bedrooms: 2 spaces per dwelling unit
Manufactured Home Residential	2 spaces per dwelling unit

2. Commercial Uses

USE CLASSIFICATION	MINIMUM OFF-STREET PARKING REQUIREMENTS
Administrative and Business Offices	1 space per 400 square feet
Agricultural Sales and Services	See Schedule A
Amusement Arcade	1 per 100 square feet or 1 space per 4 seats
Automotive Rentals	See Schedule A
Automotive Repair Services	2 spaces per mechanic or repair stall whichever is greater
Automotive Sales	See Schedule A
Automotive Washing	Queue line space equivalent to 1 times the service capacity of the use
Bed and Breakfast	1 space per guestroom in addition to the requirements for normal residential use.
Building Maintenance Services	See Schedule A
Business Support Services	See Schedule A
Business or Trade School	1 space per 5-person capacity
Cocktail Lounge	1 space per 3 persons capacity

Commercial Off-Street Parking Facility	No requirement
Communications Services	1 space per 500 square feet
Construction Sales and Services	See Schedule A
Consumer Convenience Services	See Schedule B
Consumer Repair Services	1 space per 400 square feet
Convenience Storage	1 space per 2000 square feet
Convenience Store/Self-Serve Gasoline	1 space per 300 square feet and 1 space per gasoline pump
Dance Halls/Meeting Halls	1 per 2 patron seating
Dance Halls (Liquor Sales)	1 per 2 patron seating
Drive Through Facility, as an ancillary use	May be adjusted through the Site Plan Review or Special Use Permit procedure
Equipment Repair Services	See Schedule A
Equipment Sales	See Schedule A
Exterminating Services	1.5 spaces per 1000 square feet
Financial Services	1 space per 400 square feet
Food Sales	1 space per 300 square feet
Funeral Services	1 space per 4-person capacity
General Retail Services	1 per 400 square feet
Hotel/Motel	First 50 Rooms: 1.10 spaces per room Each additional room over 50 rooms: 1.0 space per room Other use activities within hotel/motel:

	100% of the use requirements of this table.
Indoor Entertainment	1 per 100 square feet or 1 space per 4 seats
Indoor Sports and Recreation	1 per 400 square feet
Laundry Services	1 space per 200 square feet or 4 customer spaces and 1 space per employee, whichever is greater
Liquor Sales	1 space per 400 square feet
Medical Offices	1 space per 300 square feet of exam, testing, waiting rooms & offices
Outdoor Entertainment	See Schedule B
Outdoor Sports and Recreation	See Schedule B
Personal Improvement	1 space per 300 square feet
Personal Services	1 space per 300 square feet
Pet Services	1 space per 400 square feet
Professional Offices	1 space per 400 square feet
Research Services	1 space per 400 square feet
Restaurant	1 space per 4 seats, plus cocktail lounge requirements if applicable
Restaurant, Drive-In/ Fast Food	3 spaces per each 100 square feet within the customer service and dining area
Scrap and Salvage Services	See Schedule A

Service Station	1 space per 2 gas pumps plus 1 space per service person
Shopping Center	1 space per 200 square feet
Vehicle Storage	No requirement
Veterinary Services	1 space per 500 square feet

3. Industrial Uses

USE CLASSIFICATION	MINIMUM OFF-STREET PARKING REQUIREMENTS
Basic Industry	See Schedule A
Custom Manufacturing	See Schedule A
General Warehousing	See Schedule A
Light Manufacturing	See Schedule A
Limited Warehousing	See Schedule A

4. Civic Uses

USE CLASSIFICATION	MINIMUM OFF-STREET PARKING REQUIREMENTS
Administrative Services	1 space per 400 square feet
Club or Lodge	1 space per 5 persons capacity
College and University Facilities	See Schedule B
Community Recreation	1 space per 5 persons capacity
Cultural Services	1 per 400 square feet

Day Care Services	1 ½ space per teacher, administrator, or day care provider
Detention Facilities	See Schedule B
Guidance Services	1 per 400 square feet
Hospital Services (General)	1 space per bed
Hospital Services (Limited)	1 space per 200 square feet of examination, treatment, waiting rooms and offices
Local Utility Services	See Schedule B
Maintenance and Service Facilities	See Schedule A
Major Utility Facilities	See Schedule A
Park and Recreation Services	See Schedule B
Postal Facilities	See Schedule B
Public and Private Primary Educational Facilities	2 spaces per classroom plus public assembly requirement for auditorium or assembly hall
Educational Facilities	classroom and one space for each three students anticipated to be enrolled in the 11th and 12th grades
Public Assembly	1 space per 5 persons capacity
Railroad Facilities	See Schedule B
Religious Assembly (Church)	1 space per 4 seats in sanctuary
Safety Services	See Schedule B
Transportation Terminals	See Schedule B

5. Agricultural Uses

USE CLASSIFICATION	MINIMUM OFF-STREET PARKING REQUIREMENTS
Horticulture	1 per 1000 square feet

Resource Extraction	1 per employee based on the largest shift plus 25% to cover shift change
Stockyards	1 per employee (Maximum shift)
Other Agricultural Uses	See Schedule B

6. Schedule A

Specific off-street parking requirements to be determined by the Zoning Administrator based on the following minimum requirements for applicable functions or activities associated with each use:

ACTIVITY	REQUIREMENT
Office or administration activity	1 space per 400 square feet
Indoor sales, service or display	1 space per 750 square feet
Outdoor sales, service or display	1 space per 1200 square feet
Indoor storage, warehousing, equipment servicing or manufacturing	1 space per 1,000 square feet or 1 space per employee, based on the largest shift
Outdoor storage, equipment servicing or manufacturing	1 space per 2,300 square feet

7. Schedule B

The minimum off-street motor vehicle parking and loading requirements for uses subject to Schedule B shall be determined by the Zoning Administrator. In making such determination, the Zoning Administrator shall consider the requirements applicable to similar uses, the location, and characteristics of the use, and appropriate traffic engineering and planning data.

Rules for Computing Number of Parking Spaces. In computing the number of parking spaces required for each of the above uses, the following rules shall govern:

1. "Floor Area" shall mean the gross floor area of the specific use.
2. Where fractional spaces result, the parking spaces required shall be constructed to be the nearest whole number.
3. The parking space requirements for a use not specifically mentioned herein shall be the same as required for a use of similar nature.

4. Maximum number of compact spaces – thirty (30) percent of calculated floor area. Example; parking lots with twenty (20) or more spaces may substitute compact cars spaces for up to thirty (30) percent of the total spaces required.

Fire Lanes. Fire lane easements shall be provided in accordance with the applicable City Fire Code.

9.2 Special Regulations

a. Lot Area

1. The minimum lot area for the various Districts shall be in accordance with the individual districts, except that a lot having less area than herein required which was an official "lot of record" prior to the adoption of this Ordinance may be used for any use designated in the Zoning District in which the lot is located, and no lot existing at the time of passage of this Ordinance shall be reduced in area below the minimum requirements set forth in the respective District.
2. Location of Dwellings and Buildings - Whenever two or more main buildings, or portions thereof, are placed upon a single lot or tract and such buildings do not face upon a public street (example – the commons on 7th Street), the same may be permitted when the site plan for such development is approved by the Planning and Zoning Commission so as to comply with the City subdivision regulations' requirements for platting.

b. Front Yards

1. Where the frontage on one side of a street between two intersecting streets is divided by two or more zoning districts, the front yard shall comply with the requirements of the most restrictive district for the entire frontage. (See Illustration 1)
2. Where a building line has been established by a plat approved by the City Council or by ordinance prior to the adoption of this Ordinance, and such line required is a greater or lesser front yard setback than prescribed by this Ordinance for the district in which the building line is located, the required front yard shall comply with the building line so established by such Ordinance or plat provided no such building line shall be set back less than twenty feet (25').
3. The front yard shall be measured from the property line to the front face of the building, covered porch, covered terrace or attached accessory building. Eaves and roof extensions or a porch without posts or columns may project into the required front yard for a distance not to exceed three feet (3'), and subsurface structures, platforms or slabs may not project into the front yard to a height greater than thirty inches (30") above the average grade of the yard. (See

Illustration 2)

4. Where lots have double frontage, extending from one street to another, a required front yard shall be provided on both streets unless a building line for accessory buildings has been established along one frontage on the plat or by ordinance, in which event only one required front yard need be observed. (See Illustration 3)
5. Visual clearance shall be provided in all zoning districts so that no fence, wall, architectural screen, earth mounding or landscaping two feet six inches (2'6") or higher above the street center line obstructs the vision of a motor vehicle driver approaching any street, alley, or driveway intersection.
 - a) At a street intersection, clear vision must be maintained for a minimum of twenty-five feet (25') across any lot measured from the corner of the property line in both directions. (See Illustration 4)
 - b) At an intersection with an alley, this clearance must be maintained for ten feet (10'). (See Illustration 4)
 - c) Fences, walls and hedges two feet, six inches (2'6") in height, as measured from the centerline of the street, or less may be located in the visual clearance areas of all districts.

c. Side Yards.

Every part of a required side yard shall be open and unobstructed from the ground upward except for accessory buildings as permitted herein and the ordinary projections of window sills, belt courses, cornices, and other architectural features not to exceed twelve inches (12" into the required side yard, and roof eaves projecting not to exceed thirty-six inches (36") into the required side yard. Air conditioning compressors and similar appurtenances are permitted in the side yard.

- d. Miscellaneous Requirements. All measurements of setback requirements shall be made according to Illustrations 5, 6, and 7.
- e. Handicap Accessibility. All nonresidential buildings and parking areas shall conform to the Americans with Disabilities Act (ADA) of 1991, as may be amended, accessibility guidelines or the Uniform Federal Accessibility Standards.

9.3 Standards for a Manufactured Housing Park or Manufactured Housing Subdivision. Manufactured housing subdivisions are permitted in R-MH districts by right. Manufactured housing subdivisions are permitted in AO districts with a Special Use Permit. Manufactured housing parks are permitted in AO district and R-MH districts with a Special Use Permit. Manufactured housing parks or subdivisions are governed by the following requirements:

- a. Size of Lot (For each space within a Manufactured Housing Park)
 1. Minimum Lot Size: 4,400 Square feet, per dwelling unit.
 2. Minimum Lot Width: 40 feet.
 3. Minimum Lot Depth: 110 feet.

- b. Size of Lot (For each space within a Manufactured Housing Subdivision)
 - 1. Minimum Lot Size: 4,400 Square feet, per dwelling unit.
 - 2. Minimum Lot Width: 40 feet.
 - 3. Minimum Lot Depth: 110 feet.

- c. Size of Yards (For each space within a Manufactured Housing Park or a Manufactured Housing Subdivision)
 - 1. Minimum Front Yard Setback: 30 feet from a dedicated street; 15 feet from any private street or drive.
 - 2. Minimum Side Yard Setback: 10 feet; 20 feet between units; 25 feet from any zoning district line.
 - 3. Minimum Rear Yard Setback: 10 feet; 25 feet from any zoning district line.

- d. Minimum Dwelling Size: 650 square feet.

- e. Maximum Lot Coverage: Not Applicable.

- f. Parking: Two (2) off-street parking spaces shall be provided for each dwelling unit. See Section 9.1 Off-Street Parking and Loading Requirements.

- g. Special District Requirements
 - 1. Area for Manufactured Housing Park or Recreational Vehicle Park – Minimum area, 5 acres; maximum area, 25 acres.
 - 2. Minimum Average Vertical Clearance of Manufactured Home Frame Above Finished Ground Elevation – 18 inches.

9.4 Standards for Townhouse Residential Uses

- a. Intent. Residential density regulations are established to coordinate the intensity of residential development with existing and planned public service and utility capabilities, to ensure residential development compatible with existing and anticipated uses of nearby property, and to promote the growth, population distribution, and development policies of this ordinance.

- b. Townhouse Residential. Townhouse residential use is permitted in the RS-1, with the following limitations;
 - 1. Size of Lot
 - a) Minimum Lot Size: 2,500 Square feet per dwelling unit.
 - b) Minimum Lot Width: 25 feet per dwelling unit.
 - c) Minimum Lot Depth: 100 feet.

 - 2. Size of Yard

- a) Minimum Front Yard Setback: 20 feet.
 - b) Minimum Interior Side Yard Setback: 7½ feet, measured from the unattached side wall of an end unit, to the interior side lot line. Within a townhouse project here shall be at least fifteen (15) feet of separation or combined side yard between each group of townhouses.
 - c) Minimum Exterior Side Yard Setback: 20 feet, measured from the unattached side wall of an end unit, to the side lot line abutting a street.
 - d) Minimum Rear Yard Setback: 10 feet.
 - e) Private Yards: Each lot shall include a front yard with not less than three hundred (300) square feet of area. Not more than fifty percent (50%) of the required private yard may be occupied by a driveway. Parking spaces shall not be included in the computation of the required private yard area. A wall or solid fence not less than five (5) feet in height is required on side lot lines where the required private yard adjoins such lot lines. A patio cover or roof may cover up to twenty-five percent (25%) of the private yard.
3. Maximum Building Length: No group of attached townhouses shall exceed two hundred (200) feet in length.
4. Coverage: No more than fifty-five percent (55%) of the total site area may be covered with buildings and required parking spaces. The remaining forty-five percent (45%) may include driveways, sidewalks, patios, grass, and other landscaped areas.
5. Maximum Density: 3,500 square feet of site area per dwelling unit.
6. Parking and Driveways:
- a) Two (2) off-street parking spaces shall be provided for each townhouse.
 - b) No driveway located in front of a townhouse lot shall exceed twenty-one (21) feet in width.
 - c) One-way common driveways shall be at least ten (10) feet in width, and two-way driveways shall be at least eighteen (18) feet in width.
 - d) Each building shall be directly accessible from a public street or from an unobstructed fire lane.
 - e) Individual driveways shall not open onto streets with a functional classification of collector or greater. When townhouse units are located on a collector street, the driveway entrances shall be limited to providing access to a

common interior driveway located at the rear of the townhouses.

7. Other requirements: Each townhouse shall be located on an individual lot. There shall be at least four (4) connected units in each project.

9.5 Accessory Building and Use Regulations

- a. In a residential district (RS-1) or residential manufactured home district R-MH, an accessory building is a subordinate or incidental building, attached to or detached from the main building without separate kitchen facilities, not used for commercial purposes and not rented. Also see Section 2 Definitions.
- b. In other districts, an accessory building is a subordinate building, the use of which is incidental to and used only in conjunction with the main building. Also see Section 2 Definitions.
- c. Accessory dwelling units in the A/0 District shall be allowed as an incidental residential use of a building on the same lot or tract as the main dwelling unit and used by the same person or persons of the immediate family when approved as a Special Use Permit, and meet the following standards:
 1. The accessory dwelling unit must be constructed to the rear of the main dwelling. Each lot must have a minimum of one-half (1/2) acre upon which an accessory dwelling unit may be constructed.
 2. The accessory dwelling unit may be constructed only with the issuance of a Building Permit.
 3. The accessory dwelling unit may not be sold separately from sale of the entire property, including the main dwelling unit, and shall not be sublet.
 4. Setback requirements shall be the same as for the main structure.
 5. An accessory building may not be built without a main building constructed on the lot with the accessory building.
- d. Area Regulations for Accessory Buildings in Residential Districts
 1. Accessory building yard requirements for all other residential districts shall be as set forth below:
 2. Size of Yards:
 - a. Front Yard. Accessory buildings are not allowed in front yard in districts RS-1, and R-MH, C-1, C-2, C-3, and I-1.
 - b. Rear Yard: There shall be a rear yard not less than five feet (5') from any lot line or alley line, or easement line, except that;
 - 1) If no alley exists, the rear yard shall be not less than ten feet (10') as measured from the rear lot line;
 - 2) Garages arranged so as to be entered by a motor vehicle from an alley or rear alley easement shall be set back from the rear yard or alley easement line a minimum distance of twenty feet (20')

9.6 Screening, Fence, and Wall Standards

a. Intent. Standards set forth in this Section for new developments are intended to encourage the appropriate use of land; and conserve and protect the appearance, privacy, and value of surrounding permitted uses. Regulations are prescribed for the location and type of various screening devices to be used when required in the various zoning districts or in this section in accordance with the following standards.

b. Location of required Screening.

1. When a boundary of a non-residential Zoning District (Commercial) sides or backs upon a residential district, a solid screening wall or fence of not less than six feet (6') nor more than eight (8') in height shall be erected on the property line separating these districts. The purpose of the screening wall or fence is to provide a visual barrier between the properties.

The owner of such property of the lesser restrictive use (business or commercial) shall be responsible for and shall build the required wall or fence on his property line dividing his property from the more restrictive zoning district. In cases where the City finds this requirement to be better met by an irrigated living screen, the same may be substituted for the screening wall after a landscape plan has been prepared to demonstrate equal visual screening.

2. Open storage of materials, commodities, or equipment permitted in the Industrial (I-1) District shall comply with the following requirements:

a) Open storage shall be located behind the front building line.

b) Any open storage areas shall observe all yard requirements.

c) A six-foot (6') high screening fence shall be provided.

3. In all other districts where screening of open storage is required, such screening shall be required only for those areas used for open storage. A six-foot (6') high fence shall be provided and maintained at the property line adjacent to the area to be screened. Screening of open storage areas may be of materials as approved by the City.

9.7 Signs and Illumination in Local Business Districts

a. Intent. Standards set forth in this Section for new local business developments are intended to conserve and protect the privacy and value of adjacent permitted uses. Regulations are prescribed for the location and type of signs and illuminating

devices allowed in the C-3 Town Center districts in accordance with the following standards.

- b. Location and Types of Signs and Illumination.
 - 1. The number of signs shall be limited to two (2).
 - 2. No freestanding signs (ground or pole signs) shall be permitted.
 - 3. All signs shall be flat against the wall of the building, with all parts of the sign within 18 inches of the building.
 - 4. No sign shall be illuminated so as to shine on nearby residential properties.
 - 5. Any illumination shall be nonflashing and shall not contain a rotating, oscillating or revolving beam or beacon of light.

9.8 Greenspace and Landscaping

- a. Intent. The purposes of greenspace and landscaping requirements are to improve certain set-back and yard areas, including off-street vehicular parking and open-lot sales and service areas, for all uses other than single-family and duplex residential uses; to aid in stabilizing the environment's ecological balance by contributing to the process of air purification, oxygen regeneration, ground water recharge and storm water runoff retardation; to aid in noise, glare and heat abatement; and to protect and preserve the appearance, character and value of surrounding neighborhood.
- b. Greenspace/landscaped area required. Not less than three percent (3%) of lot area shall be dedicated for greenspace by landscaping or natural features when the lot area involved for a building site is one acre or less. When a lot area for a building site exceeds one acre but is less than five acres, the amount of greenspace required shall be two percent (2%) of the tract involved.
- c. Visibility at Intersections. On a corner lot, nothing shall be erected, placed, planted, or allowed to grow in such a manner as to materially interfere with traffic visibility across the corner.
- d. Maintenance. The owners, tenants and their agents, if any, shall be jointly and severally responsible for the maintenance of all landscaping provided for under this Zoning Ordinance. All landscaping shall be maintained in good condition so as to present a healthy, neat, and orderly appearance and shall be kept free from refuse and debris.

SECTION 10: SITE PLAN APPROVAL

- 10.1 Intent: The purpose of site plan approval is to establish a procedure for coordinating Improvements to properties other than single- or two-family use. Through site plan approval, zoning standards and other applicable municipal standards or ordinances that may apply to specific site development can be uniformly implemented by the Planning and Zoning Commission. This procedure is intended to promote, among other items, the efficient and harmonious use of land, safe and efficient vehicular and pedestrian circulation, parking and loading, lighting, screening, and landscaping.

10.2 Procedure

- a. Submittal. A site plan shall be submitted to the Planning and Zoning Commission for approval prior to issuance of a Building Permit for development proposals involving the following:
 1. Any property, other than one or two-family residential, in any commercial or industrial district
 2. A Special Use Permit
 3. Multiple Family Project
 4. Manufactured Housing Subdivision or Park
 5. Any development where more than one main building or primary use is proposed on a single lot, building site, or tract
 6. A Planned Development
- b. Approval. A site plan shall be approved by the Planning and Zoning Commission and City Council, unless the City Council designates the Commission to administer site plan review and approval.
- c. A certificate of occupancy shall not be issued by the Building Official until all provisions of the approved site plan are complied with by the applicant for the building permit.
- d. Considerations in Site Plan Review. The Commission and City Council shall consider the following when reviewing site plans:
 1. The general character and compatibility, that is, the Commission shall determine that the proposed development is compatible or in agreement (internally or with surrounding area) in terms of housing types, yard depths, ground coverages, tree cover, surface drainage density (in residential developments) and will result in the least possible detrimental impact to the site and surrounding areas and will be designed so as not to cause substantial depreciation of property values, or reduce safety, light or general convenience of neighboring developments.
 2. Ingress to and egress from property and internal circulation, including access of service and emergency vehicles and design of off-street parking and loading area. (See Section 9.1)
 3. The location and arrangement of all buildings and structures with regard to setback requirements and special consideration given to aspects such as visual form, sociability and personal safety with regard to police and fire protection.
 4. Environmental aspects with regard to sedimentation, drainage, and flood control and preservation of natural greenery on the site.
 5. Utilities, with regard to availability and suitability for the use intended, and consideration of hook-in and service locations, including fire hydrants.
 6. Screening, buffering, and landscaping with regard to the type and dimensions, to

preserve the character of surrounding area and to provide privacy for the site in question.

7. Size and location of all exterior identification signs; however, the building inspector may approve individual signs if the Commission has approved a size and location format for a development or if an existing sign is to be replaced by one of equal size or smaller.
8. Exterior lighting with regard to glare, traffic safety and effects on surrounding property.
9. Recreation and open space with attention to the location, size, and development of the area with regard to their usability, adequacy, and their relationship to communitywide open space and recreation facilities (for residential developments).

10.3 Site Plan Elements. A site plan shall be accurately and legibly drawn to scale with dimensions and shall show the following items, as may be applicable, for review of the proposed improvements:

- a. Point of reference to accurately locate the site
- b. The boundary of the existing property
- c. Existing and/or proposed buildings
- d. Proposed occupancy or use
- e. Parking layout and drives
- f. Means of ingress and egress
- g. Loading areas
- h. Fire lanes
- i. Greenspace and/or areas to be landscaped
- j. Screening
- k. Public and private sidewalks
- l. Refuse facilities with screening
- m. Adjoining streets and alleys, including curbs, medians, and storm drains
- n. Drainage, electric, telephone, gas, cable television, or other utility easements
- o. Zoning
- p. Size of buildings
- q. Computations of building area for each occupancy, site area, and parking ratio
- r. Existing or proposed water and sanitary sewer lines
- s. Sign types and locations
- t. Other such information as considered essential by the Planning Commission

SECTION 11: SPECIAL PROVISIONS

11.1 Newly Annexed Territory. All territory hereafter annexed to the City of Somerville shall be temporarily classified as A/O, Agricultural/Open Space, until permanent zoning is established by the City Council of the City of Somerville. The procedure for establishing permanent zoning on annexed territory shall conform to the procedure established by

law for the adoption of original zoning regulations.

In any area temporarily classified as "A/O," Agricultural/Open Space District:

- a. No person shall erect, construct, proceed or continue with the erection or construction of any building or structure or add to any building or structure or cause the same to be done in any newly annexed territory to the City of Somerville without first applying for and obtaining a building permit or certificate of occupancy therefor from the Building Official.
- b. No permit for the construction of a building or use of land shall be issued by the Building Official other than a permit which will allow the construction of a building permitted in the A/O, Agricultural/Open Space district, unless and until such territory has been classified in a zoning district other than the A/O district, by the City Council in the manner provided by law except as provided in Section 11.1c following.
- c. An application for a permit for any use other than that specified in paragraphs 11.1a and 11.1b above shall be made to the Zoning Administrator of the City of Somerville and referred to the Planning and Zoning Commission for consideration and recommendation to the City Council. The Planning and Zoning Commission in making its recommendation to the City Council concerning any such permit shall take into consideration the appropriate land use. The City Council, after receiving and reviewing the recommendations of the Planning and Zoning Commission may, by majority vote, authorize the issuance of a building permit or certificate of occupancy or may disapprove the application as their findings may indicate appropriate in the public interest.

11.2 Platting Property. The Planning and Zoning Commission of the City of Somerville shall not approve any plat of any subdivision within the city limits of the City of Somerville until the area covered by the proposed plat shall have been permanently zoned by the City Council of the City of Somerville.

The Planning and Zoning Commission shall be advised by city staff regarding a proposed annexation, and it may at the same time hold a hearing upon the permanent zoning that is to be given to the area or tract to be annexed, and at the same time consider any plat of any subdivision within the area or tract to be annexed, and make a recommendation on both matters to the City Council so that the City Council may, if it desires, act on the matter of permanent zoning, platting, and annexation at the same time.

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

- a. The lot or tract is part of a plat of record, properly approved by the City Council after recommendation by the Planning and Zoning Commission and filed in the

plat records of Burleson County.

- b. The plot, tract or lot faces upon a dedicated street and was separately owned prior to the effective date of this Ordinance or prior to annexation to the City of Somerville, whichever is applicable, in which event a building permit for only one main building conforming to all the requirements of this Ordinance may be issued on each such original separately owned parcel without first complying with Paragraph 11.3a preceding.
- c. The site plot or tract is all or part of a site plan officially approved by the City Council after recommendation by the Planning and Zoning Commission, which site plan provides all utility and drainage easements, alleys, streets and other public improvements necessary to meet the normal requirements for platting including the designation of building areas; and such easements, alleys and streets have been required and properly dedicated and the necessary public improvements provided.
- d. No building hereafter erected, converted, or structurally altered shall be used or occupied until a Certificate of Occupancy has been issued by the Building Official which signifies compliance with the appropriate Zoning District.

11.4 Nonconforming Uses and Structures

- a. A nonconforming status shall exist only when:
 - 1. A use or structure which does not conform to the regulations prescribed in the district in which such use or structure is located, was in existence and lawfully operating prior to the adoption of this Zoning Ordinance, and has been operating since without discontinuance, or
 - 2. A use or structure which does not conform to the regulations prescribed in the district in which such use or structure is located, was in existence at the time of annexation to the City of Somerville, and has since been in regular and continuous use.
- b. No nonconforming use or structure may be expanded or increased beyond the lot or tract upon which such nonconforming use is located a of the effective date of this Ordinance except to provide off-street loading or off-street parking space upon approval of the Board of Adjustment.
- c. Repairs and normal maintenance may be made to a nonconforming building, provided that no structural alterations, expansions, or extensions shall be made except those required by law or ordinance, unless the building is changed to a conforming use, except for manufactured housing.

- d. Any nonconforming use may be changed to a conforming use, and once such change is made, the use shall not thereafter be changed back to a nonconforming use.
- e. Where a conforming use is located in a nonconforming structure, the use may be changed to another conforming use by securing a Certificate of Occupancy from the Building Official.
- f. Whenever a nonconforming use is abandoned, all nonconforming rights shall cease and the use of the premises shall thenceforth be in conformity with this Ordinance.
- g. If a structure occupied by a nonconforming use is destroyed by fire, the elements, or other cause, it may not be rebuilt except to conform to the provisions of this Ordinance. In the case of partial destruction of a nonconforming use not exceeding fifty percent (50%) of its reasonable value, reconstruction will be permitted, but the use cannot be expanded.
- h. Structures include manufactured housing units.

11.5 Temporary Building or Use. The following temporary uses may be allowed under the conditions and for the time specified upon proper application and review by the Zoning Administrator.

- a. A temporary building may be used as an office incidental to construction work if such building is located upon the same property as the site under construction, contains no living quarters, and provides for no uses not incidental to construction on the premises. Such buildings shall be removed within thirty (30) days following final acceptance of the construction by the City.
- b. A temporary facility or a permanent residential structure located on any platted lot in an approved residential subdivision may be used as a construction office, or as a sales office, or for display purposes. No more than one office and no more than four (4) display facilities shall be allowed for any purposes for any other subdivision. Such temporary use shall be allowed for a period of one (1) year, with extensions upon application and approval of (6) six months possible provided construction remains continuous and no more than ten lots remain unsold in the subdivision. However, in no case shall more than four (4) such extensions be granted.
- c. Temporary uses of a religious or philanthropic nature by those organizations not normally conducting business for profit may be allowed for the period of their actual duration up to a maximum of thirty (30) days, except that two extensions of up to thirty (30) days may be possible upon application and approval.
- d. Temporary sales of seasonal products such as firewood, cut trees, plants, fruits

and vegetables, and the like may be allowed during their normal and generally accepted season for a period of up to thirty (30) days, except that two (2) extensions of up to thirty (30) day-s may be possible upon application and approval. Temporary sales of seasonal products may be allowed no more than one hundred twenty (120) days, whether consecutive or cumulative, per site.

The Zoning Administrator, in approving or denying such application shall consider the nature of the use; existing uses in surrounding areas; noise, dust, light, and traffic generated; health and sanitary conditions; and compliance with other regulations of this Ordinance. The Zoning Administrator shall have the right to revoke any temporary use at any time or to deny any extension upon finding that a hazard or nuisance shall exist by continuing such use; after which revocation or denial such temporary use shall immediately cease and shall be removed within ten (10) days of notification of such finding.

SECTION 12: ADMINISTRATION

12.1 Administrative Official. The provisions of this Ordinance shall be administered and enforced by the city administrator or his designee shall act as the zoning administrator. The Zoning Administrator or any duly authorized person shall have the right to enter upon any premises at any reasonable time for the purpose of making inspections of buildings or premises necessary to carry out the Zoning Administrator's duties in the enforcement of this Ordinance.

Whenever any construction work is being done contrary to the provisions of this Ordinance, the Zoning Administrator may order the work stopped by notice in writing served on the owner or contractor doing or causing such work to be done, and any such persons shall forthwith stop such work until authorized by the Zoning Administrator to proceed with the work.

12.2. Planning and Zoning Commission

- a. The Planning and Zoning Commission is established with authority to prepare and update the Comprehensive Plan for the orderly growth of the community, and to provide implementation of the Comprehensive Plan through zoning, subdivision control, and other related techniques, in accordance with V.T.C.A. Local Government Code Ch. 211.
- b. The Planning and Zoning Commission shall be composed of five (5) members. The members shall be resident citizens and qualified voters of the City, all of whom shall be appointed by the City Council, to serve at the discretion of City Council for a period of two years. The regular members of the Commission shall be identified by place numbers 1 through 5. Places 1, 3 and 5 and the first alternate member shall be appointed to serve for two- year terms with terms beginning on November 1 of odd numbered years. Places 2, 4 and the second alternate member shall be appointed to serve for two-year terms beginning on November 1 of even numbered years. All vacancies shall be filled for the unexpired term in the same manner as provided for the original appointment. The members of the commission shall serve without compensation. The Mayor Pro tem shall be ex-officio

member of the Planning and Zoning Commission.

- c. The City Council shall have the power to make rules, regulations, and by-laws for the Planning and Zoning Commission, which shall conform as nearly as possible with those governing the City Council. Such by-laws shall include, among other items, provisions for:
 1. Regular and special meetings, open to the public;
 2. Records of its proceedings, to be open for inspection by the public;
 3. Reporting to the governing body and the public, from time to time and annually;
 4. For the holding of public hearings on its recommendations, as needed.
- d. The duly appointed Planning and Zoning Commission of the City shall have the following authority and responsibilities under the provisions of this Ordinance:
 1. The Planning and Zoning Commission shall have the power and duty to make and recommend amendments thereto, and it shall have the power and duty to prepare a zoning ordinance and zoning map for the city.
 2. The Planning and Zoning Commission shall consider and may grant or deny approval of any site plan required by this Ordinance, as provided in Section 10, Site Plan Approval.
 3. The Planning and Zoning Commission shall hold a public hearing and make a recommendation to the City Council, prior to any consideration by the City Council, on any of the following:
 - a) Any change or amendment to any of the provisions or regulations contained in this Ordinance
 - b) Any change or amendment to the zoning district map, or any change in any zoning district boundary
 - c) Any request for Special Use Permit related to zoning regulations
 - d) Any request for a Planned Development (PD)
 4. The Planning and Zoning Commission shall perform such other duties as may be prescribed by ordinance or by state law.
 5. The Planning and Zoning Commission shall, either on its own initiative or by direction of the City Council or at the request of any person having a proprietary interest in any property, schedule and hold a public hearing on any proposed change or amendment to this Ordinance as provided herein.

12.3 Filing Fees and Charges.

The fees and charges shall be paid to the City when any application, petition, or appeal is tendered to the Planning and Zoning Commission or any other authorized board, agency, or official of the city. Each of the fees and charges provided shall be paid in advance, and no action of the Commission, City Council, or any other board, agency, or official of the City shall be valid until the fees and charges shall have been paid to the City. Except as hereinbefore provided, these fees and charges shall be paid on all applications, petitions, and appeals, regardless of the action taken by the Commission or any other board, agency, or official of the City, and whether the application, petition, or appeal is approved or denied by the City Council. Such fees and charges shall not, however, be charged, or paid for any amendment, change, or other action initiated by the City.

- a. Application for Rezoning (Amendment to Zoning Ordinance). Any applicable fee shall be established by the City Council.
- b. Building Permits. Fees and charges for building permits shall be in accordance with the schedule of fees and charges otherwise adopted or in use by the City.
- c. Certificate of Occupancy. Fees and charges for certificates of occupancy shall be as set by the schedule of fees and charges otherwise adopted or in use by the City.
- d. Zoning Special Use Permit. Any applicable fee shall be established by the City Council.
- e. Variance. Any applicable fee shall be established by the City Council.

SECTION 13: CHANGES AND AMENDMENTS

- 13.1 Authority and Intent. Under the provisions of V.T.C.A., Local Government Code Chapter 211, the City Council may from time to time amend, supplement, or change by ordinance the boundaries of the districts or the regulations herein established.
- 13.2 Initiation. Consideration for a change in any district boundary line or special zoning regulation may be initiated only with written consent of the property owner, or by the Planning and Zoning Commission or City Council on its own motion when it finds that public benefit will be derived from consideration of such matter. In the event the ownership stated on an application and that shown on the City records are different, the applicant shall submit written proof of ownership.
- 13.3 Application Form and Procedure. Each application for zoning or for an amendment or change to the existing provisions of this Zoning Ordinance shall be made in writing and filed on a form suitable to the City Secretary and shall be accompanied by payment of the appropriate fee as established by the City of Somerville.
- 13.4 Submission to Planning and Zoning Commission. Before taking any action on any proposed amendment, supplement, or change in the Ordinance, the City Council shall submit the

proposed revision to the Planning and Zoning Commission for its review, recommendation, and report.

- 13.5 Public Hearing and Notice. Prior to making its report to the City Council, the Planning and Zoning Commission shall hold at least one public hearing on each application.
- a. Required Notice. No later than the eleventh (11th) day before any hearing regarding a proposed change in a zoning classification, a written notice shall be sent to the owner of such change. Owners of such property shall be as shown on the current certified municipal tax roll. All property owners within two hundred feet (200) of the property in which the change in classification is proposed shall be notified.
- b. Content of Notice. The notice shall provide information about the proposed zoning change and the date time and location of the hearing.
- c. Delivery of Notice. Notices shall be delivered to identified property owners by first class mail to the address on the certified tax roll per Bursleson County Appraisal District records. The date of service shall be the date such letter is postmarked. Delivery by certified mail, return receipt requested is not required.
- 13.6 Failure to Appear. The Planning and Zoning Commission can deny a zoning application if the applicant or representative fail to appear at one (1) or more hearings before the Planning and Zoning Commission.
- 13.7 Commission Consideration and Report. The Planning and Zoning Commission, after the public hearing is closed, shall prepare its report and recommendations on the proposed change stating its findings, its evaluation of the request. The Planning and Zoning Commission may defer its report for not more than ninety (90) days from the time it is posted on the agenda until it has had opportunity to consider other proposed changes that may have a direct bearing thereon. In making its determination, the Planning and Zoning Commission shall consider the following factors:
- a. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned and their relationship to the general area and the City as a whole.
 - b. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area, and shall note the findings
 - c. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development.
 - d. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.
 - e. How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved, and whether such designation for other areas should be modified also.
 - f. All other factors which will substantially affect the health, safety, morals, or general welfare.

If the Planning and Zoning Commission denies the zoning request, it may offer reasons to the applicant for the denial.

13.8 City Council Consideration

- a. Proposal Recommended for Approval by the Commission. Every proposal which is recommended favorably by the Planning and Zoning Commission shall be automatically forwarded to the City Council for setting and holding of a public hearing thereon. No change, however, shall become effective until after the adoption of an ordinance for it and its publication as required by law.
- b. Proposal Recommended for Denial by the Commission. When the Planning and Zoning Commission determines that a proposal should be denied, it shall so report and recommend to the City Council and notify the applicant. When a proposed zoning request is heard by the City Council that has been denied by the Planning and Zoning Commission, a three-fourths (3/4) majority vote by the City Council shall be required for approval.

A request which has been denied by the Planning and Zoning Commission and/or City Council may be resubmitted at any time for reconsideration by the City (a new filing fee must accompany the request). The City Council may deny any request with prejudice. If a request has been denied with prejudice, the same or similar request may not be resubmitted to the City for six (6) months from the original date of denial.

- c. City Council Hearing and Notice. Notice of City Council hearing shall be given by publication in the official newspaper of the City, stating the time and place of such hearing, which shall be at least fifteen (15) days after the date of publication.
- d. Three-Fourths Vote. If a protest against a proposed amendment, supplement or change to a zoning regulation or boundary has been filed with the City Secretary, duly signed and acknowledged by the owners of twenty percent (20%) or more, either of the area of the lots or land included in such a proposed change to a zoning regulation or boundary or the area of the lots, or land, immediately adjoining the area thereof extending two hundred feet (200') therefrom or of those directly opposite thereto extending two hundred feet (200') from the street frontage of such opposite lots, such amendments shall not become effective except by the affirmative vote of three-fourths (3/4) of all members of the City Council.
- e. Final Approval and Ordinance Adoption. Upon submittal of the zoning request by the City Council, the applicant shall submit a metes and bounds description of the boundaries of. The zoning request and a metes and bounds description of any zone contained therein, to the City for the preparation of the amending ordinance. The amending ordinance shall be approved at the time the City Council makes a decision to approve the request as submitted or as modified. The amending ordinance will not be approved until a correct property description as described above has been prepared for the amending ordinance.

SECTION 14: ZONING BOARD OF ADJUSTMENT (ZBOA)

- 14.1 Creation. There is hereby created a Zoning Board of Adjustment to be composed of five (5) members and two (2) alternate members who shall be residents and qualified voters of the City of Somerville and shall serve without compensation.
- 14.2 Members and Terms of Office. The ZBOA shall consist of five (5) regular members and two (2) alternate members who shall be appointed by the City Council in accordance with subchapter 211.008 through 211.011 of the Local Government Code, V.T.C.A., as amended. The members shall serve at the discretion of City Council for a period of two (2) years and until their successors are duly appointed and qualified. The regular members of the Board shall be identified by place numbers 1 through 5. Places 1, 3 and 5 and the first alternate member shall be appointed to serve for two-year terms with terms beginning on November 1 of odd numbered years. Places 2, 4 and the second alternate member shall be appointed to serve for two-year terms beginning on November 1 of even numbered years.

All members will be appointed by a majority vote of the City Council. Board members may be appointed to succeed themselves. Vacancies shall be filled by an alternate member for the unexpired term of a member whose term becomes vacant. Any member absent for two (2) regular consecutive meetings shall be deemed to have vacated such office unless such absences were due to sickness of the member or the member's family, or with leave being first obtained from the Chair. Vacancies of an alternate member shall be filled by appointment of the City Council by majority vote.

- 14.3 Meetings. Meetings of the Board shall be held at the call of the Chair and at such other times as the Board may determine. All meetings of the Board shall be open to the public. Four (4) members of the Board shall constitute a quorum for the conduct of business. All cases to be heard by the ZBOA will always be heard by a minimum number of four (4) members. The members of the Board shall regularly attend meetings and public hearings of the Board.
- 14.4 Authority of Board. The ZBOA shall have the authority, subject to the standards established in Sections 211.008 to 211.011 of the Texas Local Government Code, V.T.C.A., as amended, and those established herein, to exercise the following powers and perform the following duties:
- a. Hear and decide an appeal that alleges error in an order, requirement, decision, or determination made by an administrative official in the enforcement of this Ordinance;
 - b. Hear and decide special exceptions to the terms of this Ordinance when it requires the Board to do so; and
 - c. Authorize in specific cases a variance from the terms of this Ordinance if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and so that the spirit of this Ordinance is observed and substantial justice is done.
 - d. In exercising its authority under paragraph 14.4a above, the Board may reverse or affirm, in whole or in part, or modify the administrative official's order, requirement, decision, or determination from which an appeal is taken and make the correct order, requirement, decision, or determination, and for that purpose the Board has the same authority as the administrative official.

- e. The concurring vote of four (4) members of the Board is necessary to:
 - 1. Reverse an order, requirement, decision, or determination of an administrative official;
 - 2. Decide in favor of an applicant on a matter on which the Board is required to pass under a zoning ordinance; or
 - 3. Authorize a variation from the terms of a zoning ordinance

14.5 Limitations on Authority of Zoning Board

- a. The Board may not grant a variance authorizing a use other than those permitted in the district for which the variance is sought.
- b. The Board shall have no power to grant or modify Special Use Permits authorized under Section 8.11 of these regulations.
- c. The Board shall have no power to grant a zoning amendment. In the event that a request for a zoning amendment is pending before the Planning and Zoning Commission or the City Council, the Board shall neither hear nor grant any variances with respect to the subject property until final disposition of the zoning amendment.
- d. The Board shall not grant a variance for any parcel of property or portion thereof upon which a Site Plan, Preliminary Plat, or Final Plat, where required, has not been finally acted upon by both the Planning and Zoning Commission and, where required, by the City Council. All administrative remedies available to the applicant shall have been exhausted prior to hearing by the ZBOA.

14.6 Variances

- a. In order to grant a variance from these zoning regulations, the ZBOA must make written findings that the variance creates undue hardship, using the following criteria:
 - 1. That literal enforcement of the controls will create an unnecessary hardship or practical difficulty in the development of the affected property;
 - 2. That the situation causing the hardship or difficulty is neither self-imposed nor generally affecting all or most properties in the same zoning district;
 - 3. That the relief sought will not injure the permitted use of adjacent conforming property; and
 - 4. That the granting of a variance will be in harmony with the spirit and purpose of these regulations.
- b. A variance shall not be granted to relieve a self-created or personal hardship, nor shall it be based solely on economic gain or loss, nor shall it permit any person a privilege in developing a parcel of land not permitted by this Ordinance to other parcels of land in the particular zoning district. No variance may be granted which results in undue hardship on another parcel of land.
- c. The applicant bears the burden of proof in establishing the facts justifying a variance.

14.7 Special Exceptions

- a. The ZBOA shall have the authority to hear and allow special exceptions only for uses which are conforming but the building structure is not.
- b. In granting a special exception, the ZBOA shall not authorize uses that are not allowed under the terms of this Ordinance for the respective district.
- c. A proof of hardship is not required for granting a special exception.
- d. In granting a special exception, the Board shall not permit variances from the use district regulations which are not prevalent on other lots in the same zoning district.

14.8 Procedures

- a. **Application and Fee.** An application for granting a variance or special exception by the Board of Adjustment, other than an appeal, shall be in writing using forms provided by the City and shall be accompanied by a fee. The application for a special exception shall be the same as for a zoning variance.
- b. **Notice and Hearing.** The Board of Adjustment shall hold a public hearing no later than 45 days after the date the application for action or an appeal is filed on each such application or appeal. Notice of a public hearing shall be provided to all property owners within two hundred feet (200') of the affected property ten (10) days prior to the public hearing and also published in the official local newspaper.
- c. **Appeals**
 1. An appeal may be taken from the decision of an administrative official by an applicant for the permit on which the decision is rendered, by any person or persons directly aggrieved by the decision or by any officer, department, board or bureau of the municipality affected by the decision.
 2. The appellant must file a written Notice of Appeal, specifying the grounds for the appeal and the noticed must be filed with the ZBOA and the official whose decision is being appealed within fifteen (15) days after the decision.
 3. An appeal stays all proceedings in furtherance of the action that is appealed unless the official from whom the appeal is taken certified in writing to the Board that facts supporting the official's opinion that a stay would cause imminent peril to life or property. In that case, the proceedings may be stayed only by a restraining order granted by the Board or a court of record on application, after notice to the official, if due cause is shown.
 4. The appellant party may appear at the appeal hearing in person or by agent or attorney.
 5. The Board shall decide the appeal within three (3) weeks after placement on its agenda after which time the request shall be deemed automatically approved. The Board may reverse or affirm, in whole or in part, or modify the administrative official's order, requirement, decision, or determination from

which an appeal is taken, and make the correct order, requirement, decision, or determination.

d. Vote Required for Board Decisions.

The concurring vote of four (4) members of the Board shall be necessary to reverse any order, requirement, decision, or determination of an administrative official, or to decide in favor of the applicant on any matter upon which it is required to pass under these zoning regulations, or to affect any variance to the zoning regulations granted by the Board.

e. Judicial Review.

Any person or persons, jointly or severally, aggrieved by a decision of the Board of Adjustment, or any taxpayer, or any officer, department, or Board of the City may present to a court of record a petition, duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality. Such petition must be presented within ten (10) days after the date the decision is filed in the Board's office.

14.9 If the City cannot find volunteers to sit on the Zoning Board of Adjustment, City Council will hear and act upon special exceptions as categorized in Section 14.

SECTION 15: PENALTY FOR VIOLATIONS

Any person or corporation violating any of the provisions of this Ordinance shall, upon conviction, be fined any sum not exceeding two thousand dollars (\$2,000.00), and each and every day that the provisions of this Ordinance are violated shall constitute a separate and distinct offense. In addition to the said penalty provided for, the right is hereby conferred and extended upon any property owner owning property in any district, where -such property owner may be affected or invaded by a violation of the terms of the Ordinance, to bring suit in such court or courts having jurisdiction thereof and obtain such remedies as may be available at law and equity in the protection of the rights of such property owners.

SECTION 16: REPLACEMENT OF OTHER ORDINANCES

The provisions of this Ordinance shall not be deemed or construed to repeal, amend, modify, alter or change any other Ordinance or any part thereof not specifically repealed, amended, modified, altered or changed herein, except in such particulars or matters where this Ordinance is more restrictive than such other Ordinances or parts thereof; and if this Ordinance is found to be less restrictive, and each other Ordinance is found to be less restrictive, each such other Ordinance shall remain in full force and effect and shall prevail.

SECTION 17: REFERENCE TO ANY PORTION OF THIS ORDINANCE

Whenever reference is made to any portion of this Ordinance, or any other law or ordinances, the reference shall apply to all amendments and additions now or hereafter made.

SECTION 18: SEVERABILITY

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 provisions thereof other than the part so decided to be invalid or unconstitutional.

ILLUSTRATION #1

Removed

ILLUSTRATION #2

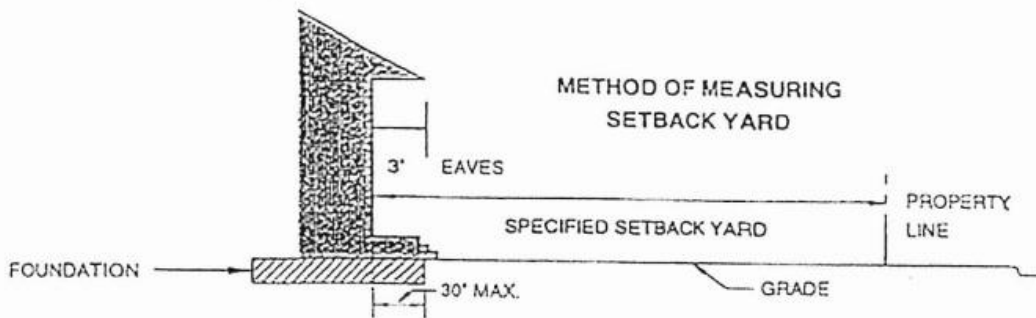


ILLUSTRATION #3

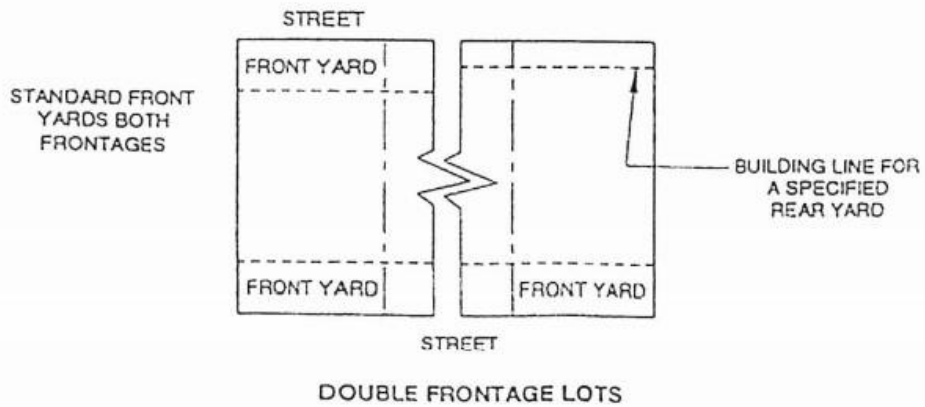
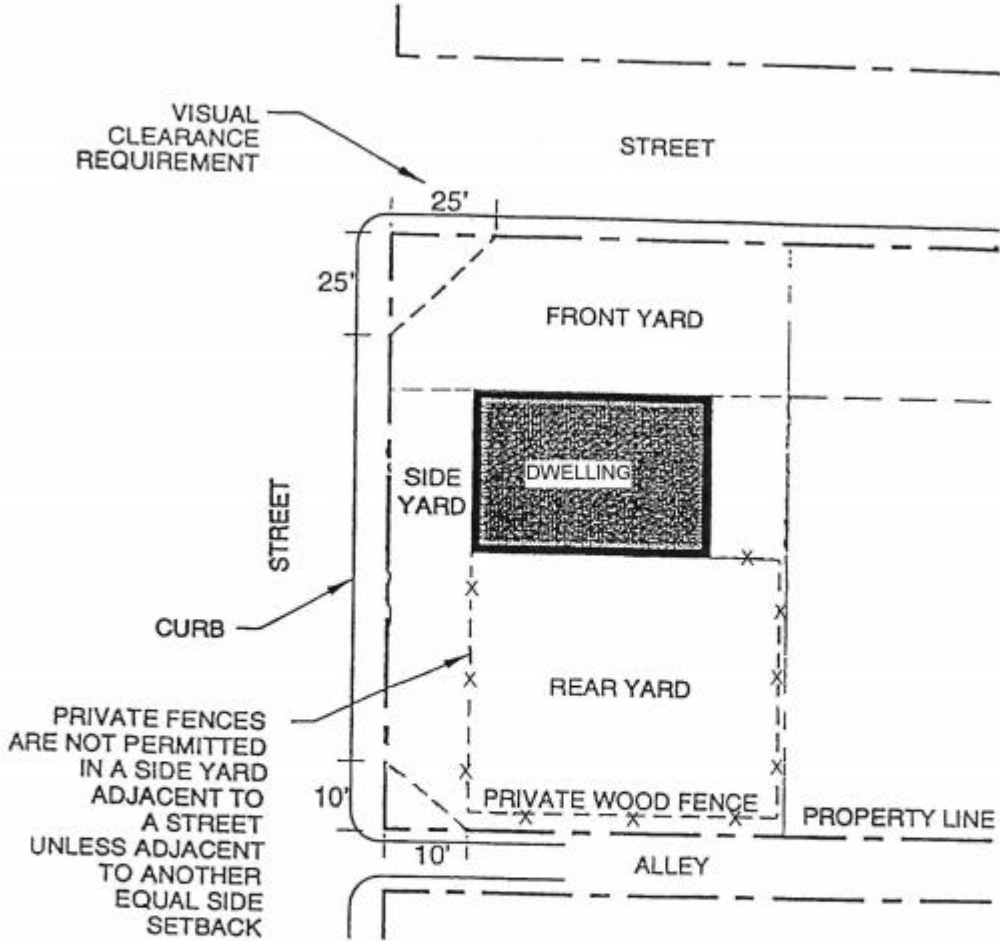


ILLUSTRATION #4



FENCE & SIGHT REQUIREMENTS FOR CORNER LOTS

ILLUSTRATION # 5

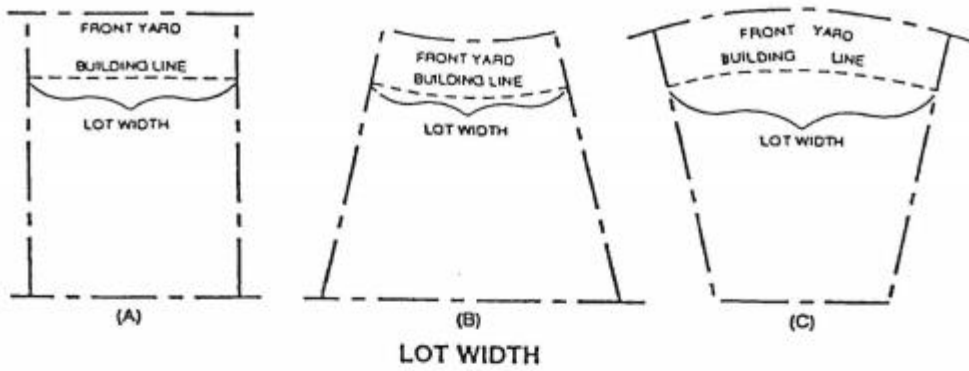


ILLUSTRATION # 6

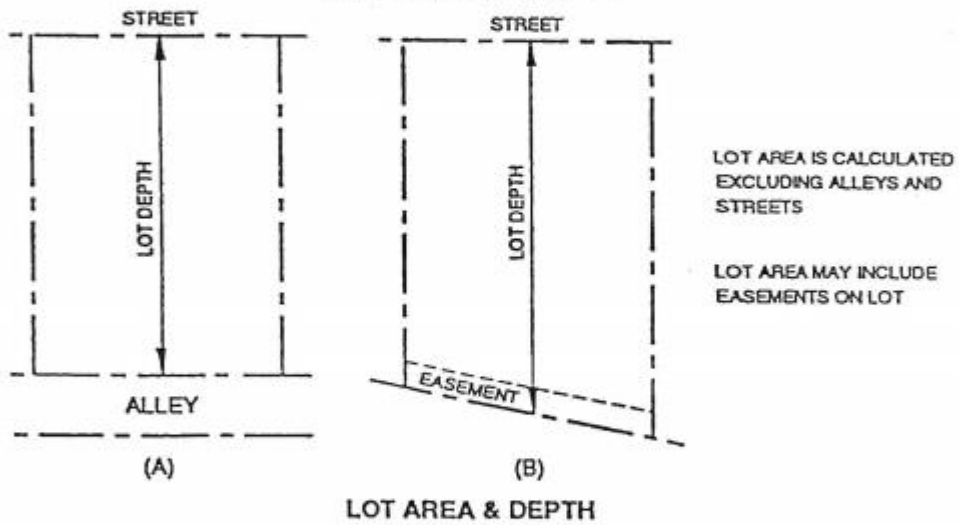


ILLUSTRATION # 7

