

CITY OF CROWLEY, TEXAS

ZONING ORDINANCE UPDATE (Chapter 106)



ADOPTED
MAY 5, 2022

TABLE OF CONTENTS

ARTICLE 1: GENERAL PROVISIONS	2
ARTICLE 2: PROCEDURES AND ADMINISTRATION	9
ARTICLE 3: ZONING DISTRICTS	48
ARTICLE 4: SPECIAL DISTRICT STANDARDS	73
ARTICLE 5: USE REGULATIONS	100
ARTICLE 6: BUILDING DESIGN STANDARDS	130
ARTICLE 7: PARKING AND TRANSPORTATION	141
ARTICLE 8: LANDSCAPING, SCREENING, AND OPEN SPACE	159
ARTICLE 9: NONCONFORMITIES	187
ARTICLE 10: ANTENNAS	196
ARTICLE 11: DEFINITIONS	205

CITY OF CROWLEY, TEXAS: CHAPTER 106 - ZONING ORDINANCE

ARTICLE 1: GENERAL PROVISIONS

TABLE OF CONTENTS

106.1 TITLE 2

106.2 EFFECTIVE DATE 2

106.3 AUTHORITY 2

106.4 APPLICABILITY & JURISDICTION..... 2

 A. WITHIN THE CITY LIMITS2

 B. WITHIN THE EXTRA TERRITORIAL JURISDICTION (ETJ).....2

 C. ANNEXED PROPERTY.....2

 D. APPLICATION TO PUBLIC AGENCIES2

106.5 PURPOSE & INTENT 3

 A. GENERALLY3

 B. REASONABLE CONSIDERATION3

106.6 RELATIONSHIP TO THE COMPREHENSIVE PLAN 4

106.7 FEE SCHEDULE 4

106.8 TRANSITIONAL PROVISIONS 4

 A. CONTINUITY OF PROVISIONS4

106.9 MINIMUM REQUIREMENTS 7

106.10 CONFLICTING PROVISIONS 7

 A. HARMONIOUS DEVELOPMENT7

 B. CONFLICT WITH OTHER PUBLIC LAWS, ORDINANCES, REGULATIONS, OR PERMITS7

 C. CONFLICT WITH AGREEMENTS BETWEEN PRIVATE PARTIES7

106.11 SEVERABILITY 7

 A. GENERALLY7

106.12 – 106.30 RESERVED 8

CITY OF CROWLEY, TEXAS: CHAPTER 106 - ZONING ORDINANCE

ARTICLE 1: GENERAL PROVISIONS

106.1 TITLE

This document is Chapter 106 of the Code of Ordinances of the City of Crowley, Texas. It shall be officially known as the Zoning Ordinance of the City of Crowley, Texas, and is referred to throughout this document as “this Chapter.”

106.2 EFFECTIVE DATE

This Chapter shall be effective on May 6, 2022.

106.3 AUTHORITY

This Chapter is adopted under the authority of the Constitution and laws of the State of Texas, including but not limited to, Chapters 211 and 212 of the Texas Local Government Code and the Charter of the City of Crowley, Texas.

106.4 APPLICABILITY & JURISDICTION

A. Within the City Limits

- (1) This Chapter shall apply to all land, buildings, structures, and uses thereof located within the corporate boundaries of the City of Crowley, unless an exemption is provided under the terms of this Chapter.
- (2) No building or structure shall be erected and no existing building or structure shall be moved, altered, expanded, or extended, nor shall any land, building, or structure be used, designated to be used, or intended to be used for any purpose or in any manner other than as provided for in the regulations for the zoning district in which such land, building, or structure is located and in accordance with other applicable regulations of the City of Crowley, as they may be amended.
- (3) No lot of record that did not exist on the effective date of this Chapter shall be created, by subdivision or otherwise, that does not conform to the applicable requirements of this Chapter, except as expressly exempted from the provisions of this Chapter.

B. Within the Extra Territorial Jurisdiction (ETJ)

This Chapter shall not apply to the subdivision and development of land within the City of Crowley’s ETJ under LGC Chapter 212, but to the extent there are any references to Chapter 98, Subdivision Ordinance, such standards shall apply in the city’s ETJ.

C. Annexed Property

When any property is brought into the jurisdiction of the City of Crowley, by annexation or other means, it shall default to the AG Agricultural zoning classification. The Crowley City Council may designate the zoning district(s) applicable to such property at the time of annexation. This provision shall not preclude subsequent rezoning of such property by amendment in the manner set forth in this Chapter.

D. Application to Public Agencies

To the extent allowed by law, this Chapter shall apply to all land, buildings, structures, and uses owned and/or controlled by any municipal, county, state, or federal government agencies in the City of Crowley. Where the provisions of this Chapter do not legally control such land, buildings, structures, and uses, such agencies are encouraged to meet the provisions of this Chapter.

106.5 PURPOSE & INTENT

A. Generally

The general purpose and intent of this Zoning Ordinance is to protect the public health, safety, and general welfare, and to implement the policies and objectives in the City of Crowley comprehensive plan, other adopted plans, and design criteria as may be amended from time to time. The Zoning Ordinance is intended to:

- (1) Secure safety from fire, panic, and other natural and man-made dangers;
- (2) Protect life and property in areas subject to floods, landslides, and other natural disasters;
- (3) Provide adequate light and air;
- (4) Lessen congestion in the streets while enhancing pedestrian and vehicular movement with the least detriment to environmental quality;
- (5) Facilitate the adequate provision of transportation, water, sewage, schools, parks, and other public requirements to avoid transportation and public service and facility demands that cannot be satisfied; provide for orderly growth of the community and of government services and facilities;
- (6) Ensure that development and resource decisions are sustainable not only for the current residents of Crowley but for future residents and generations;
- (7) Preserve the viability of Crowley as a location to conserve and enhance the value of the investments of the people living and/or investing in Crowley;
- (8) Promote the economic stability of existing and compatible land uses that are consistent with the comprehensive plan and protect them from intrusions by incompatible land uses; and
- (9) Encourage the conservation of energy by encouraging the use of products and materials that maximize energy efficiency.

B. Reasonable Consideration

This Chapter is drawn with reasonable and able consideration, among other things, as to the character of each zoning district and its peculiar suitability for particular structural designs and uses, and with a view to conserving the value of buildings and property and encouraging the most appropriate structural designs and uses of land throughout the City of Crowley.

106.6 RELATIONSHIP TO THE COMPREHENSIVE PLAN

The Crowley City Council intends for this Chapter to implement the planning policies in the comprehensive plan and other adopted plans and policies, as amended. While the City Council reaffirms its commitment that this Chapter be in conformity with the comprehensive plan and adopted planning policies, the City Council hereby expresses its intent that neither this Chapter nor any amendment to it may be challenged based on any alleged nonconformity with any planning document.

106.7 FEE SCHEDULE

The Crowley City Council shall establish a schedule of fees, charges, and expenses and a collection procedure for the administration, review, and processing of applications regarding the issuance of building permits, certificates of occupancy, zoning change requests, plats, Zoning Board of Adjustment appeals, and other matters pertaining to this Chapter. The fees shall be set periodically by City Council and shall be posted in the Community Development Department. Until all applicable fees, charges, and expenses have been paid in full, no action shall be taken on any application or appeal.

106.8 TRANSITIONAL PROVISIONS

A. Continuity of Provisions

This section is intended to clarify the status of properties with pending applications, recent approvals, or outstanding violations, as those terms are used below, at the time of the adoption of this Chapter.

- (1) **Violations Continue:** Any violation of the previous zoning and subdivision regulations will continue to be a violation under this Chapter and be subject to enforcement and penalties under **Article 2: Procedures and Administration**, unless the use, development, construction, or other activity complies with the provisions of this Chapter. The enactment of this Chapter shall not abate any pending prosecution and/or lawsuit or prevent any prosecution and/or lawsuit from being commenced for any violation of a previously existing ordinance occurring before the effective date of this Chapter.
- (2) **Legal Nonconformities Under Prior Regulations:** Any legal nonconformity under the previous zoning and subdivision regulations will also be a legal nonconformity under this Chapter, as long as the situation that resulted in the nonconforming status under the previous Ordinance continues to exist. If a nonconformity under the previous zoning and subdivision regulations becomes conforming because of the adoption of this Chapter, then the situation will no longer be a nonconformity.
- (3) **Uses, Lots, Structures, and Sites Rendered Nonconforming**
 - a. When a lot is used for a purpose that was a lawful use before the effective date of this Chapter and this Chapter no longer classifies such use as either a permitted use or special use in the zoning district in which it is located, such use shall be considered nonconforming and shall be controlled under the provisions of **Article 9: Nonconformities**.

- b. Where any building, structure, lot, or development site that legally existed on the effective date of this Chapter does not meet all standards set forth in this Chapter, such building, structure, lot, or site shall be considered nonconforming and shall be controlled under the provisions of **Article 9: Nonconformities**.

(4) Pending Applications

- a. Any complete application subject to Texas Local Government Code § 245 that has been submitted for approval, but upon which no final action has been taken by the appropriate decision-making body prior to the effective date of this Chapter, shall be reviewed in accordance with the regulations in effect on the date the application was deemed complete unless the applicant requests otherwise pursuant to paragraph (b) below. If the applicant fails to comply with any applicable time-frame for re-submittal or other procedural requirements, the application shall expire, and subsequent applications shall be subject to the requirements of this Chapter. If no procedural re-submittal or application period is specifically set forth in the relevant provision, any application that requires action from the applicant shall be deemed expired if the applicant has failed to act within 10 days of the date the action was required.
- b. An applicant with a complete application subject to Texas Local Government Code § 245 that has been submitted for approval, but upon which no final action has been taken prior to the effective date of this Chapter, may request review under this Chapter.

(5) Approved Applications: Any use permits, site plans, building permits, specific use permits, variances, and Planned Development Districts that are valid on the effective date of this Chapter shall remain valid until their expiration date (if any). Projects with valid approvals or permits shall be completed pursuant to the development standards in effect at the time of approval, or in the case of Planned Developments, pursuant to the standards in the Planned Development District ordinance at the time it was approved. If the Planned Development regulations do not contain or are silent to certain standards, then the standards of this Chapter shall apply. If the approval or permit expires, future development shall comply with the requirements of this Chapter.

(6) Conversion to New Zoning Districts: Upon the effective date of this Chapter, land that is zoned with a zoning district classification from the previous zoning regulations shall be re-classified or converted to one of the new zoning district classifications set forth in this Chapter. **Table 106.7-1: Zoning District Conversions** summarizes the conversion or re-classification of the zoning districts in the previous zoning regulations to the new zoning districts pursuant to this Chapter.

(7) Zoning Map Interpretations: Questions or disputes regarding zoning designations on the City of Crowley Zoning Map resulting from adoption of this new Chapter shall be submitted in writing along with the applicable fee to the Administrator for written interpretation.

Table 106.7-1: Zoning District Conversions

Old Zoning Categories	New Zoning District Classifications
Residential Districts	
Agricultural (AG)	AG – Agricultural
Single-Family 20 (SF-20)	R-1 Single Family Residential
Single-Family 9.6 (SF-9.6)	R-2 Single Family Residential
Single-Family 8.4 (SF-8.4)	
Single-Family 7.2 (SF-7.2)	R-3 Single Family Residential
Single-Family 6.0 (SF-6.0)	R-4 Single Family Residential
Two-Family (2F)	MR – Mixed Residential
Multifamily (MF)	MF – Multifamily
Manufactured Homes (MH)	MH – Manufactured Home
Nonresidential Districts	
Commercial Districts	
Restricted Commercial (RC)	OC – Office Commercial
General Commercial (GC)	GC – General Commercial
Industrial (I)	I – Industrial
Community Services Districts	
-	CP – Civic-Public
Special Districts	
Planned Development (PD)	PD – Planned Development
	Mixed-Use
-	MU-C – Mixed-Use Core
-	MU-T – Mixed-Use Transition
-	MU-N – Mixed-Use Neighborhood
	Downtown
	DT-C – Downtown Core
	DT-G – Downtown General
	DT-E – Downtown Edge
General/Overlays	
Industrial Overlay	-
Downtown Overlay	-

106.9 MINIMUM REQUIREMENTS

This Chapter establishes minimum requirements for the establishment of public health, safety, and welfare.

106.10 CONFLICTING PROVISIONS

A. Harmonious Development

The City of Crowley intends that all provisions of this Chapter be construed harmoniously. When two or more provisions of this Chapter may appear to be in conflict, the Administrator shall construe such provisions in such a manner, if possible, as to give effect to both by harmonizing them with each other. In cases of conflict, the Administrator shall make an interpretation as to which provision governs.

B. Conflict with Other Public Laws, Ordinances, Regulations, or Permits

This Chapter is intended to complement other city, state, and federal regulations that affect land use. This Chapter is not intended to revoke or repeal any other public law, ordinance, regulation, or permit. However, where conditions, standards, or requirements imposed by any provision of this Chapter are either more restrictive or less restrictive than comparable standards imposed by any other public law, ordinance, or regulation, the provisions that are more restrictive or that impose higher standards or requirements shall govern, as long as the City of Crowley is not preempted by such laws, as determined by the Administrator.

C. Conflict With Agreements Between Private Parties

This Chapter is not intended to revoke or repeal any easement, covenant, or other agreements between private parties. However, where the regulations of this Chapter are more restrictive or impose higher standards or requirements than such easement, covenant, or other agreements between private parties, then the requirements of this Chapter shall govern. Nothing in this Chapter shall modify or repeal any private covenant or deed restriction, but such covenant or restriction shall not excuse any failure to comply with this Chapter. In no case shall the City of Crowley be obligated to enforce the provisions of any easements, covenants, or agreements between private parties, unless the city is a party to such agreements and only if the city decides, in its sole discretion, to pursue enforcement action.

106.11 SEVERABILITY

A. Generally

It is expressly declared that this Chapter and each section, subsection, sentence, and phrase would have been adopted regardless of whether one or more portions of this Chapter is declared invalid or unconstitutional.

- (1) If any section, subsection, sentence, or phrase of this Chapter is held to be invalid or unconstitutional by a court of competent jurisdiction for any reason, the remaining portions of this Chapter shall not be affected.

- (2) If any court of competent jurisdiction invalidates the application of any provision of this Chapter, then such judgment shall not affect the application of that provision to any other building, structure, or use not specifically included in that judgment.
- (3) If any court of competent jurisdiction judges invalid any condition attached to the approval of an application for development, then such judgment shall not affect any other conditions or requirements attached to the same approval that are not specifically included in that judgment.

106.12 – 106.30: RESERVED

CITY OF CROWLEY, TEXAS: CHAPTER 106 - ZONING ORDINANCE

ARTICLE 2: PROCEDURES AND ADMINISTRATION

TABLE OF CONTENTS

106.31	PURPOSE & ORGANIZATION	10
A.	PURPOSE.....	10
B.	SUMMARY OF ARTICLE'S ORGANIZATION	10
106.32	REVIEW AUTHORITIES.....	10
A.	CITY COUNCIL OF THE CITY OF CROWLEY.....	10
B.	PLANNING AND ZONING COMMISSION.....	11
C.	ZONING BOARD OF ADJUSTMENT	13
D.	ADMINISTRATOR	15
106.33	COMMON ZONING PROCEDURES.....	16
A.	SUMMARY OF COMMON ZONING REVIEW PROCEDURES.....	16
B.	APPLICABILITY.....	16
C.	COMPLIANCE WITH STATE AND FEDERAL LAW	17
D.	PRE-APPLICATION MEETING.....	17
E.	APPLICATION SUBMITTAL AND COMPLETENESS DETERMINATION	18
F.	APPLICATION REVIEW	19
G.	PUBLIC NOTICE	19
H.	PUBLIC HEARING AND APPROVAL PROCEDURES	20
I.	WITHDRAWAL AND REAPPLICATION	22
J.	MODIFICATIONS	22
K.	EXPIRATIONS	23
106.34	SPECIFIC ZONING PROCEDURES.....	24
A.	ZONING CHANGE AND ZONING TEXT AMENDMENT PROCEDURES	24
B.	CONCEPT PLAN PROCEDURES.....	26
C.	SPECIFIC USE PERMIT (SUP) PROCEDURES	33
D.	TYPE I DEVELOPMENT PLAN OR TYPE I SITE PLAN PROCEDURES.....	36
E.	TYPE II DEVELOPMENT PLAN AND TYPE II SITE PLAN PROCEDURES	39
F.	ZONING VARIANCES AND APPEALS	41
G.	ADMINISTRATIVE MODIFICATIONS.....	43
106.35	ENFORCEMENT AND PENALTIES	45
A.	PURPOSE.....	45
B.	VIOLATIONS	45
C.	RESPONSIBLE PERSONS.....	45
D.	RESPONSIBILITY FOR ENFORCEMENT	46
E.	ENFORCEMENT PROCEDURES	46
F.	CUMULATIVE REMEDIES.....	47
G.	PENALTIES FOR VIOLATIONS	47
106.36 – 106.44:	RESERVED	47

CITY OF CROWLEY, TEXAS: CHAPTER 106 - ZONING ORDINANCE

ARTICLE 2: PROCEDURES AND ADMINISTRATION

106.31 PURPOSE & ORGANIZATION

A. PURPOSE

This Article describes the procedures for review of applications for all zoning ordinance-related development activity in the City of Crowley. This Article is intended to ensure consistency and efficiency in the administration of Chapter 106 in its entirety.

B. SUMMARY OF ARTICLE'S ORGANIZATION

- (1) Section 106.32, Review Authorities, describes the duties and membership of the boards, commissions, and any other bodies that may have review and decision-making authority under this Chapter.
- (2) Section 106.33, Common Zoning Procedures, summarizes and describes standard procedures that are applicable to most types of applications.
- (3) Section 106.34, Specific Zoning Procedures, describes additional procedures unique to specific policy related application types including amendments to the zoning map or this Chapter, and approval of Planned Development Districts (PD Districts) and Mixed-Use Districts (MU Districts).
- (4) Section 106.35, Enforcement and Penalties, describes procedures through which the city will ensure compliance with the provisions of this Chapter and sets forth the remedies and penalties that apply to violations.

106.32 REVIEW AUTHORITIES

A. CITY COUNCIL OF THE CITY OF CROWLEY

- (1) Powers and Duties: In addition to any authority granted to the City Council (Council) by State law, City Charter, or other city ordinances (Part I, Home Rule Charter, Article III, Section 3.04), the City Council of the City of Crowley may:
 - a. Adopt, make modifications to, and implement the comprehensive plan and supporting studies;
 - b. Amend, supplement, or change the regulations established in this Chapter;
 - c. Amend, supplement, or change the zoning district boundaries;
 - d. Establish fees for processing development applications, zoning verification letters, zoning maps, or other applications required by this Chapter;
 - e. Grant, deny, or impose conditions for a Specific Use Permit consistent with the purposes stated in this Article, and
 - f. Appoint and remove members of the Planning and Zoning Commission, Zoning Board of Adjustment, Parks and Recreation Board, and any other Board or Commission of the city.

B. PLANNING AND ZONING COMMISSION

- (1) Powers and Duties: The Planning and Zoning Commission shall have all powers, discretion, and duties established by the Texas Local Government Code (TXLGC) Chapters 211 and 212. The Planning and Zoning Commission shall have the powers and duties set forth in Table 106.33-1, Summary of Common Zoning Review Procedures, to be carried out in accordance with the terms of this Chapter. In addition, the Planning and Zoning Commission shall have the following responsibilities, also to be carried out in accordance with the terms of this Chapter:
- a. To review and recommend administrative procedures to the City Council in regards to inspection of property and premises where required in the discharge of responsibilities under the laws of the state and of the city.
 - b. To recommend to the City Council approval or disapproval of proposed changes in the zoning district map.
 - c. To formulate and recommend to the City Council for its adoption of a city comprehensive plan for the orderly growth and development of the city and its environs, and from time to time recommend such changes in the plan as it finds will facilitate the movement of people and goods, and the health, recreation, safety, and general welfare of the citizens of the city.
 - d. To formulate a zoning district map as may be deemed best to carry out the goals of the city plan; hold public hearings and make recommendations to the City Council relating to the creation, amendment, and implementation of zoning regulations and districts as provided in Local Government Code § 211, as amended, authorizing cities to pass regulations; all powers granted under said Statute are specifically adopted and made a part hereof.
 - e. To exercise all the powers of a Planning and Zoning Commission as to approval or disapproval of plans, plats, or replats and vacations of plans, plats, or replats set out in Local Government Code § 212 as amended.
 - f. Under City Council direction, and with coordination with the city staff, to study and make recommendations on the location, extension, and planning of public rights-of-way, parks, or other public places, and on the vacating or closing of same.
 - g. To consider city-initiated proposals with public hearings for:
 - 1. The opening of public rights-of-way, parks, or other public places;
 - 2. The original zoning of annexed areas;
 - 3. The change of zoning district boundaries; and
 - 4. A textual amendment to Chapter 106, City of Crowley Zoning Ordinance.
 No fee shall be required for the filing of any such proposal on behalf of the city.
 - h. To formulate, analyze, and recommend to the City Council for its adoption policies and regulations consistent with any adopted city plan(s) governing the location and/or operation of utilities and public facilities.
 - i. To keep itself informed with reference to the progress of city planning in the United States and Texas to recommend improvements in the adopted plans.

- j. To submit a periodic progress report to the City Council summarizing its activities and major accomplishments for an agreed upon period of time and a proposed work program for the coming year(s). The report shall contain the attendance record of all members for the time period.
 - k. The Planning and Zoning Commission, at the direction of the City Council, shall study, hold public hearings, and submit reports on any topics pertaining to planning and zoning matters that the City Council deems appropriate.
 - l. With the city staff, review and provide input on recommendations for a multi-year capital improvement plan to City Council.
- (2) Organization and Membership:
- a. The Planning and Zoning Commission shall consist of seven members. The members shall be residents of the city and qualified voters. They shall be appointed by a majority vote of the members of the City Council at a regular or specially-called meeting thereof.
 - b. The terms of four of the members shall expire on the first Monday in June of each odd-numbered year, and the terms of three of the members shall expire on the first Monday in June of each even-numbered year. The members of the Planning and Zoning Commission shall be identified by place numbers one through seven. The odd-numbered places shall expire in the odd-numbered years; the even-numbered places shall expire in the even-numbered years. Planning and Zoning Commission members may be appointed to succeed themselves.
 - c. Vacancies shall be filled for unexpired terms by the City Council in the same manner as the original appointment was made. Newly appointed members shall be installed at the first regular Planning and Zoning Commission meeting after their appointment. The City Council may remove a Planning and Zoning Commission member by majority vote of the members of the City Council.
 - d. The Planning and Zoning Commission shall hold an organizational meeting on the fourth Monday in July of each year and shall elect a Chairperson and Vice-Chairperson from among its members before proceeding to any other matters of business. Upon City Council confirmation, the Chairperson and Vice-Chairperson will serve for a term of one year. The Planning and Zoning Commission shall adopt its own rules of procedure and keep a record of its proceedings consistent with the provisions of this Chapter and state law.
 - e. The appointments of existing members to the Planning and Zoning Commission are hereby ratified, and such terms shall continue until a successor lawfully takes office, until the expiration of the terms ratified by this subsection, or until the member resigns or is removed.

(3) Meetings, Hearings, and Procedures:

- a. All meetings and hearings of the Planning and Zoning Commission are subject to State laws governing open meetings.
- b. Any action calling for a formal vote shall take place only at a public meeting with a quorum.
- c. A quorum of the Planning and Zoning Commission shall be four members.
- d. Executive sessions shall not be open to the public and shall be conducted in accordance with the procedures consistent with the statutes of the State of Texas.
- e. All meetings and hearings of the Planning and Zoning Commission shall be conducted in accordance with the procedures set forth in these regulations and rules of procedure.
- f. The Planning and Zoning Commission shall keep a written record of all its proceedings. The City Secretary or a representative designated by the Commission shall serve ex officio as secretary of the commission, but shall have no vote.
- g. The Planning and Zoning Commission shall hold regular meetings and shall designate the time and place of the meetings. The Planning and Zoning Commission may hold special meetings as provided in its rules of procedure.
- h. The members of the Planning and Zoning Commission shall serve without compensation.
- i. Three consecutive unexcused absences or absence from three meetings in any six-month period shall be grounds for dismissal.

C. ZONING BOARD OF ADJUSTMENT

(1) Powers and Duties: The Zoning Board of Adjustment has the powers assigned in Texas Local Government Code §211.009 and in Section 106.34(F), Zoning Variances and Appeals, Section 106.106, Loss of Legal Nonconformity Status, and Section 106.107, Amortization of Nonconforming Uses, Structures, or Sites of this Chapter.

(2) Organization and Membership:

- a. A Zoning Board of Adjustment is hereby established, which shall consist of five regular members and two alternate members (as Place 1 through 7), each to be appointed for a term of two years by the City Council. Alternate members shall serve in the absence of regular members in keeping with rules and procedures adopted by the Zoning Board of Adjustment.
- b. The standard expiration date for terms shall be the first Monday in June of each calendar year. All odd numbered places shall expire in odd years and even numbered places shall expire in even years.
- c. Members of the Zoning Board of Adjustment may be removed from office by the City Council by majority vote of the members of the City Council. Vacancies shall be filled by appointment of the City Council for the unexpired term of the member affected. The appointment procedure for vacancies is the same as for an original appointment.

- d. The Zoning Board of Adjustment shall hold an organizational meeting on the first Monday in July of each year and shall elect a Chairperson and Vice-Chairperson from among its members before proceeding to any other matters of business. Officers will serve for a term of one year.
 - e. Duties of the officers shall be as follows:
 - 1. *Chairperson.* The chairperson shall preside at all meetings and may administer oaths and compel the attendance of witnesses, and shall have the same subpoena powers as the municipal court.
 - 2. *Vice-chairperson.* The vice-chairperson shall assist the chairperson in directing the affairs of the Zoning Board of Adjustment and act in the absence of the chairperson.
 - f. The appointments of existing members and alternates to the Zoning Board of Adjustment are hereby ratified, and such terms shall continue until a successor lawfully takes office, until the expiration of the terms ratified by this subsection, or until the member resigns or is removed.
- (3) Meetings, Hearings, and Procedures
- a. All meetings, hearings, and procedures of the Zoning Board of Adjustment are subject to Texas Local Government Code Chapter 211, the Board's rules of procedure, and this section.
 - b. Any case before the Zoning Board of Adjustment must be heard by at least four members.
 - c. The Zoning Board of Adjustment shall adopt rules governing its proceedings, consistent with this section and the TXLGC.
 - d. Meetings shall be held at the call of the Chairperson and at such other times as the Zoning Board of Adjustment may determine.
 - e. The members of the Zoning Board of Adjustment shall regularly attend meetings and public hearings of the Board and shall serve without compensation. Three consecutive unexcused absences shall constitute grounds for dismissal.
 - f. All meetings and hearings of the Zoning Board of Adjustment shall be open to the public.
 - g. The Zoning Board of Adjustment shall keep minutes of its proceedings that indicate the vote of each member on each question or the fact that a member is absent or fails to vote. The Zoning Board of Adjustment shall keep records of its examinations and other official actions. The City Secretary or a representative designated by the Zoning Board of Adjustment shall serve ex officio as Secretary of the Zoning Board of Adjustment, but shall have no vote. The minutes shall be filed immediately in the Zoning Board of Adjustment Secretary's office and are public records.

D. ADMINISTRATOR

(1) Powers and Duties

- a. The Administrator or Designee refers to the job duties and titles as assigned and ascribed by the City Manager and/or City Council authorized to administer and enforce the terms of this Chapter.
- b. The Administrator shall maintain and have the duty of care, custody, and control of the records of the Planning and Zoning Commission and the Zoning Board of Adjustment.
- c. The Administrator shall attend meetings and make recommendations on all matters pertaining to planning, zoning, and land development.
- d. The Administrator may approve minor modifications to development standards and to minor changes to approved plans or PD Development Plans when indicated in Section 106.34, Specific Zoning Procedures.
- e. The Administrator shall determine whether an application substantially complies with this Chapter or conditions of approval, where authorized by Section 106.33, Common Review Procedures and Section 106.34, Specific Zoning Procedures.
- f. The Administrator shall interpret this Chapter and the Official Zoning Map, unless the authority to interpret a provision of this Chapter is assigned to another agency. All interpretations by the Administrator are subject to appeal to the Zoning Board of Adjustment.

106.33 COMMON ZONING PROCEDURES

A. SUMMARY OF COMMON ZONING REVIEW PROCEDURES

The following Table 106.33-1 summarizes the major procedures for review of applications for land use and development activity. Not all procedures addressed in this Article are summarized in this table; see the subsequent sections of this section for additional details on each procedure.

Table 106.33-1: Summary of Common Zoning Procedures (Shaded row = Public Hearing required)						
Major Application Types	Pre-Application Meeting X= Mandatory O = Optional	Administrator	Planning and Zoning Commission	Zoning Board of Adjustment	City Council	Section Reference
POLICY & DEVELOPMENT RELATED APPLICATIONS						
Amendment to the Zoning Ordinance Text	X	R	R		F	Sec. 106.34(A)
Zoning Map Amendment (Rezoning)*	O	R	R		F	Sec. 106.34(A)
Concept Plan	X	R	R		F	Sec. 106.34(B)
Specific Use Permit	O	R	R		F	Sec. 106.34(C)
Type II Development Plan or Site Plan	X	R	R		F	Sec. 106.34(E)
Type I Development Plan or Site Plan*	O	R/F	A		A	Sec. 106.34(D)
FLEXIBILITY AND RELIEF PROCEDURES						
Zoning Variance and Appeals	O	R		F		Sec. 106.34(F)
Administrative Modifications	O	R/F	A		A	Sec. 106.34(G)

* Pre-application meeting required for Rezoning to PD and MU Zoning Districts and Type I Development and Site Plans in the PD and Mixed-Use zoning districts.

B. APPLICABILITY

This section describes the procedural elements common to all applications (see Table 106.33-1). Additional procedures that apply to specific applications are provided in Section 106.34, Specific Zoning Procedures. Generally, the procedures for all applications have six common elements:

- (1) Pre-application meeting (as required or optional in Table 106.33-1);
- (2) Submitting all information required for a complete application, including required fee payments;
- (3) Determination of completeness;
- (4) Review of the application by appropriate staff, agencies, and boards;
- (5) Notice (if required);
- (6) Action to approve, approve with conditions, or deny the application;
- (7) Appeals, if any; and
- (8) Actions authorized by the permit and the time period for exercising rights under the order or permit.

C. COMPLIANCE WITH STATE AND FEDERAL LAW

All procedures and requirements for approvals under this Chapter shall comply with the Texas Local Government Code and other applicable state or federal laws, rules, or regulations. If these requirements conflict with the Texas Local Government Code, the Texas Local Government Code requirements control.

D. PRE-APPLICATION MEETING

- (1) Purpose: The purpose of the pre-application meeting is to provide an opportunity for an informal evaluation of an applicant's proposal and for the applicant to become familiar with the City of Crowley's submittal requirements, development standards, and approval criteria. The Administrator or designee may provide recommendations and/or inform the applicant of any potential issues that might be presented to the applicable decision-making body. This provides an opportunity to address any major issues before the applicant and the city spend substantial time and expense on the application.
- (2) Applicability: A pre-application meeting is required prior to certain types of applications, as listed in Table 106.33-1 and Section 106.34, Specific Zoning Procedures. Applications for these types of approvals may not be accepted until a pre-application meeting is completed.
- (3) Meeting Process: City staff shall coordinate with the applicant and facilitate the meeting, including scheduling the time and location of the meeting. At the meeting, city staff may:
 - a. Determine the required application(s) and the timing of multiple application submittals (i.e., whether they may be processed concurrently or must be processed sequentially);
 - b. Provide the applicant with application materials and inform the applicant of submittal requirements and procedures;
 - c. Provide the applicant with an estimated time frame for the review process;
 - d. Based on a conceptual plan of the proposal (if required), generally discuss compliance with the Chapter's zoning, use, density, and design and development standards, and attempt to identify any potentially significant issues regarding compliance;
 - e. Refer the applicant to other departments or agencies to discuss any potential significant issues prior to application submittal; and
 - f. Consider or answer questions by the applicant relating to the application process, the standards established in this Chapter, required documents, fees, and any other inquiries relating to the application.
 - g. Applicants are advised that the meeting should take place prior to any substantial investment in time or resources, such as a land acquisition for a proposed development, site and engineering design, or the preparation of other data.
 - h. The informal evaluation and recommendations provided by the staff during a pre-application meeting shall not be considered binding upon the applicant or the city.

E. APPLICATION SUBMITTAL AND COMPLETENESS DETERMINATION

- (1) Applicability: This section applies to any application that is subject to this Chapter.
- (2) Application Materials: The applicant shall submit to the Administrator all the information required in the application packet, along with any information identified in any pre-application meeting and all required information stated elsewhere in this Chapter for the type of application.
 - a. No application is complete unless all the information required by Section 106.34 Specific Zoning Procedures and any application materials required by the Administrator are included. An application is not considered filed until it is complete. The Administrator may allow the applicant to submit any required information later in the review process to complete final action on the application.
 - b. All required application fees as established in the city's latest adopted schedule of fees shall be paid at the time of submittal.
 - c. The applicant shall file an application in advance of any required public hearing or public meeting where the application is considered. The Administrator may establish a schedule for filing and reviewing any application that requires action by the City Council, Planning and Zoning Commission, Zoning Board of Adjustment, or Administrator. The schedule shall provide adequate time for review, notice, and/or publication consistent with the applicable Statutes and this Chapter. Completed applications shall be filed according to any published schedule.
- (3) Completeness Determination:
 - a. The Administrator shall make a determination of application completeness within 10 business days of application filing. If the application is determined to be complete, the application shall then be processed according to the procedures set forth in this Chapter.
 - b. An application will be considered complete if it is submitted in the required form, includes all mandatory information and supporting materials specified in the application packet, in this Chapter, and by the Administrator, and is accompanied by the applicable fee.
 - c. If the application is determined to be incomplete, the Administrator shall provide notice to the applicant that includes an explanation of the application deficiencies. No further processing of an incomplete application shall occur until the deficiencies are corrected. An incomplete application shall be deemed to expire on the 45th day after the application is submitted to city staff for processing if the applicant fails to provide documents or other information necessary to meet the requirements of this Chapter as specified in the determination provided to the applicant. Upon expiration, the application will be returned to the applicant together with any accompanying documents. Fees paid for an expired application will not be refunded. Thereafter, a new application must be submitted. All subsequent re-filings will be subject to fees per the city's fee schedule.

- d. If any false or misleading information is submitted or supplied by an applicant on an application, that application will be deemed void, and a new application must be submitted together with payment of applicable development review fees.
- e. Whenever this Chapter establishes a time period for processing an application, the time period does not begin until the Administrator has reviewed the application for completeness and, if necessary, the applicant has corrected all deficiencies in the application.

F. APPLICATION REVIEW

- (1) Following a determination that an application is complete; the Administrator shall circulate the application to staff and appropriate city departments and other entities for review.
- (2) In addition to the reviews summarized in Table 106.33-1, the Administrator may also refer applications to other boards, commissions, government agencies, and non-governmental agencies not referenced in this Article.
- (3) The Administrator may request a meeting with the applicant to discuss the application and any written comments. Based on the written comments, the applicant shall have an opportunity to revise the application prior to further processing. Additional submittals and reviews may be subject to additional fees as determined by the Administrator.
- (4) On rezoning requests to a Planned Development or Mixed-Use District, the Administrator may require the applicant to schedule a work session with the Planning and Zoning Commission and/or City Council to preview the details of the associated concept plans of the request. At such a work session, the Planning and Zoning Commission or City Council may only provide input on the application's concept plan's compliance with the approval criteria in Section 106.34(B) and/or the city's adopted Comprehensive Plan recommendations.
- (5) If a public hearing is required for an application, the Administrator shall prepare a staff report on whether written comments have been adequately addressed or if adequate justification has been provided for comments not addressed. The staff report shall be made available to the applicant and to the public prior to the scheduled public hearing on the application.

G. PUBLIC NOTICE

- (1) Types of Notices Required: All public hearings before the City Council, Planning and Zoning Commission, or Zoning Board of Adjustment shall be preceded by the following notices and as required by Table 106.33-2:
 - a. *Written Notice*: The Administrator shall send written notice by prepaid first-class mail postage, before the 10th day prior to the hearing, to the applicant and to all owners of real property within 200 feet (measured from property boundaries) of the subject property in the most recently approved tax roll of the city.
 - b. *Published Notice*: When published notice is required, the Administrator shall prepare the content of the notice and publish the notice in an official newspaper

or a newspaper of general circulation in the city, before the 15th day prior to the hearing. The content and form of the published notice shall be consistent with Chapter 211, Texas Local Government Code.

Table 106.33-2: Summary of Notice Requirements		
Application	Published	Written
Amendment to the Zoning Ordinance Text	✓	
Zoning Map Amendment (rezoning)	✓	✓
Concept Plan Amendment	✓	✓
Specific Use Permit	✓	✓
Type II Development Plan	✓	✓
Type II Site Plan	✓	✓
Variance	✓	✓
Appeal of Administrative Decision	✓	✓

- (2) Content of the Notice: Notices, whether by publication or mail (written notice), shall state, at a minimum:
- The time, date, and place of the hearing;
 - The address or description of the property involved (if any);
 - The purpose of the hearing, including the nature and scope of the proposed action;
 - The name of the board or commission to hold the hearing; and
 - Where additional information on the matter may be obtained.

H. PUBLIC HEARING AND APPROVAL PROCEDURES

This section identifies public hearing and approval procedures for applications that are subject to this Chapter. Additional procedures and criteria for specific types of applications are located in Section 106.34, Specific Zoning Procedures. All approval procedures shall comply with the Texas Local Government Code and this Chapter. If these requirements conflict with the Texas Local Government Code, the Texas Local Government Code requirements control.

(1) Public Hearings:

- Public Comment:* Any person may appear at a public hearing and give comment (Planning and Zoning Commission), give testimony (Zoning Board of Adjustment), or submit written materials, either individually or as a representative of an organization.
- Staff Report:* The Administrator shall submit a written report to the recommending or decision-making authority. The Administrator's report shall include the reports and recommendations of other city departments, as applicable.
- Postponement:* An applicant may request, but is not entitled to receive, a postponement of the scheduled public hearing. If any publication or notice is

provided by the city, the applicant is responsible for any costs or fees associated with the postponement.

- d. *Continuance*: The decision-making body may continue a hearing to a specified date, time, and place. Such a date shall be made part of the motion and publicly announced at the public hearing. Publication or property owner notification of the continued date is not required, unless required by state law or recommended by the decision-making body or the Administrator.
- e. *Tabling a Decision*: A decision-making body may close a public hearing and table the decision. The decision to table shall appear on each subsequent agenda unless the decision is deferred to a specific date.
- f. *Decision*: After consideration of the application, the staff report, and the comment or evidence from the public hearing (as applicable), the decision-making body shall approve, approve with conditions, or deny the application based on the applicable approval criteria. Written notification (US Mail and/or email, if agreed to by the applicant) of the decision shall be provided by the Administrator to the applicant within 15 business days following the decision.

(2) Approval Criteria

- a. All applications shall comply with all applicable standards in this Chapter and other adopted city ordinances and conform to design requirements and construction standards as set forth in the most current version of the city's Subdivision Regulations, adopted infrastructure standards, or area-specific Planned Development or Mixed-Use District standards as applicable.
- b. The proposed provision and configuration of public improvements shall be adequate to serve the development and conform to the city's adopted master plans.
- c. All applications shall comply with any applicable Federal or State relevant jurisdictions' regulations. This includes, but is not limited to, Texas Department of Transportation (TxDOT), Texas Commission on Environmental Quality (TCEQ), US Environmental Protection Agency (EPA), Federal Emergency Management Agency (FEMA), or other entities with purview over wetlands, water quality, erosion control, and wastewater regulations.
- d. All applications shall comply with any applicable adopted or approved interlocal agreements with Tarrant County or other affected public entities.
- e. The decision-making body may impose conditions reasonably calculated to achieve or maintain compliance with all applicable criteria.
- f. At the public hearing, with approval from the applicant, the Planning and Zoning Commission may recommend to City Council a rezoning to a more restrictive zoning category than was originally requested.
- g. The decision-making body may deny a zoning application if the applicant or representative fails to appear at one or more hearings before the respective body.
- h. The decision-making body may incorporate or require, as part of a condition of approval, a written agreement between the applicant and the city that enforces

the conditions.

- i. The application shall also be generally consistent with the Comprehensive Plan and any adopted policy document.

I. WITHDRAWAL AND REAPPLICATION

(1) Generally

a. *Prior to a Public Hearing:*

1. An applicant may withdraw an application, without prejudice, at any time before it is placed on the agenda of a public hearing or meeting or before the public hearing or meeting even after the meeting agenda is posted.
2. The applicant shall submit a written withdrawal request to the Administrator.
3. After it is withdrawn, the city shall not take further action on the application.
4. To re-initiate review, the applicant shall submit a new application and fee.

b. *During or after a Public Hearing:*

1. An applicant may withdraw an application, with prejudice, during and after a public hearing.
2. The applicant may either do so in writing or in person at the public hearing.
3. After it is withdrawn, the city shall not take further action on the application.
4. An application for materially the same project may not be submitted for a time period of at least six months from the date of withdrawal. The Administrator may make the determination as to whether a project is materially different from a prior submittal based on the layout, density, arrangement of streets, blocks, open space, etc. Minor changes in street/lot layout and density changes within 10 percent of the original application shall not be considered as meeting the standard for a materially different project.
5. If the applicant does materially change the application, it may be submitted any time after the original application withdrawal.
6. A reapplication shall be considered as a new application.

(2) Reapplication

- a. When an application submitted pursuant to this Chapter is denied, no new application for the same or substantially the same request, as determined by the Administrator, shall be submitted or accepted within one year of the date of the denial unless:
 1. The Administrator determines that the resubmitted application corrects any deficiencies identified in the original application, and
 2. Resubmittal of the application complies with applicable Texas law.
- b. Resubmittals are subject to all processing fees, submittal requirements, and review standards in effect at the time the resubmittal is accepted by the Administrator.

J. MODIFICATIONS

Unless permitted under Administrative Modifications in Section 106.34(G) of this Article,

any modifications of approved plans, permits, or conditions of approval shall require a new application that is submitted and reviewed in accordance with the full procedure and fee requirements applicable to the particular type of the original application. Refer to Section 106.34(G) for specific procedures applicable to Administrative and other modifications.

K. EXPIRATIONS

- (1) Where applicable, the lapse of approval time frames established by this Article, due to inactivity on the project may be extended no more than twice in one-year increments by the Administrator and only when all the following conditions exist:
 - a. An extension request shall be filed prior to the applicable lapse-of-approval deadline;
 - b. The extension request must be in writing and include reasonable justification evidencing extraordinary circumstances; and
 - c. No requirements or standards of this Chapter have been significantly altered as to affect the original approval.
- (2) Any extension beyond the two increments of one-year each may only be granted by the decision-making body that granted the original approval.

106.34 SPECIFIC ZONING PROCEDURES

A. ZONING CHANGE AND ZONING TEXT AMENDMENT PROCEDURES

All zoning changes and text amendments require a public review process that includes public hearings at the Planning and Zoning Commission and City Council. The City Council shall be the final authority for approval of these applications after a recommendation from the Planning and Zoning Commission.

The procedures for all zoning change amendment applications shall be as follows (see Figure 106.34-1):

- (1) Pre-application meeting shall be as established in Table 106.33-1 and Section 106.33(D) (required for all Chapter 106 text amendments and zoning change requests to PD or MU Districts). Any of the following parties may initiate a zoning change or text amendment request:
 - a. The City Council on its own motion, or on petition of an interested property owner or representative;
 - b. The Planning and Zoning Commission; or
 - c. The Administrator.
- (2) Application Submittal and Completeness Determination shall meet the standards in Section 106.33(E).
- (3) Application Review shall meet the standards in Section 106.33(F).
- (4) Notice procedures for the type of policy application shall meet the standards in Section 106.33(G) (see Table 106.33-2).
- (5) Public Hearing and Approval Procedure: Shall meet standards in Section 106.33(H) and the following:
 - a. *Planning and Zoning Commission Action:* The Planning and Zoning and Commission shall hold a public hearing on any zoning change or zoning text amendment application. The Planning and Zoning Commission shall forward a report that may include recommendation for approval, approval with conditions, or denial of the application to the City Council.
 - b. *Action by City Council:* The City Council shall hold a public hearing on any zoning change or zoning text amendment application and has final authority to approve, approve with conditions, or deny any proposed zoning change or policy-related application request.
- (6) Additional Review and Approval Criteria: In addition to the Approval Criteria in Section 106.33(H), Table 106.34-1 shall establish additional review and approval criteria for the

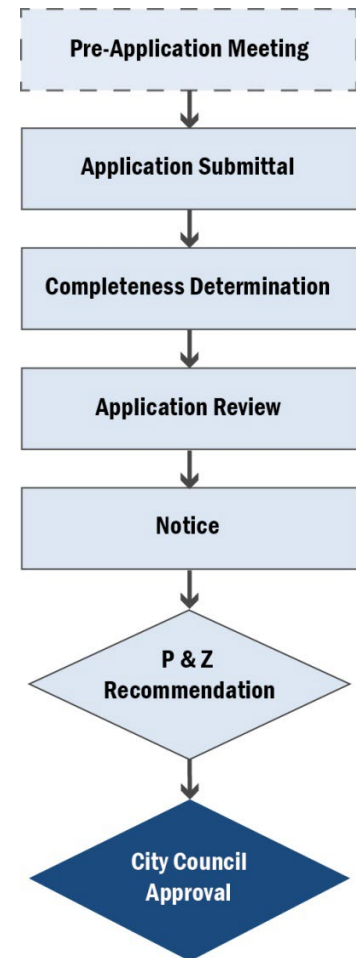


Figure 106.34-1 Zoning Change and Text Amendment Process

Administrator, the Planning and Zoning Commission, and the City Council for different policy-related applications.

Table 106.34-1: Additional Standards and Criteria for Policy Related Applications	
Application	Additional Review Standards & Approval Criteria
Zoning Text Amendment	<p>1. Planning and Zoning Commission and City Council Criteria (any of the following may apply):</p> <ul style="list-style-type: none"> i. Any of the general criteria in Section 106.33(H). ii. Whether the proposed amendment is supported by sound planning principles. iii. Whether the amendment promotes the public health, safety, and welfare. iv. Whether the amendment is appropriate for any of the following reasons: <ul style="list-style-type: none"> a. A material change in circumstance; b. The amendment would avoid an unnecessary hardship to the applicant or affected property owners; or c. The amendment corrects an error or omission made when this Chapter was adopted or last amended. v. Whether the amendment is otherwise in the best interest of the city. vi. Any other factors required or allowed by Texas law.
Zoning Change	<p>2. Planning and Zoning Commission and City Council Criteria (any of the following may apply)</p> <ul style="list-style-type: none"> i. As a legislative decision, the decision of a zoning change is subject to the City Council's discretion. The Planning and Zoning Commission and City Council may consider any or all of the following factors, along with any other relevant facts or circumstances: <ul style="list-style-type: none"> a. The Comprehensive Plan and other adopted plans; b. The character of the surrounding neighborhood; and c. Any other factors required or allowed by Texas law and case law. ii. <i>Protest Petition</i>: In the case of a valid protest petition (as established in TXLGC 211), the rules covering protest petitions in the Texas Local Government Code Chapter 211 shall apply. A $\frac{3}{4}$ vote (super majority) by City Council shall be required in case of a valid protest petition. The Administrator may prescribe the forms to be used for protest petitions. iii. A Concept Plan shall be required with any zoning change request to either the Mixed-Use District or Planned Development Districts.

B. CONCEPT PLAN PROCEDURES

(1) **Purpose and Intent:** The purpose of a Concept Plan is to allow opportunity for the Planning and Zoning Commission and City Council to preview various development-related aspects of a project, including, but not limited to: proposed major street patterns; land use and development patterns and trends; environmental issues and constraints; development character and design standards; conformance to the Comprehensive Plan and other adopted plans, this Chapter, the Subdivision Ordinance, and other applicable plans and guidelines; and the property's relationship to adjoining areas. Review of a Concept Plan also assists the city in evaluating the possible impacts of the proposed development in terms of provision of essential public facilities and services, respecting and preserving important natural features and the environment, provision of open space and recreational opportunities, and protecting the general health, safety, and welfare of the community.

(2) **Applicability:** Submission and approval of a Concept Plan shall be required as the first step in the approval process for all development within the PD-Planned Development and Mixed-Use Districts. An applicant may submit a Type II Development Plan meeting the standards in Section 106.34(E) in lieu of a Concept Plan.

(3) **Application Requirements:**

- a. For Concept Plans, there is no minimum acreage requirement, but it shall be prepared at sufficient scale to show how the proposed project will fit into the surrounding context in terms of connectivity, adjacent uses, infrastructure, etc.
- b. Any amendments to Concept Plans beyond Minor Modifications as established in Table 106.34-2 shall be brought back through the public process for the entire acreage included in the originally-approved Concept Plan.
- c. Any additions to previously approved Concept Plans shall be contiguous with the originally approved Concept Plans.

(4) **Review Procedures:** All Concept Plans shall follow a public review process that includes public hearings at the Planning and Zoning Commission and City Council. The City Council shall be the final authority for approval of these applications after a recommendation by the Planning and Zoning Commission. The procedures for all Concept Plan applications shall be as follows (see Figure 106.34-2):

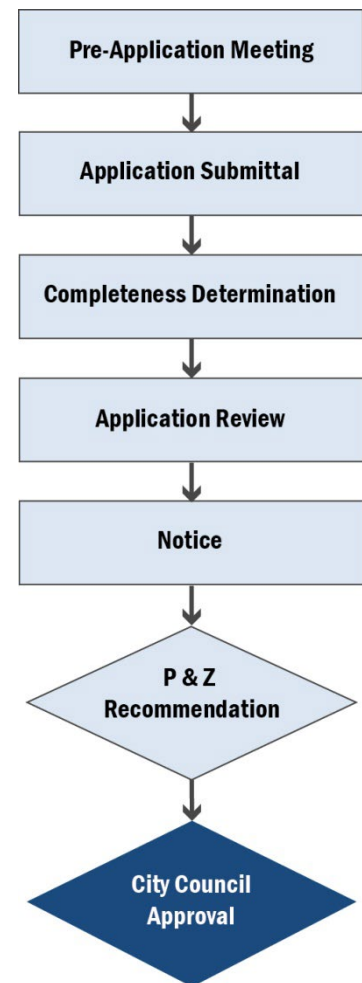


Figure 106.34-2: Concept Plan Procedures

- a. *Pre-application Meeting:* In addition to the procedures established in Section 106.33(D), at a pre-application meeting with staff, the potential applicant shall provide a preliminary conceptual plan, which shall include, at a minimum:
 - 1. Proposed uses within the district (based on the zoning district standards) and their location;
 - 2. Number and type of dwelling units, as applicable;
 - 3. Square footage and heights of proposed nonresidential uses, as applicable;
 - 4. Proposed parking capacity and configuration;
 - 5. Conceptual drawings of proposed structures, internal circulation systems, street and block layout of the development, and other such site information as may be required by the city; and
 - 6. An assessment of the compatibility of the uses, building configuration, and design of the proposed project with the surrounding neighborhood and future uses in the Comprehensive Plan. Include specific discussion on how land use transitions between existing and proposed development will be addressed (transition uses, buffers, screening, etc.)
- b. *Application Submittal:* A Concept Plan application may run concurrently with a zoning change application and shall include the following:
 - 1. A statement indicating the ownership of all interest in the property included in the Concept Plan, with the written, notarized consent of all owners and evidence of title;
 - 2. A series of plan exhibits, graphics, and analysis indicating the broad concept of the proposed development, its conformance to the zoning district standards (as proposed or established), any sub-districts, the location of different land uses, and the location of major streets, blocks, or other area devoted to each use. The plan(s) may show the area proposed to be subdivided and platted as allowed for in this Chapter. The plan(s) shall indicate:
 - i. Generally, where each type of use will be located in the development and the total acreage devoted to each use. Label proposed uses on the plan appropriately.
 - ii. Major internal circulation systems, locations of roadways, locations of trails, trail amenities, bicycle paths, etc.
 - iii. Areas designated for residential uses shall indicate the maximum number of dwelling units per gross acre to be permitted for each residential area proposed, including sizes of building lots and types of dwelling units anticipated.
 - iv. Acreage and location of any open space, civic spaces, and school sites including whether each open/civic space will be privately owned (common area for residents only) or dedicated to public use.
 - v. A parking demand analysis for the mix of uses proposed to support the on-street and off-street parking proposed in the development.

- vi. Illustrations depicting the general development character of the project including architectural renderings and elevations.
 - vii. Provision for public (water, sewer, stormwater) and private utilities (telecommunications, natural gas, electric) as required by other articles in this Chapter, Subdivision Ordinance, adopted master plans, and the most current version of the city's adopted Design Criteria Manual.
3. In the case of Concept Plan for a PD, if the applicant is proposing to create different development standards than the ones specified in this Chapter, in addition to the above standards, the application shall include:
- i. Development standards and other restrictions being proposed by the applicant to be applied to each sub-district or proposed use or specific area similar to standards in the zoning districts contained in this Chapter, including: building setbacks, height limits, access requirements and grade or slope restrictions, special provisions addressing sensitive areas, parking requirements, landscape requirements, architectural design standards, street design and streetscape standards, impervious surface limitations, and floor area ratios.
 - ii. A written explanation and graphic material demonstrating how the character of the development as a result of the modified standards will be superior in terms of mix of uses, walkability, and landscape quality to that produced by the existing standards. Graphic material shall include building elevations, renderings, and sketches to illustrate development character and quality.
 - iii. Graphic illustrations and written explanations of how the proposed PD addresses the specific constraints and opportunities of the site and surrounding area in a superior manner to what might be accomplished without the PD standards.
 - iv. A regional location map showing the relationship of the site to connecting roadways, public utilities, and adjoining land uses.
 - v. A site map illustrating site boundaries, acreage, any existing structures, and existing zoning.
 - vi. A site topographic map showing any steep slopes (slopes over 10 percent grade at an appropriate scale), major vegetation elements, streams, rivers, ditches, and areas subject to one hundred-year flooding.
 - vii. A non-binding development schedule indicating the improvements included in each phase and the approximate dates when construction of the various stages of the development is anticipated to begin and be completed.
 - viii. Copies of any special private covenants, conditions, and restrictions which will govern any use or occupancy within the development. The applicant may also impose additional covenants, conditions, and restrictions on any particular area during the subdivision process.

- ix. Evidence that the development has been designed with consideration of the site's natural environment and the surrounding area and does not unreasonably impact wildlife, natural vegetation, or unique natural or historic features.
 - x. A daily and peak hour trip generation and directional distribution report (traffic impact analysis) by use unless the City Engineer finds that the traffic to be generated by the proposed district does not warrant the preparation and submission of a study or agrees to an alternative methodology or as established in Chapter 98 of the City of Crowley Code of Ordinances.
 - xi. Any other information or exhibits pertinent to the evaluation of the proposed Concept Plan that the applicant would like to submit.
4. In the case of a Concept Plan for a Mixed-Use District, the applicant may be required to provide information required for a PD above in addition to information that illustrates compliance with the Mixed-Use District Standards in Section 106.60.
- c. *Completeness Determination:* A Concept Plan application shall meet the requirements in Section 106.34(B)(4)(b) above, information outlined in Section 106.33(E), and a completed application form provided by the Administrator. The Administrator shall make a completeness determination within 10 business days of the date of the Submittal.
 - d. *Application Review:* Application review shall meet the standards in Sections 106.33(F), 106.34(B)(4)(b) above and shall be based on the extent to which the application meets the recommendations in the Comprehensive Plan and the specific zoning district purpose and standards.
 - e. *Notice:* Notice procedures for Concept Plan applications must be completed as described in Section 106.33(G) (see Table 106.33-2).
 - f. *Approval Procedures:*
 - 1. Action by the Planning and Zoning Commission: The Planning and Zoning Commission shall hold a public hearing on any Concept Plan. The Planning and Zoning Commission shall approve, approve with conditions, or deny the application and forward its report and recommendation to the City Council. If the Concept Plan is submitted with a zoning change application, the public hearing for the Concept Plan may be combined with the public hearing for the zoning change.
 - 2. Action by the City Council: The City Council shall hold a public hearing on any Concept Plan. If a Concept Plan is submitted with a zoning change application, the public hearing for the Concept Plan may be combined with the public hearing for the zoning change. The City Council has final authority to approve, approve with conditions, or deny any Concept Plan applications.
 - g. *Review and Approval Criteria:* General criteria in Section 106.33(H) and this Section shall establish the review and approval criteria for the Administrator, the

Planning and Zoning Commission, and City Council for Concept Plan applications. The Concept Plan shall meet as many of the following criteria as practicable given the specific context and development goals:

1. The Concept Plan addresses a unique situation, confers a substantial benefit to the city, or incorporates creative site design such that it achieves the purposes of this Chapter and represents an improvement in quality over what could have been accomplished through strict application of the otherwise applicable district or development standards. Such improvements in quality may include, but are not limited to: improvements in open space and trail provisions and access; environmental protection; tree/vegetation preservation; efficient provision of streets, roads, and other utilities and services; and/or mix of uses or innovative housing types.
 2. The development shall have appropriate transitions to the surrounding area, with adequate standards to mitigate any potentially negative impacts.
 3. Streets within the development shall provide adequate internal circulation for a variety of modes of transportation as well as connect to the city's overall system to provide a seamless, multi-modal network.
 4. Streets shall be designed to create a pleasant walking and biking environment with on-street parking where appropriate and streetscape enhancements.
 5. Cul-de-sacs shall be discouraged unless natural features such as topography or stream corridors prevent a connection as determined by the Administrator.
 6. Stub streets may be required where a street is likely to be extended into adjoining undeveloped property.
 7. The Concept Plan shall provide common open space per the requirements of the zoning district standards and adequate in terms of location, accessibility and usability, area, and type of the common open space, and in terms of the uses permitted in the development. The development shall ensure optimum preservation of the natural features of the terrain.
- h. *Concept Plan Approval:* The approved Concept Plan with all the associated exhibits shall be tied to the zoning application to the PD or Mixed-Use Districts. The approved PD, or Mixed-Use zoning district, the approved Concept Plan, all exhibits, and any associated development agreements together establish all the development standards including the uses permitted, character of the development, and any modifications to the applicable zoning regulations.
- i. *Amendments to Approved Concept Plans:* Amendments to previously-approved concepts plans may be classified as Major or Minor amendments. Table 106.34-2 classifies major and minor amendments.
1. **Major Amendments:** Major amendments to approved Concept Plans shall be reviewed, processed, and approved in the same manner as required for the originally-approved Concept Plan, including all notice and citizen participation requirements and recommendation by the Planning and Zoning Commission

and consideration by City Council.

2. Minor Amendments: Minor amendments to an approved Concept Plan are administrative requests and may be approved, approved with conditions, or denied by the Administrator. A minor amendment may be approved administratively so long as the amendment does not constitute, as determined by the Administrator, a substantial alteration of the fundamental nature and character of the approved Concept Plan. Minor amendments may not alter the terms of applicable development agreements or be contrary to any applicable ordinance. If the Administrator denies the amendment, the applicant may appeal the denial, and the amendment shall be treated as a major amendment.

Table 106.34-2: Major and Minor Amendments for Concept Plans

Type of Concept Plan Amendment	Scale of Amendment	Major	Minor	Comments
LAND USES				
Addition of new principal land use currently not allowed in the development	Any request	■		
Change to permitted land uses in any location	Any change that affects overall PD density or intensity	■		Section 106.34(G); and Shall not change the overall mix of nonresidential and residential uses in the originally-approved concept plan.
	Any change that does not affect overall PD density or intensity		■	
Change to use-specific standards for permitted uses	Any change	■		
Shift or relocation of residential dwelling units from one phase, parcel, or development unit of the project to another phase, parcel, or development unit, with no net increase in the total number of residential dwelling units permitted under the approved Concept Plan	>20% shift in dwelling units	■		Considered a minor amendment only if the Administrator finds, in writing, that the proposed transfer will have no material impact on the services and infrastructure proposed, provided for, and necessary to accommodate and serve the transferred units.
	0% - 20% shift in dwelling units		■	
DEVELOPMENT STANDARDS				
Any change to the alignment of any streets shown on the Concept Plan	≥200 feet in any direction	■		Section 106.34(G).; and Any change in street alignment shall still maintain the connectivity to the existing street network and adjoining properties as intended in the originally-approved Concept Plan.
	<200 feet in any direction		■	
Any change that results in a decrease of planned or identified parks, trails, and/or major open space (including any natural areas or undisturbed open space)	≥5%	■		Section 106.34(G)
	<5%		■	
Any change to parking, landscape buffer, setbacks, or building design standards	More than 5% reduction of any numerical standard for these elements.	■		Section 106.34(G)
	No more than 5% reduction of any numerical standard for these elements.		■	
GENERAL				
Any other amendment that does not meet a minor amendment threshold as listed above or any amendment that is deemed by the Administrator to make such a significant or fundamental change to the originally-approved Concept Plan, which in the Administrator's judgment, should be deemed to be a major amendment.	All	■		

C. SPECIFIC USE PERMIT (SUP) PROCEDURES

(1) Purpose and Intent: The Specific Use Permit (SUP) provides a means to develop certain uses in a manner that is compatible with adjacent property and consistent with the character of the neighborhood or district.

(2) Applicability: The City Council may grant, repeal, or amend Specific Use Permits (SUP's) for certain uses, but only where specified in **Article 5: Use Regulations** of this Chapter. Approval of an SUP occurs by ordinance.

(3) Review Procedures: All SUP applications shall follow a public review process that includes public hearings at the Planning and Zoning Commission and City Council. The City Council shall be the final authority for approval of these applications after a recommendation by the Planning and Zoning Commission. The procedures for all SUP applications shall be as follows (see Figure 106.34-3):

- a. *Initiation*: May be initiated by a property owner or tenant (including potential tenant) with written approval by the property owner.
- b. *Pre-Application Meeting*: In addition to the procedures established in Section 106.33(D), at a pre-application meeting with staff, the applicant shall provide a preliminary Site Plan, which shall include, at a minimum:
 1. Details of the SUP request;
 2. Location of buildings and other site improvements that include parking, landscaping, lighting, fencing, and any other elements on the site;
 3. Justification or narrative on how the SUP application meets the review and approval criteria for SUPs; and
 4. Any other information that is relevant to the application or that may be requested by the Administrator, including elevations and architectural drawings of the buildings, site improvements, and related studies or analysis.
- c. *Application Submittal*: In addition to the standards in Section 106.33(E), the following shall apply:
 1. Site plan information as required in Section 106.34(D) or 106.34(E).
 2. Additional information if deemed appropriate by staff, Planning and Zoning Commission, or City Council:
 - i. Copies of studies or analyses upon which projections for need or demand for the proposed facility have been based;
 - ii. Description of the present use, assessed value, and actual value of the

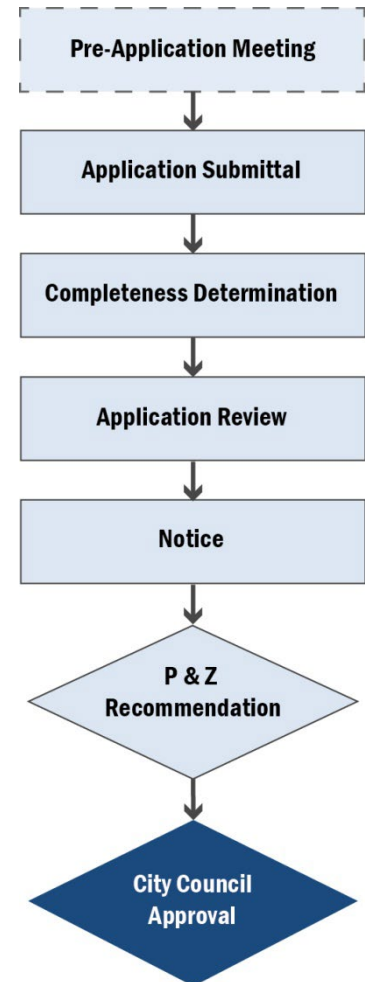


Figure 106.34-3: Specific Use Permit Review Procedures

- land affected by the proposed facility;
 - iii. Description of the proposed use, anticipated assessed value, and supporting documentation;
 - iv. A description of any long-term plans or master plan for the future use or development of the property;
 - v. A description of the applicant's ability to obtain needed easements to serve the proposed use;
 - vi. A description of any special construction requirements that may be necessary for any construction or development on the subject property;
 - vii. A traffic impact analysis prepared by a qualified professional in the field of traffic evaluation and forecasting may be required.
 - d. Completeness Determination: Standards in Section 106.33(E) shall apply.
 - e. Application Review: Standards in Section 106.33(F) and criteria in this Section shall apply.
 - f. Notice: Published and written notice required. Standards in Section 106.33(G) and Table 106.33-2 shall apply.
- (4) Approval Procedures:
- a. Planning and Zoning Commission Action: The Planning and Zoning Commission shall hold a public hearing and make a recommendation to the City Council. The Planning and Zoning Commission shall forward its recommendation to approve, approve with conditions, or deny the application to the City Council. In authorizing a Specific Use Permit, Planning and Zoning Commission or City Council may impose additional reasonable conditions necessary to protect the public interest and welfare of the community.
 - b. *City Council Action:*
 - 1. The City Council shall hold a public hearing and approve, approve with conditions, deny, or remand the application.
 - 2. The granting of an SUP has no effect on the uses permitted as of right and does not waive the regulations of the underlying zoning district.
 - 3. The City Council shall approve an SUP by ordinance. The ordinance may approve more than one specific use. The City Council may approve or deny all or part of the uses requested in the SUP application.
- (5) Review and Approval Criteria: In addition to the general criteria in Section 106.33(H), the Planning and Zoning Commission and City Council shall base their decision on their findings of the extent to which the proposed use:
- a. Meets the purpose of the zoning district in which it will be located and all the criteria and regulations specified for such use in that zoning district, including but not limited to height, setbacks, and lot coverage;
 - b. Complements or is compatible with the surrounding uses, character, and community facilities;
 - c. Adequately mitigates traffic impacts;

- d. Contributes to, enhances, and promotes the welfare of the area and adjacent properties;
 - e. Is in scale with the existing neighborhood or will be in scale with the neighborhood as it develops in the immediate future;
 - f. Mitigates any adverse impacts due to access, parking, service areas, and traffic on adjoining properties and the street network in an adequate manner; and
 - g. An ordinance approving an SUP may impose development standards and safeguards over and above those contained in the corresponding zoning district regulations. The City Council may, in the interest of the public welfare and to ensure compliance with this Chapter, establish reasonable conditions on the operation, location, arrangement, type, character, and manner of construction of any use for which an SUP is authorized. Consideration is given based on the existing and planned conditions and location with regard to the welfare and protection of adjacent property from noise, vibration, dust, dirt, smoke, fumes, gas, odor, explosion, glare, offensive view, traffic, or other undesirable or hazardous conditions.
- (6) Revocation of SUP: A specific use permit may be revoked or modified, after notice and hearing, for either of the following reasons:
- a. The permit was obtained or extended by fraud or deception.
 - b. One or more of the conditions imposed by the permit has not been met or has been violated.
- (7) Amendments to Approved SUPs: The procedure for amending a Specific Use Permit shall be the same as for a new application, provided the Administrator may approve minor variations from the original permit which do not increase density, change traffic patterns, or result in an increase in external impacts on adjacent properties or neighborhoods.

D. TYPE I DEVELOPMENT PLAN OR TYPE I SITE PLAN PROCEDURES

- (1) Purpose and Applicability: The purpose of the Development Plan and Site Plan is to ensure compliance with the development and design standards of this Chapter, and with approved PDs, Concept Plans, and SUPs prior to the issuance of required permits, and to encourage quality development that reflects the goals and objectives of the comprehensive plan. Development Plans and Site Plans illustrate intended development at different scales and levels of detail. Type I Plans may be approved by the Administrator as provided in this section.

- a. *Type I Development Plans:* A Development Plan shall provide more detail than a Concept Plan in terms of blocks, lots, building and street layout, open and civic spaces and trails, treatment of transition areas to adjacent uses, and similar information for more than one lot or building. A Development Plan shall illustrate the major elements of the site with dimensional standards that provide substantial certainty about the development outcomes, intensity, and phasing of the proposed development. Typically, Development Plans shall include less detail than Site Plans and include a larger area than one lot.

1. For all development in the PD or Mixed-Use Districts, an approved Development Plan shall be required prior to a Site Plan application.
2. Development Plans may include a portion of a property included in an approved Concept Plan by City Council. The minimum acreage required for a Development Plan shall be either the entire area circumscribed by existing or future streets or within one sub-district or sub-zone of the approved Concept Plan per the standards for the district in **Article 4: Special District Standards**. A Development Plan may include the entire portion of the property within the zoning district when approved in lieu of a Concept Plan with the zoning change to the corresponding PD or Mixed-Use District.
3. Type I Development Plans may be approved by the Administrator when they meet all adopted PD or MU Ordinances including any City Council approved Concept Plan.

- b. *Type I Site Plans:* Site Plans shall be the lot and building level plans and shall be required for individual lots and/or buildings prior to Building Permit approval for all uses in all zoning districts except for single family detached residential uses. Type I Site Plans may be approved by the Administrator when they meet the applicable zoning district standards in this Chapter or any applicable PD or MU Ordinances, including any previously-approved Type I or II Development Plans.

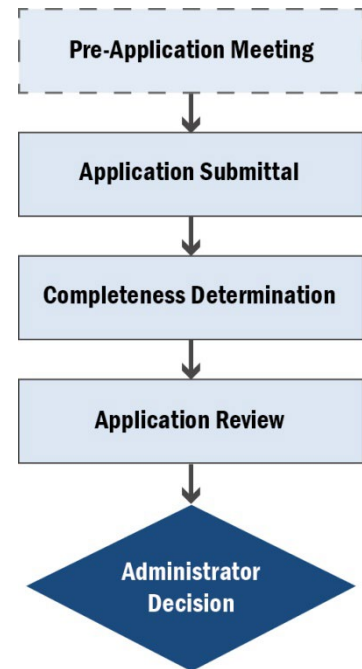


Figure 106.34-4: Type I Development Plan and Type I Site Plan Procedures

- (2) Pre-Application Meeting: Table 106.33-1 shall establish whether pre-application meetings are required or optional. Standards in Section 106.33(D) shall apply to pre-application meetings.
- (3) Application Submittal: In addition to the submittal requirements in Section 106.33(E), the following shall apply:
 - a. *Development Plans*: The applicant shall submit to the Administrator all of the information required in the application packet, along with any information identified in the pre-application meeting (if applicable) and all required information stated elsewhere in this Chapter for Development Plan review. At a minimum, the application shall include plans and supporting documents that include the following:
 1. A location map showing the property's relative regional location;
 2. Details of the site location and dimensions;
 3. Existing adjoining land uses, building footprints (if any), and ownership;
 4. General layout of the development including proposed street network, connectivity to the city's thoroughfare system, and general location of buildings, parking, sidewalks, trails, open/civic space, drainage facilities, and other elements of the built environment;
 5. Compliance with any approved Concept Plan for the property;
 6. Conceptual elevations showing intended architectural and urban character of different uses and building types;
 7. Concepts for public and private landscaping, buffering, and screening (if any); and
 8. Any other information that may be required by the Administrator to help with the decision-making process.
 - b. *Site Plans*: The applicant shall submit to the Administrator all of the information required in the application packet, along with any information identified in the pre-application meeting (if applicable) and all required information stated elsewhere in this Chapter for an administrative Site Plan review. At minimum, the application shall include plans, exhibits, and supporting documents that include the following:
 1. Location and dimensions of the site relative to adjoining properties and any approved Concept or Development Plans;
 2. Location of adjoining streets, alleys, and other public improvements;
 3. Location of all existing and proposed buildings and structures, parking areas, driveways, trails, sidewalks, and exterior signs;
 4. Location of all proposed landscaping, fencing, buffering, and walls;
 5. Location of all existing and proposed drainage and other public and private utilities (water, sewer, telecommunications, etc.) including new and proposed easements;
 6. Location of service functions such as garbage collection, loading/unloading facilities, and other utility meters and equipment;

7. Building elevations showing compliance with any building design standards (orientation, fenestration, entrances, architectural details, articulation, etc.) in this Chapter or any approved Concept and Development Plans;
 8. Documentation/exhibits illustrating how the proposed Site Plan meets the requirements of the approved Concept Plan or Development Plan, including any administrative modifications with corresponding justifications requested; and
 9. Site data summary including:
 - i. Total square footage of development by proposed use or number, type, and sizes of dwelling units;
 - ii. Lot size and dimensions;
 - iii. Setbacks or build-to zone/lines and building frontage requirements (if any);
 - iv. Required parking, loading/unloading, and landscaping calculations; and
 - v. Calculations of any required open space/sidewalks/trails, lot coverage, or impervious coverage ratios
- (4) Completeness Determination: In addition to requirements in Section 106.33(E), the application for an administrative Development or Site Plan shall meet the requirements of this Chapter or any approved Concept Plan requirements.
- (5) Application Review: All complete applications for Development Plans and Site Plans shall be reviewed by the Administrator based on the requirements in this Chapter and/or any approved Concept or Development Plans as applicable.
- (6) Administrator Decision: All Development and Site Plans that meet the requirements of this Chapter and/or any applicable Concept or Development Plans may either be approved or approved with conditions or denied by the Administrator. Any applications for Development Plans or Site Plans that do not meet this Chapter and/or any approved plans may be considered for processing as a Type II Plan only if the Administrator determines that an alternative set of standards allows for development that is equal to or superior to the development that would result from meeting the applicable PD or MU district standards. In no case shall a Type II approval process be used to approve development with less restrictive standards than permitted under a Type I application.

E. TYPE II DEVELOPMENT PLAN AND TYPE II SITE PLAN PROCEDURES

- (1) Purpose and Applicability: The purpose of the Type II Development Plan and Type II Site Plan process is to allow for applications that do not strictly comply with the development and design standards of this Chapter, approved PDs and Concept or Development Plans. These applications may have specific issues or opportunities that require an alternative set of standards and criteria that must be approved through a change to the underlying zoning district standards. In all cases, the resulting development must be equal to or superior to the development that would have otherwise met the development and design standards of this Chapter as determined by the Administrator. The Type II approval process shall not be used to approve development with less restrictive standards than permitted under a Type I application. This process shall also apply to all site plans that are required to have an SUP as established in Table 106.65-2 in **Article 5: Use Regulations**.

- a. *Type II Development Plan*: A Type II Development Plan application shall provide the same information as a Type I Development Plan application in addition to a revised Concept Plan application. The revised Concept Plan application shall illustrate how the Type II Development Plan impacts the different elements of the originally approved Concept Plan, including any changes to the street network, adjoining sub-districts, and other elements of the approved Concept Plan.
- b. *Type II Site Plan*: A Type II Site Plan application shall provide the same information as a Type I Site Plan application in addition to a revised Development Plan application, if applicable. The revised Development Plan application shall illustrate how the Type II Site Plan impacts the different elements of the originally-approved Development Plan, including any changes to the lot and block layout, street alignment, and other elements of the approved Development Plan.

- (2) Pre-Application Meeting: A pre-application meeting shall be required for Type II Development Plans and Type II Site Plans. Standards for pre-application meetings in Section 106.33(D) and Table 106.33-1 shall apply to pre-application meetings.
- (3) Application Submittal: In addition to submittal requirements in Section 106.33(E), the application submittal requirements for the corresponding Type I plan shall apply per Section 106.34(D)(3). In addition, the applicant shall also provide the detailed reason(s)

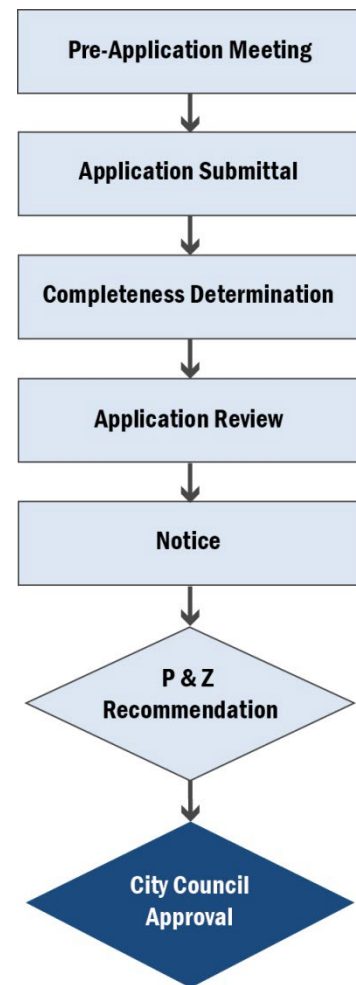


Figure 106.34-5: Type II Development and Type II Site Plan Procedures

for the request to modify any Concept, Development, or Site Plan and how the modification impacts adjoining land uses and street network, especially if the request is for a portion of a previously approved Concept Plan or Development Plan.

- (4) Completeness Determination: Requirements in Section 106.33(E) shall apply.
- (5) Application Review: All complete applications for Type II Development Plans and Type II Site Plans shall be reviewed by the Administrator based on the requirements in this Chapter [Section 106.33(F)], justification for modification of any standards, and modifications to any previously approved Concept or Development Plans as applicable.
- (6) Notice: Published and written notice required. See Section 106.33(G) and Table 106.33-2.
- (7) Approval Procedures:
 - a. Action by the Planning and Zoning Commission: The Planning and Zoning Commission shall hold a public hearing on any Type II Development Plan or Type II Site Plan. The Commission shall approve, approve with conditions, or deny the application and forward its report and recommendation to the City Council.
 - b. Action by the City Council: The City Council has final authority to approve, approve with conditions, or deny any Type II Development Plan or Type II Site Plan applications.
- (8) Review and Approval Criteria: General criteria in Section 106.33(H) and approval criteria for Concept Plans [Section 106.34(B)(4)] shall establish the review and approval criteria for the Administrator, the Planning and Zoning Commission, and the City Council for Type II Development Plans and Type II Site Plans.

F. ZONING VARIANCES AND APPEALS

(1) Purpose: This section provides a process to gain relief from the strict application of the zoning provisions of this Chapter where it is alleged the property cannot reasonably be developed or to appeal a decision of the Administrator.

(2) Applicability:

- a. The Zoning Board of Adjustment may approve a variance to any provision of this Chapter in accordance with Section 106.34(F)(7) below.
- b. The Zoning Board of Adjustment may consider an appeal of any decision of the Administrator under this Chapter.
- c. The Zoning Board of Adjustment may consider appeals to the loss of legal nonconformity status for uses per **Article 9: Nonconformities** of this Chapter.
- d. Any other authority conferred under **Article 9: Nonconformities** of this Chapter.

(3) Application:

- a. Time limit on appeals from decision of Administrator:
 1. An appeal must be filed with the Zoning Board of Adjustment (via the City Secretary) and the official from whom the appeal is sought no later than the 20th day after the date the decision is made.
 2. It shall be filed by submitting a notice of appeal that specifies the grounds for the appeal.
- b. Initiation: Applications for a variance or appeal shall be submitted to the Administrator by the following parties, unless otherwise indicated by this Article:
 1. Any owner of the property subject to the application;
 2. An agent, representative, lessee, or contract purchaser specifically authorized by the owner to file the application; or
 3. Any person aggrieved by the decision.

(4) Completeness Determination: Requirements in Section 106.33(E) shall apply.

(5) Notice: Standards in Section 106.33(G) and Table 106.33-2 apply.

(6) Hearing Procedures

- a. The Zoning Board of Adjustment shall review the application and the recommendation of the Administrator and shall conduct a public hearing.
- b. The testimony of witnesses shall be sworn, and cross-examination of witnesses is permitted.

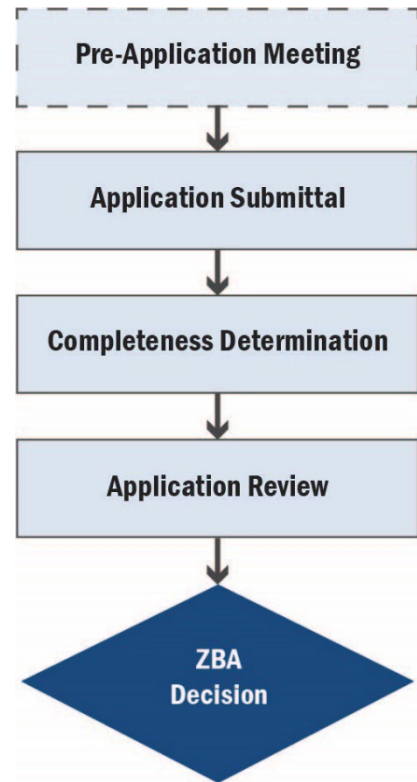


Figure 106.34-6 Zoning Variances and Appeals Procedures

- c. The public hearing shall comply with Texas Local Government Code §211.008 and any rules of procedure adopted by the Zoning Board of Adjustment.
 - d. After the hearing is closed, the Zoning Board of Adjustment shall approve, approve with conditions, or deny the application.
 - e. The minutes and records shall be filed immediately in the Board's office and be available as public record.
- (7) Review and Approval Criteria: The Zoning Board of Adjustment shall not approve a variance unless it finds that the criteria in Texas Local Government Code §211.009 are met. In addition to the authority granted by §211.009, the Zoning Board of Adjustment may:
- a. Authorize upon appeal in specific cases, and subject to appropriate conditions and safeguards, such variances from any numerical zoning standard beyond what is allowed through Administrative Modifications, where the literal enforcement of the provisions of this Chapter would result in an unnecessary hardship, and so that the spirit of the code shall be observed and substantial justice done. The variance must be necessary to permit development of a specific parcel of land which differs from other parcels of land by being of such a restrictive area, shape, or slope that it cannot be developed in a manner commensurate with the development of other parcels of land in districts with the same zoning. A variance may not be granted to relieve a self-created or personal hardship, nor for financial reasons only other than permitted by TXLGC Chapter 211, nor may a variance be granted to permit a person a privilege in developing a parcel of land not permitted by this Chapter to other parcels of land in districts with the same zoning district or to be developed in a manner inconsistent with the rights of properties similarly zoned.
 - b. Initiate, on its own motion or otherwise, action to bring about the discontinuance of a nonconforming use in accordance with **Article 9: Nonconformities**.
 - c. Require the discontinuance of a nonconforming use under any plan whereby the full value of the structure or use can be amortized within a definite period of time, taking into consideration the general character of the neighborhood and the necessity for all property to conform to the regulations of this Chapter.
 - d. Hear and decide appeals where it is alleged there is an error in any order, requirement, decision, or determination made by the Administrator in the enforcement of this Chapter.
- (8) Appeals from Zoning Board of Adjustment: Any appeal of a Zoning Board of Adjustment decision must be made to a court of record in Tarrant County, Texas, as applicable, within 10 days after the date the decision is filed in the Zoning Board of Adjustment's office or as specified in the TXLGC.

G. ADMINISTRATIVE MODIFICATIONS

- (1) Purpose: This section provides a process to allow for minor adjustments to the numerical zoning standards of this Chapter based on a set of criteria by the Administrator only after first reviewing the development for compliance with the applicable zoning district standards and applying the smallest modification(s) to the standards that would allow the project to still meet the purpose and intent of the corresponding zoning district.
- (2) Applicability: Only the standards specified in Table 106.34-3 may be adjusted based on the extent to which they meet the criteria and extent of allowed modification. All other amendments shall either be through the Zoning Board of Adjustment or, in the case of PD and Mixed-Use Districts, through the Concept Plan process or rezoning process.
- (3) Application Submittal: All applications for an administrative modification shall be submitted to the Administrator by the following parties, unless otherwise indicated by this Article:
 - a. Any owner of the property subject to the application, or
 - b. An agent, lessee, or contract purchaser specifically authorized by the owner to file the application.
- (4) Completeness Determination: Requirements in Section 106.33(E) shall apply.
- (5) Application Review: All complete applications for an Administrative Modification shall be reviewed by the Administrator based on the requirements in this Chapter or any approved Concept, Development, or Site Plans as applicable.
- (6) Administrator Decision: All Administrative Modifications may be approved, approved with conditions, or denied by the Administrator based on the criteria established in this section. Any applications that are denied by the Administrator or that do not meet these established criteria may be referred to the Zoning Board of Adjustment as a variance application if the applicant requests it and shall meet the standards in Section 106.34(F).
- (7) Review and Approval Criteria: Table 106.34-3 shall establish the criteria for permitted Administrative Modifications. All Administrative Modifications shall meet one or more of the criteria for approval by the Administrator. In no circumstance shall the Administrator approve an administrative modification that results in:
 - a. An increase in overall project intensity or density;
 - b. A change in permitted uses or mix of uses;
 - c. A change in the relationship between the buildings and the street (i.e., any request for parking or drive aisles between the building and the street if not permitted in the underlying district standards); or
 - d. A change in any standards of any Chapter 106, PD, or MU Ordinance standards beyond the limits permitted in Chapter 106.

Table 106.34-3: Administrative Modification Standards and Criteria		
Regulation	Modification Permitted	Criteria
1. Setbacks and build-to zones/lines (except in PD and MU districts where the specific PD and MU ordinance may establish alternative modification standards)	25% maximum or 5 feet; whichever is less	a) Changes to the build-to zones and setbacks may only occur when they are caused by one or more of the following: <ul style="list-style-type: none"> i. A change to the street cross-sections established in any ordinance, Concept Plan, or Development Plan; or ii. Need to accommodate existing buildings and structures on the lot that meet the overall intent and vision for the particular zoning district; or iii. Need to accommodate other required modes of transportation (transit, bike, pedestrian), storm water drainage, water quality, or low impact development (LID) elements on the site; or iv. Need to accommodate overhead or underground utilities and/or easements; or v. Need to preserve existing trees on the property in accordance with the requirements in Chapter 106.
2. Lot Width and Lot Depth	Lot may be 10% narrower than the minimum width required.	a) Adjustment in lot width or depth does not increase the overall project density as allowed by the specific district regulations and shall only be allowed on no more than 10% of lots within a platted subdivision of 10 lots or greater. b) The adjustment is needed for one or more of the following reasons: <ul style="list-style-type: none"> i. To accommodate any required easements while preserving trees or other physical constraints such as steep grades, etc. ii. To meet the block perimeter and street layout standards while accommodating an efficient lot layout.
3. Lot Area	Lot may be a maximum of 10% smaller than required	Decrease in area is due to a change in lot width or depth per allowance number 2 above.
4. Building Height	May be 10% more than the allowed height	Shall be only to accommodate HVAC, parapets, towers, and other building appurtenances. Modifications shall improve the appearance of the building's character.
5. Building frontage requirements within the MU and Downtown Districts	Reduced by no more than 15%	Any reduction in the required building frontage shall be to address one or more of the following: <ul style="list-style-type: none"> i. To accommodate porte-cocheres for drop-off and pick-up, or ii. To accommodate existing buildings and site elements such as parking, landscaping, etc., or iii. To accommodate other sidewalks, trails, or required storm water drainage, or low impact development (LID) elements on the site.
6. Any other numerical standard in the Chapter	A modification up to 5% (increase or decrease)	a. A modification of a numerical standard is needed to accommodate any remaining existing conditions. b. The proposed development still meets the intent of the zoning district or PD or MU ordinance.
7. Phased Developments	Deferment of development standards based on a phasing plan	a. Phased developments may defer some of the development standards if based on a phasing agreement, which shall be part of an approved Concept or Development Plan.

106.35 ENFORCEMENT AND PENALTIES

A. PURPOSE

This Article establishes procedures through which the city seeks to ensure compliance with the provisions of this Chapter and obtains corrections for violations. It also sets forth the remedies and penalties that apply to violations of this Chapter.

B. VIOLATIONS

Any of the following shall be a violation of this Chapter and shall be subject to the remedies and penalties provided for in this Chapter.

- (1) Establishment of Any Use or Structure Without Permit or Approval: To establish or place any use or structure upon land that is subject to this Chapter without all the approvals required by this Chapter.
- (2) Development Without Permit or Approval: To engage in any development, construction, remodeling, or other activity of any nature upon land that is subject to this Chapter without all the approvals required by this Chapter.
- (3) Development or Use Inconsistent with a Permit: To engage in any development, use, construction, remodeling, or other activity of any nature in any way inconsistent with the terms and conditions of any permit, approval, certificate, or other form of authorization provided for such activity.
- (4) Development or Use Inconsistent with Conditions of Approval: To violate, by act or omission, any term, condition, or qualification placed by a decision-making authority upon any permit or other form of authorization.
- (5) Development Inconsistent With this Chapter: To erect, construct, reconstruct, remodel, alter, maintain, move, or use any building, structure, or to engage in development or subdivision of any land in violation of any zoning, subdivision, or other regulation within this Chapter.
- (6) Making Lots or Setbacks Nonconforming: To reduce or diminish any lot area so that the lot size, setbacks, or open spaces shall be smaller than required, unless in accordance with any exceptions provided under this Chapter.
- (7) Increasing Intensity or Density of Use: To increase the intensity or density of use of any land or structure, except in accordance with the requirements and standards of this Chapter.
- (8) Removing or Defacing Required Notice: To remove, deface, obscure, or otherwise interfere with any notice required by this Chapter.

C. RESPONSIBLE PERSONS

Any person who violates this Chapter shall be subject to the remedies and penalties set forth in this Article.

D. RESPONSIBILITY FOR ENFORCEMENT

The Administrator shall have primary responsibility for enforcing all provisions of this Chapter. Other officers of the city, as designated by the Administrator, may share responsibility for enforcing provisions of this Chapter.

E. ENFORCEMENT PROCEDURES

(1) Remedies and Enforcement Powers: The city shall have the remedies and enforcement powers in this section.

(2) Withhold Permit:

- a. The city may deny or withhold all permits, certificates, or other forms of authorization on any land, structure, use, or improvements upon a determination that there is an uncorrected violation of a provision of this Chapter or of a condition or qualification of a permit, certificate, approval, or other authorization previously granted by the city. This enforcement provision shall apply regardless of whether the current or previous owner, lessee, or applicant is responsible for the violation in question.
- b. The city may deny or withhold all permits, certificates, or other forms of authorization on any land, structure, use, or improvements owned or being developed by a person who owns, developed, or otherwise caused an uncorrected violation of a provision of this Chapter or of a condition or qualification of a permit, certificate, approval, or other authorization previously granted by the city. This provision shall apply regardless of whether the property for which the permit or other approval is sought is the property with the violation.

(3) Permits Approved with Conditions: Instead of withholding or denying a permit or other authorization, the city may grant such authorization subject to the condition that the violation be corrected.

(4) Revocation of Permits or Authorization:

- a. Any permit or other form of authorization required under this Chapter may be revoked, after notice to the applicant, when the Administrator determines that:
 1. There is a departure from the approved plans, specifications, limitations, or conditions as required under the approved permit or authorization;
 2. The permit or authorization was procured by false representation;
 3. The permit or authorization was issued in error; or
 4. There is a violation of any provision of this Chapter or condition of approval.
- b. Written notice of revocation shall be sent to the property owner, agent, applicant, or other person to whom the permit or authorization was issued. No work or construction shall proceed after revocation notice has been sent.

(5) Stop Work Order:

- a. With or without revoking permits, the city may stop work on any building or structure on any land on which there is an uncorrected violation of a provision of this Chapter or Adopted Code or of a permit or other form of authorization issued, in accordance with the City's power to stop work under its building codes.

- b. The stop work order shall be in writing and directed to the person doing the work, and shall specify the provisions of this Chapter or permit or authorization that is in violation. After any such order has been sent, no work shall proceed on any building, structure, or land covered by such order, except to correct such violation or comply with the order.
 - c. Once the violations of the Chapter, permit, authorization, or conditions have been remedied or met, the Administrator shall rescind the stop work order.
- (6) Injunctive Relief: The city may seek an injunction or other equitable relief in an appropriate court in Tarrant or Johnson County, Texas to stop any violation of this Chapter or of a permit, approval, or other form of authorization granted under this Chapter.
 - (7) Withhold Public Services: The city may withhold any public services until all violations have been remedied and all the requirements of this Chapter have been met.
 - (8) Other Remedies: The city shall have such other remedies as are and as may be from time-to-time provided by law for the violation of zoning, subdivision, sign, or related ordinance provisions.
 - (9) Other Powers: In addition to the enforcement powers specified in this Article, the city may exercise all enforcement powers granted by law.
 - (10) Continuation: Nothing in this Chapter shall prohibit the continuation of previous enforcement actions undertaken by the city pursuant to previous and valid ordinances and laws.

F. CUMULATIVE REMEDIES

The remedies and enforcement powers established in this Article shall be cumulative, and the city may exercise them in any order or combination at any time.

G. PENALTIES FOR VIOLATIONS

- (1) Any person or corporation who violates any of the provisions of this Chapter or fails to comply with any of the requirements thereof, or who builds or alters any building, structure, sign, or use or who develops, constructs, remodels, or any other activity of any nature upon land in violation of any permit or authorization shall be guilty of a misdemeanor punishable under this section.
- (2) The owner or owners or tenant of any building or premises or part thereof, where anything in violation of this Chapter is placed or exists, and any architect, builder, contractor, agent, person, or corporation employed by the owner or tenant who may have assisted in the commission of any such violation shall be guilty of a separate offense punishable under this section.
- (3) Any person or corporation violating any of the provisions of this Chapter shall, upon conviction, be fined any sum not exceeding two thousand dollars (\$2,000.00), and every day that the provisions of this Chapter are violated shall constitute a separate and distinct offense.

106.36 – 106.44: RESERVED

CITY OF CROWLEY, TEXAS: CHAPTER 106 - ZONING ORDINANCE

ARTICLE 3: ZONING DISTRICTS

TABLE OF CONTENTS

106.45 GENERAL TO ALL ZONING DISTRICTS & ZONING MAP 49

 A. ZONING DISTRICTS ESTABLISHED.....49

 B. ZONING DISTRICT MAP49

 C. ZONING DISTRICT BOUNDARIES50

 D. GENERAL TO ALL ZONES.....50

 E. ANNEXED TERRITORY.....51

106.46 RESIDENTIAL DISTRICT REGULATIONS 51

 A. PURPOSE AND INTENT51

 B. AG AGRICULTURAL DISTRICT53

 C. R-1 SINGLE FAMILY RESIDENTIAL DISTRICT55

 D. R-2 SINGLE FAMILY RESIDENTIAL DISTRICT57

 E. R-3 SINGLE FAMILY RESIDENTIAL DISTRICT59

 F. R-4 SINGLE FAMILY RESIDENTIAL DISTRICT61

 G. MR MIXED RESIDENTIAL DISTRICT63

 H. MF MULTIFAMILY DISTRICT65

 I. MH MANUFACTURED HOME67

106.47 NONRESIDENTIAL ZONING DISTRICTS 68

 A. PURPOSE AND INTENT68

 B. OC OFFICE COMMERCIAL DISTRICT.....69

 C. GC GENERAL COMMERCIAL DISTRICT70

 D. I INDUSTRIAL DISTRICT.....71

 E. CP CIVIC-PUBLIC DISTRICT.....72

106.48 – 106.54: RESERVED 72

CITY OF CROWLEY, TEXAS: CHAPTER 106 - ZONING ORDINANCE

ARTICLE 3: ZONING DISTRICTS

106.45 GENERAL TO ALL ZONING DISTRICTS & ZONING MAP

A. ZONING DISTRICTS ESTABLISHED

(1) This Article establishes all the zoning districts within the City of Crowley, Texas. This **Article 3** and **Article 5: Use Standards** identify the dimensional standards established and uses allowed within the districts.

(2) The following Table 106.45-1 provides a summary of the zoning districts established.

Table 106.45-1: Zoning Districts Established		
District Type	Abbreviation	Zoning District Name
Residential	AG	Agricultural District (Rural SF)
	R-1	Single Family Residential District 1 (Rural/Low Density SF)
	R-2	Single Family Residential District 2 (Low Density SF)
	R-3	Single Family Residential District 3 (Medium Density SF)
	R-4	Single Family Residential District 4 (Medium Density SF)
	MR	Mixed Residential District (High Density SF)
	MF	Multifamily Residential District
	MH	Manufactured Home District (High Density)
Nonresidential	OC	Office Commercial District
	GC	General Commercial District
	I	Industrial District
	CP	Civic-Public District
Special Districts	DT	Downtown District
	MU	Mixed-Use District
	PD	Planned Development District

B. ZONING DISTRICT MAP

(1) Boundaries: The boundaries of the zoning districts are delineated on the zoning district map of the city, which is incorporated in and made a part of this chapter for all purposes.

(2) Adoption: Original, official, and identical copies of the zoning district map are hereby adopted and shall be identified by the signature of the mayor, attested by the City Secretary, and bearing the seal of the city under the following words: "This is to certify that this is the official zoning map of the City of Crowley, Texas," together with the date of adoption. The zoning district map 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. A second reproducible copy shall be filed with the City Secretary and shall be the official zoning district map. This map shall

be maintained by posting on the map all changes and subsequent amendments after their enactment for the use of the Planning and Zoning Commission and City Council.

- b. One copy shall be filed with the Administrator and shall be maintained by posting on the map all changes and subsequent amendments.
- c. Reproductions for information purposes may, from time to time, be made of the official zoning district map.

C. ZONING DISTRICT BOUNDARIES

Where uncertainty exists as to the boundaries of districts as shown on the official zoning map, the following rules shall apply:

- (1) Centerlines: Boundaries indicated as approximately following the centerlines of streets, highways, or alleys shall be construed to follow such centerlines.
- (2) Lot Lines: Boundaries indicated as approximately following platted lot lines, or tract or survey lines for unplatted property, shall be construed as following such lot or tract lines.
- (3) City Limits: Boundaries indicated as approximately following city limits shall be construed as following city limits.
- (4) Railroads: Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.
- (5) Waterways: Boundaries indicated as approximately following streams, drainage courses, creeks, canals, lakes, or other bodies of water shall be construed to follow such centerlines.
- (6) Extensions of Features: Boundaries indicated as parallel to, or extensions of features indicated in subsections (1) through (5) of this section shall be so construed. Distances not specifically indicated on the official zoning map shall be determined by the scale of the map.
- (7) Vacated Public Way: Whenever any street, alley, or other public way is vacated by official action of the City Council, the zoning district line adjoining each side of the street, alley, or other public way shall be automatically extended to the centerline of the vacated street, alley, or way, and all areas so involved shall be subject to regulations of the extended districts.
- (8) Variations of Physical Features and Official Zoning Map: Where physical or cultural features existing on the ground vary with those shown on the official zoning 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 subsections A through G of this section, the property shall be considered as classified in the AG Agricultural District, in the same manner as provided for newly annexed territory, and the issuance of a building permit and the determination of zoning shall be in accordance with the provisions provided in Section 106.45(E), Annexed Territory.

D. GENERAL TO ALL ZONES

- (1) Double frontage lots: Where lots have double frontage, running through from one

street to another, a required front yard shall be provided on both streets unless otherwise established by plat or by ordinance, in which case only one required front yard need be provided.

- (2) Thoroughfares: Front yard requirements in all districts adjacent to an existing or proposed major thoroughfare or secondary thoroughfare street, as designated in the city's adopted Master Thoroughfare Plan, shall be measured from such existing or proposed major thoroughfare or secondary thoroughfare street future right-of-way (ROW) line.
- (3) Two or more zoning districts: Where the frontage on one side of the 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 from one intersecting street to the other. This standard shall not apply in the Downtown District.
- (4) Established building line (or front setback line): Building lines established by plat shall be for informational purposes only. Building lines or setback lines shall be established by zoning district standards only.
- (5) Measurement of Yards: All yards shall be measured from the property line to the face of the building closest to and along that property line. Encroachments into the yard may be allowed as established in the district standards.

E. ANNEXED TERRITORY

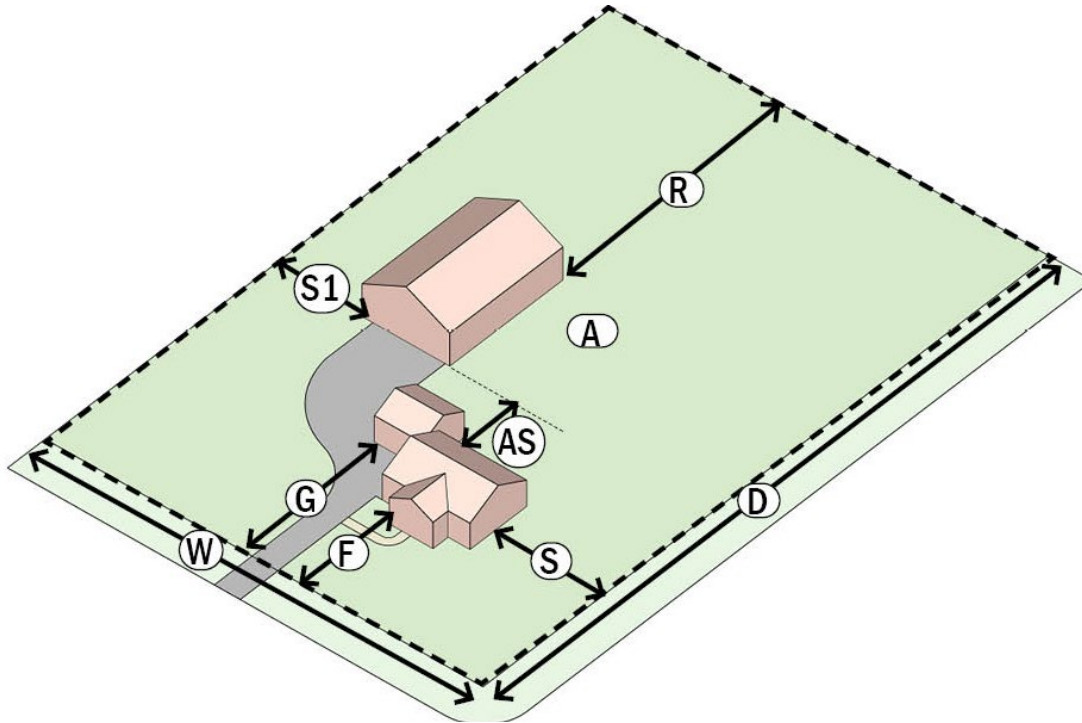
- (1) Classification of Newly Annexed Territory: All territory which is hereafter annexed to the city shall automatically have an AG Agricultural District classification. The procedure for establishing zoning on annexed territory shall conform to the procedure established by state law for the adoption of original zoning regulations.
- (2) Alternative Zoning of Newly Annexed Territory: The City Council, upon recommendation from the Planning and Zoning Commission or request by petitioners for annexation, may approve alternative zoning classifications in an area being considered for annexation. The City Council and Planning and Zoning Commission may hold public hearings on annexation and zoning simultaneously and may approve the zoning of a newly annexed area at the time of annexation.
- (3) Construction in Newly Annexed Territory: No person shall erect, construct, or proceed or continue with the erection or construction of any building or structure, add to any building or structure, or cause the same to be done in any newly-annexed territory without first applying for and obtaining a building permit or certificate of occupancy from the building official. No permit for construction of a building or use of land shall be issued by the building official other than a permit that will allow the construction of a building permitted in the AG Agricultural District unless other zoning has been approved per previous subsections (Section 106.45(E)(2) above).

106.46 RESIDENTIAL DISTRICT REGULATIONS

A. PURPOSE AND INTENT

- (1) Provide appropriate locations for residential development that are consistent with the City of Crowley 2020 Future Land Use Plan and the Crowley 2045 Comprehensive Plan.
- (2) Ensure adequate light, air, and privacy for all dwelling units.
- (3) Appropriately address multi-modal transportation access and ensure adequate availability of public services and utilities, including pedestrian circulation through the provision of sidewalks, and provision of bicycle facilities according to the requirements of any adopted plans and policies.
- (4) Allow for a mix and range of housing types that meet the diverse needs of residents, either in one zoning district or different zoning districts.
- (5) Protect residential development from the encroachment of uses that are incompatible with a residential use.
- (6) Allow complementary uses such as parks, open space, public schools, religious assemblies, minor public or private utilities, accessory buildings, and certain temporary uses in all residential zoning districts.

B. AG AGRICULTURAL DISTRICT

ILLUSTRATION**PURPOSE**

The Agricultural (AG) District is intended to accommodate agricultural uses on large acreage. This district can also accommodate single family detached residential uses and accessory buildings. It may be used as a holding zoning when property is first annexed into the city. The district provisions allow compatible agricultural uses that are in keeping with the rural character of these neighborhoods.

LOT SIZE AND DENSITY

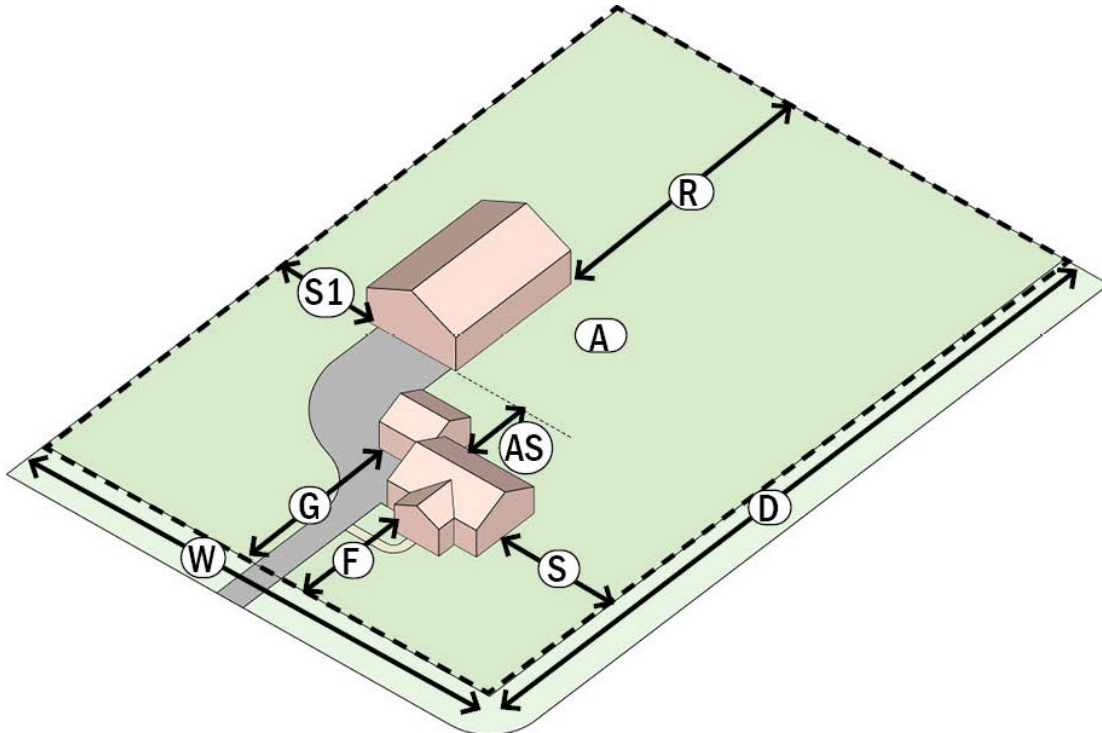
LOT AREA (MIN.)	A	60,000 square feet
LOT WIDTH (MIN.)	W	150 feet
LOT DEPTH (MIN.)	D	200 feet
NET DENSITY (MAX.)		0.7 dwelling units/acre
LOT COVERAGE (MAX.)		45% (including all accessory buildings on the lot but excluding pools and spas)

PRIMARY BUILDING SETBACKS (MIN.)

FRONT (PRIMARY STREET)	F	40 feet along Arterial and Collector streets 30 feet along all other streets
FRONT (SECONDARY STREET) (CORNER LOT)	S	40 feet along Arterial streets 30 feet along all other streets
SIDE PROPERTY LINE	S1	10 feet
REAR PROPERTY LINE	R	20 feet

REAR OR SIDE (ALLEY)	R	10 feet
ACCESSORY BUILDING SETBACKS (MIN.)		
SETBACK FROM PRIMARY BUILDING	AS	10 feet
SETBACK FROM ANY OTHER ACCESSORY BUILDING		5 feet (may be higher to meet any fire separation standards based on the construction type and use)
SIDE PROPERTY LINE		5 feet
REAR PROPERTY LINE		5 feet
REAR OR SIDE (ALLEY)		5 feet
ENCROACHMENTS INTO YARDS		
GENERAL		All required yards shall be open to the sky with the exception of the following encroachments allowed.
FRONT YARD ENCROACHMENT		Porches, stoops, and porte-cocheres may encroach into the front yard to a maximum of six feet or 50 percent of the front yard, whichever is less
ALL OTHER YARD ENCROACHMENTS		Encroachments shall not be over any utility or drainage easements. Encroachments (including pools and spas) shall be no closer than five feet to any side or rear property lines. Encroachments shall include fire escapes, ornamental features, roof eaves, terraces, balconies, etc.
PARKING PLACEMENT AND ACCESS		
PARKING PLACEMENT	G	Residential garages (attached or detached) with driveway access from the Primary Street shall be set back a minimum of 10 feet from the front façade of the building. Surface parking spaces shall NOT be located within any front yards or lawn areas. Exception to the above may be made in the case of porte-cocheres and driveways located in the front setback area. Unenclosed carports in the side or rear yards shall be permitted as long as the minimum setbacks are met.
BUILDING HEIGHT AND MASS		
PRIMARY BUILDING (MAX.)		35 feet
ACCESSORY BUILDING (MAX.)		35 feet (silos, barns, and similar structures used for agricultural purposes are exempt from this limitation)
DWELLING SIZE (MIN.)		1,600 square feet
ADDITIONAL REQUIREMENTS WITHIN THE ZONING DISTRICT		
Article 5. Use Standards Article 6. Building Design Standards Article 7. Parking and Transportation Article 8. Landscaping, Screening, and Open Space		

C. R-1 SINGLE FAMILY RESIDENTIAL DISTRICT

ILLUSTRATION**PURPOSE**

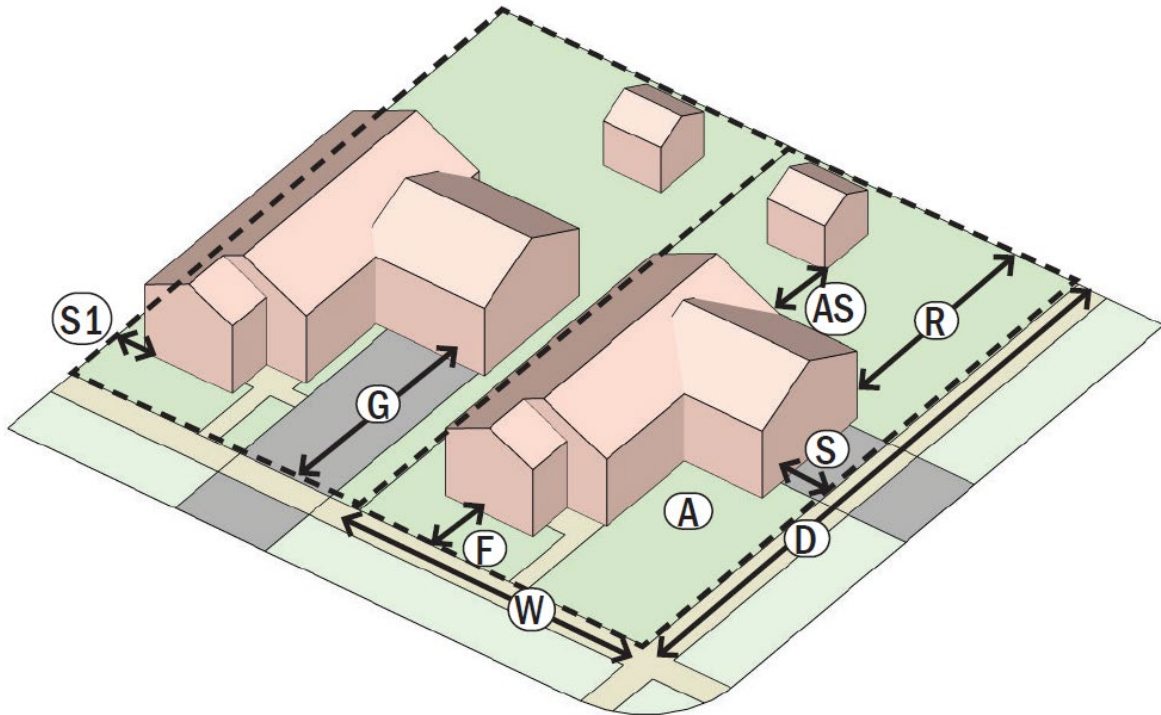
The R-1 Single Family Residential District is intended to accommodate the development and conservation of single family dwellings in large-lot suburban environments. The district shall also accommodate associated Accessory Buildings. The district provisions allow for transitions to adjoining agricultural uses that are in keeping with the rural character of these neighborhoods.

LOT SIZE AND DENSITY

LOT AREA (MIN.)	A	20,000 square feet
LOT WIDTH (MIN.)	W	100 feet
LOT DEPTH (MIN.)	D	200 feet
NET DENSITY (MAX.)		2 dwelling units/acre
LOT COVERAGE (MAX.)		45% (including all accessory buildings on the lot but excluding pools and spas)
PRIMARY BUILDING SETBACKS (MIN.)		
FRONT (PRIMARY STREET)	F	30 feet along Arterial and Collector streets 20 feet along all other streets
FRONT (SECONDARY STREET) (CORNER LOT)	S	30 feet along Arterial streets 20 feet along all other streets
SIDE PROPERTY LINE	S1	10 feet
REAR PROPERTY LINE	R	20 feet

REAR OR SIDE (ALLEY)	R	10 feet
ACCESSORY BUILDING SETBACKS (MIN.)		
SETBACK FROM PRIMARY BUILDING	AS	10 feet
SETBACK FROM ANY OTHER ACCESSORY BUILDING		5 feet (may be higher to meet any fire separation standards based on the construction type and use)
SIDE PROPERTY LINE		5 feet
REAR PROPERTY LINE		5 feet
REAR OR SIDE (ALLEY)		5 feet
ENCROACHMENTS INTO YARDS		
GENERAL		All required yards shall be open to the sky with the exception of the following encroachments allowed.
FRONT YARD ENCROACHMENT		Porches, stoops, and porte-cocheres may encroach into the front yard to a maximum of six feet or 50 percent of the front yard, whichever is less.
ALL OTHER YARD ENCROACHMENTS		Encroachments shall not be over any utility or drainage easements. Encroachments (including pools and spas) shall be no closer than five feet to any side or rear property lines. Encroachments shall include fire escapes, ornamental features, roof eaves, terraces, balconies, etc.
PARKING PLACEMENT AND ACCESS		
PARKING PLACEMENT	G	Residential garages (attached or detached) with driveway access from the Primary Street shall be set back a minimum of 10 feet from the front façade of the building. Surface parking spaces shall NOT be located within any front yards or lawn areas. Exception to the above may be made in the case of porte-cocheres and driveways located in the front setback area. Unenclosed carports in the side or rear yards shall be permitted as long as the minimum setbacks are met.
BUILDING HEIGHT AND MASS		
PRIMARY BUILDING (MAX.)		35 feet
ACCESSORY BUILDING (MAX.)		35 feet (silos, barns, and similar structures used for agricultural purposes are exempt from this limitation)
DWELLING SIZE (MIN.)		1,800 square feet
ADDITIONAL REQUIREMENTS WITHIN THE ZONING REGULATIONS		
Article 5. Use Standards Article 6. Building Design Standards Article 7. Parking and Transportation Article 8. Landscaping, Screening, and Open Space		

D. R-2 SINGLE FAMILY RESIDENTIAL DISTRICT

ILLUSTRATION**PURPOSE**

The R-2 Single Family Residential District is intended to accommodate suburban style large-lot (8,400 square feet) single family detached residential uses and accessory units and buildings. The district provisions discourage any use that would substantially interfere with the quiet residential nature of the district.

LOT SIZE AND DENSITY

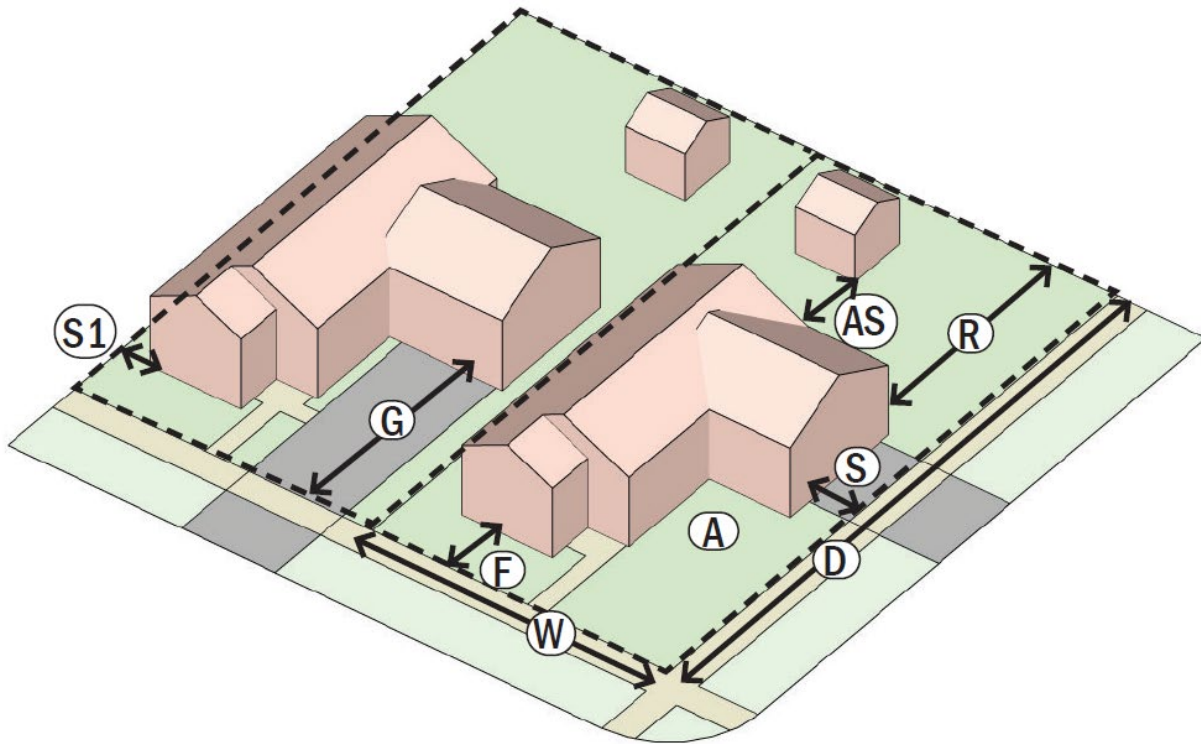
LOT AREA (MIN.)	A	8,400 square feet
LOT WIDTH (MIN.)	W	70 feet
LOT DEPTH (MIN.)	D	120 feet
NET DENSITY (MAX.)		5 dwelling units/acre
LOT COVERAGE (MAX.)		50% (including all accessory buildings on the lot but excluding pools and spas)

PRIMARY BUILDING SETBACKS (MIN.)

FRONT (PRIMARY STREET)	F	25 feet
FRONT (SECONDARY STREET) (CORNER LOT)	S	15 feet
SIDE PROPERTY LINE	S1	10 feet
REAR PROPERTY LINE	R	10 feet
REAR OR SIDE (ALLEY)	R	5 feet

ACCESSORY BUILDING SETBACKS (MIN.)		
SETBACK FROM PRIMARY BUILDING	AS	10 feet
SETBACK FROM ANY OTHER ACCESSORY BUILDING		5 feet (may be higher to meet any fire separation standards based on the construction type and use)
SIDE PROPERTY LINE		5 feet
REAR PROPERTY LINE		5 feet
REAR OR SIDE (ALLEY)		5 feet
ENCROACHMENTS INTO YARDS		
GENERAL		All required yards shall be open to the sky with the exception of the following encroachments allowed.
FRONT YARD ENCROACHMENT		Porches, stoops, and porte-cocheres may encroach into the front yard to a maximum of six feet or 50 percent of the front yard, whichever is less.
ALL OTHER YARD ENCROACHMENTS		Encroachments shall not be over any utility or drainage easements. Encroachments (including pools and spas) shall be no closer than five feet to any side or rear property lines. Encroachments shall include fire escapes, ornamental features, roof eaves, terraces, balconies, etc.
PARKING PLACEMENT AND ACCESS		
PARKING PLACEMENT	G	Residential garages (attached or detached) with driveway access from the Primary Street shall be set back a minimum of 10 feet from the front façade of the building. Surface parking spaces shall NOT be located within any front yards or lawn areas. Unenclosed carports in the side or rear yards shall be permitted as long as the minimum setbacks are met.
BUILDING HEIGHT AND MASS		
PRIMARY BUILDING (MAX.)		35 feet
ACCESSORY BUILDING (MAX.)		35 feet
DWELLING SIZE (MIN.)		1,600 square feet
ADDITIONAL REQUIREMENTS WITHIN THE ZONING REGULATIONS		
Article 5. Use Standards Article 6. Building Design Standards Article 7. Parking and Transportation Article 8. Landscaping, Screening, and Open Space		

E. R-3 SINGLE FAMILY RESIDENTIAL DISTRICT

ILLUSTRATION**PURPOSE**

The R-3 Single Family Residential District is intended to accommodate mid-sized lots (7,200 square feet) with single family detached residential uses and accessory buildings. The district provisions discourage any use that would substantially interfere with the development of single family detached dwellings.

LOT SIZE AND DENSITY

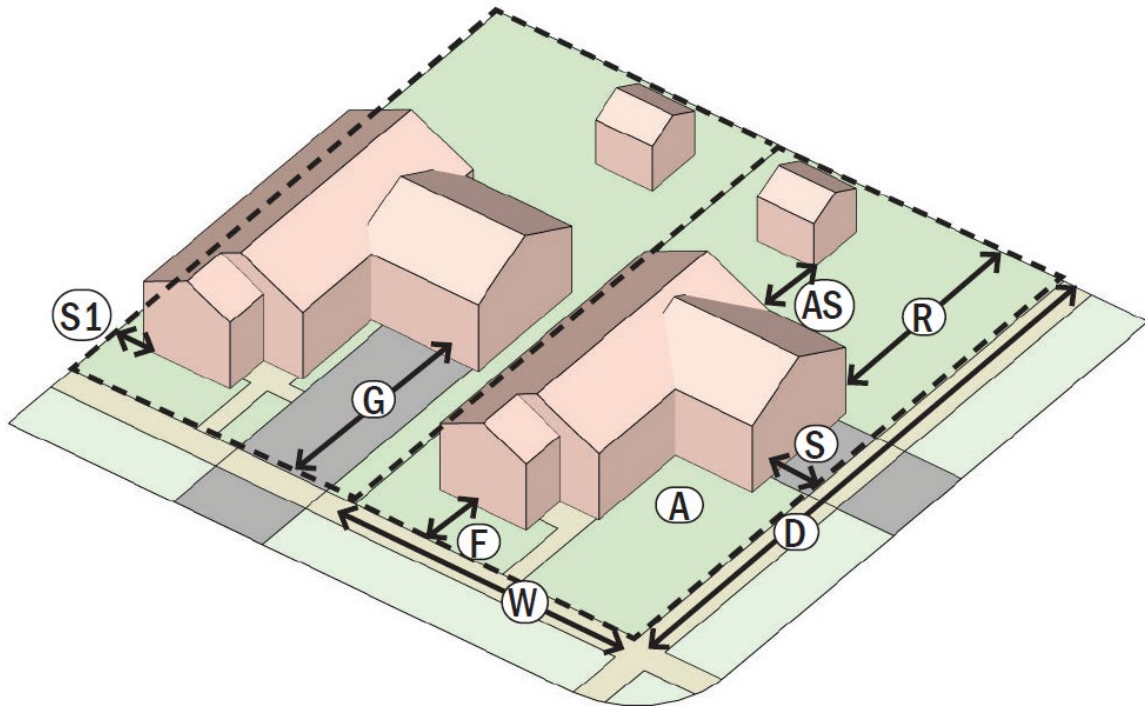
LOT AREA (MIN.)	A	7,200 square feet
LOT WIDTH (MIN.)	W	60 feet
LOT DEPTH (MIN.)	D	100 feet
NET DENSITY(MAX.)		6 dwelling units/acre
LOT COVERAGE (MAX.)		50% (including all accessory buildings on the lot but excluding pools and spas)

PRIMARY BUILDING SETBACKS (MIN.)

FRONT (PRIMARY STREET)	F	25 feet
FRONT (SECONDARY STREET) (CORNER LOT)	S	15 feet
SIDE PROPERTY LINE	S1	7.5 feet
REAR PROPERTY LINE	R	10 feet
REAR OR SIDE (ALLEY)	R	5 feet

ACCESSORY BUILDING SETBACKS (MIN.)		
SETBACK FROM PRIMARY BUILDING	AS	10 feet
SETBACK FROM ANY OTHER ACCESSORY BUILDING		5 feet (may be higher to meet any fire separation standards based on the construction type and use)
SIDE PROPERTY LINE		5 feet
REAR PROPERTY LINE		5 feet
REAR OR SIDE (ALLEY)		5 feet
ENCROACHMENTS INTO YARDS		
GENERAL		All required yards shall be open to the sky with the exception of the following encroachments allowed.
FRONT YARD ENCROACHMENT		Porches, stoops, and porte-cocheres may encroach into the front yard to a maximum of six feet or 50 percent of the front yard, whichever is less.
ALL OTHER YARD ENCROACHMENTS		Encroachments shall not be over any utility or drainage easements. Encroachments (including pools and spas) shall be no closer than five feet to any side or rear property lines. Encroachments shall include fire escapes, ornamental features, roof eaves, terraces, balconies, etc.
PARKING PLACEMENT AND ACCESS		
PARKING PLACEMENT	G	Residential garages (attached or detached) with driveway access from the Primary Street shall be set back a minimum of 10 feet from the front façade of the building. Surface parking spaces shall NOT be located within any front yards or lawn areas. Unenclosed carports in the side or rear yards shall be permitted as long as the minimum setbacks are met.
BUILDING HEIGHT AND MASS		
PRIMARY BUILDING (MAX.)		35 feet
ACCESSORY BUILDING (MAX.)		35 feet
DWELLING SIZE (MIN.)		1,400 square feet
ADDITIONAL REQUIREMENTS WITHIN THE ZONING REGULATIONS		
Article 5. Use Standards Article 6. Building Design Standards Article 7. Parking and Transportation Article 8. Landscaping, Screening, and Open Space		

F. R-4 SINGLE FAMILY RESIDENTIAL DISTRICT

ILLUSTRATION**PURPOSE**

The R-4 Single Family Residential District is intended to accommodate smaller lots (6,000 square feet) with single family detached residential uses and Accessory Buildings. Homes in this district may also be designed as zero lot-line houses. The district provisions discourage any use that would substantially interfere with the development of single family detached dwellings. This district is intended mainly to recognize the existence of small lot conventional single family development that already exists in the city.

LOT SIZE AND DENSITY

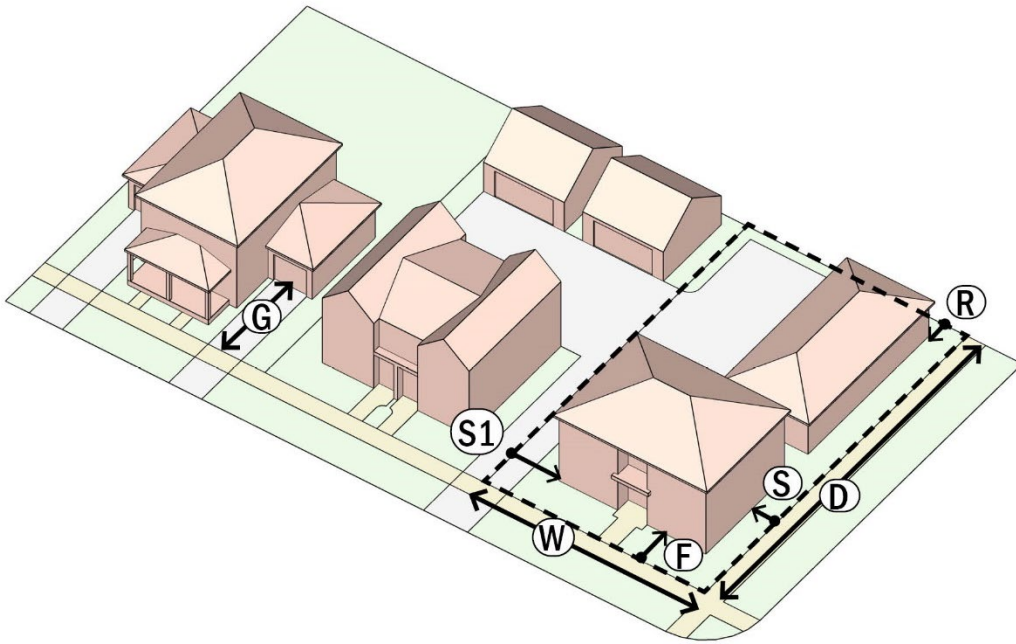
LOT AREA (MIN.)	A	6,000 square feet
LOT WIDTH (MIN.)	W	60 feet
LOT DEPTH (MIN.)	D	100 feet
NET DENSITY (DU/AC) (MAX.)		7 dwelling units/acre
LOT COVERAGE (MAX.)		60% (including all accessory buildings on the lot but excluding pools and spas)

PRIMARY BUILDING SETBACKS (MIN.)

FRONT (PRIMARY STREET)	F	25 feet
FRONT (SECONDARY STREET) (CORNER LOT)	S	15 feet
SIDE PROPERTY LINE	S1	5 feet
REAR PROPERTY LINE	R	10 feet

REAR OR SIDE (ALLEY)	R	5 feet
ACCESSORY BUILDING SETBACKS (MIN.)		
SETBACK FROM PRIMARY BUILDING	AS	10 feet
SETBACK FROM ANY OTHER ACCESSORY BUILDING		5 feet (may be higher to meet any fire separation standards based on the construction type and use)
SIDE PROPERTY LINE		5 feet
REAR PROPERTY LINE		5 feet
REAR OR SIDE (ALLEY)		5 feet
ENCROACHMENTS INTO YARDS		
GENERAL		All required yards shall be open to the sky with the exception of the following encroachments allowed.
FRONT YARD ENCROACHMENT		Porches, stoops, and porte-cocheres may encroach into the front yard to a maximum of six feet or 50 percent of the front yard, whichever is less.
ALL OTHER YARD ENCROACHMENTS		Encroachments shall not be over any utility or drainage easements. Encroachments (including pools and spas) shall be no closer than five feet to any side or rear property lines. Encroachments shall include fire escapes, ornamental features, roof eaves, terraces, balconies, etc.
PARKING PLACEMENT AND ACCESS		
PARKING PLACEMENT	G	Residential garages (attached or detached) with driveway access from the Primary Street shall be set back a minimum of 10 feet from the front façade of the building. Surface parking spaces shall NOT be located within any front yards or lawn areas. Unenclosed carports in the side or rear yards shall be permitted as long as the minimum setbacks are met.
BUILDING HEIGHT AND MASS		
PRIMARY BUILDING (MAX.)		35 feet
ACCESSORY BUILDING (MAX.)		35 feet
DWELLING SIZE (MIN.)		1,200 square feet
ADDITIONAL REQUIREMENTS WITHIN THE ZONING REGULATIONS		
Article 5. Use Standards Article 6. Building Design Standards Article 7. Parking and Transportation Article 8. Landscaping, Screening, and Open Space		

G. MR MIXED RESIDENTIAL DISTRICT

ILLUSTRATION**PURPOSE**

The Mixed Residential (MR) District is established and intended to encourage a range of missing middle residential types from small lot single family detached to townhomes, triplexes, and quadplexes to meet the diverse needs of city residents. Maximum residential density is limited to 18 units per gross acre.

LOT SIZE AND DENSITY

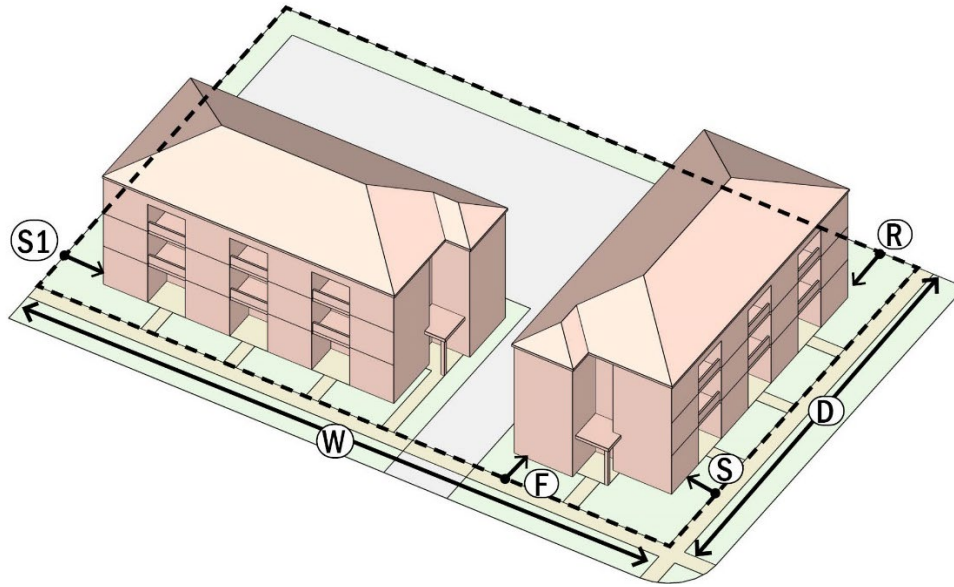
LOT AREA (MIN.)	A	3,000 square feet for detached residential 2,000 square feet for attached residential
LOT WIDTH (MIN.)	W	35 feet for detached residential 25 feet for attached residential
LOT DEPTH (MIN.)	D	70 feet
NET DENSITY (DU/AC) (MAX.)		18 dwelling units/acre
LOT COVERAGE (MAX.)		70% (including all accessory buildings on the lot but excluding pools and spas)

PRIMARY BUILDING SETBACKS (MIN.)

FRONT (PRIMARY STREET)	F	10 feet
FRONT (SECONDARY STREET) (CORNER LOT)	S	10 feet
SIDE PROPERTY LINE	S1	0 feet (Fire separation standards apply) for attached residential 10 feet (on one side) for zero lot line residential 5 feet for all other detached residential
REAR PROPERTY LINE	R	5 feet

REAR OR SIDE (ALLEY)	R	5 feet
ACCESSORY BUILDING SETBACKS (MIN.)		
SETBACK FROM PRIMARY BUILDING	AS	10 feet
SIDE PROPERTY LINE		0 feet (fire separation standards apply)
REAR PROPERTY LINE		5 feet
REAR OR SIDE (ALLEY)		5 feet
ENCROACHMENTS INTO YARDS		
GENERAL		All required yards shall be open to the sky with the exception of the following encroachments allowed.
FRONT YARD ENCROACHMENT		Porches, stoops, and porte-cocheres may encroach into the front yard to a maximum of six feet or 50 percent of the front yard, whichever is less.
ALL OTHER YARD ENCROACHMENTS		Encroachments shall not be over any utility or drainage easements. Encroachments (including pools and spas) shall be no closer than five feet to any side or rear property lines. Encroachments shall include fire escapes, ornamental features, roof eaves, terraces, balconies, etc.
PARKING PLACEMENT AND ACCESS		
PARKING PLACEMENT	G	<p>Lots over 40 feet in width:</p> <ul style="list-style-type: none"> Surface parking spaces in the front setback area shall be limited to driveways or porte-cocheres only. Residential garages with driveway access from the Primary Street shall be set back a minimum of 10 feet from the front façade of the building. <p>Lots less than 40 feet in width shall provide garage and/or off-street parking access from alleys.</p> <p>Unenclosed carports in the side or rear yards shall be permitted as long as the minimum setbacks are met.</p>
BUILDING HEIGHT AND MASS		
PRIMARY BUILDING (MAX.)		35 feet
ACCESSORY BUILDING (MAX.)		35 feet
DWELLING SIZE		1,000 square feet (AVG.) 700 square feet (MIN.)
ADDITIONAL REQUIREMENTS WITHIN THE ZONING REGULATIONS		
<p>Article 5. Use Standards</p> <p>Article 6. Building Design Standards</p> <p>Article 7. Parking and Transportation</p> <p>Article 8. Landscaping, Screening, and Open Space</p>		

H. MF MULTIFAMILY DISTRICT

ILLUSTRATION**PURPOSE**

The purpose of the Multifamily (MF) Residential District is to provide for compatible land, buildings, and uses primarily oriented to high density multifamily residential purposes, open space uses, and associated uses. The MF district is intended to serve as a transitional element between lower density and more intense nonresidential land uses, and is most appropriately located near the intersections of major thoroughfares. Apartment buildings and condominiums are the principal elements of the MF district.

LOT SIZE AND DENSITY

LOT AREA (MIN.)	A	20,000 square feet
LOT WIDTH (MIN.)	W	100 feet
LOT DEPTH (MIN.)	D	200 feet
NET DENSITY (DU/AC) (MAX.)		18 dwelling units/acre
LOT COVERAGE (MAX.)		70% (including all accessory buildings on the lot but excluding pools and spas)
OPEN SPACE % (MIN.)		10% of the gross site area

PRIMARY BUILDING SETBACKS (MIN.)

FRONT (PRIMARY STREET)	F	20 feet
FRONT (SECONDARY STREET) (CORNER LOT)	S	20 feet
INTERNAL BUILDING SETBACKS		10 feet 0 feet (fire separation standards apply) for Townhome, Duplex, Triplex
SIDE PROPERTY LINE	S1	10 feet
REAR PROPERTY LINE	R	5 feet 20 feet adjacent to any Single Family district (AG, R-1, R-2, R-3, and R-4 Districts)

REAR OR SIDE (ALLEY)	R	5 feet
ENCROACHMENTS INTO YARDS		
GENERAL		All required yards shall be open to the sky with the exception of the following encroachments allowed.
FRONT YARD ENCROACHMENT		Porches, stoops, and porte-cocheres may encroach into the front yard to a maximum of six feet or 50 percent of the front yard, whichever is less.
ALL OTHER YARD ENCROACHMENTS		Encroachments shall not be over any utility or drainage easements. Encroachments (including pools and spas) shall be no closer than five feet to any side or rear property lines. Encroachments shall include fire escapes, ornamental features, roof eaves, terraces, balconies, etc.
PARKING PLACEMENT AND ACCESS		
PARKING PLACEMENT	G	Off-street parking spaces shall NOT be located in the front setback area along any street frontage unless the frontage is along an Arterial or a Collector Street, in which case no more than one parking aisle with two head-in rows shall be permitted.
BUILDING HEIGHT AND MASS		
PRIMARY BUILDING HEIGHT (MAX.)		35 feet
DWELLING SIZE		1,000 square feet (AVG.) 700 square feet (MIN.)
ADDITIONAL REQUIREMENTS WITHIN THE ZONING REGULATIONS		
Article 5. Use Standards Article 6. Building Design Standards Article 7. Parking and Transportation Article 8. Landscaping, Screening, and Open Space		

I. MH MANUFACTURED HOME

PURPOSE	
The Manufactured Home (MH) District allows for Housing and Urban Development (HUD) Code Manufactured Homes in the city. These standards establish appropriate requirements for density, spacing, and uses and provide for a separate district designated for the specific purpose of allowing, at appropriate locations, areas for the development of Manufactured Homes.	
LOT SIZE AND DENSITY	
LOT AREA (MIN.)	7,200 square feet
LOT WIDTH (MIN.)	60 feet
LOT DEPTH (MIN.)	100 feet
NET DENSITY (DU/AC) (MAX.)	4.5 dwelling units/acre
LOT COVERAGE (MAX.)	45% (including all accessory buildings on the lot but excluding pools and spas)
PRIMARY BUILDING SETBACKS (MIN.)	
FRONT (PRIMARY STREET)	25 feet
FRONT (SECONDARY STREET) (CORNER LOT)	20 feet
SIDE PROPERTY LINE	5 feet
REAR PROPERTY LINE	10 feet
ACCESSORY BUILDING SETBACKS (MIN.)	
SETBACK FROM PRIMARY BUILDING	10 feet
SETBACK FROM ANY OTHER ACCESSORY BUILDING	5 feet (may be higher to meet any fire separation standards based on the construction type and use)
SIDE PROPERTY LINE	5 feet
REAR PROPERTY LINE	5 feet
REAR OR SIDE (ALLEY)	5 feet
ENCROACHMENTS INTO YARDS	
GENERAL	All required yards shall be open to the sky with the exception of the following encroachments allowed.
FRONT YARD ENCROACHMENT	Porches, stoops, and porte-cocheres may encroach into the front yard to a maximum of six feet or 50 percent of the front yard, whichever is less. Carports may be permitted in the front yard with an SUP.
ALL OTHER YARD ENCROACHMENTS	Encroachments shall not be over any utility or drainage easements. Encroachments (including pools and spas) shall be no closer than five feet to any side or rear property lines. Encroachments shall include fire escapes, ornamental features, roof eaves, terraces, balconies, etc.
PARKING PLACEMENT AND ACCESS	
PARKING PLACEMENT	Surface parking spaces in the front setback area shall be limited to driveways only.
BUILDING HEIGHT AND MASS	
PRIMARY BUILDING HEIGHT (MAX.)	20 feet
ACCESSORY BUILDING HEIGHT (MAX.)	20 feet
DWELLING SIZE	1,200 square feet (MIN.)
ADDITIONAL REQUIREMENTS WITHIN THE ZONING REGULATIONS	
Article 5. Use Standards	Article 7. Parking and Transportation
Article 6. Building Design Standards	Article 8. Landscaping, Screening, and Open Space

106.47 NONRESIDENTIAL ZONING DISTRICTS

A. PURPOSE AND INTENT

- (1) Accommodate a range and different scales of nonresidential uses including office, retail, service, civic/public, and industrial/employment uses needed by Crowley residents, work force, and visitors.
- (2) Encourage site planning, land use planning, and architectural design that create interesting and attractive environments.
- (3) Maintain and enhance the city's economic base and provide a range of shopping, entertainment, and employment opportunities for the residents and visitors of Crowley.
- (4) Minimize potential negative impacts of commercial development on adjacent residential neighborhoods.
- (5) Help ensure that the appearance and operational impacts of commercial developments do not adversely affect the character of the areas in which they are located.

B. OC OFFICE COMMERCIAL DISTRICT

ILLUSTRATIVE IMAGES	
	
PURPOSE	
<p>The Office Commercial (OC) District is intended to provide for the development of a range of office, employment, medical office, professional service, neighborhood-serving commercial, and business support uses including garden-style offices near or adjacent to residential neighborhoods. This district is appropriate along arterial and collector roadways where residential uses may not be appropriate. Landscaping along the major street frontage, adequate street access, and parking capacity should be available to serve the office uses.</p>	
SETBACKS	
PRIMARY STREET (MIN.)	20 feet along FM 1187 and Crowley Road (FM 731) 10 feet along all other streets
SECONDARY STREET (MIN.)	10 feet
SIDE/REAR (MIN.)	10 feet (shall also meet any fire separation standards based on the construction type) 20 feet adjacent to any Single Family district (AG, R-1, R-2, R-3, and R-4 Districts)
MINIMUM LOT REQUIREMENTS	10,000 square feet
LOT COVERAGE (MAX.)	75% (including all accessory buildings on the lot)
ENCROACHMENTS INTO YARDS	
GENERAL	All required yards shall be open to the sky with the exception of the following encroachments allowed.
FRONT YARD ENCROACHMENT	Patios, awnings, and porte-cocheres may encroach into the front yard to a maximum of six feet or 50 percent of the front yard, whichever is less.
ALL OTHER YARD ENCROACHMENTS	Encroachments shall not be over any utility or drainage easements. Encroachments (including pools and spas) shall be no closer than five feet to any side or rear property lines. Encroachments shall include fire escapes, ornamental features, roof eaves, terraces, balconies, etc.
PARKING PLACEMENT AND ACCESS	
PARKING PLACEMENT	No more than 50 percent of the provided parking shall be placed between the building and the Primary Street.
BUILDING HEIGHT	
PRIMARY BUILDING (MAX.)	35 feet
ADDITIONAL REQUIREMENTS WITHIN THE ZONING REGULATIONS	
<p>Article 5. Use Standards Article 6. Building Design Standards Article 7. Parking and Transportation Article 8. Landscaping, Screening, and Open Space</p>	

C. GC GENERAL COMMERCIAL DISTRICT

ILLUSTRATIVE IMAGES	
	
PURPOSE	
<p>The General Commercial (GC) District is intended primarily to provide sites for larger scale and larger format community and regional retail shopping centers, including stores selling items such as home furnishings, apparel, electronics, etc.; restaurants, entertainment, and commercial recreation; and business, personal, and financial services. These uses are subject to frequent view by the public given their location along major regional arterials and highways, and they should provide an attractive appearance with landscaping, well-designed, and appropriately located parking, and controlled traffic movement. Traffic generated by the uses may include high volumes of vehicle traffic and trucks and commercial vehicles, as appropriate, for sites adjacent to regional roadways. Although surface parking along the roadway is permitted, strip-type development along the entire highway or arterial frontage is strongly discouraged.</p>	
SETBACKS	
PRIMARY STREET (MIN.)	20 feet along FM 1187 and Crowley Road 10 feet along all other streets
SECONDARY STREET (MIN.)	10 feet
SIDE/REAR (MIN.)	5 feet (shall also meet any fire separation standards based on the construction type) 30 feet adjacent to any Single Family district (AG, R-1, R-2, R-3, and R-4 Districts)
MINIMUM LOT REQUIREMENTS	20,000 square feet
LOT COVERAGE (MAX.)	75% (including all accessory buildings on the lot)
ENCROACHMENTS INTO YARDS	
GENERAL	All required yards shall be open to the sky with the exception of the following encroachments allowed.
FRONT YARD ENCROACHMENT	Patios, awnings, and porte-cocheres may encroach into the front yard to a maximum of six feet or 50 percent of the front yard, whichever is less.
ALL OTHER YARD ENCROACHMENTS	Encroachments shall not be over any utility or drainage easements. Encroachments (including pools and spas) shall be no closer than five feet to any side or rear property lines. Encroachments shall include fire escapes, ornamental features, roof eaves, terraces, balconies, etc.
PARKING PLACEMENT AND ACCESS	
PARKING PLACEMENT	No more than 60 percent of the provided parking shall be placed between the building and the Primary Street.
BUILDING HEIGHT	
PRIMARY BUILDING (MAX.)	70 feet
ADDITIONAL REQUIREMENTS WITHIN THE ZONING REGULATIONS	
Article 5. Use Standards Article 6. Building Design Standards	Article 7. Parking and Transportation Article 8. Landscaping, Screening, and Open Space

D. I INDUSTRIAL DISTRICT

ILLUSTRATIVE IMAGES	
	
PURPOSE	
<p>The Industrial (I) District is intended to provide for the development of a range of office, employment, professional service, flex-office, high-tech manufacturing and assembly, warehousing, logistics, and other indoor light industrial uses and business support uses in a master planned office, business park, or corporate campus context. The district shall apply to larger parcels that may accommodate a range of office and support uses including lodging and retail uses. Uses permitted in this district are intended to serve community and regional needs. This district is intended to be located with good regional roadway access away from low and medium density residential development. Landscaping along the arterial roadways, adequate street access, and parking capacity should be available to serve the uses.</p>	
SETBACKS	
PRIMARY STREET	20 feet along FM 1187 and Crowley Road (FM 731) 10 feet along all other streets
SECONDARY STREET	10 feet
SIDE/REAR	10 feet
MINIMUM LOT REQUIREMENTS	20,000 square feet
LOT COVERAGE (MAX.)	75% (including all accessory buildings on the lot)
ENCROACHMENTS INTO YARDS	
GENERAL	All required yards shall be open to the sky with the exception of the following encroachments allowed.
FRONT YARD ENCROACHMENT	Patios, awnings, and porte-cocheres may encroach into the front yard to a maximum of six feet or 50 percent of the front yard, whichever is less.
ALL OTHER YARD ENCROACHMENTS	Encroachments shall not be over any utility or drainage easements. Encroachments (including pools and spas) shall be no closer than five feet to any side or rear property lines. Encroachments shall include fire escapes, ornamental features, roof eaves, terraces, balconies, etc.
PARKING PLACEMENT AND ACCESS	
PARKING PLACEMENT	No more than 60 percent of the provided parking shall be placed between the building and the Primary Street.
LOADING DOCKS OR BAYS	Loading docks or bays shall not have direct frontage along an Arterial Street. However, driveway access to loading zones may be from Arterial roadways. If loading docks or bays are along any other building façades, they shall be screened from view of any public street by a wing wall or other opaque screen at least eight feet in height.
BUILDING HEIGHT	
PRIMARY BUILDING (MAX.)	70 feet
ADDITIONAL REQUIREMENTS WITHIN THE ZONING REGULATIONS	
Article 5. Use Standards	Article 7. Parking and Transportation
Article 6. Building Design Standards	Article 8. Landscaping, Screening, and Open Space

E. CP CIVIC-PUBLIC DISTRICT

ILLUSTRATIVE IMAGES**PURPOSE**

The Civic-Public (CP) District is intended to provide for a range of park, public, and institutional sites and buildings. These include city, county, and other government offices and facilities, parks, schools, and other public facilities. Depending on the type of facility, site design and standards need to address access, transitions, and integration into the neighborhood. Civic and public buildings should occupy prominent sites within a neighborhood, such as at the end of a terminated vista or a center of a block or public plaza.

Public parks and open space should be integrated with the neighborhood and provide for a variety of open space types, including generally equal acreages of active and passive spaces.

SETBACKS

PRIMARY STREET (MIN.)	10 feet
SECONDARY STREET (MIN.)	10 feet
SIDE/REAR (MIN.)	5 feet
MINIMUM LOT REQUIREMENTS	5,000 square feet
LOT COVERAGE (MAX.)	60% (including all accessory buildings on the lot)

BUILDING HEIGHT

PRIMARY BUILDING (MAX.)	45 feet; buildings taller than 45 feet may be approved with an SUP.
-------------------------	---

ADDITIONAL REQUIREMENTS WITHIN THE ZONING REGULATIONS

Article 5. Use Standards
 Article 6. Building Design Standards
 Article 7. Parking and Transportation
 Article 8. Landscaping, Screening, and Open Space

106.48 – 106.54: RESERVED

CITY OF CROWLEY, TEXAS: CHAPTER 106 - ZONING ORDINANCE

ARTICLE 4: SPECIAL DISTRICT STANDARDS

TABLE OF CONTENTS

106.55 DOWNTOWN DISTRICT 74

 A. PURPOSE AND INTENT74

 B. GENERAL SITE DESIGN STANDARDS74

106.56 DOWNTOWN SUB-DISTRICT STANDARDS..... 76

 A. PURPOSE.....76

 B. DOWNTOWN CORE77

 C. DOWNTOWN GENERAL79

 D. DOWNTOWN EDGE.....81

106.57 DOWNTOWN BUILDING DESIGN STANDARDS..... 83

 A. APPLICABILITY.....83

 B. COMMERCIAL, MIXED USE, AND MULTIFAMILY BUILDING STANDARDS84

 C. DESIGN OF STRUCTURED PARKING FACILITIES89

 D. SINGLE FAMILY AND DUPLEX BUILDING DESIGN STANDARDS89

 E. CONVERSIONS OF RESIDENTIAL BUILDINGS FOR COMMERCIAL USES.....90

106.58 DOWNTOWN LANDSCAPING AND STREETSCAPING STANDARDS 90

 A. LANDSCAPING STANDARDS90

 B. STREETSCAPE STANDARDS92

106.59 PLANNED DEVELOPMENT DISTRICTS..... 94

 A. PURPOSE AND INTENT94

 B. PLANNED DEVELOPMENT DISTRICT STANDARDS94

 C. REVIEW PROCEDURES.....94

106.60 MIXED-USE DISTRICT..... 95

 A. PURPOSE AND INTENT95

 B. GENERAL95

 C. SUB-DISTRICTS ESTABLISHED95

 D. CONCEPT PLAN95

 E. STREET TYPES.....95

 F. DEVELOPMENT STANDARDS.....96

106.61 – 106.64: RESERVED 99

CITY OF CROWLEY, TEXAS: CHAPTER 106 — ZONING ORDINANCE

ARTICLE 4: SPECIAL DISTRICT STANDARDS

106.55 DOWNTOWN DISTRICT

A. PURPOSE AND INTENT

The Downtown District is a downtown neighborhood anchored by a civic core along Main Street which has local significance as a historic commercial corridor through the city and is currently a major regional corridor in southwest Tarrant County. The district highlights a desire for a community center based in tradition and history, but provides a lively atmosphere of community recreation and living. In order to grow and sustain downtown, the following is hereby established.

- (1) **Walkability:** In order to facilitate walkability and livability, Main Street and intersecting streets within the district shall provide accessible sidewalks with "street" trees, and standards are established to facilitate an integrated set of transportation choices—driving, walking, and cycling—as well as to form public places bounded by building façades, creating a sense of "outdoor rooms" or enclosure along the street or within building courtyards opening to the street.
- (2) **Public improvements:** The public improvements along Main Street within city rights-of-way necessary to facilitate walkability shall be designed and constructed by the city, other public entities when funding becomes available, or through a combination of public/private partnerships; accordingly, new design and construction of private buildings and improvements within the district shall conform to and be complementary with those public improvements. For development on or along other roadways within the downtown district, sidewalks shall be installed by the developer if sidewalks meeting the requirements of this Code are not already in place.
- (3) **Downtown sub-districts:** Boundaries of the Downtown District and associated sub-districts are each based on Figure 106.55-1 – Downtown Zoning Map. Each of the sub-districts contain existing infrastructure for vehicular access, and future improvements include sidewalks and trail connections to allow for accessibility for the pedestrian and bicyclist to the historic downtown core of Crowley.

B. GENERAL SITE DESIGN STANDARDS

The following general site design standards apply to all sub-districts in the Downtown District.

- (1) **Frontage Build-Out:** In order to create a nearly continuous pattern of buildings along a street and sidewalk, buildings are required to have a minimum building width, as a percentage of the lot width, along the street. This is referred to as the Frontage Build-Out. Each sub-district shall have a minimum Frontage Build-Out requirement as indicated in the sub-district standards. The Frontage Build-Out along each street shall be calculated per Figure 106.55-2. The minimum frontage requirement may be achieved with multiple buildings by adding the frontages of each building located within the Build-to-Zone.
- (2) **Build-to-Zone:** The Build-to-Zone is the area between the minimum and maximum front setbacks as shown in Figure 106.55-2. For purposes of calculating the Frontage Build-

Out, only that portion of the façade (or façades) that occurs within the Build-to-Zone counts toward the minimum Frontage Build-Out.

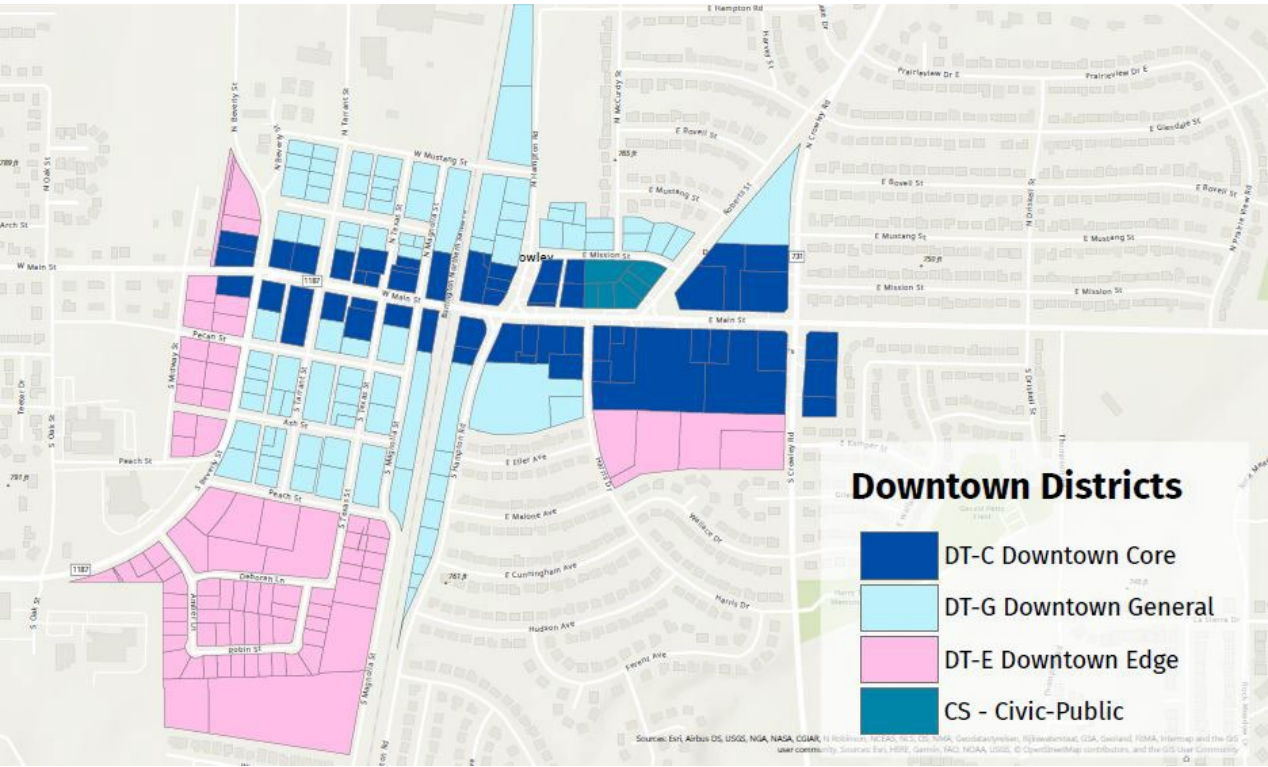


Figure 106.55-1: Downtown Zoning Map

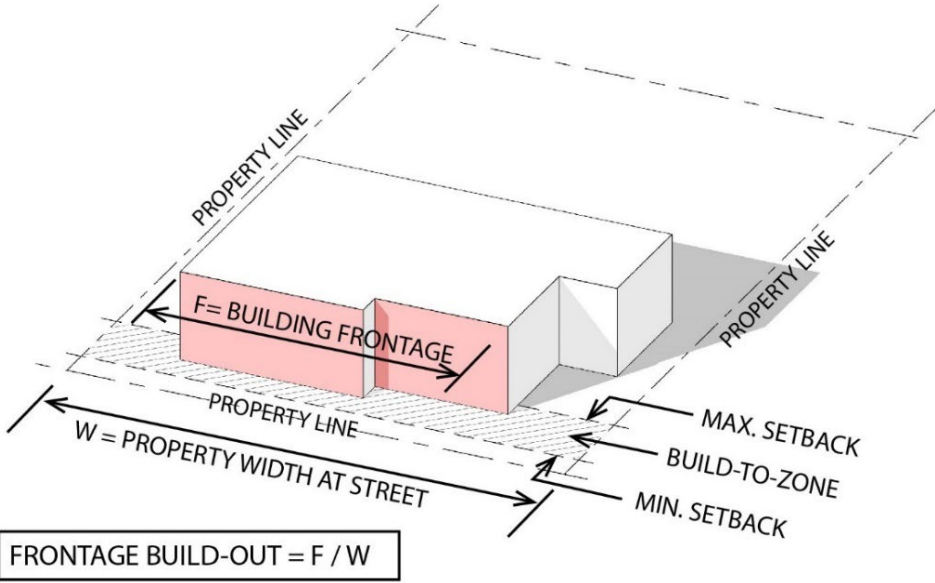


Fig. 106.55-2 Three-dimensional diagram illustrating Frontage Build-Out and Build-to-Zone

- (3) Parking: Parking shall be located to minimize the visual impact on the street and sidewalk. Two parking scenarios, as shown in Figure 106.55-3, are permitted as follows.
- Scenario 1 – rear parking: Scenario 1 may be utilized in any sub-district within the Downtown District.
 - Scenario 2 – rear and side parking: Scenario 2 is permitted in the Downtown General and Downtown Edge sub-districts only. When using Scenario 2, the site must still be in compliance with the minimum Frontage Build-Out. When located on a corner lot, the side parking shall be located on the side away from the street.

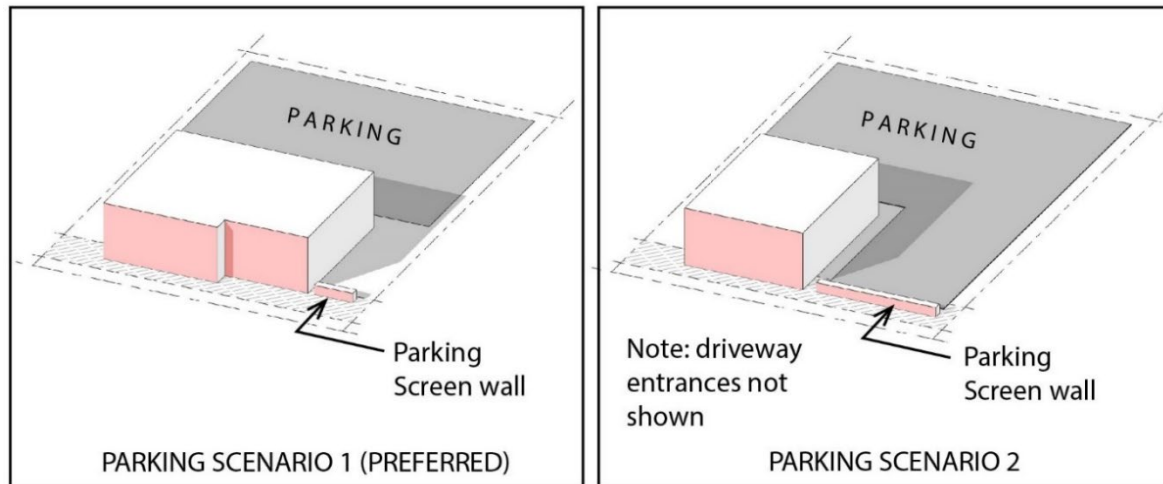


Figure 106.55-3 Parking Scenarios 1 and 2.

106.56 DOWNTOWN SUB-DISTRICT STANDARDS

A. PURPOSE

This section establishes the site development standards, such as building and parking setbacks, height, and density standards, for the three Downtown Sub-Districts – Downtown Core, Downtown General, and Downtown Edge.

B. DOWNTOWN CORE

GENERAL DESCRIPTION

The Downtown Core (DT-C) Sub-District is intended to provide for the development of mixed-use and nonresidential uses primarily along Main Street. It is intended to provide for a range of building heights that balance existing context with redevelopment potential. With the improvements to Main Street, the private realm standards focus on compatible infill development to fill any gaps along Main Street. This district allows for a range of commercial and upper floor residential uses that can create a vibrant downtown neighborhood. West of the railroad line, the scale is more neighborhood-focused with 1–3 story buildings, and east of the railroad, the scale could potentially allow for 3–5 story buildings given existing lot and block configuration. All off-street parking in this district shall be placed to the rear or to the side of the primary buildings facing Main Street. The standards in this section shall apply to all new construction, as well as additions to and remodeling of non-conforming structures within the DT-C.

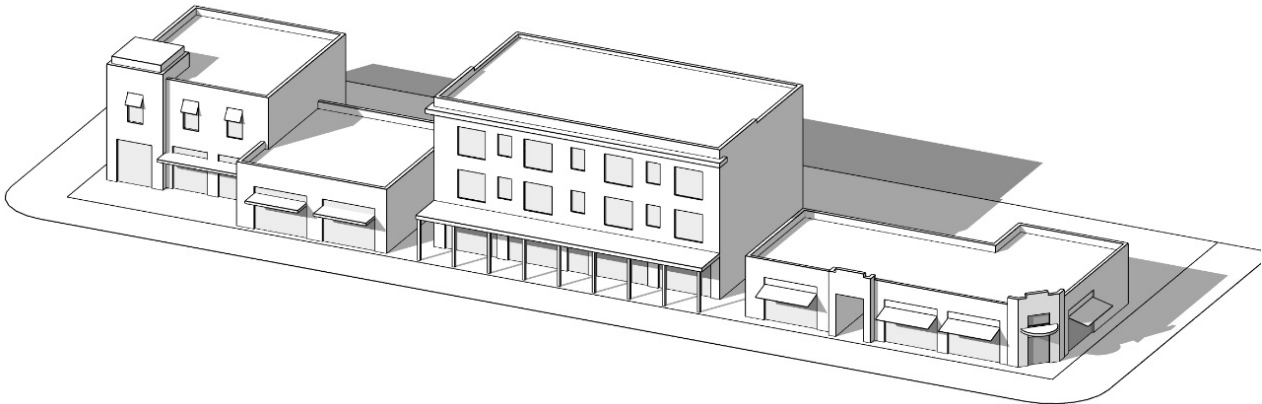


Illustration above shows the general scale and placement of buildings in the sub-district. Street improvements are not shown.



Images above show the general scale and character of buildings in the Downtown Core sub-district.

BUILDING PLACEMENT	
PRINCIPAL BUILDING PLACEMENT	
MAIN STREET FRONTAGE BUILD-OUT (MIN.)	80%
FRONT SETBACK (MIN.)	0 feet (but no less than 15 feet from the back of the curb along the Primary Street)
FRONT SETBACK (MAX.)	15 feet (up to 20 feet to accommodate outdoor dining, but not to exceed 50 percent of the Min. Frontage Build-Out)
SIDE SETBACK (MIN.) (SECONDARY STREET)	5 feet
SIDE SETBACK (MIN.) (INTERIOR)	0 feet
REAR SETBACK (MIN.)	5 feet (or minimum 15 feet from the center line of an alley where applicable)
LOT WIDTH (MIN.)	25 feet
Main Street shall be considered the Primary Street for all lots that have frontage along Main Street.	
Building encroachments into setback areas shall be permitted up to 50 percent into any required setback areas. Encroachments may include patios, awnings, signs, canopies, balconies, galleries, and similar building features.	

PARKING, ACCESS, & PLACEMENT	
PARKING PLACEMENT	
PRIMARY STREET SETBACK (MIN.)	Scenario 1
SECONDARY STREET SETBACK (MIN.)	Scenario 1 or Scenario 2
PARKING ACCESS	
DRIVEWAY ACCESS	Driveway access shall be from Secondary Street or Alley. Primary street driveway access may only be permitted if the lot has no Secondary Street or Alley access. Cross-access easements to adjoining parking lots shall be required where feasible.
PARKING COUNT	
MINIMUM REQUIRED PARKING	Refer to Article 7: Parking and Transportation of this Chapter.
SHARED PARKING	Refer to Article 7: Parking and Transportation of this Chapter.
RESIDENTIAL DENSITY	
MAXIMUM NUMBER OF DWELLING UNITS PER ACRE (NET DENSITY)	No maximum
BUILDING HEIGHT	
MAX. BUILDING HEIGHT (INCLUDING ACCESSORY BUILDINGS)	5 stories AND not to exceed 75 feet (taller buildings may be permitted with an SUP per Article 2: Procedures and Administration) Minimum ground floor interior clear height = 12 feet
STREETSCAPE STANDARDS	
MAIN STREET FRONTAGES	Buildings fronting on Main Street shall extend the existing sidewalk to the building frontage. The new sidewalks shall match the existing sidewalk in pattern and finish.
ALL OTHER STREETS	Buildings with all other street frontage shall also extend any existing sidewalk or construct a new sidewalk based on standards in Section 106.58(B) unless a fee-in-lieu is allowed by the city based on any planned capital improvement project.
ADDITIONAL REQUIREMENTS WITHIN THE ZONING REGULATIONS	
PERMITTED USES	Article 5. Use Standards
BUILDING DESIGN	Article 4. Special District Standards (Section 106.57)
STREET IMPROVEMENTS (INCLUDING CROSS SECTIONS)	Article 4. Special District Standards (Section 106.58(B))
OTHER APPLICABLE SECTIONS	Article 7. Parking and Transportation Article 8. Landscaping, Screening, and Open Space

C. DOWNTOWN GENERAL

GENERAL DESCRIPTION

The Downtown General (DT-G) Sub-District is intended to accommodate a wide range of development and redevelopment within the blocks immediately surrounding Main Street. This district allows for a range of retail, office, urban residential uses (lofts and apartments), and live/work uses that are compatible with the character and pattern of a walkable downtown.

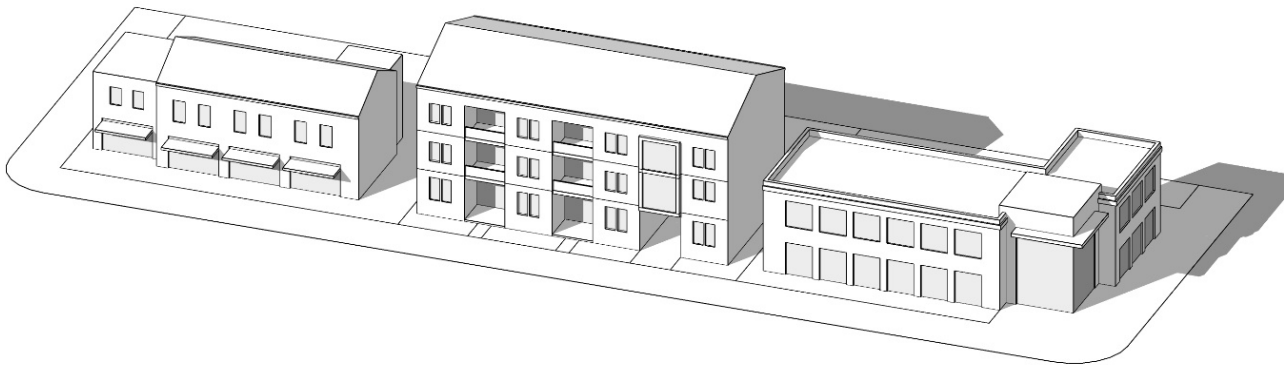


Illustration above shows the general scale and placement of buildings in the sub-district. Street improvements are not shown.



Images above show the general scale and character of buildings in the Downtown General sub-district.

BUILDING PLACEMENT

PRINCIPAL BUILDING PLACEMENT

PRIMARY STREET FRONTAGE BUILD-OUT (MIN.)	60%
FRONT SETBACK (MIN.)	5 feet (but no less than 15 feet from the back of the curb along the Primary Street)
FRONT SETBACK (MAX.)	20 feet
SIDE SETBACK (MIN.) (SECONDARY STREET)	5 feet
SIDE SETBACK (MIN.) (INTERIOR)	3 feet (0 feet for abutting townhome and live/work units)
REAR SETBACK (MIN.)	5 feet (or minimum 15 feet from the center line of an alley where applicable)
LOT WIDTH (MIN.)	25 feet

ACCESSORY BUILDING PLACEMENT

Accessory structures shall be placed behind the Principal Building and shall comply with the rear and side setbacks of the Principal Building.

PARKING, ACCESS, & PLACEMENT	
PRIMARY STREET SETBACK (MIN.)	Scenario 1 or Scenario 2
SECONDARY STREET SETBACK (MIN.)	Scenario 1 or Scenario 2 or 10 foot setback (if no building frontage along secondary street)
SIDE SETBACK (MIN.)	3 feet (interior lot line)
REAR SETBACK (MIN.)	2 feet (or min. 12 feet from the centerline of an alley)
PARKING COUNT	
MINIMUM REQUIRED PARKING	Refer to Article 7: Parking and Transportation of this Chapter.
SHARED PARKING	Refer to Section 106.85(F) in Article 7: Parking and Transportation of this Chapter.
RESIDENTIAL DENSITY	
MAXIMUM NUMBER OF DWELLING UNITS PER ACRE (NET DENSITY)	36
BUILDING HEIGHT	
BUILDING HEIGHT (MAX.)	4 stories AND not to exceed 60 feet (taller buildings may be permitted with an SUP per Article 2: Procedures and Administration)
ACCESSORY BUILDING HEIGHT (MAX.)	2 stories not exceeding 25 feet
ADDITIONAL REQUIREMENTS WITHIN THE ZONING REGULATIONS	
PERMITTED USES	Article 5. Use Standards
BUILDING DESIGN	Article 4. Special District Standards (Section 106.57)
STREET IMPROVEMENTS (INCLUDING CROSS SECTIONS AND STREETScape STANDARDS)	Article 4. Special District Standards (Section 106.58(B))
OTHER APPLICABLE SECTIONS	Article 7. Parking and Transportation Article 8. Landscaping, Screening, and Open Space

D. DOWNTOWN EDGE

GENERAL DESCRIPTION

The Downtown Edge (DT-E) Sub-District is intended to accommodate development and redevelopment within the blocks that are further south and west of the Downtown General district and immediately border single family neighborhoods. This area has some block definition, but the goal is to encourage redevelopment in to smaller-scale “missing middle” residential such as townhomes, duplexes, and small apartment buildings. The scale of redevelopment is intended to transition between the higher intensity of the Downtown Core and General to the adjoining neighborhoods. This district would also allow professional offices, personal service uses, and corner retail commercial uses.

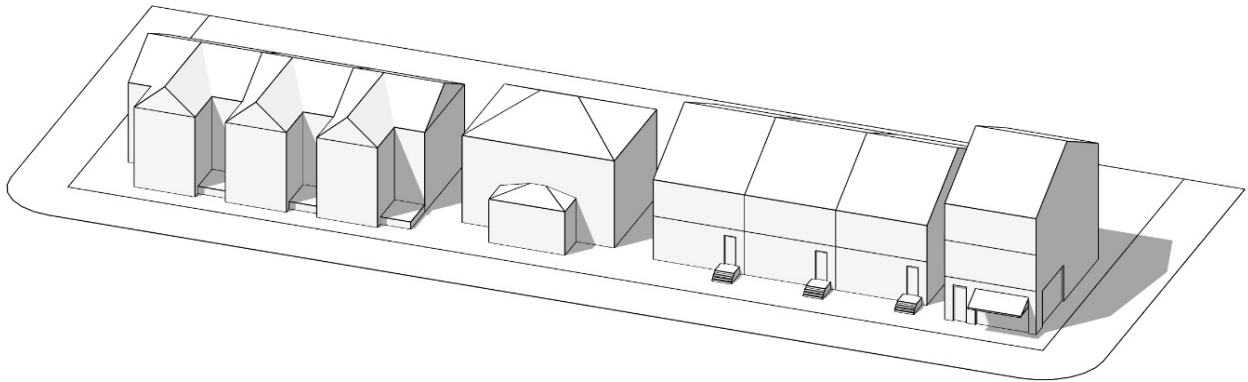


Illustration above shows the general scale and placement of buildings in the sub-district. Street improvements are not shown.



Images above show the general scale and character of buildings in the Downtown Edge sub-district.

BUILDING PLACEMENT**PRINCIPAL BUILDING PLACEMENT**

PRIMARY STREET FRONTAGE BUILD-OUT (MIN.)	60% (may be reduced to 50% for properties with no alleys or rear cross-access easements)
FRONT SETBACK (MIN.)	10 feet (5 feet for corner commercial uses)
FRONT SETBACK (MAX.) (ALL USES)	25 feet
SIDE SETBACK (MIN.) (SECONDARY STREET)	10 feet (5 feet for commercial uses fronting a secondary street)
SIDE SETBACK (MIN.) (INTERIOR)	5 feet
REAR SETBACK (MIN.)	5 feet (or minimum 15 feet from the center line of an alley where applicable)
LOT WIDTH (MIN.)	25 feet

ACCESSORY BUILDING PLACEMENT

Accessory structures shall be placed behind the Principal Building and shall comply with the rear and side setbacks of the Principal Building.

PARKING, ACCESS, & PLACEMENT	
PARKING PLACEMENT	
PRIMARY STREET SETBACK (MIN.)	Scenario 1 or Scenario 2
SECONDARY STREET SETBACK (MIN.)	Scenario 1 or Scenario 2 or 10 foot setback (if no building frontage along secondary street)
SIDE SETBACK (MIN.)	5 feet
REAR SETBACK (MIN.)	5 feet (or min. 12 feet from the centerline of an alley)
PARKING COUNT	
MINIMUM REQUIRED PARKING	Refer to Article 7: Parking and Transportation of this Chapter. On-street parking shall not count toward any required minimum.
SHARED PARKING	Refer to Section 106.85(F) in Article 7: Parking and Transportation of this Chapter.
RESIDENTIAL DENSITY	
MAXIMUM NUMBER OF DWELLING UNITS PER ACRE (NET DENSITY)	22
LOT WIDTH (MIN.)	25 feet
BUILDING HEIGHT	
BUILDING HEIGHT (MAX.)	3 stories AND not exceeding 35 feet
ACCESSORY BUILDING HEIGHT (MAX.)	2 stories not exceeding 25 feet
ADDITIONAL REQUIREMENTS WITHIN THE ZONING REGULATIONS	
PERMITTED USES	Article 5. Use Standards
BUILDING DESIGN	Article 4. Special District Standards (Section 106.57)
STREET IMPROVEMENTS (INCLUDING CROSS SECTIONS AND STREETScape STANDARDS)	Article 4. Special District Standards (Section 106.58(B))
OTHER APPLICABLE SECTIONS	Article 7. Parking and Transportation Article 8. Landscaping, Screening, and Open Space

106.57 DOWNTOWN BUILDING DESIGN STANDARDS

A. APPLICABILITY

This section shall apply to all new development and redevelopment (residential and nonresidential) within the DT Zoning District based on the proposed improvements per Table 106.57-1.

- (1) A Site Plan shall be required for all development other than single family detached and duplex residential and shall be per **Article 2: Procedures and Administration**.
- (2) Type 1 Site Plans may be approved administratively, and Type 2 Site Plans shall be approved by the City Council after a recommendation by the Planning and Zoning Commission.

Table 106.57-1 Building Design Standards Applicability Matrix		
■ = section applies "blank cell" = section does not apply		
	Downtown Design Standards	Comments
A. New construction	■	
B. Change of use/expansion of existing use (with NO increase in building area)		
C. Interior remodel of existing buildings with no increase in building footprint		
D. Expansion of building area		
i. 0% - 49% increase in building area regardless of increase in value of improvements 1. Standards in applicable sections shall apply only to the expansions	■	
ii. 50% or greater increase in building area AND any proposed improvements valued under \$100,000 1. Standards in applicable sections shall apply only to the expansions	■	
iii. 50% or greater increase in building area AND any proposed improvements valued at \$100,000 or more 1. Standards in applicable sections shall apply to the site including retrofitting of the existing building and site if non-complying, subject to Administrative Modifications in Article 2.	■	
E. Façade changes to existing buildings (regardless of value of improvements proposed)	■	Only standards that impact the building façade in each section shall apply
i. Addition of non-air conditioned space such as patios, porches, arcades, canopies, and outdoor seating areas	■	Standards shall apply if changes to the building are visible from any adjoining public street.
ii. Changes to any street-facing façade	■	Only standards that impact the building facade in each section shall apply

B. COMMERCIAL, MIXED USE, AND MULTIFAMILY BUILDING STANDARDS

(1) Building Orientation and Entrances:

- a. Buildings on lots with Main Street frontage shall be oriented toward Main Street with their primary building entrance located on that street. Buildings at street corners may have a chamfered (angled) entry (see Figure 106.57-1).
- b. Buildings along all other streets shall be oriented along their primary street frontage with the main building entrances from the sidewalk along that street (for example, a street with an address along Pecan Street shall have the main building entrance at the sidewalk along Pecan Street).
- c. All primary entrances shall be oriented to the public sidewalk or within a forecourt adjacent to a public sidewalk for ease of pedestrian access. Secondary and service entrances may be located from internal parking areas or alleys.
- d. Where a building is set back at the ground floor along Main Street or its primary street frontage, the setback area shall be paved flush with the sidewalk up to the front entrance.

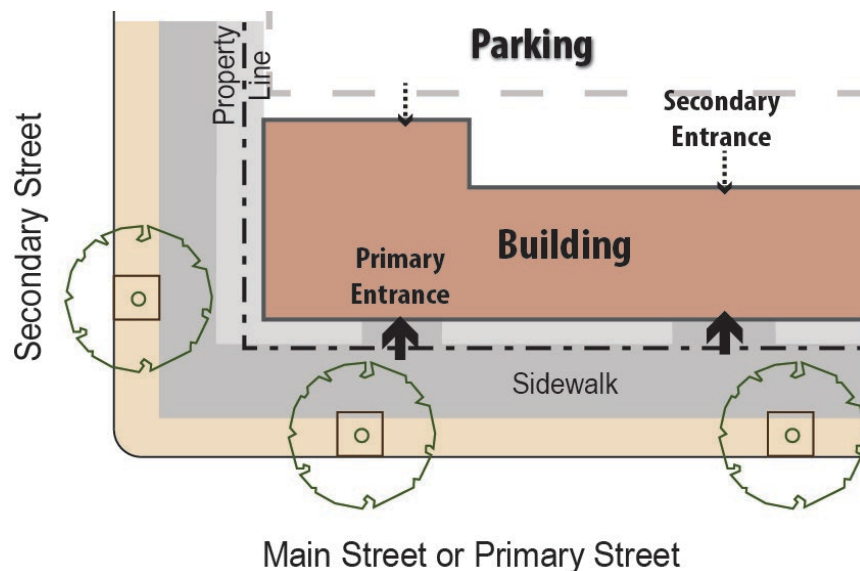


Figure 106.57-1 Illustration depicting the required building orientation and primary entrance

(2) Façade Composition and Massing:

- a. **Building Articulation:** Buildings having primary façades wider than 60 feet shall be designed to reduce apparent mass by dividing the primary façade into a series of smaller components. No individual component shall have a length of more than 60 feet nor less than 20 feet. Components shall be distinguished from one another through two or more of the following:
 1. Variations in roof form, variations in roof height, or parapet of two feet or more;
 2. Changes in wall plane of a minimum 24 inches (two feet) in depth;
 3. Variations in the arrangement and recessing of doors and windows;
 4. Recognizable changes in texture or material.
- b. **Corner Articulation:** At key intersections (typically a stoplight, stop sign, or a roundabout), buildings located on corner lots shall vary the building massing to

emphasize street intersections as points of interest in the district. Maximum building heights shall be permitted to exceed by 25 percent for approximately 25 percent of the building frontage along each street façade (see Fig. 106.57-2).

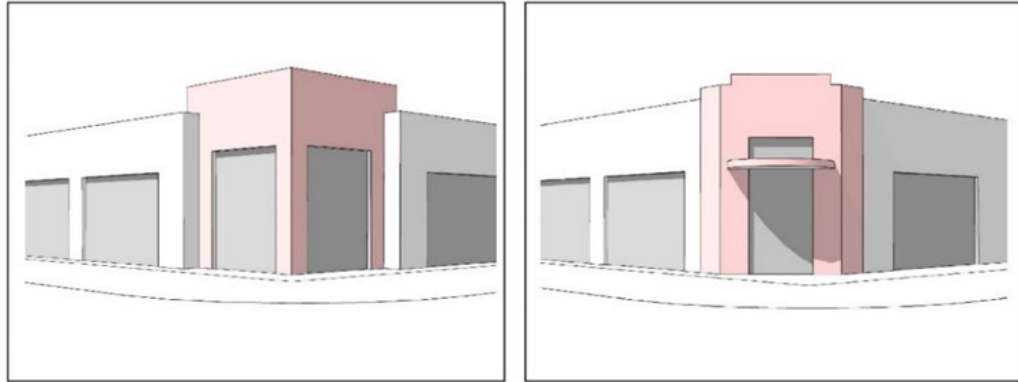


Figure 106.57-2: Illustration showing examples corner articulations. (Color is for emphasis only)

(3) Screening:


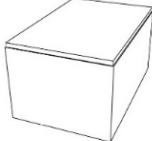

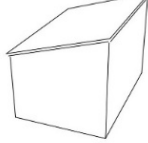
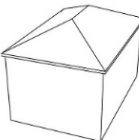
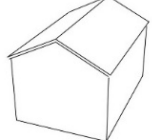

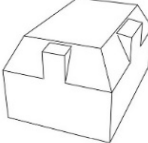
- a. **Roof Top Mechanical Equipment:** Exterior building walls shall be tall enough to shield all rooftop mechanical equipment from the view from any adjoining street (shall not include alleys). Other screening devices such as latticework, louvered panels, and any treatments that are compatible with the building's architecture may be considered on a case-by-case basis with approval by the Administrator and/or his or her designee.
- b. **Ground Mounted Equipment:** All ground-mounted mechanical equipment shall be screened within a masonry wall matching the building in material and color, or if located away from view from the public right-of-way, landscaping may be utilized.

(4) Windows and Transparency:

- a. At ground level, buildings shall have a high level of transparency. All façades and walls that face any street, pedestrian walkways, and plazas (except rear or side service façades) must have windows per Table 106.57-2 below. The percentage area shall be calculated by dividing the total fenestration area (measured from the exterior wall opening and between two feet and 10 feet vertically from the adjacent sidewalk grade), by the total façade area (including the windows and doors). Permanent opaque window coverings are prohibited on front façades. Glazing must allow views into the structure for a depth of at least four feet; tinting and reflective coatings must be minimized. The City Manager or designee may allow permanent artwork and/or permanent covered outdoor seating to substitute for glazing on side façades.

Table 106.57-2 Minimum Fenestration Standards	
Condition	Min. Fenestration Area
Ground floor, nonresidential use, facing Main Street	40%
Upper floors facing Main Street	25%
Ground floor, nonresidential use, facing side street	30%
All other conditions facing a public street (other than Main Street)	20%

- (5) **Building Materials:** The following materials are based on historical precedents in the community and the North Texas region. The selected architectural materials must reflect a sense of quality and permanence. The following materials shall be permitted based on the type of development (single family materials are specified in Section 106.57(D)(4):
- All Buildings (except single family residential): Brick, stone, three-step stucco, wood, certain cementitious fiberboard, and concrete shall be permitted. EIFS (engineered insulated finishing systems) may be used at heights above ten feet from grade for cornices, medallions, and other architectural details and elements.
- (6) **Façade Color:** Façade colors shall be low reflectance, subtle, neutral, or earth tone colors. The use of metallic colors, black, or fluorescent colors may only be allowed with an Administrative Modification and shall not exceed 5 percent of any façade (including door and window area).
- (7) **Roof Forms and Materials:** Variations in rooflines shall be used to add interest and reduce the scale of large buildings. Roof features shall correspond to and denote building elements and functions such as entrances, arcades, canopies, etc. They shall also complement the character of the overall development. Roof forms and materials permitted shall be based on the Downtown Sub-District as shown in Table 106.57-3.

Table 106.57-3: Roof Types and Materials						
■ = Permitted				“Blank Cell” = Not Permitted		
				Downtown Core	Downtown General	Downtown Edge
PARAPET	FLUSH EDGE	PROJECTING	SHED			
						
HIP	GABLE	BARREL VAULT	MANSARD			
PERMITTED ROOF TYPES BY ZONE						
Parapet	■	■	■			
Flush edge	■	■	■			
Projecting	■	■	■			
Asymmetrical shed roof with slope less than 6:12		■	■			
Hip		■	■			
Gable		■	■			
Barrel Vault	■	■	■			
Mansard						
ROOF MATERIALS						
Any material that is not visible from the public ROW or public easement and that has an <i>Initial Solar Reflectance</i> of greater than or equal to 0.65	■	■	■			
Standing seam metal, light gray or natural metallic color	■	■	■			
Green roofs	■	■	■			
Corrugated metal, light gray or natural metallic color						
Structural glass or structural composite translucent panels used for skylights and canopies	■	■	■			
Asphalt shingles						■
Materials not appearing on this list will be presumed to be NOT PERMITTED unless the Administrator determines that the proposed material shares the attributes and characteristics of a roof material that is permitted.						

(8) Shading devices: Shading devices shall be required along all new building façades along Main Street for a minimum of 50 percent of the façade width. Along all other streets, shading devices are encouraged. Examples of permitted and not permitted shading devices are shown in Figure 106.57-3 below.

- Awnings shall be fabricated from fabric with a metal frame. Vinyl awnings are not permitted.
- Suspended awnings, galleries, and arcades are to be fabricated of metal.

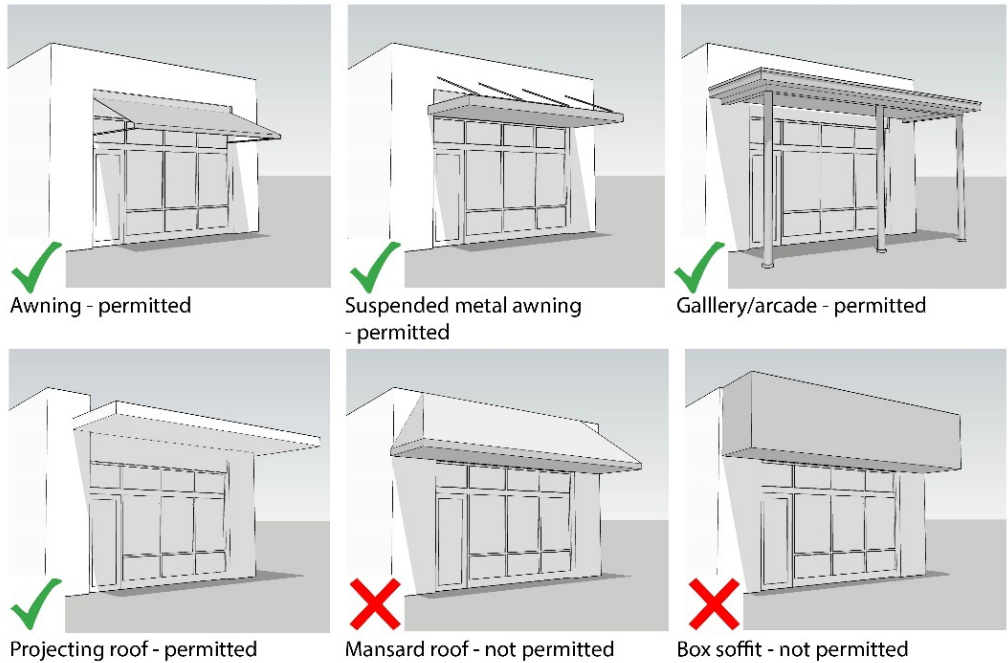


Figure 106.57-3 Examples of permitted and non-permitted shading devices

- (9) Sidewalk cafes: All sidewalk café areas shall be located within the encroachment zone between the sidewalk zone (SW) and the building façade (see Fig. 106.57-4 and Section 106.58(B) for Streetscape Standards). Dining areas shall comply with the Americans with Disabilities Act standards and any requirements for enclosed areas as per state alcohol and beverage commission requirements. Sidewalk cafes shall be permitted through an administrative site plan review process in accordance with the table of permitted uses.

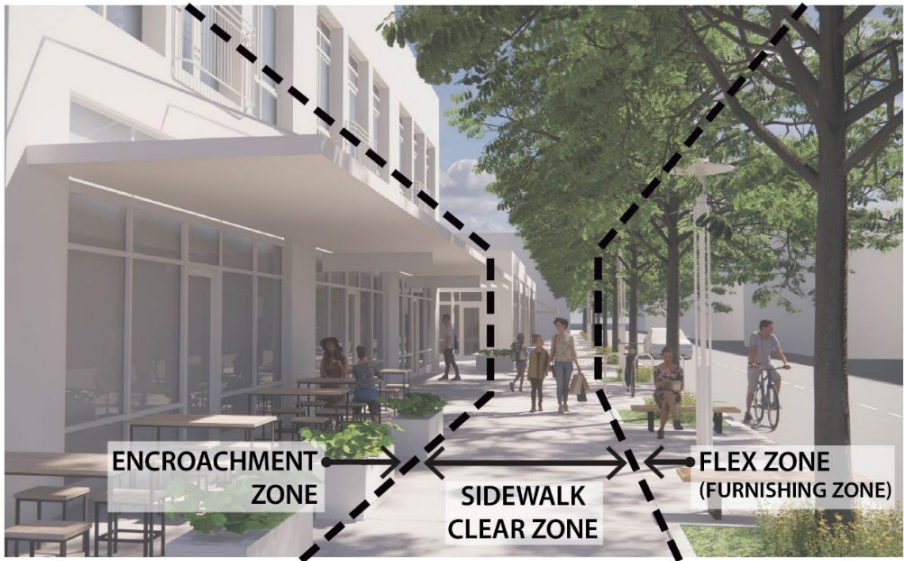


Figure 106.57-4 Illustration showing the main components of the sidewalk.

- (10) Building Lighting: All outdoor lighting (building and site) shall comply with the International Dark Sky Association (IDA)'s model ordinance (dated 2011), including the use of cutoff fixtures, utilizing optical systems, and shielding to prevent light from being directed above 90 degrees from horizontal.

C. DESIGN OF STRUCTURED PARKING FACILITIES

- (1) All frontages of parking structures located on Main Street shall not have parking uses on the ground floor to a minimum depth of 30 feet along the Main Street frontage.
- (2) The amount of Main Street frontage devoted to a parking structure shall be minimized by placing the shortest dimension(s) along the Main Street edge(s).
- (3) Where above-ground structured parking is located on upper floors at the perimeter of a building with frontage along Main Street, it shall be screened in such a way that cars on all parking levels are completely hidden from view from all adjacent public streets. Parking garage ramps shall not be visible from any public street. Unless site conditions do not allow or if an alternative design achieves the screening requirements, subject to review and approval by the administrative official, ramps shall not be located along the perimeter of the parking structure. Architectural screens shall be used to articulate the façade, hide parked vehicles, and shield lighting.
- (4) When parking structures are located at corners, corner architectural elements shall be incorporated such as corner entrance, signage, and glazing. Retail or faux retail storefronts are required for all parking structure corners and for any side facing a public street.
- (5) Parking structures and adjacent sidewalks shall be designed so pedestrians are clearly visible to entering and exiting automobiles.



Figure 106.57- 5 Images showing parking garage design examples

D. SINGLE FAMILY AND DUPLEX BUILDING DESIGN STANDARDS

- (1) At least one of the following shall be added along residential building façades to add pedestrian interest along the street (Figure 106.57-6):
 - a. porches;
 - b. stoops;
 - c. eaves; or
 - d. balconies.
- (2) If a residential use building is set back less than 10 feet from the front property line, the grade of the slab or first floor elevation shall be elevated at least 12 inches above the grade of the sidewalk. If the residential structure is set back 10 feet or more from the

front property line and is not elevated at least 12 inches above the grade of the sidewalk, a low fence (no higher than three feet) shall be provided at the front property line.

- (3) Windows and Doors: All building façades of residential use buildings under this section shall meet the transparency requirements established in Table 106.57-2.
- (4) Building Materials:
 - a. *Awnings and canopies*: Vinyl and/or plastic shall not be allowed.
 - b. *Single family detached*: Brick, stone, and concrete shall be permitted. Wood and three-step stucco shall be permitted for up to 20 percent of each façade.
 - c. *Single family attached (townhomes)*: Brick, stone, and concrete shall be permitted. Concrete block or cinder block shall be permitted with a specific use permit (SUP).



Figure 106.57-6 Residential buildings with porches, fencing, balconies, and stoops to add interest along the street

E. CONVERSIONS OF RESIDENTIAL BUILDINGS FOR COMMERCIAL USES

In order that residential structures may be used for commercial/office uses, the following conditions are applied to all residential conversions.

- (1) The reuse shall meet all applicable building code regulations for the use and occupancy requested.
- (2) Parking shall be located to the side or rear of the structure in order to preserve the residential- style front yard of the original structure.

106.58 DOWNTOWN LANDSCAPING AND STREETSCAPING STANDARDS

A. LANDSCAPING STANDARDS

- (1) Parking Lot Landscaping: Any surface parking areas that contain 10 or more parking spaces shall provide interior landscaping, in addition to the required landscaped street buffer, as follows:
 - a. 10 square feet of landscaping for each parking space shall be provided within the paved boundaries of the parking lot area;
 - b. Where an existing parking lot area is altered or expanded to add 10 or more spaces or results in a parking lot of 20 spaces or more, interior landscaping shall be provided on the new portion of the parking lot in accordance with this Chapter; and
 - c. All surface parking lots shall incorporate the required landscaping as follows:
 1. Provide one canopy tree for every 10 parking spaces provided.

2. Canopy trees shall be located in landscape islands in the parking lot.
3. Landscaped islands shall be a minimum of one hundred and fifty (150) square feet, not less than eight feet wide, and a length equal to the abutting parking space.
4. All landscaped areas shall be protected by a raised concrete curb. The Administrator may approve a curbless design per iSWM (integrated Stormwater Management Manual, NCTCOG) standards.
5. No paving shall be permitted within four feet of the center of a tree trunk.

(2) Landscape Buffers:

- a. All development with any off-street surface parking between any building and the street right-of-way shall provide a landscape buffer of a minimum of six feet in width along the roadway. A landscape buffer shall not be required when the building is located in a zoning district requiring ten feet or less of a setback along that street.
- b. Planting required within the Landscape Buffers:
 1. The landscape buffer area shall consist of living trees, turf, or other living ground cover and shall be provided adjacent/parallel to the right-of-way.
 2. One canopy tree, three inch caliper minimum, shall be planted on an average spacing of no less than 50 feet centers within the required landscape buffer area.
 3. A minimum of 15 shrubs with a minimum size of five gallons each will be planted in the landscaped area for each 50 feet of linear frontage.
- c. Parking abutting the landscape area will be screened from the adjacent roadway per Section 106.58(A)(3) below. If a vegetative screen is chosen, it may be counted towards the required shrubs in the landscape buffer.

(3) Parking Lot Screening (see Figure 106.58-1):

- a. All parking, maneuvering, customer loading areas, vehicular display, and storage areas that are not screened by on-site buildings shall be screened from view of public streets pursuant to the standards of this section.
- b. Parking lot screening shall be maintained at a minimum of three feet and maximum of four feet in height (or minimum of two feet at the time of planting for vegetative buffers) and planted within the landscape buffer.
- c. Parking lot screening materials may be either:
 1. The same building material as the principal structure on the lot; or
 2. A vegetative screen composed of shrubs planted to be opaque at maturity; or
 3. A combination of the two.
- d. If a vegetative screen is selected, the shrub species shall be selected from the Planting List in Table 106.92-3 and may count towards the planting requirement in the landscape buffer area.
- e. Parking lot screens shall not block any required sight triangles along a cross street or driveway.
- f. Parking lot screens may include breaks to provide pedestrian access from any surface parking or service area to the public sidewalk.
- g. Wheel stops shall be provided for parking spaces adjacent to a landscape setback where no curb is provided to prohibit any car overhang over the planting area. Wheel stops shall be located two feet from the landscape setback.

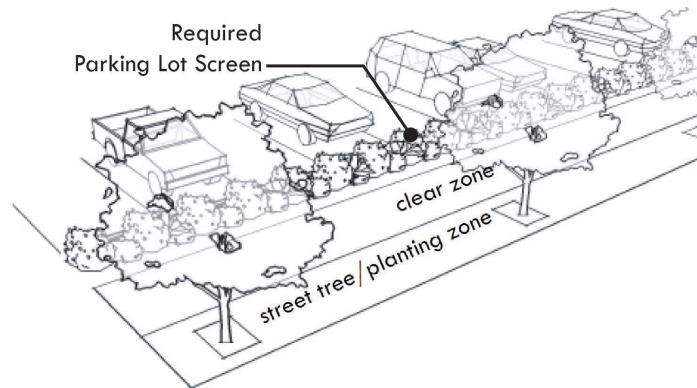
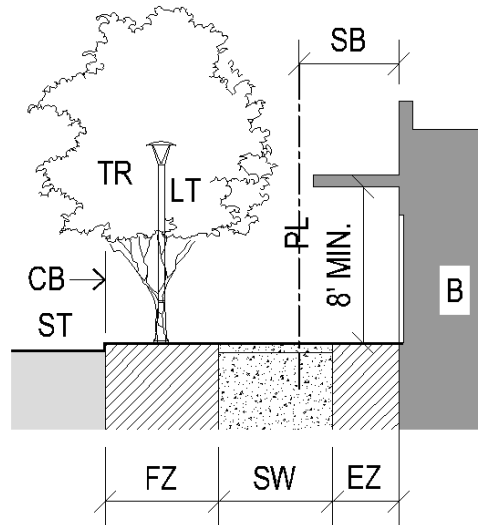


Fig. 106.58-1 Illustration of required parking lot screening

- (4) **Parking Lot Lighting:** All parking lot and site lighting shall comply with the International Dark Sky Association (IDA)'s model ordinance (dated 2011), including the use of cutoff fixtures, utilizing optical systems, and shielding to prevent light from being directed above 90 degrees from horizontal.

B. STREETSCAPE STANDARDS

- (1) Unless already installed, streetscape improvements shall be required along all public and private street frontages of a lot at the time of development or redevelopment unless a fee-in-lieu option is chosen by the applicant. Streetscape standards shall meet the standards in this subsection.
- a. *Fee-in-Lieu Option:* With review and approval of the Administrator, an applicant may propose to pay a proportional fee-in-lieu for the required streetscape if the development project is under an acre, in the middle of a block with no adjoining streetscaped lots, or adjacent to existing lots that do not have the streetscape improvements. The fee-in-lieu shall be based on a per linear foot cost of the streetscape including all elements to be placed between the curb and property line as required by this subsection.
- (2) Standards in Table 106.58-1 shall apply for all Downtown development. The minimum width requirements shall apply regardless of the available right-of-way. If necessary to meet the required width, the sidewalk shall extend onto private property to fulfill the minimum requirement, with a sidewalk easement provided.
- a. *Flex Zone (FZ):* The flex zone (or planting zone) is intended for the placement of street trees, where feasible, and street furniture including seating, street lights, waste receptacles, fire hydrants, traffic signs, bicycle racks, public utility equipment such as electric transformers and water meters, and similar elements in a manner that does not obstruct pedestrian access or motorist visibility (see Figure 106.58-2).
 - b. *Sidewalk Zone (SW):* The sidewalk zone shall be hardscaped, shall comply with ADA and Texas Accessibility Standards, and shall be unobstructed by any permanent or nonpermanent element for the required minimum width and a minimum height of eight feet (see Figure 106.58-2). All sidewalks shall connect to other existing adjacent sidewalks if available on adjoining lots.
- C. *Encroachment Zone (EZ):* The encroachment zone is the area along the public sidewalk on private property that includes porches, stoops, awnings, sidewalk cafes, and other similar elements.

Table 106.58-1 Streetscape Standards*Figure 106.58-2: Arrangement of required streetscape elements***STREETSCAPE - SECTION VIEW**

The standards in this section may be modified by the Administrator based on approval from the City Engineer and Fire Marshal and based on the specific development context. However, the two major elements of the FZ and SW shall be implemented even if the widths have to be modified to accommodate site specific conditions. This applies to all streets other than Main Street within the Crowley Downtown District.

SW	Sidewalk: Min. 6 feet clear width (with no encroachments).	SB	Building Setback – refer to site development standards.
FZ	Flex Zone: Min. 8 feet (intended to accommodate on-street parking within the FZ).	TR	Street Trees: provide according to Section 106.58(B)(3).
EZ	Encroachment Zone: Varies per setback requirements.	LT	Pedestrian lighting is required. Locations to be coordinated with street trees.
B	Building as permitted according to district standards.	PL	Property line. Verify location relative to sidewalk. A pedestrian access easement may be required.

(3) Street Trees:

- a. Street trees shall be centered within the FZ and be planted a minimum of three feet from the face of curb.
- b. Spacing shall be an average of 30 feet (measured per block face).
- c. The minimum caliper size for each tree shall be three inches and shall be a minimum of seven feet in height at planting. Each tree shall be planted in a planting area no less than 36 square feet.
- d. Species shall be selected from Canopy Trees in Table 106.92-3, Approved Planting List.
- e. Installation and maintenance of all landscape materials shall meet the requirements in **Article 8: Landscaping, Screening, & Open Space Standards**.

106.59 PLANNED DEVELOPMENT DISTRICTS

A. PURPOSE AND INTENT

The Planned Development (PD) District is established to provide an alternative to the base zoning districts and other special zoning districts established in this Chapter. The PD district is intended to accomplish the following:

- (1) To permit greater flexibility for new development or redevelopment projects to best utilize the physical features of the particular site in exchange for greater public benefits than would otherwise be achieved through development under this Chapter.
- (2) To ensure that any development impacts that occur through the use of greater flexibility in development standards and uses are offset by public benefits and that any negative impacts are mitigated to the extent feasible so as to minimize the impacts on adjoining properties.
- (3) To encourage the provision and preservation of meaningful and usable open space.
- (4) To encourage innovative and integrated design of buildings and uses within a larger master planned context of the PD district.

B. PLANNED DEVELOPMENT DISTRICT STANDARDS

- (1) Minimum Area Required for a Planned Development District:
 - a. The minimum size for a Planned Development District is two contiguous acres.
 - b. The minimum access width to a Planned Development District from any existing public street is 50 feet.
 - c. All PDs shall have a minimum of 10 percent of the site dedicated to usable open space. Open space shall meet the standards in **Article 8: Landscaping, Screening, & Open Space Standards**.
- (2) Land Use Mix: A PD may provide for a mix of any number or types of uses, provided each use requested appears on the Schedule of Permitted Uses in **Article 5: Use Regulations**.
- (3) Development Regulations:
 - a. In approving a planned development or a use designation in a planned development, the City Council, upon recommendation of the Planning and Zoning Commission, shall specify density, area, height, screening, parking, landscaping, and other development criteria as may be required in **Article 2: Procedures and Administration**.
 - b. Such standards shall be indicated on the development plan and shall be made a part of the ordinance. No property located in a planned development district shall be modified as to density, area, height, screening, parking, landscaping, or other development criteria unless a development plan containing such revised development criteria is approved.

C. REVIEW PROCEDURES

The review and approval procedures in **Article 2: Procedures and Administration** under Concept Plan, Development Plan, and Site Plan shall apply, including standards for modifications to approved PDs.

106.60 MIXED-USE DISTRICT

A. PURPOSE AND INTENT

The Mixed-Use District is intended to implement the Mixed-Use land use designations and recommendations in the City of Crowley Comprehensive Plan. For all areas designated as Mixed-Use in the Crowley Future Land Use Plan, the Mixed-Use Zoning District shall be the appropriate district for all rezoning requests.

B. GENERAL

Boundaries of the Mixed-Use Districts and associated sub-districts, basic street network, and stormwater management areas shall be developed through the creation of Concept Plans and/or Development Plans at the time of zoning change per **Article 2: Procedures and Administration**.

C. SUB-DISTRICTS ESTABLISHED

- (1) Mixed-Use Core: Intended to have a mix of retail, office, retail service, and a range of residential uses in addition to civic and open spaces to create a vibrant, walkable environment.
- (2) Mixed-Use Transition: Intended to be predominantly residential with a mix of both attached and detached residential, with small office and local retail to appropriately transition between neighborhoods to commercial uses.
- (3) Mixed-Use Neighborhood: Primarily single family residential with a variety of types and sizes of lots.

D. CONCEPT PLAN

If a revised Concept Plan or request for new property zoning is submitted, then application of sub-districts within the Concept Plan shall adhere to the following requirements.

- (1) A Concept Plan cannot be composed of just one single sub-district for the entire area.
- (2) At least two sub-districts shall be designated within any Concept Plan.
- (3) If the Mixed-Use Neighborhood is used, then the Mixed-Use Transition sub-district shall be used to buffer the Mixed-Use Neighborhood from the Mixed-Use Core.

E. STREET TYPES

Pedestrian-Oriented Streets are used within the Concept Plan to achieve a higher level of pedestrian activity and connectivity. The amount of the required Pedestrian-Oriented Streets in any one Concept Plan is determined by the sub-district, within the Development Standards Table 106.60-1 below. Pedestrian-Oriented Streets include design considerations as follows:

- (1) Low-speed design to keep vehicle speeds at or below 25 mph;
- (2) Including the use of traffic calming designs (narrowing of pavement section, striping, elevated crosswalks, brick pavers, etc.);
- (3) Limiting the use of curb cuts along the Pedestrian-Oriented Street;
- (4) Planting street trees between the curb and the sidewalk, or within tree-wells in the sidewalk area;
- (5) Adhering to the setback range according to the Development Standards Table; and

- (6) Utilizing shading devices along the nonresidential or mixed-use building frontage, such as porches, awnings, pergolas, and other similar shade devices.

F. DEVELOPMENT STANDARDS

In order to produce a Concept Plan within any Mixed-Use District, the following development standards shall be used. Where items are marked as “flexible” in Table 106.60-1, the applicant shall provide a proposed standard with Concept Plan submittal.

Table 106.60-1: Mixed Use District Development Standards Table

Sub-District		Mixed-Use Core	Mixed-Use Transition	Mixed-Use Neighborhood
Development Standard				
1. Building and Site Standards				
a. Principal Building Height*	5 stories or 65 feet	3 stories or 45 feet	3 stories or 45 feet	
* Building height shall be measured in number of stories up to the maximum height permitted. Habitable attics and mezzanines shall be excluded from the height calculation as long as they do not exceed 50 percent of the floor area of a typical floor in the same building. Heights shall be measured to the top of parapet or to the eaves of a pitched roof.				
b. Setbacks (max. and min.)**	Note about measuring setbacks: In cases where the ROW is established at the curb line of streets, setbacks shall be measured from the edge of the pedestrian easement or streetscape zone closest to the building face along that street.			
Front – Pedestrian-Oriented Streets or Improved Public Space	Min. setback = 5 feet – 15 feet; ¹ Max. setback = 25 feet	Min. setback = 5 feet - 15 feet; ¹ Max. setback = 25 feet	Min. setback = 5 feet - 15 feet; ¹ Max. setback = 25 feet	
Front – All Other streets	Min. setback = 5 feet; Max. setback = flexible	Min. setback = 5 feet; Max. setback = flexible	Min. setback = 5 feet; Max. setback = flexible	
Side	Flexible	Min. 10 feet when adjacent to single family	Min. 10 feet when adjacent to single family	
Rear	Flexible	Min. 10 feet when adjacent to single family	Min. 10 feet when adjacent to single family	
c. Minimum Building Frontage ²				
Pedestrian-Oriented Frontage	75%	60%	60%	
All Other Frontages	None required	None required	None required	
¹ For the purpose of setbacks, buildings fronting on “mews”, Pedestrian Street, Paseo, or similar improved public space (park, plaza, or other civic feature) between the street/sidewalk can measure the setbacks from the edge of such Pedestrian Street, Paseo, or Mews.				
² Corner building façades at street intersections shall be built within the setback range for a minimum of 30 feet from the corner along both streets or the width of the corner lot, whichever is less. This standard shall apply to any street intersection with a Pedestrian-Oriented Street designation. Street frontages adjacent to open space shall count towards the percent (%) requirement for the Pedestrian-Oriented Frontage.				
d. Accessory Buildings	Permitted	Permitted	Permitted	
Standards for accessory buildings, structures, and dwellings shall be provided by the applicant. The standards shall result in these accessory uses being smaller in size and scale to the principal building. Accessory building shall be a necessary component to the primary use.				
e. Principal Building Orientation	Buildings shall be oriented to a Pedestrian-Oriented Street frontage or toward another focal point such as open space or environmental feature. If neither is available, buildings shall orient toward the other street.			
f. Building Façade & Architectural Design Standards	The applicant shall propose appropriate building façade and architectural design standards for all the sub-districts in the development with the application for Concept Plan. They shall be based on the criteria established in Article 6: Building Design Standards .			
**Minimum and/or maximum setback standards shall be proposed by the applicant for each sub-district based on the above criteria and Development Standards established in this Section. All buildings shall be required to meet Fire Code and International Building Code as adopted by the City of Crowley.				
2. Block and Lot Standards				
a. Block Type	Regular (square or rectangular) Irregular blocks may be permitted only if natural topography, existing roadways, and/or vegetation prevents a rectilinear grid.			

Table 106.60-1: Mixed Use District Development Standards Table

Development Standard	Sub-District	Mixed-Use Core	Mixed-Use Transition	Mixed-Use Neighborhood
b. Block Perimeter (edge of a block may be created by public or private street, green space, or easement)*		Max. block perimeter = 2,400 feet (Block perimeter maximum can be exceeded with either public or private roads that create interconnected access within parking areas and/or safe pedestrian connections accessing through the larger block)	Max. block perimeter = 3,000 feet	Max. block perimeter = 3,600 feet
* A private street or private drive is a street built to subdivision standards but is not dedicated as right-of-way and is maintained by private developer, organization, or association.				
c. Pedestrian-Oriented Development Frontage (frontages along open spaces shall be considered pedestrian-oriented development frontage)		Minimum of 40% of all new block frontages to be designated as Pedestrian-Oriented Development Frontage	Minimum of 40% of all new block frontages to be designated as Pedestrian-Oriented Development Frontage	Not Applicable
d. Residential Density		No maximum	24 DU/acre	8 DU/acre
e. Lot Area		No minimum or maximum	2,000 square feet minimum	4,000 square feet minimum
f. Lot Width		No minimum or maximum	22 feet width minimum	35 feet width minimum
g. Minimum Lot Size/Type Mix Required		None	<p>20% minimum required to be townhome (single family attached) and/or live-work, which shall be used as a transition between single family housing and commercial development. Overall, at least 2 lot sizes/types with at least 20% minimum for each type used.</p> <p>Types:</p> <ol style="list-style-type: none"> 35 feet or less in width; 48 feet or less in width (Categories 1 and 2 shall be a maximum of 50% of lots within Concept Plan) 49 feet–59 feet 59 feet–69 feet 	<p>Overall, at least 3 lot sizes/types with at least 20% minimum for each type if only 3 types are used. Zero-lot line lots shall also be permitted as a different lot type.</p> <p>Types:</p> <ol style="list-style-type: none"> 48 feet or less in width (maximum of 30% of lots within Concept Plan) 49 feet–59 feet 59 feet–69 feet 69 feet or greater
h. Maximum Lot Coverage		90%	80%	70%
3. Street Design Standards				
<p>These standards shall apply to all new streets, public and private, located in the MU Districts including any streets established by the City's Master Thoroughfare Plan where feasible. Streets shall provide a safe and inviting walking environment through an interconnected network of roads with sidewalks, street trees, street furniture, and amenities. Cul-de-sacs shall be limited to locations where natural features such as topography or stream corridors prevent a street connection. The pedestrian zones, travel lane widths, turning radii, intersection design, bicycle facilities, and other street elements shall be based on the <i>ITE Manual for Designing Walkable Urban Thoroughfares</i> and/or <i>NACTO's Urban Street Guide and Bicycle Guide</i>. Those standards may be adjusted based on the specific Concept Plan and/or Development Plan with the approval of the Administrator. Bicycle facility widths may be modified based on the City's adopted Master Thoroughfare Plan standards.</p>				
a. On-Street Parking (along all internal streets except alleys)				
• Parallel		Permitted	Permitted	Permitted
• Angled (head-in or reverse angled)		Permitted	Permitted	Permitted

Table 106.60-1: Mixed Use District Development Standards Table

Development Standard	Sub-District	Mixed-Use Core	Mixed-Use Transition	Mixed-Use Neighborhood
• Head-in perpendicular		Permitted only when it is: i. No more than half a block; and ii. Not placed along a pedestrian-oriented street	Not permitted	Not permitted
b. Parking Lane Width (min.) • Parallel • Angled • Head-in		8 feet 9 feet x 18–20 feet 9–10 feet	8 feet 9 feet x 18–20 feet n/a	8 feet 9 feet x 18–20 feet n/a
c. Alleys ³		Permitted	Permitted	Permitted
d. Pedestrian-Only Street or Mews Frontage (with rear vehicular access subject to fire lane requirements)		Permitted; Min. width 30 feet (building face to building face)	Permitted; Min. width 30 feet (building face to building face)	Permitted; Min. width 30 feet (building face to building face)
e. Off-Street Parking Location		i. Behind the principal building or to the side of the principal building as long as the minimum pedestrian-oriented building frontage is met. ii. Shall not be located at any street intersection with a pedestrian-oriented street. iii. May be located along any arterial street or highway frontage road frontage.	i. Behind the principal building or to the side of the principal building as long as the minimum pedestrian-oriented building frontage is met. ii. Shall not be located at any street intersection with a pedestrian-oriented street.	i. Behind the principal building or to the side of the principal building as long as the minimum pedestrian-oriented building frontage is met.
³ Lots 48 feet in width or less shall have garage access from the side (for corner lots) or from an alley or common/shared driveway at the rear of the lot.				
4. Streetscape Standards				
a. Sidewalks/ Walkways (min.)		8 feet	6 feet	6 feet
b. Trails (min.)		If trail is on Parks & Trails Master Plan, use the specified width. Otherwise, must be 10 feet minimum.	If trail is on Parks & Trails Master Plan, use the specified width. Otherwise, must be 8 feet minimum.	If trail is on Parks & Trails Master Plan, use the specified width. Otherwise, must be 8 feet minimum.
c. Street Trees		Required	Required	Required/Flexible
The applicant shall submit a proposed street tree planting plan, including a tree palette and spacing as a part of the Landscape Concept Plan, which shall be reviewed as part of the Concept Plan or may be deferred to the Development Plan at the discretion of the Administrator.				
5. Open Space Standards				
a. Open Space*		Required (squares, greens and plazas)	Required (squares, greens, playgrounds, parks and plazas)	Required (playgrounds, parks and greens)
*Overall open space allocations in the district shall be a minimum of 10 percent of the gross area of the entire site included in the Concept Plan and shall generally be distributed equally between the sub-districts. Up to 50 percent of stormwater detention or retention, or preserved and enhanced floodplain [when incorporating passive or active recreation (i.e., trails, ball fields, etc.)] shall be counted towards the open space requirement within the Concept Plan. Definitions for open space types and additional information on the design of Open Space shall be per Article 8: Landscaping, Screening, & Open Space Standards				
6. Parking & Screening Standards				
a. Off-Street Parking Minimum		Article 7: Parking and Transportation shall apply.		
b. Off-Street Loading		Encouraged to be placed along an alley or parking area and not be placed along pedestrian-oriented streets. Screening required if along a street.		
c. Screening		Required for nonresidential uses.		
1. Trash/recycling receptacles		Flexible for residential uses but shall not be visible from a public right-of-way (other than an alley); trash collection shall be along alleys if alleys are provided.		
2. Other utility equipment		See Article 8: Landscaping, Screening, & Open Space Standards .		
3. Loading spaces		Screening required for nonresidential loading spaces per Article 7: Parking and Transportation .		
4. Surface parking areas		Required/Flexible (shall be per Article 5: Use Regulations or applicant may propose alternative screening standards at the time of Concept Plan.)		

Table 106.60-1: Mixed Use District Development Standards Table

<i>Development Standard</i>	<i>Sub-District</i>	<i>Mixed-Use Core</i>	<i>Mixed-Use Transition</i>	<i>Mixed-Use Neighborhood</i>
7. Landscape and Streetscape				
a. Landscaping ⁴ 1. Landscape/fencing buffer between surface parking and sidewalks/trails and streets (except alleys)		Required only for nonresidential uses. Landscaping shall be permitted to use fountains, outdoor speakers, and special lighting in gathering spaces, plazas, and other public spaces.		
2. Parking Lot Minimum Interior Landscaping		Article 8: Landscaping, Screening, and Open Space Standards shall apply.		
b. Lighting 1. Street lighting 2. Building entrances 3. Parking areas 4. Trails and sidewalks		Required 1. Street lighting: a. Pedestrian-oriented lighting shall be no taller than 16 feet high and shall be spaced an average of 50 feet on center, coordinated with street trees. 2. Building/Unit Entrances shall have a minimum of one sconce or lighting device placed adjacent to the doorway. 3. Parking Areas shall be lit according to Article 7: Parking and Transportation. 4. Trails and Sidewalks: In the absence of vehicular-oriented lighting, pedestrian-oriented lighting shall be used for appropriate lighting of the pedestrian facilities.		
⁴ The applicant shall provide a landscape Concept Plan with the Concept Plan application that meets the requirements of Article 8: Landscaping, Screening, and Open Space Standards or proposes equitable alternative standards to Article 8. Alternative landscape standards shall identify landscape themes and general design approach addressing street tree planting, streetscape treatments, any required screening, parking lot landscaping, and landscaping proposed in all the identified open space areas. Information provided at the Concept Plan phase may be schematic meeting the design intent of the proposed development. All or portions of the Landscape Plan may be deferred until Development Plan or Site Plan with the approval of the Administrator.				

106.61 – 106.64: RESERVED

CITY OF CROWLEY, TEXAS: CHAPTER 106 - ZONING ORDINANCE

ARTICLE 5: USE REGULATIONS

TABLE OF CONTENTS

106.65 TABLE OF ALLOWED USES 101

 A. PURPOSE101

 B. EXPLANATION OF USE TABLE ABBREVIATIONS101

 C. USE TABLE ORGANIZATION102

 D. CLASSIFICATION OF NEW AND UNLISTED USES103

106.66 SUPPLEMENTAL USE STANDARDS 112

 A. APPLICABILITY112

 B. AGRICULTURAL AND ANIMAL USES112

 C. RESIDENTIAL USES112

 D. HEALTH AND HUMAN SERVICES115

 E. COMMERCIAL USES115

 F. INDUSTRIAL USES.....117

106.67 ACCESSORY USES AND STRUCTURES 119

 A. PURPOSE119

 B. APPROVAL PROCEDURE119

 C. INTERPRETATION OF UNIDENTIFIED ACCESSORY USES AND STRUCTURES119

 D. GENERAL STANDARDS FOR ALL ACCESSORY USES AND STRUCTURES119

 E. ADDITIONAL STANDARDS FOR CERTAIN ACCESSORY USES.....120

106.68 TEMPORARY USES..... 126

 A. PURPOSE126

 B. APPROVAL PROCEDURE126

 C. GENERAL STANDARDS FOR ALL TEMPORARY USES AND STRUCTURES126

 D. ADDITIONAL STANDARDS FOR CERTAIN TEMPORARY USES AND STRUCTURES127

106.69 – 106.74 RESERVED 129

CITY OF CROWLEY, TEXAS: CHAPTER 106 - ZONING ORDINANCE

ARTICLE 5: USE REGULATIONS

106.65 TABLE OF ALLOWED USES

A. PURPOSE

- (1) Table 106.65-2, Table of Allowed Uses, below, lists the uses allowed within all base and special zoning districts.
- (2) Accessory and temporary uses are also summarized in Table 106.65-2.
- (3) All uses are defined in **Article 11: Definitions**.
- (4) Approval of a use listed in this Article, and compliance with the applicable use-specific standards for that use, authorizes that use only. Development or use of a property or structure for any other use not specifically allowed in this Article and approved under the appropriate process is prohibited.

B. EXPLANATION OF USE TABLE ABBREVIATIONS

- (1) Permitted-By-Right Uses: “■” in a cell indicates that the use is permitted by right in the respective zoning district. Permitted uses are subject to all other applicable regulations of this Chapter, including the supplemental use standards in this Article.
- (2) Uses Requiring a Specific Use Permit: “□” in a cell indicates that, in the respective zoning district, the use is allowed only if issued a Specific Use Permit in accordance with the procedures of Section 106.34(C), Specific Use Permit (SUP) Procedures. Uses requiring a Specific Use Permit are subject to all other applicable regulations of this Chapter, including the supplemental use standards in this Article and the requirements of **Article 2: Procedures and Administration**.
- (3) Prohibited Uses: A blank cell indicates that the use is prohibited in the respective zoning district.
- (4) Supplemental Use Standards: Regardless of whether a use is allowed by right or permitted with a Specific Use Permit, there may be supplemental standards that are applicable to the use. An asterisk [*] in a cell indicates that the use is permitted subject to additional use standards in that district. The applicability of these standards is noted through a cross-reference in the last column of the table. Cross-references refer to Section 106.66, Supplemental Use Standards, Section 106.67, Accessory Use Standards, and Section 106.68, Temporary Uses.
- (5) Allowed Land Uses in Planned Development Districts: Land uses in a Planned Development District are permitted as follows:
 - a. If the PD Concept Plan specifically references a base zoning district:
 1. Any land use permitted by right in the applicable underlying base zoning district, as amended, may be permitted.
 2. Any land use requiring a Specific Use Permit in the applicable underlying base zoning district, as amended, is only allowed if a Specific Use Permit is issued for the use.

3. Any land use prohibited in the underlying base zoning district, as amended, is also prohibited in the PD district unless no base zoning district is chosen and a new set of land uses is defined and specified.
- b. The PD district may list the permitted, prohibited, and Specific Use Permit uses separately.
- c. A PD district may require a combination of the above.

C. USE TABLE ORGANIZATION

- (1) In Table 106.65-2, land uses and activities are classified into general “use categories” and specific “use types” based on common functional, product, or physical characteristics, such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and site conditions. This classification provides a systematic basis for assigning present and future land uses into appropriate zoning districts. This classification does not list every use or activity that may appropriately exist within these use categories, and specific uses may be listed in one category when they may reasonably have been listed in one or more other categories. The use categories are intended merely as an indexing tool and are not regulatory.
- (2) Zoning District Abbreviations Used: The following Table 106.65-1 shall provide the reference to the abbreviations used throughout this Chapter while referring to Zoning Districts in the City of Crowley.

Table 106.65-1: Zoning District Abbreviations Used			
Zoning District Abbreviation Used in Table 106.65-2		Zoning District	Section Reference
Residential Districts	AG	Agricultural	Section 106.46(B)
	R-1	Single Family Residential - 1	Section 106.46(C)
	R-2	Single Family Residential - 2	Section 106.46(D)
	R-3	Single Family Residential - 3	Section 106.46(E)
	R-4	Single Family Residential - 4	Section 106.46(F)
	MR	Mixed Residential	Section 106.46(G)
	MF	Multifamily Residential	Section 106.46(H)
	MH	Manufactured Home	Section 106.46(I)
Nonresidential Districts	OC	Office Commercial	Section 106.47(B)
	GC	General Commercial	Section 106.47(C)
	I	Industrial	Section 106.47(D)
	CP	Civic - Public	Section 106.47(E)
Special Districts	MU-C	Mixed-Use - Core	Section 106.60
	MU-T	Mixed-Use - Transition	Section 106.60
	MU-N	Mixed-Use - Neighborhood	Section 106.60
	DT-C	Downtown - Core	Sections 106.55 through 106.58
	DT-G	Downtown - General	Sections 106.55 through 106.58
	DT-E	Downtown - Edge	Sections 106.55 through 106.58
	PD	Planned Development	Section 106.59

D. CLASSIFICATION OF NEW AND UNLISTED USES

- (1) The city recognizes that new types of land uses will arise, and forms of land use not anticipated in this Chapter may seek to locate in the city. When a complete application is made and an application fee is paid for a use category or use type that is not specifically listed in the appropriate use table, the Administrator shall make a determination as to the appropriate classification of any new or unlisted form of land use in the following manner:
 - a. The Administrator shall provide an interpretation as to the zoning classification into which such use should be placed. In making such interpretation, the Administrator shall consider all relevant characteristics of the proposed use, including but not limited to the following:
 1. The actual or projected characteristics of the proposed use;
 2. The volume and type of sales, retail, wholesale, etc., for commercial uses;
 3. The size and type of items sold and nature of inventory on the premises;
 4. The type and number of customers and employees;
 5. The hours of operation;
 6. The size and arrangement of buildings and parking on the site;
 7. The amount of parking needed and estimate of trips generated by the proposed use;
 8. Any processing done on the premises, including assembly, manufacturing, warehousing, shipping, and/or distribution;
 9. Any dangerous, hazardous, toxic, or explosive materials used in the processing;
 10. The nature and location of storage and outdoor display of merchandise, whether enclosed, open, inside, or outside the principal building; predominant types of items stored (such as business vehicles, work-in-process inventory and merchandise, construction materials, scrap and junk, and raw materials including liquids and powders);
 11. The amount and nature of any nuisances generated on the premises, including but not limited to noise, smoke, odor, glare, vibration, radiation, and fumes;
 12. Any special public utility requirements for serving the proposed use type, including but not limited to water supply, wastewater output, pre-treatment of wastes and emissions required or recommended, and any significant power structures and communications towers or facilities; and
 13. The effect on adjacent properties created by the proposed use type, which should not be greater than that of other use types in the zoning district.
 - b. Standards for new and unlisted uses may be interpreted as those of a similar use.
 - c. Appeal of the Administrator's decision shall be made to the Zoning Board of Adjustment following procedures in **Article 2: Procedures and Administration** for Variances and Appeals (Section 106.34(F)).
 - d. The Administrator may periodically request amendments to this Chapter to incorporate newly-listed uses into **Article 5: Use Regulations** and **Article 11: Definitions**.

Table 106.65-2: Table of Allowed Uses																			
		■ = Allowed □ = Specific Use Permit * = Supplemental Standards (blank cell) = Prohibited																	
		RESIDENTIAL								NONRESIDENTIAL				SPECIAL DISTRICTS					
Use Category	Use Type	AG	R-1	R-2	R-3	R-4	MR	MF	MH	OC	GC	I	CP	MU-C	MU-T	MU-N	DT-C	DT-G	DT-E
AGRICULTURAL																			
Agricultural & Animal Uses	General agriculture	■	■																
	Commercial stable	■	□																
	Greenhouse, nursery, floriculture	■	□								■	■	■						
	Agricultural livestock & cattle ranches	■	□																
	Horse and equine farming	■	□																
	Veterinary clinic	■*								■*	■*			■*			■*		Section 106.66(B)(1)
	Pet and animal-related sales and services (including boarding, grooming, and care)	■*								■*	■*			■*			■*		Section 106.66(B)(2)
	Any animal-related sales and services with outdoor pens or runs	■																	
RESIDENTIAL																			
Household Living	Dwelling, single family detached	■	■	■	■	■	■		■							■			■
	Dwelling, duplex						■*	■*							■*	■*			■*
	Dwelling, multifamily (4 DU/lot or fewer)						■*	■*							■*	■*			■*
	Dwelling, multifamily (more than 4 DU/lot)							■*							■*		■*		■*
	Dwelling, townhome (SF attached or multifamily)						■*	■*							■*	■*			■*
	HUD-code manufactured home								■										
	Live/work unit			■*	■*	■*	■*								■*		■*	■*	■*
Group Living	Senior living – assisted living facility							■			■			■*	□				□
	Senior living – independent living facility						■	■		■	■			■*	□		■*	■	■
	Group / community home	■	■	■	■	■	■	■	■						■	■			■

Table 106.65-2: Table of Allowed Uses																				
		■ = Allowed □ = Specific Use Permit * = Supplemental Standards (blank cell) = Prohibited																		
		RESIDENTIAL								NONRESIDENTIAL				SPECIAL DISTRICTS						SUPPLEMENTAL USE STANDARDS
Use Category	Use Type	AG	R-1	R-2	R-3	R-4	MR	MF	MH	OC	GC	I	CP	MU-C	MU-T	MU-N	DT-C	DT-G	DT-E	Other standards not listed below may apply
PUBLIC SERVICE & EDUCATION																				
Civic & Cultural Facilities	Art gallery, museum, or special purpose recreational institution									■	■		■	■			■	■		
	Civic, social, philanthropic, or fraternal organizations									■	■		■	■	■		■	■		
	Business or professional organizations									■	■		■	■	■		■	■		
	Assembly uses (includes civic and religious assembly) and Institutions	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
Parks & Recreation Facilities	Community garden	■	■	■	■	■	■	■	■	■	■		■	■	■	■	■	■	■	
	Parks, playgrounds, or other public outdoor gathering spaces	■	■	■	■	■	■	■	■	■	■		■	■	■	■	■	■	■	
	Recreation center	■					■	■		■	■		■	■	■		■	■		
Educational Service Establishments	Child or adult day care	■					■	■		■	■		■	■	■		■	■		
	Nursery and pre-schools	■					■	■		■			■	■	■		■	■		
	Elementary and middle Schools	■	■	■	■	■	■	■	■	■			■	■	■	■	■	■	■	
	Senior and high schools	■					■	■		■			■	■	■					
	Colleges and universities									■	■		■	■			■			
	Technical, trade, and specialty schools									■	■		■	■			■			
Public and Other Government Functions	Legislative and executive functions (local, state, and federal government offices)									■	■		■	■			■	■		
	Courts (local, state, and federal)									■	■		■	■			■	■		
	Correctional institutions										□	■	□				□			
	Public safety facility									■	■		■	■			■	■		
	Other government functions									■	■		■	■			■	■		
Health and Human Services	Clinics, labs, and urgent care centers									■*	■*									Section 106.66(D)(1)
	Nursing and other rehabilitative services							■		■	■									

	Table 106.65-2: Table of Allowed Uses																			
	■ = Allowed □ = Specific Use Permit * = Supplemental Standards (blank cell) = Prohibited																			
		RESIDENTIAL								NONRESIDENTIAL				SPECIAL DISTRICTS						SUPPLEMENTAL USE STANDARDS
Use Category	Use Type	AG	R-1	R-2	R-3	R-4	MR	MF	MH	OC	GC	I	CP	MU-C	MU-T	MU-N	DT-C	DT-G	DT-E	Other standards not listed below may apply
	Hospital										■									
	Social assistance and welfare services										■									
	Funeral homes and services (with or without cremation services)									□	■*	■								Section 106.66(D)(2)
	Cemetery	□											■							
COMMERCIAL																				
Auto-Related Sales and Service	Automotive sales, leasing, or rental (new or used)										□									
	Auto repair and service										□	■								
	Car and truck wash										□	■								
	Auto-related parts and accessory sales										■	■								
	Any retail use with gasoline sales pumps									□	■			□						
	Parking as a principal use										■	■		■*			■*	□		Section 106.66(E)(1)
Retail Sales	General retail unless otherwise specified (less than 5,000 sq.ft.)									■	■	■*		■	■		■	■	■*	Section 106.66(E)(2)
	General retail unless otherwise specified (5,000 to 20,000 sq.ft.)									□	■			■	□		■	■		
	General retail unless otherwise specified (over 20,000 sq.ft.)									□	■			■			■	□		
Restricted Commercial Uses	Firearm sales										■	■								
	Pawn shop											■								Chapter 18, Crowley City Code
	Used goods sales										□									Chapter 18, Crowley City Code
	Specialty retail (e- cigarette/vape, tobacco, cigars, cigarettes, etc., and paraphernalia sales)										□			□						
	Beer and wine sales (primary use)										□			□			□			Chapter 18, Crowley City Code

Table 106.65-2: Table of Allowed Uses																				
■ = Allowed □ = Specific Use Permit * = Supplemental Standards (blank cell) = Prohibited																				
		RESIDENTIAL								NONRESIDENTIAL				SPECIAL DISTRICTS						SUPPLEMENTAL USE STANDARDS
Use Category	Use Type	AG	R-1	R-2	R-3	R-4	MR	MF	MH	OC	GC	I	CP	MU-C	MU-T	MU-N	DT-C	DT-G	DT-E	Other standards not listed below may apply
	Alternative financial institution										□*									Section 106.66(E)(3)
	Any retail sales use with outdoor sales or storage									■*	■*			■*						Section 106.66(E)(4)
	Any retail sales use with drive-through facilities									■*	■*			■*			□*	□*		Section 106.66(E)(5)
Food and Beverage Services	Bar or drinking establishment										□			□			□			Chapter 18, Crowley City Code
	Full-service restaurant									■	■			■			■	■		
	Mobile food court										□*		□*				□*			Section 106.66(E)(6)
	Café, self-service, or specialty food restaurant (includes snack bar, coffee, ice cream parlor, etc.)									■	■			■	■		■	■		
	Restaurant with take-out or delivery only									■	■			■	■		■	■		
	Catering service									■	■	■		■	■		■	■	■	
	Any food and beverage establishment with drive-through facility									■*	■*			■*			□*	□*		Section 106.66(E)(5)
Business and Professional Services	Offices for business, professional, administrative, or technical services									■	■	■	■	■	■		■	■	■	
	Banks, investment, or financial institution (with or without drive-through service)									■*	■*			■*			□*	□*		Section 106.66(E)(5)
	Services related to buildings (janitorial, landscaping, cleaning, etc.)										■	■		■						
	Medical and dental offices									■	■			■	■		■	■		
Personal Services	General personal service (except those listed below)									■	■			■	■		■	■	■*	Section 106.66(E)(7)
	Bail bond service										□									
	Massage therapy										□									
	Tattoo parlor or piercing studio									□	■						□			

Table 106.65-2: Table of Allowed Uses																				
		■ = Allowed □ = Specific Use Permit * = Supplemental Standards (blank cell) = Prohibited																		
		RESIDENTIAL								NONRESIDENTIAL				SPECIAL DISTRICTS						SUPPLEMENTAL USE STANDARDS
Use Category	Use Type	AG	R-1	R-2	R-3	R-4	MR	MF	MH	OC	GC	I	CP	MU-C	MU-T	MU-N	DT-C	DT-G	DT-E	Other standards not listed below may apply
Lodging Facilities	Bed and breakfast establishment						■											■	■	
	Limited service hotels/motels (including extended stay hotels)										■									
	Full-service hotels										■			■			■	■		
Recreation and Entertainment Uses	Conference Center, banquet, or meeting facility										■		■	■			■			
	Indoor recreation facility										■		■	■			■	■		Chapter 6, Crowley City Code
	Outdoor recreation facility	■									■		■							Chapter 6, Crowley City Code
	Golf course	■	■	■	■	■	■	■					■							
	Country club	■	■								■		■							
Other Uses	Sexually oriented businesses											□*								Chapter 66, Crowley City Code
INDUSTRIAL USES																				
Manufacturing	Food and beverage processing											■								
	Craft alcohol production (including microbrewery, micro distillery, winery)	□									□	■		□*			□*	□*		Section 106.66(F)(1)
	Paper and printing materials											□								
	Furniture and related products											■								
	Machinery, appliance, electrical equipment, electronics, and components										□	■								
	Transportation equipment and automobiles											■								
	Miscellaneous manufacturing (jewelry, toys, games, office supplies, custom crafts, etc.)										■	■								

Table 106.65-2: Table of Allowed Uses																				
■ = Allowed □ = Specific Use Permit * = Supplemental Standards (blank cell) = Prohibited																				
		RESIDENTIAL								NONRESIDENTIAL				SPECIAL DISTRICTS						SUPPLEMENTAL USE STANDARDS
Use Category	Use Type	AG	R-1	R-2	R-3	R-4	MR	MF	MH	OC	GC	I	CP	MU-C	MU-T	MU-N	DT-C	DT-G	DT-E	Other standards not listed below may apply
	Chemicals, and metals, machinery, and heavy manufacturing											□								
Wholesale Trade	Durable goods											■								
	Nondurable goods											■								
Warehouse and Storage	Cold storage plant											■								
	Distribution center or warehouse											■								
	Self-storage or mini storage										□*	■*								Section 106.66(F)(2)
	Any outdoor storage related to an industrial use											□*								Section 106.66(F)(3)
Construction-Related Businesses	Machinery-related contractors' yards and storage											■*								Section 106.66(F)(3)
	Specialty trade contractors											■*								Section 106.66(F)(3)
	Asphalt or concrete batch plant											□								
	Excavation related services											■								
	Wrecking and demolition establishment (including junk yards)											□								
	Commercial and industrial machinery leasing and rental											■								
Transportation Related Uses	Air transportation-related uses											□								
	Rail transportation-related uses											□								
	Other local, regional, intercity transportation uses (public and commercial)											■						□		
	Taxi and limousine service										■	■								
	Courier, messenger, and postal services										■	■	■							

	Table 106.65-2: Table of Allowed Uses																				
	■ = Allowed □ = Specific Use Permit * = Supplemental Standards (blank cell) = Prohibited																				
		RESIDENTIAL								NONRESIDENTIAL				SPECIAL DISTRICTS						SUPPLEMENTAL USE STANDARDS	
Use Category	Use Type	AG	R-1	R-2	R-3	R-4	MR	MF	MH	OC	GC	I	CP	MU-C	MU-T	MU-N	DT-C	DT-G	DT-E	Other standards not listed below may apply	
	Truck and freight transportation services											■									
Utilities and Utility Services	Utility lines, towers, or metering/pumping station	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■		
	Sewer, solid waste, recycling, and related services											■									
	Natural gas, petroleum, fuel- related services (including drilling)	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	Chapter 42, Crowley City Code	
	Natural gas compressor stations	□*	□*	□*	□*	□*	□*	□*	□*	□*	□*	□*	□*	□*	□*	□*	□*	□*	□*	Section 106.66(F)(4)	
	Electric utility services (includes generating plants and substations)																				
	Telecommunications equipment and facilities (building mounted)	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	Article 10: Antennas of this Chapter
	Antennas and telecommunications towers	□*	□*	□*	□*	□*	□*	□*	□*	□*	□*	□*	□*	□*	□*	□*	□*	□*	□*	□*	Article 10: Antennas of this Chapter
All other utility related uses (other than listed)	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□		
ACCESSORY USES																					
	Accessory building (not listed below)	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	Section 106.67(E)(1)	
	Accessory use (not listed below)	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	Section 106.67(E)(1)	
	Accessory dwelling unit (separate from the primary structure)	■*	■*	■*	■*	■*										■*			■*	Section 106.67(E)(2)	
	Accessory dwelling unit (primary structure)	■*	■*	■*	■*	■*										■*			■*	Section 106.67(E)(3)	
	Carport (in side yard)	■*	■*	■*	■*	■*	■*	■*	■*							■*			■*	Section 106.67(E)(1)	
	Carport (in the front yard)								□												
	Electric vehicle charging station									■	■	■	■	■	■		■	■	■		
	Food trucks	■*	■*	■*	■*	■*	■*	■*	■*								■*	■*		Section 106.67(E)(4)	

Table 106.65-2: Table of Allowed Uses																				
		■ = Allowed □ = Specific Use Permit * = Supplemental Standards (blank cell) = Prohibited																		
		RESIDENTIAL								NONRESIDENTIAL				SPECIAL DISTRICTS						SUPPLEMENTAL USE STANDARDS
Use Category	Use Type	AG	R-1	R-2	R-3	R-4	MR	MF	MH	OC	GC	I	CP	MU-C	MU-T	MU-N	DT-C	DT-G	DT-E	Other standards not listed below may apply
	Food kiosk or cart										□*		□*	□*			□*	□*		Section 106.67(E)(5)
	Home occupation	■*	■*	■*	■*	■*	■*	■*	■*						■*	■*			■*	Section 106.67(E)(6)
	Outdoor storage									■*	■*	■*	■*	■*	■*		■*	■*		Section 106.67(E)(7)
	Residential garage (detached)	■*	■*	■*	■*	■*	■*	■*	■*						■*	■*			■*	Section 106.67(E)(8)
	Sidewalk café									■*	■*			■*	■*		■*	■*	■*	Section 106.67(E)(9)
	Storage shed (residential)	■*	■*	■*	■*	■*	■*	■*	■*						■*	■*			■*	Section 106.67(E)(1)
	Solar or wind energy equipment (building mounted) (residential use)	■*	■*	■*	■*	■*	■*	■*	■*						■*	■*			■*	Section 106.67(E)(10)
	Solar or wind energy system (ground-mounted) (residential use)	■*	■*	■*	■*	■*	■*		■*						■*	■*			■*	Section 106.67(E)(11)
TEMPORARY USES																				
	Construction office and construction-related storage yard	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	Section 106.68(D)(1)
	Farmers’ market, open-air market, or other temporary markets									□	□		□	□			□	□		Chapters 18 and 58, Crowley City Code
	Festivals and civic events (includes carnivals, circus, etc.)									■*	■*		■*	■*			■*	■*		Section 106.68(D)(2) and Chapter 58, Crowley City Code
	Garage sales (residential)	■*	■*	■*	■*	■*	■*		■*						■*	■*		■*	■*	Chapter 62, Crowley City Code
	Outside display and sales (includes road side vending)	■*								■*	■*		■*	■*			■*	■*		Section 106.68(D)(3)
	Seasonal sales	■*								■*	■*		■*	■*			■*	■*		Section 106.68(D)(4)
	Temporary real estate sales office or model home	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	Section 106.68(D)(5)
	Temporary storage containers	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	Section 106.68(D)(6)
	Any other temporary use or structure (other than listed above)	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	

106.66 SUPPLEMENTAL USE STANDARDS

A. APPLICABILITY

The standards in this section apply as noted in *Table 106.65-2: Allowed Uses*.

B. AGRICULTURAL AND ANIMAL USES

(1) Veterinary Clinic

a. In the **OC, GC, MU-C, and DT-C** Districts:

1. Commercial breeding is not permitted.
2. Uses shall be entirely enclosed, properly ventilated, and provide sound barriers and odor protection to adjacent properties and users nearby or within the same development.
3. Overnight boarding permitted only of pets undergoing active treatment and care.

b. In the **AG** District:

1. Uses shall be entirely enclosed, properly ventilated, and provide sound barriers and odor protection to adjacent properties and users nearby or within the same development.

(2) Pet and animal-related sales and services (including grooming and care)

- a. Outdoor runs are not permitted in the **OC, MU-C, and DT-C** Districts.
- b. In the **GC** District, outdoor runs and overnight boarding (kennels) may be permitted with an SUP only.

C. RESIDENTIAL USES

(1) Dwelling, Duplex

- a. Each individual dwelling unit shall have a separate exterior entrance and separate utility meter.
- b. Development in the **MR** and **MF** Districts shall comply with the design standards established in **Article 6: Building Design Standards**. Development in the **MU-T** and **MU-N** Districts shall comply with the standards for Duplexes in **Article 6: Building Design Standards** unless development-specific standards are adopted as part of the Mixed-Use District ordinance. Development in the **DT-E** District shall comply with standards in **Article 4: Special District Standards**.
- c. Each individual dwelling unit shall have a minimum living area as established in the corresponding zoning district regulations in **Article 3: Zoning Districts**.

(2) Dwelling, Multifamily (4 DU/Lot or fewer)

- a. Each individual dwelling unit shall have a separate exterior entrance and separate utility meter.
- b. Development in the **MR** and **MF** Districts shall comply with the design standards established in **Article 6: Building Design Standards**. Development in the **MU-T** and **MU-N** Districts shall comply with the standards for Duplexes in **Article 6: Building Design Standards** unless development-specific standards are adopted as part of the Mixed-Use District ordinance. Development in the **DT-E** District shall comply with standards in **Article 4: Special District Standards**.
- c. Each individual dwelling unit shall have a minimum living area as established in the corresponding zoning district regulations in **Article 3: Zoning Districts**.

- (3) Dwelling, Multifamily (more than 4 DU/Lot)
 - a. Development in the **MF** District shall comply with the design standards established in **Article 6: Building Design Standards**. Development in the **MU-C** and **MU-T** Districts shall comply with the standards for multifamily residential development in **Article 6: Building Design Standards** unless development-specific standards are adopted as part of the Mixed-Use District ordinance. Development in all the DT Districts shall comply with standards in **Article 4: Special District Standards**.
 - b. Each individual dwelling unit shall have a minimum living area as established in the corresponding zoning district regulations in **Article 3: Zoning Districts**.
- (4) Dwelling, Townhome (SF attached or MF)
 - a. Each individual dwelling unit shall have a separate entrance facing the street frontage to which the building address is assigned. Buildings on corner lots may have entrances facing either street frontage.
 - b. Each dwelling shall have direct access to a street or alley.
 - c. Townhome structures shall comply with the design standards established for their respective zoning districts.
 - d. Each individual dwelling unit shall have a minimum living area as established in the corresponding zoning district regulations in **Article 3: Zoning Districts**.
- (5) Live/Work Unit
 - a. In the **R-2, R-3, R-4, and MR** Districts: An owner can opt to add **EITHER** a Work component to an existing dwelling **OR** an Accessory Dwelling Unit within the **Central Crowley Residential District** boundary as identified in Figure 106.66-1. The following standards shall apply for a Live/Work Dwelling in the Central Crowley Residential District. Standards for an accessory dwelling unit shall be in Section 106.67(E)(2) and 106.67(E)(3).
 - 1. Live/Work dwelling in the Central Crowley Residential district boundary shall allow the conversion and use of a portion of existing residential buildings to accommodate a nonresidential use limited to uses under the following categories only (see Table 106.65-2):
 - i. General Personal Service (shall not include the others listed under the personal service category)
 - ii. Offices for business, professional, administrative, or technical services
 - iii. Restaurant with take-out or delivery only
 - iv. Catering service
 - v. Pet and animal-related services (including grooming and care; no overnight boarding of pets)
 - 2. The Work part of the dwelling shall be less than 500 square feet in area. The Live area shall be at least 500 square feet.
 - 3. The Work element may be in the principal building or in an accessory building on the lot (e.g., garage conversion or accessory building).
 - 4. No additional front or rear yard space shall be paved for surface parking. Parking for customers may be accommodated on the street or on existing driveways on the lot only. All Work uses shall add one additional parking space on the lot, to be accommodated in the side yard or on the existing or expanded driveway.

5. Ownership: The Work use shall be owned and operated by a resident of the Dwelling. Up to two individuals that do not reside at the property may be employed by the owner, and customers may visit the work use between 9:00 AM and 7:00 PM.
6. Food-related occupations must meet Texas Cottage Food Law requirements and may also require health permits.
7. The property shall contain no outdoor display of goods or services that are associated with the Work use. Outside storage is prohibited. For the purpose of this section, the parking of one enclosed trailer in a driveway is not considered outside storage.
8. The Work use shall not create traffic or parking congestion, noise, vibration, odor, glare, fumes, or electrical or communications interference that can be detected by the normal senses off the premises, including visual or audible interference with radio or television reception. All Work uses are subject to all other ordinances applicable in the City of Crowley.
9. The Work use shall not involve the use or storage of explosives or flammable, combustible, or hazardous materials and may not involve any process that produces smoke, dust, odor, noise, or vibration that is harmful to surrounding properties.
10. All Work uses shall be required to obtain a Certificate of Occupancy from the City of Crowley.



Figure 106.66-1: Central Crowley Residential District

- b. In the **MU-T**, **MU-N**, and **DT** Districts:
 1. The residential component shall be located above or behind nonresidential portions of the structure.
 2. The work portion shall be built to commercial building code standards.

3. The work portion shall be limited to commercial uses permitted in the corresponding district in the specific MU District ordinance or in the DT Districts in Table 106.65-2.
4. Parking shall be provided per the parking ratio in **Article 7: Parking and Transportation** or **Article 4: Special District Standards** as applicable (unless alternative parking standards are adopted in the specific MU District).
5. Ownership or lease of either the live or work portions are not restricted to one owner or lessee.

(6) Senior Living Facility

- a. In the **MU-C** and **DT-C** Districts, ground floors shall NOT be occupied by resident rooms or dwelling units along any primary street frontages.
- b. Developments shall comply with the building design standards applicable to the respective zoning district they are located in.

D. HEALTH AND HUMAN SERVICES

(1) Clinics, labs, and urgent care centers

- a. Clinics, labs, and urgent care centers that include plasma donation capabilities (plasma center) shall be permitted only with an SUP. In addition, they shall not be located within one mile of another plasma center.

(2) Funeral Homes and Services

- a. If a funeral home use includes cremation services, then it shall require an SUP in the **GC** District.

E. COMMERCIAL USES

(1) Parking as a Principal Use

- a. In the **MU-C** and **DT-C** Districts, the use shall not have any frontage along or driveway access to any Pedestrian-Oriented Street or Main Street.

(2) General Retail Unless otherwise specified (less than 5,000 square feet)

- a. In the **I Industrial** District, retail uses shall be permitted as accessory uses and limited to under 5,000 square feet per building or 10 percent of a building, whichever is greater.
- b. In the **DT-E** District, retail uses shall be permitted only on corner lots and limited to less than 5,000 square feet of general retail use per lot.

(3) Alternative Financial Institution (Non-depository financial institution)

- a. An Alternative Financial Institution shall be permitted only with an SUP regardless of whether it is a principal or accessory use on the lot.
- b. No Alternative Financial Institution shall be located within 1,000 feet, measured from property line to property line, of any other Alternative Financial Institution.
- c. No Alternative Financial Institution shall be located within 400 feet, measured from property line to property line, of a lot zoned or used for residential purposes.
- d. No Alternative Financial Institution shall be located within 500 feet of Main Street, FM 1187, or Crowley Road (FM 731), measured from the right-of-way line to property line.

- (4) Any retail use with outdoor sales or storage
 - a. Outdoor storage or display of products along any arterial street frontage shall be prohibited. All storage areas shall be located within the rear yard and screened from adjacent properties and any public right-of-way.
 - b. If adjacent to any residential uses, outdoor storage or display areas shall be screened in accordance with the standards in **Article 8: Landscaping, Screening, and Open Space**.
 - c. Outdoor (sidewalk) sales (other than seasonal sales):
 - 1. Shall be limited to sidewalk or walkway areas in front of the tenant space.
 - 2. Shall not block any entrance door into the building.
 - 3. A clear width of no less than three feet shall be maintained at all times with a minimum five feet by five feet (5' x 5') passing area provided every 200 linear feet of the sidewalk.
 - 4. No handicapped parking areas shall be blocked or utilized.
 - 5. Articles for sale or display shall be kept outside only during regular hours of operation of the business.
- (5) Any use with drive-through facilities (retail sales, pharmacy, banks, and restaurants)
 - a. *Specific to the **OC** and **GC** Districts:* Drive-through lanes facing, backing, or siding a public street or residential uses shall be screened at the property line in accordance with the standards for a street screening device described in **Article 8: Landscaping, Screening, and Buffering**.
 - b. *Specific to the **MU-C** District:*
 - 1. May only be permitted if specifically identified on a Concept or Development plan.
 - 2. Shall meet the design standards for drive-through uses in **Article 6: Building Design Standards**.
 - c. *Specific to the **DT-C** and **DT-E** Districts:*
 - 1. Shall require an SUP.
 - 2. No drive-through stacking lanes or delivery windows shall be located along Main Street frontage. Driveway access shall not be from Main Street.
 - 3. Shall meet the design standards for drive-through uses in **Article 6: Building Design Standards**.
- (6) Mobile Food Court
 - a. *Process:*
 - 1. Shall be permitted with an SUP only.
 - b. *Operations:*
 - 1. Shall include two or more mobile food vendors on the same lot.
 - 2. All activities associated with a mobile food court must comply with all health department requirements.
 - 3. All proposed activities shall be conducted on private property owned or otherwise controlled by the applicant.
 - 4. The proposed mobile food court shall not impede pedestrian or vehicular traffic in the public way.
 - 5. Live music shall conform to established noise standards in the City of Crowley.
 - c. *Standards:*

1. A minimum lot or parcel area of 1,000 square feet per food truck is required to operate a mobile food court.
2. All dimensional and development standards of the underlying zoning district shall be met prior to approval of a mobile food court.
3. Hard surface paving at the vehicular entrance to the mobile food court and for each individual mobile food business is required. Alternatives to asphalt and cement may be approved as part of the SUP process.
4. The mobile food court shall not occupy required parking stalls of any other use of the site.

(7) General Personal Service (except Bail Bond Services, Massage Therapy, and Tattoo parlors) in **DT-E** District

- a. Shall be permitted only on corner lots and limited to less than 5,000 square feet per lot.

F. INDUSTRIAL USES

(1) Craft alcohol production (including micro-brewery, micro-distillery, and winery) in the **MU-C, DT-C, and DT-G** Districts

- a. Maximum size shall be 20,000 square feet.

(2) Self-storage or mini storage

- a. Shall not be allowed on lots with frontage along any TXDOT controlled roadways (FM 1187 and FM 731).

(3) Any Industrial Use with Outdoor Storage, Contractors' Yard and Storage, or Specialty Trade Contractors

- a. Outdoor storage or display of products along any arterial street frontage shall be prohibited. All storage areas shall be located within the rear yard and screened from adjacent properties and any public right-of-way.
- b. If adjacent to any residential uses, storage areas shall be screened in accordance with the standards in **Article 8: Landscaping, Screening, Buffering, and Open Space**.

(4) Natural Gas Line Compressor Stations

- a. Shall require an SUP in all zoning districts.
- b. A building permit shall be required for the station complex.
- c. The station complex shall be situated on a platted lot approved by the city and recorded in the local county jurisdiction.
- d. Setbacks:
 1. A minimum building setback for all line compressor station buildings and equipment shall be established and maintained for all yards at the distances specified for the zoning district adjoining the station complex as shown below:
 - i. **AG and I** Districts: 200 feet
 - ii. All other zoning districts (including **PDs**): 300 feet
 2. Where a line compressor station site adjoins a street right-of-way, the required building setback along that right-of-way shall be established by the zoning district designated for the property situated on the opposite side of the right-of-way.

- e. A fence of sufficient height to obscure the entire station complex from public view shall be required along boundary lines that front a dedicated public street right-of-way of any type, or that front a private street right-of way dedicated for public use. The fence shall consist of at least 50 percent masonry material (no prefabricated material) with the remainder consisting of wrought iron or other like material.
- f. All line compressor station equipment and sound attenuation structures shall be enclosed within a building. Such building shall be designed with the following elements:
 - 1. A four-foot high masonry bulkhead wall shall be constructed on least two building façades most visible to the public.
 - 2. At least two building façades, specifically those most visible to the public, shall be constructed with a brick or stone accent that is at least 20 feet in width, and extends vertically to the roofline of the building and terminates with a sloped or arched profile.
 - 3. The roof shall be sloped with a pitch of no less than 5:12 and shall contain at least one raised structure in the form of a cupola, steeple tower, clearstory element, or similar structures. No flat roofs shall be permitted.
 - 4. The non-masonry wall surfaces may be constructed of painted metal, stucco, or cementitious fiberboard material. Engineered wood paneling shall not be permitted for the finished exterior.
 - 5. The architectural design of the building shall be compatible with the visual context of the surrounding development. Such buildings may be designed as a representation of, but not be limited to, the following building types:
 - i. Barn structure or equestrian facility;
 - ii. Estate residence;
 - iii. School facility or similar institutional use;
 - iv. Gazebo or picnic area enclosures;
 - v. Club house or recreational facility;
 - vi. Retail or office building;
 - vii. Any combination of the above as approved by the City Council.
- g. Vehicular access to the boundaries of the station complex from the street thoroughfare shall be paved with a concrete surface at a thickness and design approved by the City Engineer or designee. This provision shall also apply to those areas inside the boundaries of the station complex where vehicular traffic and parking is to occur.
- h. The operation of the equipment shall not create any noise that causes the exterior noise level to exceed the pre-development ambient noise levels as measured within 300 feet of the line compressor station building(s). The operator shall be responsible for establishing and reporting to the city the pre-development ambient noise level prior to the issuance of the building permit for the station complex.
- i. The line compressor station site shall be landscaped in a manner that is compatible with the environment and existing surrounding area.

106.67 ACCESSORY USES AND STRUCTURES

A. PURPOSE

Table 106.65-2 also authorizes the establishment of accessory uses and structures that are incidental and customarily subordinate to primary uses. An accessory use or structure is “incidental and customarily subordinate” to a primary use if it complies with the standards set forth in this section. All primary uses allowed in a zoning district shall be deemed to include those accessory uses, structures, and activities typically associated with the use, unless specifically prohibited in this section. **Article 11: Definitions** identifies typical accessory uses associated with principal uses as part of the primary use definition.

B. APPROVAL PROCEDURE

- (1) Generally: Any of the accessory uses identified in this section may be allowed as accessory to an authorized primary use provided that:
 - a. The proposed accessory use is allowed as a principal or accessory use in the base district where proposed.
 - b. The proposed accessory use or structure is consistent with the general and specific standards for accessory uses in this subsection.
- (2) Simultaneously with a Principal Use: Accessory uses or structures may be reviewed as part of review of an associated primary use. In cases where the principal use is subject to a Specific Use Permit, an accessory use may only be authorized in accordance with an approved Specific Use Permit.
- (3) Subsequent to a Principal Use:
 - a. Unless exempted, a building permit shall be required in cases where an accessory use or structure is proposed subsequent to a primary use.
 - b. In cases where the primary use is subject to a Specific Use Permit, an accessory use may only be authorized in accordance with the provisions in Section 106.34(C), Specific Use Permit Procedures.
- (4) For any accessory use or accessory building that does not require a building permit, other permits may be required.

C. INTERPRETATION OF UNIDENTIFIED ACCESSORY USES AND STRUCTURES

The Administrator shall evaluate and make determinations on applications for accessory uses that are not identified in this section on a case-by-case basis, based on the following standards:

- (1) The definition of "accessory use" in **Article 11: Definitions**, and the general accessory use standards and limitations established in Section 106.67(D), General Standards for All Accessory Uses and Structures.
- (2) The purpose and intent of the zoning districts in which the accessory use is located.
- (3) Potential adverse effects the accessory use or structure may have on other lots, compared with other accessory uses permitted in the district.
- (4) The compatibility of the accessory use with other primary and accessory uses permitted in the district.

D. GENERAL STANDARDS FOR ALL ACCESSORY USES AND STRUCTURES

- (1) All accessory uses and structures shall be subject to the general standards in this section, as well as any applicable additional standards in Section 106.67(E), Additional Standards for Certain Accessory Uses and all standards applicable to the associated primary use as set forth in Section 106.66, Supplemental Use Standards.
- (2) Size: All accessory uses and structures shall:
 - a. Be clearly subordinate in area, extent, and purpose to the primary use or structure.
 - b. Not violate the bulk, density, parking, landscaping, or open space standards of this Chapter when taken together with the primary use or structure.
 - c. The floor area of any detached accessory structure shall not exceed 30 percent of the floor area of the primary structure. The total combined floor area of all structures shall not exceed the maximum lot coverage for the zoning district in which it is located. The Administrator may authorize a structure to exceed this percentage if the structure is used for a permitted agricultural use.
- (3) Function: All accessory uses and structures shall directly serve the primary use or structure, and be accessory and clearly incidental to the primary use or structure.
- (4) Timing: Accessory uses and structures shall not be constructed or established prior to the start of construction of the primary use or structure. An accessory structure shall not be used until the construction of the primary structure is complete.
- (5) Height: Accessory structures shall be limited to a maximum height of the existing principal structure on the lot or the maximum height permitted in the corresponding residential zoning district for residential accessory structures or 25 feet for all other zoning districts.
- (6) Location: Accessory uses or structures shall be located on the same lot as the primary use or structure and shall comply with setback standards in Section 106.67(E), Additional Standards for Certain Accessory Uses.
 - a. Accessory structures shall not be located within platted or recorded easements.
 - b. The Administrator may authorize an accessory structure on a vacant lot if the structure is used for animal or crop production associated with an agricultural use, or used in conjunction with a park/open space or community garden.
- (7) Design Compatibility:
 - a. Except where exempted, all accessory structures shall be designed to be aesthetically compatible with the primary structure. Compatibility shall be evaluated in terms of building materials, building orientation, building placement, building articulations, and building mass. Non-enclosed stables, gazebos, greenhouses, and carports 10 feet or less in height with a roofed area of 120 square feet or less are exempt from this compatibility requirement.
 - b. Applicants for accessory structures not exempted in accordance with this subsection who request exceptions from the design compatibility requirements shall demonstrate screening methods or design features that will be used to minimize any potential adverse effects on neighboring properties.
- (8) Ownership: Accessory uses or structures shall be owned or operated by the same person as the primary use or structure.

E. ADDITIONAL STANDARDS FOR CERTAIN ACCESSORY USES

If indicated in Table 106.65-2 with an asterisk (*), the following additional standards shall apply:

(1) Accessory buildings or structures

a. *Uses:*

1. In all residential zoning districts, permitted accessory buildings include garages, storage sheds, gazebos, cabanas, storm shelters, and similar structures. An accessory building may be used for hobbies in such a manner as to be an accessory use only and shall produce no unreasonable odor, noise, light, or manner of operation. Accessory buildings cannot be used for commercial or business purposes unless otherwise permitted as a Live/Work Dwelling in this Chapter. Accessory buildings may be used for Home Occupations if they meet the standards in Section 106.67(E)(6).
2. In all nonresidential and special districts, accessory buildings are permitted only for uses listed in the specific nonresidential or special district category as identified in Table 106.65-2, Allowed Uses.

b. *Building Design:*

1. The standards for exterior appearance of the accessory building are based on the size (area and height) of the structure itself and are set forth in Table 106.67-1, Accessory Building Design Standards, below. A building permit shall be required for all accessory buildings regardless of the building code requirements.

Table 106.67-1: Accessory Building Design Standards		
Floor Area		Building Design Standards
A.	Less than or equal to 120 square feet in floor area	<ul style="list-style-type: none"> No additional requirements (they shall meet the zoning standards of the district in which they are located)
B.	More than 120 square feet but less than 550 square feet in floor area	<ul style="list-style-type: none"> Roof pitch shall be compatible with the roof pitch of the primary structure Foundation – as required by the building code
C.	550 square feet or larger in floor area	<ul style="list-style-type: none"> Roof pitch shall be compatible with the roof pitch of the primary structure Foundation – as required by the building code The exterior appearance of an accessory structure shall be architecturally compatible with the primary structure, including but not limited to coordination of architectural style and colors, roof form and pitch, and window style and placement

c. *Setbacks:*

1. Front setback: Enclosed accessory buildings, such as garages, storage buildings, or storm shelters, shall not be located forward of the primary building on the lot.
2. Side and rear setbacks: An accessory building shall be located a minimum of five feet from side and rear property lines, except on corner lots. On corner lots, the primary building setback shall apply to accessory buildings also.

- d. *Number of accessory buildings:*
 - 1. Lots that are one acre or less shall be limited to two accessory buildings in addition to the primary building as long as all other standards in the zoning district are met.
 - 2. Lots that are greater than one acre shall have no limits on number of accessory buildings in addition to the primary structure up to the lot coverage standards in the zoning district. Lot coverage and size limitations in Section 106.67(D)(2) shall not apply if the accessory buildings are for agricultural use.
- (2) Accessory Dwelling Unit (separate from the primary structure): An accessory apartment in an accessory building or garage apartment that meets the standards in this section shall not count as a dwelling unit for purposes of calculating density on the site and are subject to the following conditions:
- a. Accessory Dwelling Units (ADUs) shall be permitted only in the **Central Crowley Residential District** boundary as identified in Figure 106.66-1 or if approved as part of a development-specific ordinance such as a **MU** District or **PD**.
 - b. Within the **Central Crowley Residential District** boundary, an owner can opt to add **EITHER** a Work component (per Section 106.66(C)(5)) to an existing dwelling **OR** an Accessory Dwelling Unit per this section.
 - c. A certificate of occupancy is required for an ADU.
 - d. The maximum size shall be 600 square feet.
 - e. An ADU shall not have more than one kitchen and one bathroom.
 - f. The unit may be rented out independently.
- (3) Accessory Dwelling Unit (primary structure): An accessory dwelling unit that meets the standards in this section shall not count as a dwelling unit for purposes of calculating density on the site.
- a. They shall be permitted only in the **Central Crowley Residential District** boundary as identified in Figure 106.66-1 or if approved as part of a development-specific ordinance such as a **MU** District or **PD**.
 - b. Within the Central Crowley Residential District boundary, an owner can opt to add **EITHER** a Work component (per Section 106.66(C)(5)) to an existing dwelling **OR** an Accessory Dwelling Unit per this section.
 - c. A certificate of occupancy shall be required for an ADU.
 - d. The ADU shall meet the setback and height standards of the primary structure on the lot.
 - e. The unit shall not be larger than 40 percent of the principal residence on the lot up to a maximum of 600 square feet and shall not have more than one bedroom, one kitchen, and one bathroom.
 - f. A separate entrance may be provided to the accessory unit, and the unit may be rented out independently.
- (4) Food Trucks
- a. *In Residential Districts:*
 - 1. Shall be allowed to accommodate catering for private events and for special events (as defined by City Code) only, including Home Owners' Association (HOA) events. For private events, no food sales to the general public shall be allowed. For HOA events, food sales are permitted to invited guests.
 - 2. Shall obtain all other permits required by the city and the county.

- b. *In Downtown Districts:*
 - 1. Shall be limited to one per lot.
 - 2. Shall be parked on paved areas (includes gravel surfaces if existing at time of application for a food truck permit) on the site and not on any landscaped or grassy areas.
 - 3. May occupy parking spaces, so long as there are excess parking spaces.
 - 4. May not block any sidewalks, trails, fire lanes, or entrance ways into buildings.
 - 5. Shall obtain all other permits required by the city and the county.
 - c. Food trucks that operate only on public rights-of-way are classified as street vendors and are governed by city code Ch. 18, Article VI, "Street Vendors".
- (5) Food Kiosk or Cart
- a. Shall be a maximum of 200 square feet.
 - b. Shall be parked on paved areas (includes gravel surfaces if existing at time of application for a permit) on the site and not on any landscaped or grassy areas.
 - c. May occupy parking spaces, so long as there are excess parking spaces.
 - d. May not block any fire lanes or entrance ways into buildings.
 - e. May be located on any sidewalks or trails but shall maintain at least a three foot clear walkway for pedestrians with a minimum five feet by five feet (5' x 5') passing area provided every 200 linear feet of the sidewalk.
 - f. Use of any public sidewalk is subject to approval of an easement or right-of-way use agreement per city ordinances and/or as otherwise required under city code Ch. 18, Article VI, "Street Vendors".
 - g. Shall obtain all other permits required by the city and the county.
- (6) Home Occupation: A home occupation may be permitted as accessory to any principal dwelling unit in districts that permit residential uses, subject to the following standards:
- a. The home-based business shall be conducted by a resident of the primary dwelling.
 - b. The business or service located within the dwelling shall be clearly incidental and subordinate to the dwelling's use for residential purposes by its occupants and shall not exceed 25 percent of the floor area of the house or 25 percent of the combined building area of all structures on the lot. Activities shall be wholly conducted within either the primary structure or in any detached accessory structure on the lot.
 - c. Only one additional employee, other than the resident(s) of the primary dwelling unit, is permitted at the home-based business at any one time.
 - d. Home occupations that have an employee other than the resident of the primary dwelling unit or that have customers visiting the home shall obtain a Certificate of Occupancy from the City of Crowley prior to commencing operations.
 - e. Food-related occupations must meet Texas Cottage Food Law requirements and shall also meet any Health Department requirements.
 - f. Neighborhood Compatibility:
 - 1. The home-based business shall not cause any change in the external appearance of the existing buildings and structures on the property or other visible evidence of the conduct of such home occupation.
 - 2. All vehicles used in connection with the home-based business shall be of a size, and located on the premises in such a manner, so that a casual observer or a person of normal sensibilities will not be able to detect any sign of the premises being used as a home occupation. No vehicle larger than one ton shall be kept on the premises or shall be parked on the street.

3. Parking of vehicles to accommodate the off-site employee or permitted customers shall be limited to the driveway of such premises or along the curb immediately adjacent to such premises.
4. No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood.
5. There shall be no advertising devices on the property or other signs of the home-based business that are visible from off the premises.
6. The property shall contain no outdoor display of goods or services that are associated with the home occupation. Outside storage is prohibited. For the purpose of this section, the parking of one enclosed trailer in a driveway is not considered outside storage.
7. The home-based business shall not create traffic or parking congestion, noise, vibration, odor, glare, fumes, or electrical or communications interference that can be detected by the normal senses off the premises, including visual or audible interference with radio or television reception. All home-based businesses are subject to all other ordinances applicable in the City of Crowley.
8. The home occupation shall not involve the use or storage of explosives, or of flammable, combustible, or hazardous materials and may not involve any process that produces smoke, dust, odor, noise, or vibration that is harmful to surrounding properties.
9. Commercial delivery service shall not deliver goods or products to the home occupation more than four times per month. Commercial delivery service shall be limited to vehicles which do not exceed 14,000 pounds and have two axles.
10. The home occupation shall not involve the delivery and storage of materials in excess of the amount and kind ordinarily used in a private home.
- g. *Prohibited Home Occupations:* The following uses, because of their effects on the surrounding residential area, shall not be permitted as home occupations:
 1. auto repair or motorized equipment repair;
 2. dance, music, or other types of tutoring instruction where more than six students are being instructed at one time;
 3. daycare with more than six children, including any children of the owner;
 4. dental offices; medical offices;
 5. the painting of vehicles, trailers, or boats;
 6. private schools;
 7. motor vehicle towing operation;
 8. barber or beauty shops having more than two chairs;
 9. welding shops;
 10. nursing homes;
 11. pet grooming;
 12. any other home-based business that, in the opinion of the Administrator, will have negative effects on the neighborhood.
- (7) Outside Storage: Shall meet the standards for Outdoor Storage in Section 106.66(E)(4), for commercial uses or 106.66(F)(3) for industrial uses as applicable.
- (8) Residential garage (detached)
 - a. If directly fronting a street, the maximum size shall be a two-car garage with a maximum square footage of 600 square feet.
 - b. The design must be compatible with the primary residence on the property.

- c. The garage shall not be located forward of the primary structure on the lot and shall be set back at least 10 feet from the front façade of the home.
 - d. All other setbacks shall be the same as any other accessory buildings on the lot.
- (9) Sidewalk Café: In all districts in which a sidewalk café is allowed, occupancy of a public sidewalk or parkway for a sidewalk café shall be permitted under the following conditions:
- a. Use of any public sidewalk is subject to approval of an easement or right-of-way use agreement per city ordinances.
 - b. The sidewalk to be used for outdoor seating must be abutting and contiguous to the food or beverage service establishment.
 - c. A sidewalk cafe may not be enclosed by fixed fencing or other structures, unless necessary to comply with requirements to serve alcohol per TABC regulations.
 - d. A sidewalk cafe must be open to the air; however, it may be covered with a canopy.
 - e. There shall be a minimum three-foot wide unimpeded zone of sidewalk remaining for pedestrian flow from the face of the curb and the area of sidewalk café seating or between the building and the seating area with a minimum five feet by five feet (5' x 5') passing area provided every 200 linear feet of the sidewalk.
 - f. The sidewalk café shall be set back a minimum of five feet from any driveways and alleys, and six feet or greater from intersections with no curb extensions (or bulb-outs) at the intersections. The exact setback from intersections shall be determined by the City Engineer based on traffic conditions.
 - g. All curbs, alleys, sidewalks, and public rights-of-way adjacent to such sidewalk café shall be kept in a clean and orderly condition.
- (10) Solar or Wind Energy Equipment (WEE) - Building Mounted (residential use only)
- a. If the solar collector is not flush with the roof, the applicant shall minimize the visibility of the collector from a public street, park, or open space to the most reasonable extent possible without prohibiting the installation.
 - b. Height of any equipment shall not exceed the maximum allowed in the zoning district.
- (11) Solar or Wind Energy Equipment (WEE) – Ground-Mounted (residential use only)
- a. An individual ground-mounted WEE shall be set back from any adjoining property line and the principal structure at least one and one-half (1 ½) times the height of the equipment.
 - b. The height limit for a ground-mounted WEE shall be 30 feet (maximum) in all zoning districts, as long as it meets the setback established in (11)(a) above.
 - c. The distance between the ground and the rotor blade (when the rotor blade in its lowest position) shall be a minimum of 20 feet.

106.68 TEMPORARY USES

A. PURPOSE

This section allows for the establishment of certain temporary uses of limited duration and special events, provided that such uses comply with the standards in this subsection and are discontinued upon the expiration of a set time period. Temporary uses and special events shall not involve the construction or alteration of any permanent building or structure.

B. APPROVAL PROCEDURE

Any use listed in this section may be permitted as a temporary use provided:

- (1) Where indicated on Table 106.65-2, the proposed temporary use obtains a Specific Use Permit in accordance with the requirements in **Article 2: Procedures and Administration** for Specific Use Permit Procedures.
- (2) The proposed temporary use is consistent with the general and specific standards for temporary uses and structures in this section.
- (3) Permits may be required for Temporary Uses and Structures even if a building permit is not required.
- (4) A special event permit may be required under Article 2 Special Event Permits in Chapter 58 Parks and Recreation.
- (5) Where a conflict occurs between this Article and any other provision of this Code of Ordinances governing temporary or special events, the more stringent requirements shall apply.

C. GENERAL STANDARDS FOR ALL TEMPORARY USES AND STRUCTURES

All temporary uses or structures shall meet the following general requirements, unless otherwise specified in this Chapter or in a development-specific ordinance such as a **PD** or **MU** District:

- (1) The temporary use or structure shall not be detrimental to property or improvements in the surrounding area, or to the public health, safety, or general welfare.
- (2) The temporary use shall comply with all applicable general and specific regulations of Section 106.68, unless otherwise expressly stated.
- (3) Permanent alterations (any alterations that do not comply with temporary use criteria and timelines outlined in this Chapter) to the site are prohibited.
- (4) All temporary signs associated with the temporary use or structure shall be properly permitted and removed when the activity ends or permit expires, whichever occurs first.
- (5) The temporary use or structure shall not violate any applicable conditions of approval that apply to a principal use on the site.
- (6) The temporary use regulations of this section do not exempt the applicant or operator from any other required permits, such as health or building permits.
- (7) If the property is undeveloped, it shall contain sufficient land area to allow the temporary use or structure to be accommodated, as well as any parking and traffic circulation as required that may be associated with the temporary use, without

disturbing sensitive or protected resources, including existing trees, required buffers, 100-year floodplains, creek or waterway protection setbacks, and required landscaping. At the conclusion of the temporary use or at expiration of the permit, whichever occurs first, all disturbed areas of the site shall be restored or improved to the condition that existed prior to the use.

- (8) If the property is developed, the temporary use shall be located in an area that is not actively used at the time of the temporary use or event by an existing approved principal use, and that would support the proposed temporary use without encroaching or creating a negative impact on existing buffers, open space, landscaping, traffic movements, pedestrian circulation, or parking space availability. If located within a surface parking lot, it shall not occupy more than 50 percent of the parking lot.
- (9) Tents and other temporary structures shall be located so as not to interfere with the normal operations of any permanent use located on the property, shall be anchored, and shall meet the requirements of the Building Official and Fire Marshal, including fire rating.
- (10) Off-street parking, including designation of the off-street parking spaces, shall be adequate to accommodate the proposed temporary use.

D. ADDITIONAL STANDARDS FOR CERTAIN TEMPORARY USES AND STRUCTURES

If indicated in Table 106.65-2 with an asterisk (*), the following additional standards shall apply:

- (1) Construction Field Office and Construction-related Storage Yard
 - a. This use is limited to on-premises construction purposes associated with the properties within the same platted subdivision.
 - b. Storage of construction materials shall not block any sidewalks, streets, or fire lanes.
 - c. The Administrator may order the use to be discontinued, and in no event shall such temporary use continue after subdivision construction is 100 percent complete.
- (2) Festivals, Civic Events, Circuses, and Amusement Rides: Civic events and special events may be conducted within an existing use and ancillary to that use provided it meets the following criteria and Chapters 18 and 58 of the Crowley City Code. [Nothing within this section shall regulate or prevent an individual residential property owner from conducting activities normally associated with residential uses, including outdoor parties and gatherings. In addition, such outdoors activities shall be subject to the other regulations and ordinances of the City of Crowley that regulate orderly conduct within the neighborhood and take into consideration the health, safety, and public welfare of the adjacent property owners]:
 - a. The event is carried out for a period of time not exceeding 14 consecutive days.
 - b. Retail sales may be conducted with the primary activity including arts, crafts, food, and other items.
 - c. Food trucks may be included as part of the event.
 - d. Charitable and Nonprofit Organizations may conduct retail sales for fund-raising purposes in any zoning district.
 - e. Assemblies are carried on out-of-doors, in temporary shelters, or in tents.
 - f. A permit is obtained in accordance with the provisions provide herein.

- g. Any event that involves closure of public streets, events longer than 14 days, and events including the sale of alcoholic beverages shall be subject to an SUP requirement.
- (3) Outside Display and Sales (Sidewalk Sales or Roadside Vending)
- a. Limited to no more than five percent of building area containing the primary use.
 - b. All outdoor display and sales shall be located on hardscape areas. No merchandise may be displayed in any landscaped area or areas not hard-surfaced.
 - c. If along the store front, no building entrances shall be blocked, and a minimum three-foot clear pedestrian passageway must be provided along any public sidewalk or walkway with a minimum five feet by five feet (5' x 5') passing area provided every 200 linear feet of the sidewalk.
 - d. Use of a surface parking area or lot frontage along a roadway for outdoor sales shall be at the Administrator's discretion; it shall only be for temporary display and sales for seasonal items.
 - e. If permitted to be displayed for more than 14 consecutive days, then the display or sales shall be screened to meet the standards for screening of outside storage areas in Section 106.66(E)(4), Commercial Uses. If the items being sold are only during the weekends or moved indoors every day when the use is not open for business, then the 14-day limit shall not apply.
- (4) Seasonal Sales: Outdoor seasonal sales are temporary uses which include but are not limited to Christmas tree sales, pumpkin sales, plant sales, fresh produce sales, and similar uses. Outdoor seasonal sales are not intended to include the sale of manufactured items such as furniture, bedding, automobile parts, or household goods. It shall also not include fireworks. The following standards shall apply:
- a. The maximum duration of a single seasonal sales permit is 45 consecutive days. Only one sale is permitted per season on any single lot.
 - b. On a developed lot, the maximum area for seasonal sales shall be no greater than 30 percent of any surface parking area.
 - c. Outside display shall not block any sight triangles or fire lanes.
 - d. On undeveloped lots, pre-existing access and parking may be gravel so long as it is maintained in good condition. New access or parking must be approved surfaces.
- (5) Temporary Real Estate Office or Model Home
- a. This use may be located in a model home or a portable building within the subdivision.
 - b. The Administrator may order the use discontinued, and in no event shall such temporary use continue after subdivision sales are 100 percent complete.
- (6) Temporary Storage Containers
- a. Temporary storage containers may be allowed for residential and commercial moving or remodeling.
 - b. Temporary storage containers shall be placed on the driveway or parking lot at the farthest point from the street. They shall not block any fire lanes, building entrances, or sidewalks.
 - c. Temporary storage containers cannot be placed on any public right-of-way or in grassy areas in the front yard.

- d. Each residential lot shall be limited to two temporary storage containers at a time, no more than twice per calendar year, to be placed no longer than 10 consecutive days each time unless otherwise approved by the Administrator.
- e. Each nonresidential lot shall be limited to two temporary storage containers at a time, no more than twice per calendar year, to be placed no longer than 30 consecutive days each time unless otherwise approved by the Administrator.
- f. If used during remodeling, then the temporary storage container shall be removed within 10 days of final inspection or Certificate of Occupancy issuance.

106.69 – 106.74: RESERVED

CITY OF CROWLEY, TEXAS: CHAPTER 106 - ZONING ORDINANCE

ARTICLE 6: BUILDING DESIGN STANDARDS

TABLE OF CONTENTS

106.75 APPLICABILITY 131

 A. APPLICABILITY MATRIX131

106.76 NONRESIDENTIAL BUILDING DESIGN STANDARDS 132

 A. PURPOSE AND INTENT132

 B. APPLICABILITY132

 C. COMMERCIAL BUILDING AND SITE DESIGN STANDARDS.....132

 D. INDUSTRIAL AND OFFICE BUILDING AND SITE STANDARDS134

106.77 RESIDENTIAL BUILDING DESIGN STANDARDS 136

 A. PURPOSE136

 B. SINGLE FAMILY AND DUPLEX RESIDENTIAL BUILDING DESIGN STANDARDS.....136

 C. THREE-FAMILY TO MULTIFAMILY RESIDENTIAL BUILDING DESIGN STANDARDS138

106.78 – 106.84: RESERVED 140

CITY OF CROWLEY, TEXAS: CHAPTER 106 - ZONING ORDINANCE

ARTICLE 6: BUILDING DESIGN STANDARDS

106.75 APPLICABILITY

A. APPLICABILITY MATRIX

Table 106.75-1 shall establish the applicability of the different standards in this section based on the type of development.

Table 106.75-1 Building Design Standards Applicability Matrix			
■ = section applies "blank cell" = section does not apply			
	Nonresidential Design Standards	Residential Design Standards	Comments
A. New Construction	■	■	
B. Change of use/expansion of existing use (with NO increase in building area)			
C. Interior remodel of existing buildings (with NO increase in building footprint)			
D. Expansion of Building Area			
i. 0% - 49% increase in building area regardless of increase in value of improvements 1. Standards in applicable sections shall apply only to the expansions	■	■	
ii. 50% or greater increase in building area AND any proposed improvements valued under \$100,000 i. Standards in applicable sections shall apply only to the expansions	■	■	
iii. 50% or greater increase in building area AND any proposed improvements valued at \$100,000 or more 1. Standards in applicable sections shall apply to the site including retrofitting of the existing building and site if non-complying subject to Administrative Modifications in Article II	■	■	
E. Façade changes to existing buildings (regardless of value of improvements proposed)	■	■	Only standards that impact the building façade in each section shall apply
i. Addition of non-air conditioned space such as patios, porches, arcades, canopies, and outdoor seating areas	■		Only improvements to the frontages (lot or building) that are clearly visible from adjoining streets shall apply
ii. Changes to any street facing façades	■	■	Only standards that impact the building façade in each section shall apply

106.76 NONRESIDENTIAL BUILDING DESIGN STANDARDS

A. PURPOSE AND INTENT

The intent of this section is to establish design and development standards that foster attractive and enduring nonresidential development. The standards are intended to:

- (1) Protect and enhance the character and quality of retail, office, institutional, and industrial areas in Crowley;
- (2) Protect and enhance the long-term market value of property within Crowley;
- (3) Enhance the compatibility between residential neighborhoods and adjacent commercial uses;
- (4) Mitigate negative visual impacts arising from the scale, bulk, and mass of large commercial and industrial buildings and centers;
- (5) Promote building design and construction practices that are enduring and adaptable to multiple uses for extended building lifecycles;
- (6) Establish a sense of place for the commercial areas in Crowley; and
- (7) Balance the community's economic and aesthetic concerns.

B. APPLICABILITY

Table 106.75-1 shall establish the applicability of this section to new development and redevelopment. These nonresidential design standards shall apply to all new nonresidential buildings and building expansions as established in Table 106.75-1 in all zoning districts except:

- (1) Downtown District (standards in **Article 4: Special District Standards** shall apply); and
- (2) Planned Development Districts and Mixed-Use Districts that have alternative building design standards adopted as part of an approved Ordinance.

C. COMMERCIAL BUILDING AND SITE DESIGN STANDARDS

This section shall apply to all development in the following districts: OC – Office Commercial, GC – General Commercial, and PD Districts (unless exempt per 106.76(B)(2) above). Development in the CP – Civic-Public District shall also meet the standards in this section to the extent feasible, and alternative standards may be proposed to meet the specific needs of the specific civic or public building or site.

- (1) Cross access or shared access easements to adjoining sites (developed and undeveloped) shall be required unless topography makes the connection unfeasible.
- (2) Building Entry Design:
 - a. The primary building entrance shall be readily apparent as a prominent architectural component from the street, thus creating a focal point. However, nonresidential buildings with multiple tenants on the ground floor or multiple primary entrances shall have all entrances treated architecturally.
 - b. Primary building entrances are to be defined and articulated with architectural elements such as pediments, columns, porticos, porches, and overhangs.
- (3) Building Design:
 - a. *Purpose:* Building design directly influences the character and function of nonresidential development. Generally, building design should focus on creating

an attractive and coherent design with buildings that are adaptable for multiple uses over time based on changing market conditions.

- b. *Building Articulation:* Buildings having primary façades wider than 60 feet shall be designed to reduce apparent mass by dividing the primary façade into a series of smaller components. No individual component shall have a length of more than 60 feet. Components shall be distinguished from one another through three or more of the following:
 - 1. Variations in roof form or variations in roof height or parapet of two feet or more;
 - 2. Changes in wall plane of a minimum 10 percent in width and a minimum two feet depth;
 - 3. Variations in the arrangement and recessing of doors and windows;
 - 4. Recognizable changes in texture or material; or
 - 5. Decorative columns.
 - c. *Windows and Transparency:*
 - 1. At ground level, buildings shall have a high level of transparency. All façades and walls that face any street, pedestrian walkways, or plazas (except rear or side service façades) must have windows for at least 30 percent of the façade between two feet and seven feet above the grade.
 - 2. Where the internal arrangement of a building makes it impossible to provide transparency along a portion of a wall as determined by the Administrator, a combination of building articulation, changing color or texture to imitate the rhythm of windows or storefront displays may substitute for the required transparency along these façades, except when fronting a plaza or sidewalk café areas.
 - d. *Roof Forms:* Variations in rooflines shall be used to add interest and reduce the scale of large buildings. Roof features shall correspond to and denote building elements and functions such as entrances, arcades, canopies, etc. They shall also complement the character of the overall development.
 - 1. *Flat Roofs:* Unless the Administrator determines otherwise, flat roofs shall include parapets that adhere to articulation requirements for the main face of the structure in Section 106.76(C)(3)(b). The average height of the parapet shall not exceed 15 percent of the height of the supporting wall, unless rooftop equipment cannot be sufficiently screened. Parapets shall look complete when viewed from the Primary Street. Parapets shall be constructed of the same material as the primary façade.
 - 2. *Sloped Roofs:* Pitched roofs shall have a minimum pitch of 4:12 for all structures. This requirement excludes roofs for entries and dormers.
 - e. *Façade Color:* Façade colors shall be low reflectance, subtle, neutral, or earth tone colors. The use of metallic colors, black, or fluorescent colors may only be allowed with an Administrative Modification.
- (4) *Building Lighting:* All outdoor lighting (building and site) shall comply with the International Dark Sky Association (IDA)'s model ordinance (dated 2011), including the

use of cutoff fixtures, utilizing optical systems, and shielding to prevent light from being directed above 90 degrees from horizontal.

- (5) Design of Auto-Oriented Elements: All drive-through and drive-up facilities in the applicable districts shall meet the standards in **Article 7: Parking and Transportation**.

D. INDUSTRIAL AND OFFICE BUILDING AND SITE STANDARDS

This section shall apply to all development in the I- Industrial and OC-Office Commercial Districts.

(1) Building Entry Design:

- a. The primary building entrance shall be readily apparent as a prominent architectural component from the Primary Street, thus creating a focal point.
- b. Design of primary building entries shall employ architectural elements such as canopies, recessed lobbies, contrasting materials, and colors. Main office, lobby, and reception functions within industrial buildings should face the Primary Street.
- c. Service entries shall be placed to the side or rear of the building and away from the Primary Street frontage.

(2) Building Design:

- a. *Purpose:* Building design directly influences the character and function of a business or industrial park. Generally, building design should focus on creating an attractive and coherent design with buildings in a “campus” like setting.
- b. *Primary Building Façades:* Service, loading, unloading, and truck bay functions shall not be located along the primary building façades or Primary Street frontages. Along all other façades, they shall be screened from view of any street by using wing walls or evergreen trees or combination of the two that is at least as high as the service bays being screened.
- c. *Building Articulation:* Buildings having façades fronting FM 1187 or Crowley Road (FM 731) and primary façades wider than 90 feet shall be designed to reduce apparent mass by dividing the primary façade into a series of smaller components. No individual component shall have a length of more than 90 feet. Components shall be distinguished from one another through at least three or more of the following:
 1. Variations in roof form or variations in roof height or parapet of two feet or more;
 2. Use of canopies or awnings to add shade and define building entrances;
 3. Changes in wall plane of a minimum 10 percent in width and a minimum two feet depth;
 4. Variations in the arrangement and recessing of doors and windows;
 5. Recognizable changes in texture or cladding material;
 6. Use of architectural patterns or panels; or
 7. Use of columns or pilasters.
- d. *Windows and Transparency:*

1. At ground level, at least the Primary Street-facing façade of the building shall have windows for at least 20 percent of the façade between two feet and seven feet above the grade.
 2. Where the internal arrangement of a building makes it impossible to provide transparency along a portion of a wall as determined by the Administrator, a combination of building articulation and changing color or texture to imitate the rhythm of windows may substitute for the required transparency along these façades.
- e. *Roof Forms:* Variations in rooflines shall be used to add interest and reduce the scale of large buildings. Roof features shall correspond to and denote building elements and functions such as entrances, tower elements, arcades, canopies, etc. They shall also complement the character of the overall development.
1. Flat Roofs: Generally, flat roofs shall include parapets that adhere to articulation requirements for the main face of the structure, unless the Administrator approves otherwise. The average height of the parapet shall not exceed 15 percent of the height of the supporting wall, unless rooftop equipment cannot be sufficiently screened. Parapets shall look complete when viewed from the Primary Street frontage. Parapets shall be constructed of the same material as the primary façade.
 2. Sloped Roofs: Pitched roofs, if used, shall have a minimum pitch of 2:12 for all structures. This requirement excludes roofs for entries and dormers. Any overhanging eaves shall extend at least two feet past the supporting walls.
- (3) Building Materials:
- a. *Purpose and Applicability:* This section shall apply to development in the I - Industrial District only. Material and color selection for industrial buildings should reinforce overall massing and architectural concepts while portraying a sense of quality and permanence.
 - b. *Standards:*
 1. All Primary Street facing façades shall be finished with 60 percent of any approved material.
 2. All other street facing or side façades shall be finished with 30 percent of any approved materials.
 3. All non-street facing rear façades shall have no minimum requirement for approved materials.
 4. The approved material coverage calculation shall not include doors, windows, chimneys, dormers, window boxes, or bay windows that do not extend to the foundation.
 5. Remainder areas may be finished with approved materials, accent materials, or other materials not on the list but **shall not** include prohibited materials.
 - c. *Approved building materials for exterior walls shall be limited to the following:*
 1. Native stone, brick, or tile laid up unit by unit and set in mortar
 2. Stucco (exterior portland cement plaster with three coats over metal lath or wire fabric lath)
 3. Cultured stone or cast stone

4. Architecturally finished block (i.e. burnished block, split faced concrete masonry units, or architecturally finished tilt wall that is made to look like masonry)
 5. Architecturally finished pre-cast wall that is profiled, sculptured, or provides three-dimensional interest similar to masonry
 - d. *Prohibited Materials:*
 1. Wood or plastic (vinyl) siding
 2. Exposed aggregate
 - e. *Accent Materials permitted:*
 1. Corrugated metal or other metal siding or cladding (including architectural metal) shall only be permitted as an accent material
 2. EIFS may be permitted without limitation on rear and/or non-street fronting façades above 10 feet in height only.
 - f. *Façade Color:* Façade colors shall be low reflectance, subtle, neutral, or earth tone colors. The use of metallic colors, black, or fluorescent colors may only be allowed with an Administrative Modification.
- (4) Building Lighting: All outdoor lighting (building and site) shall comply with the International Dark Sky Association (IDA)'s model ordinance (dated 2011), including the use of cutoff fixtures, utilizing optical systems, and shielding to prevent light from being directed above 90 degrees from horizontal.
- (5) Design of Auto-Oriented Elements: Any drive-through and drive-up facilities in the OC or I Districts shall meet the standards in **Article 7: Parking and Transportation**.

106.77 RESIDENTIAL BUILDING DESIGN STANDARDS

A. PURPOSE

The standards of this section are intended to:

- (1) Promote high-quality residential developments that are distinctive, have character, and relate and connect to established neighborhoods;
- (2) Provide variety and visual interest in the exterior design of residential buildings;
- (3) Create new neighborhoods that age gracefully and add long-term value to the city; and
- (4) Protect property values.

B. SINGLE FAMILY AND DUPLEX RESIDENTIAL BUILDING DESIGN STANDARDS

- (1) Applicability: This section shall apply to all new single family and duplex residential development in all zoning districts with the following exceptions:
 - a. Downtown District (standards in **Article 4: Special District Standards** shall apply);
 - b. Planned Development Districts or Mixed-Use Districts that have specific residential design standards as part of the approving ordinances.

(2) Building Design:

- a. The residential structure must incorporate at least three of the following façade design elements:
 - 1. Bay or box windows;
 - 2. Porches, stoops, or covered entries;
 - 3. Dormers;
 - 4. Structural offsets a minimum of four feet from the principal plane of the front façade;
 - 5. Accent materials with banding highlights;
 - 6. Ornamental or decorative window grills and shutters;
 - 7. An increase in roof pitch to a minimum of 8:12 on the main structure; or
 - 8. Other comparable features as approved by the Administrator.
- b. The residential structure must also comply with the following minimum roof pitches:
 - 1. 6:12 on the main structure;
 - 2. 4:12 on secondary roofs such as porches, sheds, bay windows, etc., but 2:12 is allowed where the secondary roof is metal.

(3) Garage Design:

- a. Where alleys are present, garages shall be accessed from the alley to the extent possible.
- b. *For front-entry garages:*
 - 1. The garage shall be set back a minimum of 10 feet from the front façade of the residence; and
 - 2. The total width of the garage doors shall not occupy more than 50 percent of the width of the ground floor façade.

(4) Lot Landscaping:

- a. *Front yard:*
 - 1. Front yard landscaping shall be per **Article 8. Landscaping, Screening and Open Space**
 - 2. No more than 30 percent of the front yard shall be dedicated to driveways, parking, or other impervious areas.
- b. *Rear yard:*
 - 1. No more than 50 percent of the rear yard shall be impervious. All decks, swimming pools, pavers, shade structures, etc., shall be considered as impervious cover under this standard.
 - 2. All pervious areas shall be landscaped through the use of live landscaping such as ground cover, sod, shrubs, grasses, or trees. Xeriscaping may also be used in pervious areas for water conservation.

C. THREE-FAMILY TO MULTIFAMILY RESIDENTIAL BUILDING DESIGN STANDARDS

(1) Applicability: This section shall apply to all new three-family to multifamily residential buildings in all zoning districts with the following exceptions:

- a. Downtown District (standards in **Article 4: Special District Standards** shall apply);
- b. Planned Development Districts or Mixed-Use Districts that have specific residential design standards as part of the approving ordinances.

(2) Site Design and Building Orientation:

- a. *Site Access*:
 - 1. New multifamily developments with 100 or more units shall have primary access from an arterial street and shall comply with the following standards:
 - i. A minimum of one secondary point of vehicular ingress/egress into a multifamily development may be required for public safety access as determined by the Fire Department.
 - ii. No primary vehicular access from a multifamily development shall be provided on a local street serving existing single family detached development; however, secondary vehicular access may be provided onto local streets.
 - iii. Pedestrian connectivity shall be required to all perimeter streets.
 - 2. New multifamily development with fewer than 100 units may take primary vehicular access from a collector street, if approved by the Fire Department and the City Engineer. Pedestrian connectivity shall still be required from all perimeter streets.
- b. *Entry feature design*: The following landscaping standards shall apply to the primary entrance.
 - 1. The main site entry for multifamily developments shall be treated with special landscape elements that will provide an individual identity to the project.
 - 2. Site entry and access drives for multifamily development shall include at least one of the following:
 - i. a minimum five-foot wide and 50-foot long landscaped median;
 - ii. textured paving, interlocking pavers or other decorative pavement;
 - iii. gateway elements such as lighting, bollards, entry fences, or monuments;
 - iv. a roundabout containing landscaping, water feature, or artwork; or
 - v. other improvements as approved by the Administrator.
- c. *Building Orientation and Common Open Space*:
 - 1. Building Orientation:
 - i. At least one façade (primary façade) of each building in a multifamily development must be oriented towards either the perimeter streets an internal drive (i.e. private street), or open space amenity (excludes required yards), rather than orientation only to internal parking lots.
 - ii. Garage entries, carports, parking areas, and parking structures shall be internalized in building groupings or oriented away from the street frontages.

2. Common Open Space shall be a minimum of five percent of the gross site area and shall meet standards in **Article 8: Landscaping, Screening and Open Space Standards** of this Chapter.
- (3) Site Amenities Required: In conjunction with the common open space requirements, all multifamily projects shall provide two or more site amenities listed below for the residents. Amenities shall be centrally-located for a majority of the residents, and may be located within the common open space areas.
- a. Swimming pool;
 - b. Sports courts, such as tennis, basketball, or volleyball;
 - c. Natural open space area with accessible and connected benches;
 - d. Jogging trails;
 - e. Fountains, art, or sculpture;
 - f. Playgrounds; or
 - g. Other comparable amenity as approved by the Administrator.
- (4) Building Design:
- a. *Four-sided architecture*: All sides of a multifamily building shall display a comparable level of quality and architectural detailing as on the front elevation.
 - b. *Articulation*:
 1. The maximum length of any multifamily residential building shall be 200 feet
 2. The elevations of all multifamily buildings shall be articulated through the incorporation of at least three or more of the following elements.
 - i. Balconies, a minimum of 25 square feet in area;
 - ii. Bay or box windows;
 - iii. Porches or covered entries;
 - iv. Awnings or canopies;
 - v. Structural offsets a minimum of four feet from the principal plane of the façade;
 - vi. Accent materials such as brick, stone, or stucco with banding highlights;
 - vii. Ornamental or decorative window grills and shutters;
 - viii. Vertical elements such as towers or building end-caps that demarcate building modules; or
 - ix. Other comparable feature as approved by the Administrator.
 - c. *Building Entrances*: Building entries next to a public street, private drive, or parking area must provide an expression of human activity or use and shall be designed in relation to building size. Doors, windows, entrance ways, and other features such as corners, setbacks, and offsets can be used to create pedestrian scale.
 - d. *Windows*:
 1. All walls and elevations on all floors of multifamily buildings must have windows, except when necessary to assure privacy for adjacent property owners as determined by the Administrator.

2. Windows should be located to maximize the possibility of occupant surveillance of entryways and common areas.

e. *Roof Design:*

1. On buildings with pitched roofs, the minimum roof pitch is 6:12.
2. On buildings where flat roofs are the predominant roof type, parapet walls must vary in height and/or shape once every 50 feet along a wall.
3. Changing roof forms or towers, if used, shall be designed to correspond and denote building elements and functions such as entrances and stairwells.

(5) Additional Requirements:

- a. *Screening of mechanical equipment:* All ground-mounted mechanical, heating, and air conditioning units shall be screened by a three-foot masonry wall and/or live screening, and such screening shall be maintained in good condition.
- b. *Setback for trash containers:* Trash containers and storage areas for refuse or materials awaiting disposal or recycling shall be set back a minimum of 30 feet from any public right-of-way.
- c. *Sound transmission class and impact insulation class ratings:* All interior walls, partitions, exterior doors, and floor and ceiling assemblies shall have a field sound transmission class (FSTC) rating of 55 or higher. All windows shall have an FSTC rating of 40 or higher. All floor/ceiling assemblies between dwelling units or between a dwelling unit and a public or service area within a structure shall have a field-tested impact insulation class (IIC) of 50 or higher. Field testing after construction meeting ASTM standards to verify FSTC and IIC is required.
- d. *Building Lighting:* All outdoor lighting (building and site) shall comply with the International Dark Sky Association (IDA)'s model ordinance (dated 2011), including the use of cutoff fixtures, utilizing optical systems, and shielding to prevent light from being directed above 90 degrees from horizontal.

106.78 – 106.84: RESERVED

CITY OF CROWLEY, TEXAS: CHAPTER 106 - ZONING ORDINANCE

ARTICLE 7: PARKING AND TRANSPORTATION

TABLE OF CONTENTS

106.85 OFF STREET PARKING 142

A. PURPOSE.....142

B. APPLICABILITY.....142

C. OFF-STREET PARKING STANDARDS.....144

D. DOWNTOWN OFF-STREET PARKING REQUIREMENTS147

E. MIXED USE DISTRICTS147

F. ALTERNATIVE PARKING PLAN147

G. COMPUTATION OF PARKING149

H. BICYCLE PARKING.....149

I. ACCESSIBLE PARKING.....150

J. PARKING LOT LOCATION AND DESIGN.....150

K. LOADING REQUIREMENTS152

L. STACKING REQUIREMENTS FOR DRIVE-THROUGHS153

106.86 TRANSPORTATION AND CONNECTIVITY 154

A. PURPOSE.....154

B. TRAFFIC IMPACTS154

C. DRIVEWAYS, FIRE LANES, AND ACCESS EASEMENTS.....154

D. PEDESTRIAN AND BICYCLE ACCESS155

106.87 – 106.90: RESERVED 158

CITY OF CROWLEY, TEXAS: CHAPTER 106 - ZONING ORDINANCE

ARTICLE 7: PARKING AND TRANSPORTATION

106.85 OFF STREET PARKING

A. PURPOSE

This article establishes off-street parking and loading facilities appropriate to satisfy the transportation needs generated in the adopted zoning districts. In all districts, development shall provide the prescribed number of off-street parking spaces at any time a new structure is erected or an existing structure expanded in accordance with Table 106.85-1 below. This section also protects the public health, safety, and general welfare by:

- (1) Avoiding and mitigating traffic congestion;
- (2) Providing necessary access for service and emergency vehicles;
- (3) Providing for safe and convenient interaction between motor vehicles, bicycles, and pedestrians;
- (4) Encouraging multi-modal transportation options and enhanced pedestrian safety;
- (5) Providing flexible methods of responding to the transportation and access demands of various land uses in different areas of the city;
- (6) Reducing stormwater runoff, reducing heat island effect from large expanses of pavement, improving water quality, and minimizing dust pollution; and
- (7) Avoiding and mitigating the adverse visual impact of large concentrations of exposed parking.

B. APPLICABILITY

- (1) Generally: The off-street parking and loading standards of this section shall apply to all parking lots and parking structures accessory to any building constructed and to any use established in every district. Except when specifically exempted, the requirements of this section shall apply to all temporary parking lots and parking lots that are the principal use on a site.
- (2) Expansions and Enlargements: The off-street parking and loading standards of this section shall apply when an existing structure or use is expanded or enlarged per Table 106.85-1. Additional off-street parking and loading spaces shall be required to serve the enlarged or expanded area, provided that in all cases the number of off-street parking and loading spaces provided for the expanded use shall equal 100 percent of the minimum ratio established in Table 106.85-2.

Table 106.85-1 Applicability of Standards				
	Parking	Loading & Service	Transportation & Connectivity	Notes
■ = Required Blank Cell = Not Required				
A. New Construction	■	■	■	
B. Change of use/expansion of existing use (no increase in building area)	■			
C. Interior remodel of existing buildings with no increase in building area				
D. Expansion of Building Area:				
1. 0% - 49% increase in building area regardless of increase in value of improvements	■	■	■	Standards in applicable sections shall apply to the expansion only
2. 50% or greater increase in building area AND any proposed improvements valued under \$100,000	■	■	■	Standards in applicable sections shall apply to the expansion only
3. 50% or greater increase in building area AND any proposed improvements valued at \$100,000 or more	■	■	■	Standards in applicable sections shall apply to the site including retrofitting of the existing building and site if non-complying subject to Administrative Modifications in Article 2: Procedures and Administration
E. Expansion of parking areas (not in conjunction with an expansion of building or use; may be in conjunction with a change of use)	■			
1. Up to 10 spaces				
2. Greater than 10 spaces		■	■	Standards in applicable sections shall apply to the expansion only
F. Façade changes to existing buildings regardless of improvement value				
1. Addition of non-air-conditioned space such as patios, porches, arcades, canopies, and outdoor seating areas	■			Standards in applicable sections shall apply if the addition increases seating capacity and shall apply to the expansion only.
2. Changes to any street facing façades for decorative purposes only				

(3) Change in Permitted Uses: A permitted use that does not meet the parking requirements of this section may be converted to another permitted use without full compliance with the required number of parking spaces if the Administrator determines:

- a. The maximum amount of parking spaces possible is provided without removing or partially removing a structure.

- b. If a structure or a portion of a structure is voluntarily removed, the resulting area shall be used to provide the additional parking spaces necessary towards fulfilling the requirements of Table 106.85-2.
 - c. The amount of parking available at least 75 percent of the parking required for the new use in Table 106.85-2.
- (4) Location: Required off-street parking, loading, and vehicle stacking spaces shall be located on the same lot as the principal use, except as otherwise provided in this section.
- (5) Use Limited to Parking: No required off-street parking facility or loading space shall be used for sales, non-vehicular or rental vehicle storage, repair, or service activities unless specifically provided for in this Chapter.

C. OFF-STREET PARKING STANDARDS

The off-street parking requirements for uses allowed by this Chapter are listed in Table 106.85-2. The vehicle stacking requirements of Section 106.85(L), Drive-Through Vehicle Stacking, may also be applicable to certain uses.

Table 106.85-2: Required Parking Calculations		
Use Category	Use Type	Parking Requirements
	sf = square feet GFA = Gross Floor Area	
Agricultural and Animal Uses	Veterinary clinic	1 per 1,000 sf GFA
	Pet and animal-related sales and services (including boarding, grooming and care)	1 per 1,000 sf GFA
	Any animal-related sales and services with outdoor pens or runs	1 per 1,000 sf GFA
	All other use types under agricultural & animal uses	None
Residential	HOUSEHOLD LIVING	
	Dwelling, single family detached	2 per unit (tandem spaces allowed with Administrative Modification)
	Dwelling, duplex	2 per unit (tandem spaces allowed with Administrative Modification)
	Dwelling, townhome (SF attached or multifamily)	2 per unit (tandem spaces allowed with Administrative Modification)
	Dwelling, multifamily (4 DU/lot or fewer)	1.5 per unit (tandem spaces allowed with Administrative Modification)
	Dwelling, multifamily (more than 4 DU/lot)	1.5 per unit
	HUD-code manufactured home	2 per unit (tandem spaces allowed with Administrative Modification)
	Live/work unit	1 per residential unit and 1 per 400 sf of nonresidential GFA
	GROUP LIVING	
	Community home or Group home	2 per unit or 1 per 4 persons whichever is more
	Senior living facility	1 per unit
Public Service & Education	CIVIC & CULTURAL FACILITIES	
	Art gallery, museum, or special purpose recreational institution	1 per 1,000 sf of GFA
	Civic, social, philanthropic, or fraternal organizations	1 per 400 sf of GFA
	Business or professional organizations	1 per 400 sf of GFA

Table 106.85-2: Required Parking Calculations		
Use Category	Use Type	Parking Requirements
	sf = square feet GFA = Gross Floor Area	
	Assembly uses (includes civic and religious assembly)	¼ of seats in largest assembly room
	PARKS & RECREATION FACILITIES	
	Community garden	1 per 300 sf of programmed space; plus 1 space per 1,000 sf of open space OR Alternative Parking Plan
	Parks, playgrounds or other public outdoor gathering spaces	1,000 sf of open space OR Alternative Parking Plan
	Recreation center	Alternative Parking Plan
	EDUCATIONAL SERVICE ESTABLISHMENTS	
	Child or adult day care	1 per 5 pupils
	Nursery and pre-school	1 per 5 pupils
	Elementary and middle schools	1 per 25 students
	Senior and high schools	1 per 8 students
	Colleges and universities	¼ of day students
	Technical, trade, and specialty schools	¼ of day students
	PUBLIC AND OTHER GOVERNMENT FUNCTIONS	
	Legislative and executive functions (local, state, and federal government offices)	1 per 300 sf of GFA
	Courts (local, state, and federal)	1 per 300 sf of GFA
	Correctional institutions	1 per 600 sf of GFA
	Public safety facility	1 per 300 sf of GFA
	Other government functions	1 per 300 sf of GFA
	HEALTH AND HUMAN SERVICES	
	Clinics and labs	1 per 300 sf of GFA
	Nursing and other rehabilitative services	1 per 4 beds
	Hospital	1 per 4 beds
	Social assistance and welfare services	1 per 300 sf of GFA
	Funeral homes and services (with or without cremation services)	1 per 300 sf of GFA
	Cemetery	1 per 1,000 sf of cemetery area OR Alternative Parking Plan
Commercial	AUTO RELATED SALES AND SERVICE	
	Automotive sales, leasing, or rental (new or used)	1 per 500 sf of sales floor area
	Auto repair and service	1 per 500 sf of GFA
	Car and truck wash	2 spaces plus 2 stacking spaces for each wash bay
	Auto-related parts and accessory sales	1 per 500 sf of GFA
	Any retail use with gasoline sales pumps	1 per 500 sf of GFA
	Parking as a principal use	None
	RETAIL SALES	
	General retail (20,000 sf and under)	1 per 300 sf of GFA
	General retail (Over 20,000 sf)	1 per 350 sf of GFA
	All restricted commercial uses	1 per 300 sf of GFA
	FOOD AND BEVERAGE SERVICES	

Table 106.85-2: Required Parking Calculations

Use Category	Use Type	Parking Requirements	
	sf = square feet GFA = Gross Floor Area		
	Bar or drinking establishment	1 per 150 sf of GFA	
	Full-service restaurant	1 per 200 sf of GFA	
	Mobile food court	2 per food truck in the food court	
	Café, self-service, or specialty food restaurant (includes snack bar, coffee, ice cream parlor, etc.)	1 per 200 sf of GFA	
	Restaurant with take-out or delivery only	1 per 300 sf of GFA	
	Catering service	1 per 300 sf of GFA	
	Any food and beverage establishment with drive-through facility	1 per 200 sf of GFA plus any required stacking per Section 106.85(L)	
	BUSINESS AND PROFESSIONAL SERVICES		
	Offices for business, professional, administrative or technical services	1 per 300 sf of GFA	
	Banks, investment, or financial institution (with or without drive-through service)	1 per 300 sf of GFA plus any stacking for drive-throughs per Section 106.85(L)	
	Services related to buildings (janitorial, landscaping, cleaning, etc.)	1 per 300 sf of GFA	
	Medical and dental offices	1 per 300 sf of GFA	
	PERSONAL SERVICES		
	All personal service uses	1 per 300 sf of GFA	
	LODGING FACILITIES		
	Bed and breakfast establishment	1 per guest room, in addition to those required for principal residence	
	Limited service hotels/motels (including extended stay hotels)	1 per guest room or residence unit up to 100 units, then 0.75 per unit over 100.	
	Full-service hotels		
	RECREATION AND ENTERTAINMENT		
	Conference center banquet or meeting facility	¼ of the seating capacity of the conference or banquet facility	
	Indoor recreation facility (gym or fitness center)	1 per 300 sf of GFA	
	Indoor entertainment facility (movie theaters, games arcades, and similar uses)	¼ of any fixed seating capacity or 1 per 300 sf of GFA for uses without fixed seating	
	Outdoor recreation facility	Alternative Parking Plan	
	Golf course	4 per green	
	Country club	1 per 300 sf of GFA	
	OTHER USES		
	Sexually oriented business	1 per 300 sf of GFA	
	INDUSTRIAL USES	MANUFACTURING	
		All manufacturing uses	1 per 1,000 sf of GFA
		WAREHOUSE	
Warehouse & storage indoor		Under 10,000 sf: 1 per 1,000 sf of GFA 10,000 sf and higher: 0.5 per 1,000 sf of GFA	
Any outdoor storage		1 per 1,000 sf of outdoor storage area	

Table 106.85-2: Required Parking Calculations		
Use Category	Use Type	Parking Requirements
	sf = square feet GFA = Gross Floor Area	
	Self-storage or mini storage	1 per every 30 storage units, plus 1 per 300 sf GFA of office area
	ALL OTHER INDUSTRIAL USES	
	All transportation-related uses	Alternative Parking Plan
	All utility-related uses	Alternative Parking Plan

D. DOWNTOWN OFF-STREET PARKING REQUIREMENTS

(1) Downtown-Core (DT-C) and Downtown-General (DT-G) Districts:

- No minimum required number of off-street parking spaces for the first 3,000 square feet of building area (cumulative) on the lot.
- Beyond 3,000 square feet, all uses shall provide parking at a rate of 50 percent of the minimum established in Table 106.85-2 above.
- The required 50 percent parking may be provided in public (on-street or off-street) or private parking lots (with shared parking agreements) within 1,320 feet of the subject property with approval of an Alternative Parking Plan as provided for in Section 106.85(F).
- Outdoor patios and sidewalk café areas shall be exempt from any parking requirements.
- The location of off-street parking shall conform to the Downtown Zoning District standards in **Article 4: Special District Standards**.

(2) The Downtown-Edge (DT-E): 50 percent of the minimum established in Table 106.85-2 above.

(3) On-street parking provided in the DT District shall not count towards any required minimum except as provided for in Section 106.85(D)(1) and Section 106.85(F) Alternative Parking Plan below.

E. MIXED USE DISTRICTS

Shall meet the standards in Table 106.85-2 above unless an Alternative Parking Plan is approved per Section 106.85(F) below.

F. ALTERNATIVE PARKING PLAN

- (1) Uses that reference Alternative Parking Plan in Table 106.85-2 have widely varying parking characteristics that make it difficult to establish a single standard. Upon receiving an application for a use subject to Alternative Parking standards, the Administrator shall apply the off-street parking standard specified for the listed use that is deemed most similar to the proposed use. The Administrator may also establish off-street parking requirements based on a parking analysis prepared by the applicant. Such analysis shall include estimates of parking demand based on recommendations of the Institute of Transportation Engineers, or other acceptable estimates, and shall include other reliable data collected from uses or combinations of uses that are the same as or comparable with the proposed use. Comparability shall be determined by density, scale,

bulk, area, type of activity, and location. The analysis shall document the source of data used to develop the recommendations.

- (2) **Reduced Parking:** The Administrator may approve alternatives to providing the number of off-street parking spaces required by Table 106.85-2, so long as it does not exceed a 15 percent reduction and is in accordance with the following standards.
 - a. *Off-Premises Parking:* The Administrator may permit an off-premises parking facility to accommodate either required or additional parking subject to the following conditions:
 1. The off-premises parking facility shall be located within 600 feet (1,320 feet for DT-C and DT-G Districts) from an entrance, as measured along the shortest practical walking route, to the structure for which it will be used.
 2. Off-premises parking should be connected to the use by a sidewalk or surfaced path.
 3. Residential parking or accessible parking may not be provided in off-premises facilities.
 4. Off-premises parking shall have the same or more intensive zoning classification as the primary use served.
 - b. *Credit for On-Street Parking:* The Administrator may give credit for on-street parking spaces located on the street adjacent to the entry of the building in which the use is located. Credit may not be given for parking spaces located in a residential zoning district.
- (3) **Shared Parking:** The Administrator may approve shared parking facilities for developments or uses with different operating hours or different peak business periods if the shared parking complies with all of the following standards.
 - a. *Location:* Shared parking spaces shall be located within 600 feet (1,320 feet for DT-C and DT-G Districts) of a public entrance to the uses served unless remote parking shuttle bus service is provided.
 - b. *Zoning Classification:* Shared parking areas require the same or a more intensive zoning classification than required for the use served.
 - c. *Shared Parking Analysis:*
 1. Where shared parking is contemplated, the applicant may be required to include parking accumulation analyses as a part of the request for approval. The analysis shall include the parking demand for each hour over a 12- to 24-hour period for a typical high-volume day. This will determine the minimum number of spaces that shall be provided. Based on the analysis submitted, if the maximum number of vehicles accumulated during a peak hour or hours for all overlapping uses exceeds the number of spaces that are required to be provided, shared parking shall be limited. A prorated number of shared parking spaces may be permitted based on the justification information of the analysis.
 2. A maximum of 50 percent of the parking spaces required for theaters, bowling alleys, dancehalls, nightclubs, churches, school auditoriums, or similar uses may be provided and used jointly by any two similar uses not normally open, used, or operated during the same hours; provided, however, that written

agreement thereto is properly executed and filed as specified in this section. For example, any portion of a shared parking lot between a church and a night club may not be used for yet another similar use under this category.

- d. *Agreement for Shared Parking:* A shared parking plan will be enforced through a written agreement among all owners of record. An attested copy of the agreement between the owners of record shall be submitted to the Administrator for review and approval. The applicant shall record the agreement in the county deed records prior to the issuance of a building permit or certificate of occupancy for any use to be served by the shared parking. A shared parking agreement may be terminated if all required off-street parking spaces will be provided in accordance with the requirements of Table 106.85-2.
- e. Shared parking agreements that existed prior to the adoption of this Code shall continue in force.
- f. Amendments to pre-existing agreements shall be made pursuant to the terms of this Section and shall be done by written agreement.

G. COMPUTATION OF PARKING

- (1) Floor area shall mean the gross floor area of the specified use.
- (2) Where fractional spaces result, the parking spaces required shall be constructed to the nearest whole number.
- (3) The parking space requirement for a use not specifically mentioned herein shall be the same as required for a use of similar nature.
- (4) Whenever a building or use, constructed or established after the effective date of this ordinance, is changed or enlarged in floor areas, number of employees, number of dwelling units, seating capacity or otherwise, to create a need for an increase of 10 percent or more in the number of existing parking spaces, such spaces shall be provided on the basis of the enlargement or change. Whenever a building or use, existing prior to October 5, 2000, is enlarged to the extent of 50 percent or more in floor area used, said building or use shall then and thereafter comply with the parking requirements set forth herein.

H. BICYCLE PARKING

Bicycle parking shall be provided along with any required vehicle parking for all uses except single family detached residential uses in compliance with the following provisions, and except for adjustments approved by the Administrator because of building or site characteristics.

Table 106.85-3 Bicycle Parking Requirements	
Applicable District	Total Required Bicycle Parking Spaces
Development in the MR, MF, OC, GC, and CP Districts	1 per 10 vehicle spaces provided
Development in all DT Downtown Districts	1 per every 1,000 sf of building area
Development in the Mixed-Use District	DT District Standards shall apply unless alternative standards have been approved as part of a development-related Mixed-Use Ordinance
Development in PD Districts	1 per 10 vehicles unless alternative standards have been approved as part of the applicable PD Ordinance for the district

- (1) Location: Required off-street bicycle parking spaces shall be provided with bike racks, bike lockers, or similar parking facilities that support the bicycle frame and comply with the following standards:
 - a. Located in a visible, well-lit ground-level area;
 - b. Conveniently accessible to the primary entrances of a development's principal building(s);
 - c. Does not interfere with pedestrian traffic; and
 - d. Is protected from conflicts with vehicular traffic.
- (2) Multiple Building Developments: For developments with multiple buildings, bicycle parking shall be distributed evenly among principal buildings.
- (3) Design:
 - a. Bicycle parking areas shall not be used for any other purposes.
 - b. Each bicycle parking space must measure at least two feet by seven feet.
 - c. Bicycle parking spaces shall be installed using standard requirements that are effective for storage and are permanently anchored to a hard surface.

I. ACCESSIBLE PARKING

- (1) All areas of newly designed or newly constructed buildings and facilities required to be accessible under federal and state law shall comply with the standards set forth in the Texas Accessibility Standards (TAS) of the Architectural Barriers Act, Tex. Rev. Civ. Stat. Art. Ann. §9102 (Vernon Supp 2000.), the International Building Code (IBC) as adopted in the Municipal Code of Ordinances, and the Americans with Disabilities Act (ADA), as amended.
- (2) ADA Parking Location: Accessible parking spaces and accessible passenger loading zones that serve a particular building shall be located on an accessible circulation route and as near as reasonably possible to the accessible primary entries of the facility. In separate parking structures, lots, or basement garages, parking spaces shall be located on the shortest possible circulation route.

J. PARKING LOT LOCATION AND DESIGN

- (1) Dimensions Standards for Stalls and Aisles: All parking and maneuvering areas shall be constructed according to the following dimensional standards.
 - a. If the applicant can provide different acceptable standards based on the Institute of Transportation Engineers (ITE) standards (current edition), or other professionally recognized sources, the Director may approve alternative standards pursuant to the Administrative Modification process outlined in Section 106.34(G).
 - b. All sidewalks adjacent to or within a parking lot with no wheel stops shall be at least two feet wider than the required minimum.
 - c. The minimum parking stall dimensions are illustrated in the figure below. Each letter in the figure is keyed to a corresponding dimensional requirement in Table 106.85-5.

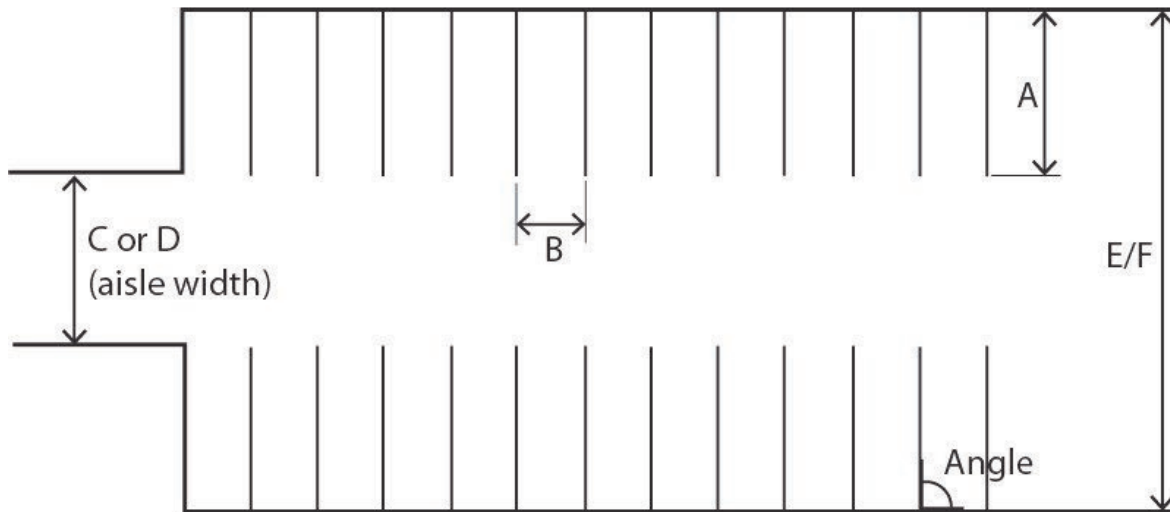


Figure 106.85-1: Parking Lot Layout

Table 106.85-5: Parking Dimension Standards (ft)						
Angle (degrees)	Parking Stall (min. ft.)		One-Way Aisle (min. ft.)	Two-Way Aisle (min. ft.)	One-Way Bay* (min. ft.)	Two-Way Bay* (min. ft.)
	A	B	C	D	E	F
Parallel Parking	8.0	22.0	-	-	-	-
30	16.8	18.0	12.0	20.0	28.8	53.6
45	19.1	12.7	13.0	20.0	32.1	58.2
60	20.1	10.4	18.0	22.0	38.2	62.2
90	18.0	9.0	24.0	24.0	42	60.0
Motorcycle (90)	16.0	4.0	24.0	24.0	-	56.0
Bus and Large Vehicles (90)	12.0	40.0	-	-	-	-

*Bay includes the depth of the parking spaces and drive aisles providing access to the parking spaces

- (2) Compact Cars: Up to five percent of the total parking spaces required may be designated for compact cars. Minimum dimensions for compact spaces shall be eight by 16 feet. Such spaces shall be signed or the space painted with the words "Compact Car Only."
- (3) Surface Materials: All parking areas, aisles, turn-arounds, and driveways shall be paved with concrete, asphalt, or other approved surface, constructed to standards on file in the office of the City Engineer.
 - a. Residential uses in the AG district may use a permeable surface for permanent parking such as crushed rock with approval from the City Engineer.
 - b. The city shall not issue a certificate of occupancy before the property owner/developer has installed the required parking on a permanent surface.
 - c. Stall markings and/or other vehicular control devices shall be provided to the specifications of the City Engineer.
- (4) Location of Parking:
 - a. Location of parking within Downtown and Mixed-Use Districts shall be as required in the respective district regulations in **Article 4: Special District Standards**.

- b. All required parking spaces shall reside on the same lot as the use served, except in the following cases:
 1. When the Administrator has approved an alternative parking plan according to Section 106.85(F);
 2. Where required parking is provided collectively to a variety of adjacent uses such as a commercial strip center or office park. In such cases a written agreement shall be filed with the city drawn and executed by all parties concerned. Such agreement must be filed and recorded in the county deed records prior to issuance of a building permit.

K. **LOADING REQUIREMENTS**

- (1) Off-street loading shall be required for all commercial and industrial uses in all zoning districts.
- (2) Off-street facilities shall be provided and maintained for receiving and loading of merchandise, supplies, and materials within a building or on the premises.
- (3) Required off-street loading facilities may be adjacent to an existing public alley or private service drive or may consist of a berth within a structure.
- (4) No portion of a loading facility may extend into a public right-of-way or into an off-street parking facility.
- (5) The off-street loading spaces or truck berths shall provide maneuvering areas on site to prevent any blockage of public right-of-way.
- (6) Off-street loading spaces shall be screened in compliance with the provisions of **Article 8: Landscaping, Screening, and Open Space Standards**.
- (7) Off-street loading space or truck berths may be either regular or large and shall be provided in accordance with the Table 106.85-6. Regular loading spaces shall be 10 feet by 30 feet. Large loading spaces shall be 10 feet by 65 feet.

Table 106.85-6 Off-Street Loading Requirements		
Size of Commercial or Industrial Use	Minimum Regular Loading Spaces Required	Minimum Large Loading Spaces Required
Less than 5,000 sq.ft.	0	0
5,000 – 24,999 sq.ft.	1	0
25,000 – 49,999 sq.ft.	1	1
50,000 – 99,999 sq.ft.	2	1
Each additional 50,000 sq.ft.	1 additional	-
Each additional 100,000 sq.ft.	-	1 additional
Downtown Core (DT-C) District	0	0
Downtown General & Edge (DT-G & DT-E) Districts	50% reduction	50% reduction

L. STACKING REQUIREMENTS FOR DRIVE-THROUGHS

The following standards shall apply to businesses that contain a drive-through establishment, regardless of if the drive-through is part of another use (e.g., restaurant or financial institution) or if it is a stand-alone use (e.g., automatic teller machine).

(1) Location of stacking and use of ordering devices:

- a. Ordering devices or menu boards such as audible electronic devices with loudspeakers, automobile service order devices, and similar instruments shall be oriented away from any adjoining residential properties.
- b. No service shall be rendered, deliveries made, or sales conducted within the required front yard or corner side yard; customers served in vehicles shall be parked to the sides and/or rear of the principal building.
- c. All drive-through areas, including but not limited to menu boards, stacking lanes, trash receptacles, loudspeakers, drive up windows, and other objects associated with the drive-through area shall reside in the side or rear yard of a property to the maximum extent feasible, and shall not cross, interfere with, or impede any public right-of-way.

(2) Staking space and lane requirements: The number of required stacking spaces shall be as provided for in Table 106.85-7, Stacking Space Requirements.

(3) Design and dimensions: Stacking lanes shall be provided for any use having a drive-through establishment and shall comply with the following standards:

- a. Drive-through aisles cannot:
 1. Interfere with the on-site parking and circulation for other vehicles on the site;
 2. Interfere with on-site parking; or
 3. Result in traffic queuing into a drive aisle, adjacent property, or street.
- b. Drive-through aisles shall have a minimum width of 10 feet.
- c. A drive-through by-pass lane shall be provided.

Table 106.85-7 Stacking Space Requirements		
Activity	Minimum Stacking Spaces (per lane)	Measured From:
Bank, financial institution, or automated teller machine (ATM)	3 spaces or 60 ft	Teller or Window
Restaurant	2 spaces or 40 ft before ordering device and 3 spaces or 60 ft between ordering device and first window.	First Pick-up window
Full service or automated vehicle washing establishment	3 spaces or 60 ft	Entrance to the washing bay
Fuel or gasoline pump	1 space or 20 ft on either side of the pump island	Pump island (see illustration below)
Other uses with drive-through windows (pharmacy, dry cleaners, etc.)	2 spaces or 40 ft	Pick-up window
Downtown (DT-C, DT-G, & DT-E) Districts	0	N/A

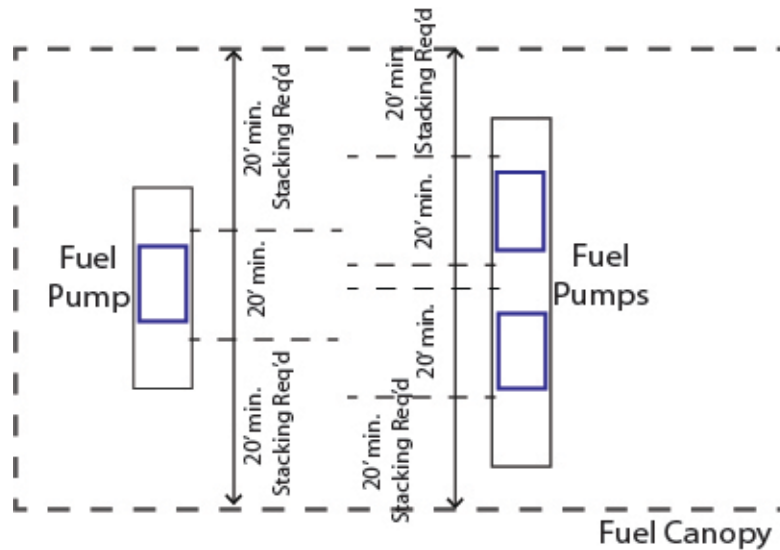


Figure 106.85-2: Figure Illustrating Stacking Required for Gas Stations

106.86 TRANSPORTATION AND CONNECTIVITY

A. PURPOSE

The purpose of this section is to:

- (1) support the creation of a highly connected transportation system within the city in order to provide choices for drivers, bicyclists, and pedestrians;
- (2) increase effectiveness of local service delivery;
- (3) promote walking and bicycling; connect neighborhoods to each other and to local destinations such as employment, schools, parks, and shopping centers;
- (4) to avoid the creation of large, isolated tracts without routes for pedestrian and bicycle connections and through traffic;
- (5) reduce vehicle miles of travel and travel times; reduce emergency response times; mitigate the traffic impacts of new development; and
- (6) free up arterial capacity to better serve regional long-distance travel needs.

B. TRAFFIC IMPACTS

The Administrator or designee may require a Traffic Impact Analysis (TIA) or other type of engineering study from the developer in accordance with Chapter 98 prior to any approval for plats, zoning change, or site plans pertaining to the potential traffic impact of the proposed development on the city's street system.

C. DRIVEWAYS, FIRE LANES, AND ACCESS EASEMENTS

- (1) Standard Requirements: All driveway approaches, curbs, gutters, pavements and appurtenances necessary to provide access to properties shall be provided by the developer and shall be designed, constructed, and maintained in accordance with standards in the city's adopted Design Criteria Manual and development specific

ordinances in the Planned Developments (PDs), in Mixed Use (MU) Districts, and in Downtown (DT) Districts (as applicable to the subject property).

- (2) **Fire Lanes:** Fire lanes are to be designed in accordance with the city's adopted Fire Code and Design Criteria Manual. Fire lane easements shall be shown on the Site Plan and shall be maintained to the city's standards by the property owner. For safety and emergency accessibility reasons during construction, developments other than single family detached or two-family residential subdivisions shall not be allowed to proceed with vertical structural construction above the foundation prior to completion and city inspection of all fire lanes and fire hydrants on the site.
- (3) **Access Easements:** All nonresidential development along highway frontage and arterial roadways shall provide cross access easements to adjoining properties unless grade issues prevent cross access connectivity.
- (4) **Visibility at Intersections:** On all lots or parcels of land on which a front setback is required, no obstruction that will obscure the view of motor vehicle drivers shall be placed within the triangular area formed by the adjoining driveway or street property lines between two and one-half (2-1/2) and eight feet above grade as specified in this section, except that trees may be permitted within said triangular area provided that those trees are placed in the street planter strip and the limbs are pruned to at least six feet above the grade level of the adjacent street.
 - a. TxDOT street and driveway intersections shall meet TxDOT sight visibility standards.
 - b. All other streets and driveway intersections shall meet the standards in Figure 106.86-1.

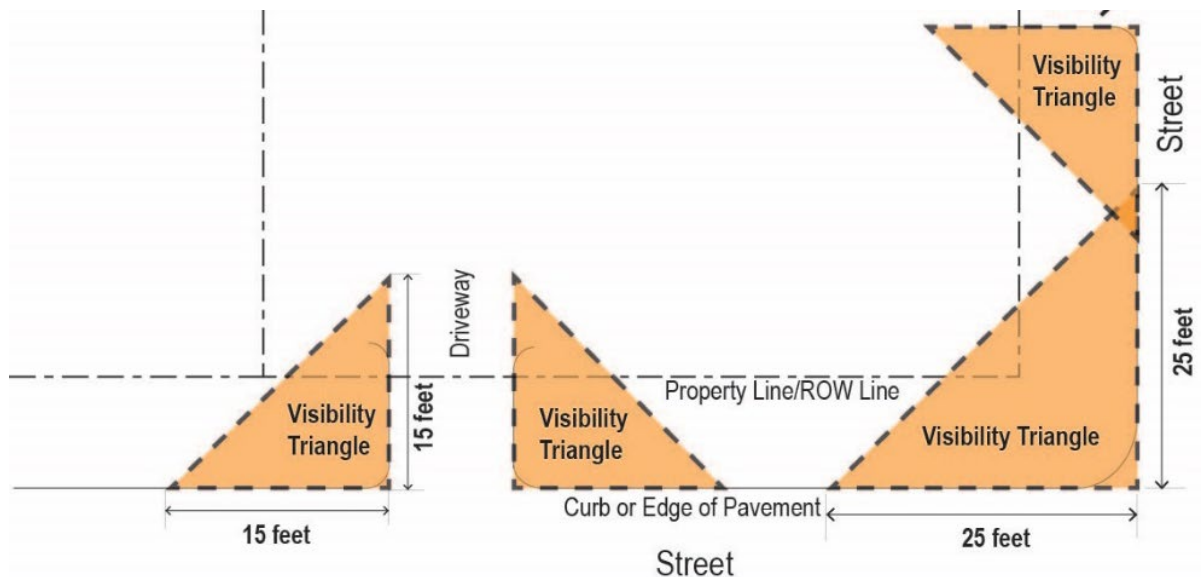


Figure 106.86-1 Visibility Triangles at Driveways and Intersections

D. PEDESTRIAN AND BICYCLE ACCESS

- (1) **Purpose:** The purpose of this section is to reduce the number and length of automobile trips and related air pollution by encouraging walking and bicycling by integrating

sidewalks and bicycle routes in new development and redevelopment, and by providing for shorter and more direct routes between many destinations.

(2) Parking and Circulation Plan Required:

- a. In conjunction with a site plan, all development, except for single family, duplex, and townhome residential uses within previously platted subdivisions, shall prepare a parking and circulation plan. The plan shall meet the requirements of the **Chapter 98: Subdivision Regulations**, and contain the following information:
 1. Internal circulation and connectivity to existing street network;
 2. Emergency and service vehicle access;
 3. Parking layout;
 4. Loading operations;
 5. Turning radii based on uses;
 6. Traffic calming measures where future “cut-through” traffic is likely;
 7. Pedestrian, bicycle, and transit facilities; and
 8. Other similar issues identified by the Director.
- b. The Administrator may waive the requirement for a circulation plan on a case-by-case basis if a development is expected to have no impact upon circulation or proposes no change in existing circulation patterns. This standard shall not be construed to exempt development that includes additional parking, driveways, or substantial modifications to the existing pedestrian network.
- c. A circulation plan shall be submitted with the respective site plan or subdivision application, as appropriate.
- d. The Administrator may grant a waiver for projects smaller than two acres.

(3) Pedestrian and Bicycle Circulation Standards:

- a. Sidewalks shall be required along any street upon which a lot abuts, regardless of whether such lot faces, abuts on the side, or backs up to such street, or is separated from such street by an alley. Unless designated in an adopted city plan, sidewalks shall not be required along freeways and freeway frontage, or along any street abutting residential lots in zoning categories AG and other residential districts requiring lots larger than one acre.
- b. Sidewalks shall be constructed by the owner along all collector and arterial thoroughfares, and along all perimeter streets abutting the subdivision, regardless of whether such collector, arterial, or perimeter thoroughfare abuts a lot, alley, or other space. Sidewalks shall be constructed along all collector and arterial thoroughfares and perimeter streets prior to the issuance of a certificate of acceptance for the subdivision by the city.
- c. Sidewalks shall be constructed in accordance with the city’s adopted Design Criteria Manual.
- d. The minimum width of sidewalks shall be five feet.
- e. To increase pedestrian safety and walkability, all sidewalks shall be located at least six feet from the back of curb.

- f. Meandering sidewalks may be approved by the Administrator to preserve trees and create a more informal streetscape.
- g. On-Site Pedestrian Walkways:
 - 1. All development shall provide an on-site system of pedestrian walkways with a minimum width of five feet designed to provide direct access and connections to and between the following:
 - i. The primary entrance or entrances to each building, including pad site buildings;
 - ii. Any sidewalks, walkways, or multi-use paths on adjacent properties that extend to the boundaries shared with the development. Interconnected walkways should be designed with similar and/or complementary details, colors, finishes, etc.;
 - iii. Any parking areas intended to serve the development;
 - iv. Any sidewalk system along the perimeter streets adjacent to the development;
 - v. Any public transit station areas, transit stops, park and ride facilities, or other transit facilities on-site or along an adjacent street;
 - vi. Any adjacent residential neighborhoods (planned or existing) if sidewalk stubs are planned or existing; and
 - vii. Any adjacent or on-site public park, trail system, open space, greenway, or other public or civic use or amenity.
 - 2. On-Site Pedestrian Walkway Design: required on-site pedestrian walkways shall:
 - i. Be a minimum of five feet in width;
 - ii. Be distinguishable from areas used by vehicles changing paving material, patterns, and/or paving color, but not including the painting of the paving material; decorative bollards; or raised median walkways with landscaped buffers;
 - iii. Have adequate lighting for security and safety;
 - iv. Be conveniently and centrally located on the subject property;
 - v. Be ADA accessible; and
 - vi. Not include barriers that limit pedestrian access between the subject property and adjacent properties.
 - 3. Pedestrian Access through Parking Areas:
 - i. All parking lots that contain more than 40 parking spaces shall include pedestrian walkways through the parking lot to the principal building entrance or a sidewalk providing access to the principal building entrance. At a minimum, walkways shall be provided for every three driving aisles or at a distance of not more than 150-foot intervals, whichever is less.

- ii. Parking lots with 100 spaces or more shall be divided into two or more separate equal areas and divided by landscaped areas or walkways at least 10 feet in width, or by a building or group of buildings.
 - iii. Pedestrian Access through Parking Garages: Pedestrian walkways shall be provided through parking garages from the parking area to the abutting public right-of-way and/or to the primary entrance of the building served. Pedestrian walkways shall not use vehicle entrance or exit driveways from the parking area to a public right-of-way.
- 4. Crosswalks:
 - i. Crosswalks shall be identified in consultation with the City Engineer to meet the specific need and functionality of pedestrian movement at a particular location.
 - ii. The type and size of the crosswalk shall be determined based on federal and state guidelines described in the Manual on Uniform Traffic Control Devices (MUTCD).
- 5. Use Restrictions and Maintenance of Pedestrian Connections:
 - i. Restrictions on Use: Sidewalks, walkways, and trails are intended to provide pedestrian access. Vehicle parking, garbage containers, merchandise storage, or display, utility boxes and poles, signs, trees, and other obstructions shall not encroach into the required minimum clear width of any required sidewalk, trail, walkway, or other pedestrian way. Pedestrian amenities including bollards and trash receptacles for pedestrians are exempt from this requirement.
 - ii. Maintenance: Sidewalks, trails, and walkways required by this title shall be maintained in usable condition throughout the year.

106.87 – 106.90: RESERVED

CITY OF CROWLEY, TEXAS: CHAPTER 106 - ZONING ORDINANCE

ARTICLE 8: LANDSCAPING, SCREENING, & OPEN SPACE STANDARDS

TABLE OF CONTENTS

106.91 APPLICABILITY 160

 A. APPLICABILITY MATRIX160

106.92 LANDSCAPING, TREES, AND BUFFERING STANDARDS 161

 A. PURPOSE161

 B. APPLICABILITY161

 C. TREES162

 D. RESIDENTIAL LANDSCAPING AND BUFFERING REQUIREMENTS167

 E. NONRESIDENTIAL AND MULTIFAMILY LANDSCAPING AND BUFFERING REQUIREMENTS169

 F. DOWNTOWN LANDSCAPING AND STREETSCAPING STANDARDS172

 G. GENERAL LANDSCAPING STANDARDS172

 H. APPROVED PLANTING LIST175

 I. IRRIGATION STANDARDS177

 J. LANDSCAPE MAINTENANCE177

106.93 SCREENING AND FENCING..... 178

 A. PURPOSE178

 B. APPLICABILITY178

 C. NONRESIDENTIAL AND MULTIFAMILY SCREENING178

 D. SINGLE FAMILY RESIDENTIAL FENCING180

 E. RESIDENTIAL SCREENING OF UTILITY EQUIPMENT183

106.94 OPEN SPACE STANDARDS..... 184

 A. PURPOSE184

 B. APPLICABILITY184

 C. OPEN SPACE STANDARDS184

106.95 – 106.100: RESERVED 186

CITY OF CROWLEY, TEXAS: CHAPTER 106 - ZONING ORDINANCE

ARTICLE 8: LANDSCAPING, SCREENING, & OPEN SPACE STANDARDS

106.91 APPLICABILITY

A. APPLICABILITY MATRIX

Table 106.91-1 shall establish the applicability of the different standards in this Article.

Table 106.91-1 Landscaping, Buffering, Screening, Fencing and Open Space Standards Applicability Matrix				
■ = section applies "blank cell" = section does not apply				
Section →				
Development Request	Landscaping & Buffering	Screening & Fencing	Open Space	Comments
A. New Construction	■	■	■	
B. Change of use/expansion of existing use with NO increase in building area				The new use shall be a use permitted by right in the zoning district.
C. Any increase in value of improvements with NO increase in building area (interior remodel only)				
D. Expansion of Building Area				
i. 0% - 49% increase in building area	■	■	■	Areas affected by building expansion may include parking, loading, and other areas.
1. Standards in applicable sections shall apply only to the expansion areas				
ii. 50% or greater increase of building area	■	■	■	The administrator may modify specific sections through Administrative Modifications during the Site Plan approval process if retrofitting an existing site makes complying with the standards impractical
1. Standards in applicable sections shall apply to the site including retrofitting of the existing building and site, if non-conforming				
E. Expansion of parking area only (not in conjunction with a building or use expansion)				
i. Up to 20 spaces		■		Screening shall apply if parking is located adjacent to any public street or next to single family residential zoning districts.
ii. 21 or more additional spaces	■	■		

106.92 LANDSCAPING, TREES, AND BUFFERING STANDARDS

A. PURPOSE

- (1) The standards of this section are intended to enhance the quality of development through the provision of appropriate landscaping and buffering.
- (2) The landscaping regulations serve to safeguard and enhance property values while protecting public and private investment.
- (3) The regulations encourage the preservation of the existing natural environment including prohibition of clear-cutting in order to aid in the stabilization of the environment's ecological balance whenever possible, and require property owners to provide landscape amenities, setbacks, and buffering that promote a positive image and pride for new development in the city.
- (4) It is also the intent of this section to provide flexible requirements that encourage and allow for creativity in landscape design. The results of this effort will be to improve the visual qualities of the city's commercial corridors and residential neighborhoods.

B. APPLICABILITY

- (1) General: This section establishes minimum standards for landscaping and buffering for all new development and redevelopment in the City of Crowley as follows:
 - a. All single family residential development in subdivisions with zoning change approved or preliminary platted after the adoption of this Chapter and per Table 106.91-1 shall meet the standards in Section 106.92(D) on Residential Landscaping and Buffering.
 - b. All multifamily, nonresidential development, and mixed-use development, with the exception of development in the Downtown districts, per Table 106.91-1 shall meet the standards in Section 106.92(E) on Nonresidential and Multifamily Landscaping and Buffering.
 - c. All surface parking lots per Table 106.91-1 and with 10 or more parking spaces shall meet the standards in Section 106.92(E)(2) on Parking Lot Landscaping.
 - d. All development in the **DT** District shall meet the standards in Section 106.58.
- (2) Parcel/Use Specific: Landscaping and buffering requirements in other sections or parcel-specific development approvals:
 - a. Any use that is required to provide landscaping or buffering pursuant to Section 106.66, Supplemental Use Standards, shall comply with such requirements. In the event of a conflict between the Supplemental Use Standards and the requirements of this section, the Supplemental Use Standards shall control.
 - b. Any use that is required to provide landscaping or buffering pursuant to a parcel-specific ordinance, including PD or MU zoning and/or approval conditions, shall comply with such requirements. In the event of a conflict between the parcel-specific zoning ordinance and/or conditions and the requirements of this section, the parcel-specific standards shall control.
- (3) Landscaping and Buffering Plan: Prior to the issuance of a building or construction permit for any development other than single family or duplex dwellings, a landscape plan reflecting all landscaping and buffering required under this section shall be

submitted in conjunction with a site plan. The landscaping plan may be combined with any site plan, screening plan, grading plan, or other plan required for compliance with other Articles of this Chapter. A Landscape Plan shall include the following information:

- a. Landscaping plans for all nonresidential and multifamily sites shall be prepared by a registered landscape architect and shall contain, at a minimum, the following information:
 - 1. Minimum scale of one-inch equals 50 feet or appropriate scale for legibility;
 - 2. North arrow;
 - 3. Date of preparation of the Landscaping Plan;
 - 4. Location, size, and species of all trees to be preserved;
 - 5. Location of all plant and landscaping material to be used, including plants, paving, benches, screens, fountains, statues, or other landscape features including proposed topography of site using one-foot contours;
 - 6. Identification of all plant material to be used (Common and Botanical);
 - 7. Size of all plant material to be used at the time of planting with appropriate spacing indicated on the plan;
- b. *Irrigation Plan*:
 - 1. Layout and description of irrigation, sprinkler or water systems including placement of water sources and including freeze/rain sensors on sprinkled systems;
 - 2. Irrigation plan must be prepared by a licensed irrigator in the State of Texas.
- c. Size and location of all existing and proposed utilities, including easements and duct banks, if any;
- d. Planting and/or other details or cross sections as required by the city for clarification; and
- e. Description of maintenance provisions for the landscape plan.

C. TREES

- (1) Clear cutting prohibited: Clear cutting of trees is prohibited within the city. Cutting of trees and land clearing may be done, only for development purposes, in accordance with an approved final plat and/or site plan and in accordance with the requirements listed below.
 - a. Cutting of trees and land clearing for other than development purposes shall be considered by the City Council.
 - b. The existing natural landscape character of the city shall be preserved to the extent reasonable and feasible.
 - c. In an area of the street frontage containing a strand of recommended trees, the developer shall use best good faith effort to preserve such trees.
 - d. Any trees preserved as part of a development shall be eligible for tree preservation credits as established in Section 106.92(G)(1)(g).

- (2) Land clearing not for development purposes:
- a. Cutting of trees and land clearing for other than development purposes may be considered only by the City Council. In determining whether to allow cutting of trees or land clearing, the City Council shall consider any of the following:
 1. Special conditions exist which are peculiar to the land and are not applicable to other lands in the same zoning district;
 2. The clear cutting is for a legitimate agricultural purpose and the property is zoned **AG**;
 3. The strict interpretation of the provisions of this section would deprive the property owner of rights commonly enjoyed by other properties in the same zoning district under the terms of this section;
 4. Allowing the land clearing will meet the objectives and intent of this section and not injure the adjoining property owners or be detrimental to the public welfare; or
 5. Allowing the land clearing will be in harmony with the spirit and purpose of this section.
 - b. In allowing the land clearing, the City Council may impose such conditions as will reasonably accomplish the purposes of this section.
- (3) Selective thinning: The removal of selected trees from within a densely forested area when done in a professionally accepted manner shall be allowed as a single permit upon approval by the Administrator. Approval will only be granted when the Administrator determines that the selective thinning is being done in a manner that would enhance the environment and likelihood of survival for the remaining trees. Approved selective thinning may take place either before, during, or after construction.
- (4) Exemptions: The following properties, activities, or conditions shall be exempt from the tree preservation requirements in this section. The burden of proof as a qualified exception is upon the person removing the tree.
- a. Trees that are within 150 feet of a primary structure on property in use as a single family residence of less than five acres or as a homestead;
 - b. Trees that are diseased or damaged beyond the point of recovery, are in danger of falling, or are damaging a foundation as determined by a certified arborist or qualified botanist;
 - c. *Hazardous conditions as described below:*
 1. Any tree determined to be causing a danger or be in a hazardous condition as a result of a natural event such as a tornado, storm, or flood that endangers the public health, welfare, or safety and requires immediate removal;
 2. Any tree that has disrupted a public utility service due to a tornado, storm, flood, or other act of nature. Removal shall be limited to the portion of the tree reasonably necessary to reestablish and maintain reliable utility service;
 3. Nursery trees that are planted and growing on the premises of a wholesale nursery that are intended for sale in the ordinary course of business;
 4. A tree located within a visibility or sight triangle area as defined on a plat of record or under Chapter 98 of this code or that conflicts with requirements of

other ordinances or regulations, and immediate removal is required in order to comply with said regulations;

5. For single family residential building permits, all areas within the building pad, driveway, sidewalks, patios, and pool and associated deck area as shown on a tree survey approved by the Administrator shall be exempt from the tree protection and replacement requirements specified herein. All other areas of the lot shall be subject to these requirements. If the lot has not already been cleared for grading of a subdivision, trees shall not be approved for removal prior to application for a building permit for the home;
 6. Trees located within an area where capital improvements are to be constructed;
 7. Trees located within the right-of-way and the adjacent utility easements;
 8. Trees located within drainage facilities (easements and detention ponds) as defined on a plat of record; and
 9. Trees located within an area designated for ballfields, sport courts, or other play areas in a public park.
- d. All construction activities with an approved engineering site plan, final plat construction plans, or final plat approved prior to the effective date of this Article shall be exempt from the requirements of this section and shall be subject to the clear-cutting regulations in place at the time of permit submittal.
 - e. The city shall have the right to plant, prune, and maintain street trees and park trees within the lines of all streets, alleys, avenues, lanes, squares, and public grounds, as may be necessary to ensure public safety or to preserve or enhance the symmetry and beauty of the public properties. The city may remove, cause, or order to be removed any tree or part thereof which is in an unsafe condition, or which by reason of its nature is injurious to sewers, electric power lines, gas lines, water lines, or other public improvements, or which is affected with any injurious fungus, disease, insect, or other pest.
- (5) Tree Removal Authorization:
- a. Authorization to remove trees shall not be required for removal of a protected tree for allowed exemptions in Section 106.92(C)(4).
 - b. Authorization shall be required for all other tree removal in the city.
- (6) Standards for Tree Removal Authorization: The Administrator shall review all applications for tree removal authorization.
- a. *Residential development:* All areas within street rights-of-way and public utility or drainage easements as shown on an approved final plat shall be exempt from the tree protection and replacement requirements specified herein, except that such areas with protected tree stands or exceptional trees shall not be exempt; protected tree stands and exceptional trees may only be removed if permitted under this section. The developer may request trees within potential building pad areas to be included in the exemption described herein, but the city is not required to grant such requests.
 - b. *Nonresidential development:* All area within street rights-of-way and public utility or drainage easements as shown on approved site plan or approved final plat, plus

fire lanes, parking areas, and building pads as shown on approved construction plans shall be exempt from the tree protection and replacement requirements specified herein, except that such areas with protected tree stands or exceptional trees shall not be exempt; protected trees stands and exceptional trees may only be removed if permitted under this section. In addition, clearing of area in excess of 110 percent of the minimum parking requirements shall not be exempt.

- c. The Administrator may consider removal of protected trees stands or exceptional trees under the following conditions:
 - 1. The tree(s) must be removed in order to provide required infrastructure to a site to be developed and, in the opinion of the City Engineer, no other reasonable alternative is available for providing such infrastructure; and
 - 2. Planting of new trees from the approved tree list shall be equal to or greater in caliper inches of the trees to be removed. This additional planting shall be in excess of any other tree planting requirements for the site. The party proposing to remove the tree(s) shall submit documentation of the existing tree caliper sizes, with such documentation to be prepared by a certified arborist; or
 - 3. An area one and one-half (1 ½) times the area of the canopy identified for removal is retained on the same site. The one and one-half (1 ½) retention of existing trees shall be of the same species as the tree being removed or from the approved tree list.
- d. *Tree Replacement Fund:* A person required to comply with Section 106.92(C)(6)(d) may request to make a payment to a tree replacement fund or other specifically dedicated fund approved by the City Council for such payments in accordance with the following requirements.
 - 1. The amount of the payment required in lieu of each replacement tree shall be the average cost of a quality tree of similar size and type to the replacement tree which would otherwise have been required by this Article, plus the cost of planting such a tree, as determined by the City Council and provided in a fee schedule published by the city.
 - 2. The funds shall be used only for purchasing and planting trees on public property or city right-of-way as authorized by the City Manager. City Council may also approve planting on or purchase of all other lands including conservation easements or environmental preserves, which shall remain in a naturalistic state in perpetuity, or establishing a landscape or wildlife preserve or similar nature area.
 - 3. The Administrator shall submit periodic reports to the City Council of the deposits and use of the Tree Replacement Fund.
- e. *Information Required for Tree Removal Authorization:* The applicant shall prepare and submit a drawing(s) as follows.
 - 1. The drawing(s) must show the location and species of each native tree with a trunk greater than eight inches in caliper size (diameter measured at breast height);
 - 2. It shall indicate whether each tree is to be removed or retained, and for any tree to be removed, the plan shall state the reason for removing the tree.

3. In areas of dense vegetation that are proposed to be undisturbed, an outline of the vegetation may be shown.
 4. An arborist or registered landscape architect or tree expert who has documented completion of at least 16 hours of training in Texas tree identification shall prepare the plan.
 5. The tree survey shall be submitted prior to, or along with, the final plat construction plan submittal, grading permit application, or engineering site plan application.
 6. The applicant shall be required to furnish one paper copy at least 22 x 34 inches in size and one digital copy of the proposed development showing all proposed improvements (such as rights-of-way, easements, lot patterns, cut/fill, parking areas, building pads, fire lanes etc.) with the submittal of a final plat construction plans or site plan or building permit, whichever comes first. The digital copy shall use the North American Datum 1983 (NAD 83), Texas State Plane - North Central Zone (4202), United States, and providing a scale factor if a surface survey is used.
 - f. Tree removal authorization shall be valid for a period of 180 days.
 - g. Upon request of the applicant, the Administrator shall be authorized to work with the owners, developers, and builders to make non-substantive changes, within the scope of this section, to plans, permits, and other requirements throughout the development and construction processes that will provide the greatest reasonable tree survival. The decision of the Administrator may be appealed by the applicant to the City Council.
 - h. Appeals: Clearing of trees not in compliance with the Tree Removal Authorization standards in this section shall be considered by the City Council when requested by an applicant in writing. The applicant shall be required to provide plans showing which trees are proposed to be removed and where and shall provide information to the City Council describing the need for removing trees beyond those permitted for the development. In making a determination, the City Council may consider the existing natural landscape character, available alternative solutions, and other factors relevant to the specific project and property in question.
- (7) Tree Replacement: A party may request to remove a non-exempt protected tree or protected tree stand. If removal is approved by the city, the party (other than franchise utility companies) removing the tree shall be required to replace the protected trees being removed with trees meeting the standards below:
- a. A sufficient number of trees shall be planted to equal or exceed total caliper inches of all non-exempt trees removed. This mitigative measure is not meant to supplant good site planning. Tree replacement will be considered only after all design alternatives which could save more existing trees have been evaluated and reasonably rejected.
 - b. The replacement trees shall be a minimum of three-inch caliper (diameter measured at one foot above ground) and seven feet in height when planted and shall be selected from the list of canopy trees in the Approved Plant List in Table 106.92-3.

- c. All replacement trees that die within two years of the date of the project completion must be replaced. The replacement tree(s) carries the same two-year requirement. The requirement to replace the trees shall run with the land.
 - d. An applicant for a tree removal permit shall submit a signed, notarized landscape/tree replacement agreement to the city, on forms provided by the city, before a tree removal permit may be issued.
 - e. In lieu of replacement on site, the applicant may pay into the Tree Replacement Fund as provided in Section 106.92(C)(6)(d).
- (8) To preserve the required mandatory areas of natural vegetation landscape from inadvertent damage during construction, a physical barrier shall be erected around the perimeter of these areas to be protected. The barriers will be in place and approved by the building official or designee before any heavy equipment is set on site or before any site clearance can commence. The barrier may consist of a temporary chain link fence, wooden stake (snow) fence, plastic safety/construction fence or other devices as approved by the building official or designee. Minimum height of all types of barriers is four feet. Barriers shall remain in place until the final building and landscape site inspections are satisfactorily completed for the issuance of the certificate of occupancy. Only after this time can the barriers be removed. The city prohibits the use of heavy equipment for tree removal or site clearing under the drip line of any protected tree(s)/protected tree stand(s).

D. RESIDENTIAL LANDSCAPING AND BUFFERING REQUIREMENTS:

This section shall apply to all single family detached residential, single family attached residential, and duplex residential uses.

(1) Front Yard Landscaping:

- a. *Purpose:* Landscaping should be selected and placed in the front yards of residences to soften the effect of the built environment and create attractive streetscapes. An arrangement of vegetation such as trees, shrubs, and grass, together with other suitable materials such as flowering plants, ground cover, mulch, etc., arranged in a complementary fashion, is desired.
- b. All residential lots shall have vegetation established per the requirements of this section prior to Certificate of Occupancy unless otherwise approved by Administrator because of weather conditions.
- c. *Canopy Trees:*
 - 1. Trees selected from the tree list included in Table 106.92-3 of this Article shall be planted on all single family residential and duplex lots based on the zoning district as specified in Table 106.92-1.
 - 2. Fifty percent of the required canopy trees or at least one canopy tree shall be placed in the front yard.

Table 106.92-1 Canopy Trees in Residential Districts	
Zoning District	Number of Canopy Trees Required per Residential Lot
AG	None
R-1	2
R-2	1
R-3	1
R-4	1
MR	1

- d. *Front yard vegetation:* In addition to the canopy tree requirement, all residential lots shall provide landscaping that results in the highest amount of vegetation of the two options below:
- Option 1 - Percentage Vegetative Cover: At least 10 percent of the front yard shall be landscaped with vegetative cover (trees, shrubs, ground covers, or ornamental grasses) other than turf grass. For the purposes of this requirement, front yard means the area between the house and the front property line.
 - Option 2 - Required Materials: The front yard shall be landscaped with at least 10 shrubs of at least two different species, and one ornamental tree.
- (2) Design and Planting Standards:
- Each ornamental tree shall count for 20 square feet of the required vegetative cover in the landscaped area.
 - The use of native vegetation, drought-tolerant plants, or rain gardens is encouraged.
 - In addition to Options 1 and 2 above, front yard landscaping on corner lots shall wrap around the side for a minimum of 20 feet along the side street.
- (3) Residential Streetscape Standards:
- Purpose:* The intent of this requirement is to provide appealing and comfortable pedestrian street environments in order to promote pedestrian activity that, in turn, promotes public health through increased physical activity. An attractive streetscape is a significant community asset and often helps maintain neighborhood values. Homes designed in relation to the streetscape become part of the neighborhood rather than solitary residences.
 - Applicability:*
 - This section is applicable to internal residential streets within a new development of 20 or more dwelling units.
 - This section also applies to streets within the MU-Transition and MU-Neighborhood zones unless parcel-specific standards are adopted through the MU Ordinance.
 - Requirements:* Streets shall be designed to include the following.
 - A landscaped buffer area at least six feet in width shall be provided between the sidewalk and the back of the curb. The landscaped buffer area shall be designed as follows:

- i. Street trees shall be located within the buffer area and provided at the quantity and spacing of an average of one canopy tree per every 50 linear feet.
 - ii. Trees shall be centered at a minimum distance of three feet from the back of the curb.
 - iii. Trees shall be selected from the list of species approved in Table 106.92-3. No single species of tree shall represent more than 30 percent of the trees required to satisfy the street tree requirement.
 - iv. Trees shall be planted based on the standards for planting in this Section.
 - v. Street lampposts, street signs, mail kiosks, and mailboxes shall be located in this buffer area, subject to post office regulations for mailboxes.
 - vi. Street trees shall not be located closer than 10 feet to a lamppost.
- 2. Sidewalk Zone: A continuous sidewalk at least five feet in width shall be provided on both sides of the street at least six feet distant from and generally parallel to the back of the curb. Meandering sidewalks may be approved by the Administrator to preserve trees and create a more informal streetscape.
 - 3. Walkways: Separate walkways that connect the front doorway or porch to the sidewalk shall be required. These walkways shall be at least four feet wide.
- (4) Subdivision Perimeter Landscaping: Refer to Section 106.93(D) and 106.93(E), Screening and Fence Requirements of this Article.

E. NONRESIDENTIAL AND MULTIFAMILY LANDSCAPING AND BUFFERING REQUIREMENTS

(1) Applicability:

- a. This section shall apply to all nonresidential and multifamily development (over two units per lot) per Table 106.91-1 with the exception of development in the DT district (DT-C, DT-G, and DT-E).
- b. In the Downtown districts, only the following sections shall apply:
 - 1. Parking Lot Landscaping;
 - 2. Landscape Buffer: for all development with off-street parking lots fronting arterial roadways only; and
 - 3. Parking Lot Screening: for all development with off-street parking lots fronting along any street.

(2) Parking Lot Landscaping: Any surface parking areas that contain 10 or more parking spaces shall provide interior landscaping, in addition to the required landscaped street buffer, as follows:

- a. Ten square feet of landscaping for each parking space shall be provided within the paved boundaries of the parking lot area.
- b. Where an existing parking lot area is altered or expanded to add 10 or more spaces or results in a parking lot of 20 spaces or more, interior landscaping shall be provided on the new portion of the parking lot in accordance with this Article.
- c. All surface parking lots shall incorporate the required landscaping as follows:
 - 1. Provide one canopy tree for every 10 cars of parking provided.
 - 2. Canopy trees shall be located in landscaped islands in the parking lot.

3. Landscaped islands shall be a minimum of 150 square feet, not less than eight feet wide, and a length equal to the abutting parking space.
 4. All landscaped areas shall be protected by a raised concrete curb. The Administrator may approve a curbless design per iSWM (integrated Stormwater Management Manual, NCTCOG) standards.
- d. No paving shall be permitted within four feet of the center of a tree trunk.

(3) Landscape Buffers:

- a. All development with any off-street surface parking between any building and the street right-of-way shall provide a landscape buffer that is based on the roadway frontage specified in Table 106.92-2. A landscape buffer shall not be required when the building is located in a zoning district requiring 10 feet or less of a front yard setback.

Table 106.92-2 Landscape Buffer Required	
Street Frontage/Type	Minimum width of Landscape Buffer along the Roadway
FM 1187 and FM 731	15 feet
All other arterials	10 feet
Collectors	6 feet
All other streets	6 feet

- b. *Planting required within the Landscape Buffers:*
1. The landscape buffer area shall consist of living trees, turf, or other living ground cover and shall be provided adjacent/parallel to the right-of-way.
 2. One canopy tree, three-inch caliper minimum, shall be planted on an average spacing of no less than 50 feet centers within the required landscape buffer area.
 3. A minimum of 15 shrubs with a minimum size of five gallons (5 gal.) each will be planted in the landscaped area for each 50 feet of linear frontage.
- c. Parking abutting the landscape area will be screened from the adjacent roadway per Section 106.93(E)(4) below. If a vegetative screen is chosen, it may be counted towards the required shrubs in the landscape buffer.
- d. Where a proposed nonresidential development is adjacent to any of the following at the time of development: (i) property line of single family zoned parcels; or (ii) areas shown as single family uses on the Future Land Use Plan; or (iii) in use as single family residential use at the time of nonresidential development; the following standards shall apply:
1. One canopy tree, three-inch caliper minimum, shall be planted on 30-foot centers in a 15-foot wide landscape area.
 2. Areas where truck docks or loading spaces are adjacent to such property zoned or used for single family, canopy trees shall be planted on 25-foot centers.
 3. Vegetation used for perimeter buffering must be evergreen trees and shrubs selected from Table 106.92-3.

- e. Where a nonresidential development is adjacent to the property line of parcels zoned for uses other than residential land use categories on the Future Land Use Plan:
 - 1. A six foot wide landscape area is required.
 - 2. If the property line is the centerline of a fire lane or drive aisle, the six foot wide landscape area will begin at the edge of the lane/aisle. If the drive aisle or fire lane only allows access to parking spaces, or if the site is part of a larger coordinated development, the landscape area may be eliminated or moved at the discretion of the Administrator.
 - 3. The six foot wide landscape area between lots may be eliminated where the building is attached to another building on an adjoining lot and they are shown on an approved site plan.
 - 4. One ornamental tree and one (1) five-gallon (5 gal.) shrub will be planted every 15 linear feet. These trees and shrubs may be clustered in lieu of placing them every 15 feet.
- (4) Parking Lot Screening:
- a. All parking, maneuvering, customer loading areas, vehicular display, and storage areas that are not screened by on-site buildings shall be screened from view of public streets pursuant to the standards of this section.
 - b. Parking lot screening shall be maintained at a minimum of three feet and maximum of four feet in height (or minimum of two feet at the time of planting for vegetative buffers) and, if vegetative, planted within the landscape buffer.
 - c. Parking lot screening materials may be either:
 - 1. The same building material as the principal structure on the lot (masonry or similar material only), or
 - 2. A vegetative screen composed of shrubs planted to be opaque at maturity, or
 - 3. A combination of the two.
 - d. If a vegetative screen is selected, the shrub species shall be selected from the Approved Planting List in Table 106.92-3 and may count towards the planting requirement in the landscape buffer area.
 - e. Parking lot screens shall not block any required sight triangles along a cross street or driveway.
 - f. Parking lot screens may include breaks to provide pedestrian access from any surface parking or service area to the public sidewalk.
 - g. Wheel stops shall be provided for parking spaces adjacent to a landscape setback where no curb is provided to prohibit any car overhang over the planting area. Wheel stops shall be located two feet from the landscape setback.

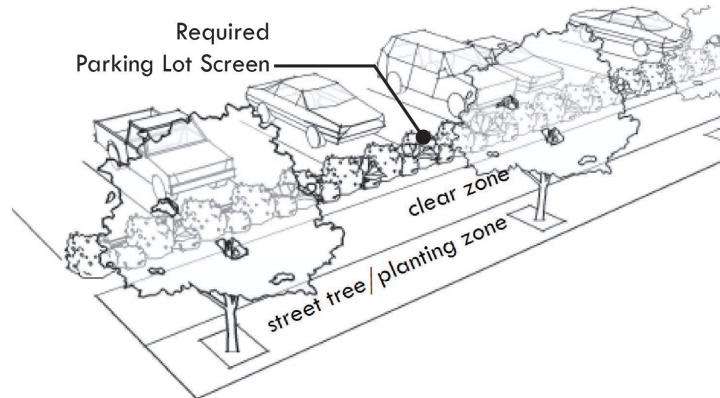


Fig. 106.92-1 Illustration of Required Parking Lot Screening

F. DOWNTOWN LANDSCAPING AND STREETSCAPING STANDARDS

(1) Shall meet standards in Section 106.58.

G. GENERAL LANDSCAPING STANDARDS

(1) The following criteria and standards shall apply to landscape materials and installation:

- a. All required landscaped areas shall be covered with living plant material. Mulch and other materials can be used around required shrub and tree plantings. Supplemental plantings, hardscape, or other design elements may be considered by the Administrator on a case-by-case basis. Landscape Plans must meet the minimum requirements of this Article prior to approval. Other plant materials in excess of the quantities required in this Article may be smaller than the required material.
- b. Tree and plant materials shall be selected for energy efficiency and water efficiency; adaptability and relationship to the native environment; color, form and pattern; ability to provide shade; soil retention; and resistance to fire. The overall landscape plan shall be integrated with all elements of the project, such as buildings, parking lots, and streets, to achieve both an attractive environment and a desirable microclimate and minimize energy demand.
- c. Trees and plants installed to satisfy the requirements of this section shall meet or exceed the plant quality, measurements, size, and species standards in the code of standards set forth in the current edition of the American Standard for Nursery Stock (www.ansi.org) and the Best of Texas Landscape Guide published by the Texas Nursery and Landscape Association (TNLA).
- d. Plants shall be nursery-grown and adapted to the local area. Grass seed, sod, and other material shall be clean and reasonably free of weeds and noxious pests and insects. No artificial plants or vegetation shall be used to meet any standards of this section.
- e. The landscaping for every development shall consist of a combination of three or more of the following types of planting materials including, but not limited to grass, trees, shrubs, ground cover, and/or other forms of plant material.

f. *Trees:*

1. Canopy trees shall be of a minimum of three inches in caliper as measured 12 inches above natural soil level and seven feet in height at time of planting.
2. Canopy trees, measured from the center point of tree, shall be placed a minimum of three feet from back of curb, sidewalks, utility lines, screening walls, and/or other structures. Any reduction in the spacing requires a root barrier approved by the city. Utility installation that includes common trench and conduit banks is exempt from the canopy tree planting distance requirements.
3. Evergreen trees intended for screening such as conifers will have a minimum height of six feet at the time of planting. Evergreen shrubs intended for required screening shall be a minimum of seven gallons (7 gal.) and be capable of attaining six feet in height in two growing seasons.
4. Ornamental trees may be substituted for canopy trees at the rate of two ornamental trees for each canopy tree. Ornamental trees will have a minimum size of one and one-half inch (1-1/2") caliper at the time of planting. This substitution shall not be allowed for required street trees. Ornamental trees can be placed closer than three feet with approval from the Administrator.
5. Trees shall be selected from the Plant List in Table 106.92-3.
6. No single species of trees (canopy tree, evergreen tree, ornamental tree) shall represent more than 30 percent of the respective tree requirement.

g. *Tree Preservation Credits:*

1. Existing, healthy trees that are to remain in a living and growing condition may be used to satisfy the tree planting requirements. The Administrator shall consider the location, type, and size of trees, their health, and the degree of protection received both during and after construction. Any credits for existing trees shall be indicated on the landscaping plan.
2. Credit for existing trees shall be revoked if such trees are damaged due to, among other things, construction, broken branches, soil compaction, or soil cut/fill.
3. If existing trees are preserved, the minimum distance between parking spaces and the saved existing tree may need to be expanded, subject to approval by the Administrator.
4. For the preservation of existing trees, extreme care shall be taken to prevent the compaction of soil and/or the placement of impermeable hard surfaces within the tree's dripline.

h. *Shrubs, Vines, and Grasses:*

1. Shrubs other than dwarf variety shall be a minimum of two feet in height when measured immediately after planting. A screening hedge, where required, shall be planted and maintained so as to form a continuous, unbroken, solid visual screen that will be three feet in height within one year after planting or a minimum of two feet in height at the time of planting.
2. All shrubs intended for public, nonresidential or multifamily developments should be at least two gallons (2 gal.) or more.

3. Vines shall be a minimum of two feet in height immediately after planting and may be used in conjunction with fences, screens, or walls to meet screening requirements as specified.
 4. Ground covers used in lieu of grass must provide complete coverage within one year of planting and/or growing season. Ground cover planting must provide and maintain adequate coverage.
- i. *Ground cover:*
1. Grass may be sodded, plugged, or sprigged except that solid sod shall be used in swales, berms, or other areas subject to erosion.
 2. Ground covers used in lieu of grass in whole or in part shall be planted in such a manner as to present a finished appearance and reasonably completed coverage within one year of planting and/or growing season.
 3. Berms: Earthen berms, if used, shall not exceed a 3:1 slope (three feet of horizontal distance for each one foot of height). All berms will contain adequate drainage and preventive erosion measures. Berms will not include construction debris. Slippage or damage to the smooth finish grade of the berm must be corrected prior to any certificate of occupancy or acceptance of improvements.
- (2) Sight Triangles: Rigid compliance with these landscaping requirements shall not be such as to cause visibility obstructions and/or blind corners at driveway and street intersections. Whenever a street or driveway intersects a public right-of-way, it shall meet the visibility requirements in Section 106.86(C)(4).
- (3) Landscaping in City Right-of-Way:
- a. Any developer desiring to install and maintain landscaping materials and irrigation facilities within the city right-of-way must first enter into and execute a median right-of-way landscape and irrigation agreement.
 - b. Entranceway or amenity features within the city right-of-way may be developed under the responsibility of a homeowners' association or commercial property owners' association. Documents shall be submitted, reviewed, and approved by the city.
 - c. Any developer desiring to install or maintain landscaping materials or irrigation facilities in any portion of a dedicated street, median, or other public right-of-way shall submit the complete plans for any and all proposed improvements to the Administrator. The plans shall include the following:
 1. A scaled drawing (one inch equals 40 feet) clearly indicating the location, type, size and description of all proposed landscape materials and existing utilities. Planting design of materials must be submitted to ensure adequate coverage.
 2. The name of the subdivision or addition, and the name and address of the developer.
 3. A north arrow, scale, and date of preparation.
 4. A clear indication of the configuration, location, type, and size of all irrigation, piping, heads, and controllers, including the name, address, and license seal of the designer.
 5. Such other information reasonably deemed necessary by the Administrator.

- d. The city will review and approve or deny the submitted plans and shall have the right to require revisions.

H. APPROVED PLANTING LIST

- (1) The following plant list (see Table 106.92-3) shall be used to select plant materials as required by landscape standards in this Article as well as city plantings in parkways and medians. The plants were chosen because they are native and/or are adapted to this region without being identified as a noxious weed, a prohibited exotic species, or an invasive plant (see website: https://www.texasinvasives.org/invasives_database/).
- (2) The appropriate plant for the specific location shall be selected by a registered landscape architect based on its mature size, growth habit, and soil, light, and water requirements. Other species that are drought tolerant and adaptive may be used for planting within the city. The use of alternative species may only be permitted with the approval of the Administrator.
- (3) The use of native plant material ensures the following:
- Creates and maintains the unique character of the city;
 - Ensures a native plant legacy;
 - Limits water use;
 - Reduces maintenance requirements;
 - Promotes civic responsibility to support indigenous materials of the local ecology.

Table 106.92-3 – Approved Planting List	
Canopy or Shade Trees	
Common Name	Botanical Name
Shumard Red Oak	<i>Quercus shumardii</i>
Live Oak	<i>Quercus virginiana</i>
Cedar Elm	<i>Ulmus crassifolia</i>
Big Tooth Maple	<i>Acer grandidentatum</i>
Bald Cypress	<i>Taxodium distichum</i>
Bur Oak	<i>Quercus macrocarpa</i>
Red Maple "October Glory"	<i>Acer rubrum 'October Glory'</i>
Chinquapin Oak	<i>Quercus muhlenbergii</i>
Lacebark Elm	<i>Ulmus parvifolia</i>
Texas Ash	<i>Fraxinus texensis</i>
Understory or Ornamental Tree	
Common Name	Botanical Name
Possumhaw Holly	<i>Ilex decidua</i>
Texas Redbud	<i>Cercis Canadensis var. texensis</i>
Flameleaf Sumac	<i>Rhus lanceolate</i>
Shantung Maple	<i>Acer truncatum</i>
Desert Willow	<i>Chilopsis linearis</i>
Chitalpa Tashkentensis	<i>Chitalpa Tashkentensis</i>
Mexican Buckeye	<i>Ungnadia speciose</i>
Yaupon Holly	<i>Ilex vomitoria</i>
Wax Myrtle	<i>Myrica cerifera</i>
Eve's Necklace	<i>Sophora affinis</i>
Indigo Bush	<i>Amorpha fruticose</i>
Mexican Plum	<i>Prunus Mexicana</i>
Rusty Blackhaw	<i>Viburnum rufidulum</i>

Table 106.92-3 – Approved Planting List	
Western Soapberry	<i>Sapindus saponaria var. drummondii</i>
Crepe Myrtle	<i>Lagerstroemia indica</i>
Mesquite Tree	<i>Prosopis glandulosa</i>
Evergreen Trees	
Common Name	Botanical Name
Cherry Laurel	<i>Prunus caroliniana</i>
Savannah Holly	<i>Ilex opaca X atenuata 'Savannah'</i>
Nellie R. Stevens Holly	<i>Ilex X 'Nellie R. Stevens'</i>
Eastern Red Cedar	<i>Juniperus virginiana</i>
Shrubs	
Common Name	Botanical Name
Abelia 'Edward Goucher'	<i>Abelia x grandiflora 'Edward Goucher'</i>
Common Buttonbush	<i>Cephalanthus occidentalis</i>
Soft Leaf Yucca	<i>Yucca recurvifolia</i>
Texas Sage	<i>Leucophyllum frutescent 'Compacta'</i>
Dwarf Wax Myrtle	<i>Myrica cerifera var. pumila</i>
American Beautyberry	<i>Callicarpa americana</i>
Common Elderberry	<i>Sambucus nigra ssp. Canadensis</i>
Smooth Sumac	<i>Rhus glabra</i>
Green Cloud Texas Sage	<i>Leucophyllum frutescens 'Green Cloud'</i>
Swamp Rose	<i>Rosa palustris</i>
Yellow Bells	<i>Tecoma stans</i>
Texas Lantana	<i>Lantana urticoides</i>
Earth Kind Rose	<i>Rosa hybrida</i>
Autumn Sage	<i>Salvia greggii</i>
Red Yucca	<i>Hesperaloe parviflora</i>
Tall to Medium Ornamental Grass	
Common Name	Botanical Name
Miscanthus 'Adagio'	<i>Miscanthus sinensis 'Adagio'</i>
Morning Light	<i>Miscanthus Miscanthus sinensis 'Morning Light'</i>
Indian Grass	<i>Sorghastrum nutans</i>
Lindheimer's Muhly	<i>Muhlenbergia lindheimeri</i>
Gulf Muhly	<i>Muhlenbergia capillaris</i>
Medium to Low Ornamental Grass	
Common Name	Botanical Name
Bushy Bluestem	<i>Andropogon glomeratus</i>
Mexican Feather Grass	<i>Stipa tenuissima</i>
Weeping Love Grass	<i>Eragrostis curvula</i>
Inland Sea Oats	<i>Chasmanthium latifolium</i>
Little Bluestem	<i>Schizachyrium scoparium</i>
Big Bluestem	<i>Andropogon gerardii</i>
Sideoats Grama	<i>Bouteloua curtipendula</i>
Mexican Feather Grass	<i>Stipa tenuissima</i>
Yaka Jima Silver Grass	<i>Miscanthus sinensis 'Yaku Jima'</i>
Turf Grass	
Common Name	Botanical Name
Buffalo Grass	<i>Bucheloe dactyloides</i>
Common Bermuda Grass	<i>Cynodon dactylon</i>
Groundcovers and Vines	
Common Name	Botanical Name
Coral Honeysuckle	<i>Lonicera sempervirens</i>

Table 106.92-3 – Approved Planting List	
Virginia Creeper	<i>Parthenocissus quinquefolia</i>
Purple Wintercreeper	<i>Euonymus fortune</i> 'Coloratus'
Texas Wisteria	<i>Wisteria frutescens</i>
Crossvine	<i>Bignonia capreolata</i>

I. IRRIGATION STANDARDS

- (1) Responsible Party: The owner shall be responsible for the health and vitality of plant material through irrigation of all landscaped areas, turf, and plant materials, and shall:
 - a. Provide a moisture level in an amount and frequency adequate to sustain growth of the plant materials on a permanent basis.
 - b. Be in place and operational at the time of the landscape inspection for certificate of occupancy.
 - c. Be maintained and kept operational at all times to provide for efficient water distribution.
- (2) Irrigation Methods:
 - a. *Landscaped areas*: One of the following irrigation methods shall be used to ensure adequate watering of plant material in landscaped areas:
 1. Conventional system – An automatic or manual underground irrigation system which may be a conventional spray or bubbler type heads.
 2. Drip or leaky-pipe system – An automatic or manual underground irrigation system in conjunction with a water-saving system such as a drip or a leaky-pipe system.
 3. Temporary and above-ground watering – Landscape areas utilizing xeriscape plants and installation techniques, including areas planted with native grasses and wildflowers, may use a temporary and above-ground system, and shall be required to provide irrigation for the first two growing seasons only.
 - b. *Natural Areas and Undisturbed Areas*: No irrigation shall be required for undisturbed natural areas or undisturbed existing trees.
 - c. *Compliance with state law*: All irrigation systems shall comply with all applicable state laws, as may be amended, including rain, and freeze shut off valves.

J. LANDSCAPE MAINTENANCE

- (1) The owner, property manager, tenant, and their agent, if any, shall be jointly responsible for the maintenance of all required landscaping.
- (2) All required landscaping shall be maintained in a healthy and growing condition as is appropriate for the current season. This shall include mowing, edging, pruning, fertilizing, watering, weeding, and other such activities common to the maintenance of landscaping.
- (3) Landscaped areas shall be kept free of trash, litter, weeds, and other such material or plants not a part of the landscaping.
- (4) Plant materials that die shall be replaced with plant material of similar variety and size of materials that died within 30 days or as approved by the Administrator due to weather conditions.

106.93 SCREENING AND FENCING

A. PURPOSE

The purpose of these standards is to ensure that, through the use of non-vegetative screens or fences, less intensive development is protected from negative effects that may occur when uses that are more intensive or structures are developed on adjacent sites.

B. APPLICABILITY

(1) General: This section establishes minimum standards for screening and fencing for all new development and redevelopment in the City of Crowley as follows:

- a. All multifamily and nonresidential development per Table 106.91-1 shall meet the standards in Section 106.93(C) on Nonresidential and Multifamily Screening and Fences.
- b. All single family residential development in subdivisions with a zoning change or preliminary plat approved after the adoption of this Chapter and per Table 106.91-1 shall meet Section 106.93(D) on Single Family Residential Screening and Fences.
- c. All outdoor storage, service, and utility functions shall be screened per standards in Section 106.93(E) on Residential Screening of Utility Equipment.
- d. The following shall require a permit:
 1. All new fences;
 2. Repair/replacement of over 50 percent of any existing fence;
 3. Change in materials of an existing fence.

(2) Parcel-Specific: Screening and fence requirements in other sections or parcel-specific development approvals:

- a. Any use that is required to provide screening pursuant to Section 106.66, Supplemental Use Standards, shall comply with such requirements. In the event of a conflict between the additional use standards and the requirements of this section, the additional use standards shall control.
- b. Any use that is required to provide screening or fencing pursuant to a parcel-specific ordinance, including PD or MU zoning and/or approval conditions, shall comply with such requirements. In the event of a conflict between the parcel-specific zoning ordinance and/or conditions and the requirements of this section, the parcel-specific standards shall control.

(3) Screening Plan: Prior to the issuance of a building or construction permit for any use other than single family or duplex dwellings, a screening plan reflecting all requirements under this section shall be submitted in conjunction with the Landscape and Buffering Plan at the time of site plan approval.

C. NONRESIDENTIAL AND MULTIFAMILY SCREENING

(1) Applicability:

- a. Standards in this section shall apply to all development in the OC, GC, I, and MF zoning districts.

- b. Standards in this section shall apply to development in the DT district only when the development shares a property line with any residential zoning district (R-1, R-2, R-3, or R-4).
- (2) Shopping Cart Storage: Outdoor shopping cart corrals shall be made of a material suitable for withstanding weathering and rusting. Plastic corrals are prohibited.
- (3) Screening of Service, Loading, and Outdoor Storage Areas: All service areas (trash dumpsters, loading zones, and outdoor storage areas) shall be placed at the rear or side of buildings and screened from:
 - a. All arterial or collector streets including FM 1187 and FM 731/Crowley Road; and
 - b. Any residential district that abuts or is directly across a public street or alley from the lot.
 - c. Trash dumpsters and recycling collection areas shall be screened on three sides by a minimum eight-foot high masonry fence. The screening device shall consist of an opaque architectural screen or fence that substantially conforms to the color, detailing, and building materials of the principal structure. An opening shall be situated so that the container is not visible from adjacent properties or public streets. The opening shall include a metal-clad opaque gate. Chain-link gates are not permitted. Gates shall have tiebacks to secure them in the open position.
 - d. For all other screening, the height of the device shall not be less than the height of the materials stored or eight feet (whichever is greater). All service areas including truck berths, loading docks, and areas designated for permanent parking or outdoor storage of heavy vehicles, equipment, or materials shall be screened.
 - e. Screening shall be long enough to screen the maximum size trailer that can be accommodated on site. Sites that can accommodate a full-size tractor-trailer shall provide a 48-foot long wing wall, where wing walls are used.
- (4) Screening of Ground Mounted and Roof Mounted Utility Equipment:
 - a. *Applicability:* The standards of this section shall apply to all of the following:
 - 1. Air conditioning and heating equipment;
 - 2. Ductwork used to heat, cool, or ventilate;
 - 3. Swimming pool and spa pumps and filters;
 - 4. Power systems, transformers, and generators for the building or site upon which the equipment is located; and,
 - 5. Similar installations as identified by the Administrator.
 - b. The standards of this section are not intended to impede systems that use solar or wind energy to reduce the costs of energy, if such systems are otherwise in compliance with applicable building codes, city ordinances, and zoning requirements.
 - c. Roof-Mounted Mechanical Equipment shall be screened by a parapet wall or similar feature that is an integral part of the building's architectural design. The parapet wall or similar feature shall be of a height equal to or greater than the height of the mechanical equipment being screened.
 - d. Ground-Mounted Mechanical Equipment shall be screened from view by landscaping or by a decorative fence that is compatible with the architecture and

landscaping of the site. The fence shall be of a height equal to or greater than the height of the mechanical equipment being screened.

- e. Alternate Screening: Where site constraints or other design limitations are present, the Administrator may allow mechanical equipment that is not screened in full compliance with the screening standards of this section to use alternative screening methods through an Administrative Modification. Alternate screening methods may include, but shall not be limited to, increased setbacks, increased landscaping, grouping the equipment on specific portions of a site, and painting or otherwise camouflaging the equipment.

(5) Screening From Adjoining Residential Uses:

- a. Any commercial or industrial use or parking lot that has a side or rear lot line contiguous to any residential district shall be screened with a masonry fence (tilt wall or concrete block walls made to look like masonry may be approved by the Administrator at the time of site plan approval), six feet in height, in addition to any landscape buffers that are required by Section 106.92(D)(3). As an alternative, berms in conjunction with a minimum of a six-foot high wrought iron fence and a combination of trees and shrubs can be utilized to meet the screening requirements if the Administrator determines that the proposed alternative will provide sufficient screening. The screen shall be located on the property with the commercial or industrial use being screened. Any ordinances concerning sight obstructions of intersections shall be applicable to the screen where it is intersected by a street or driveway.
- b. All required screens shall be shown at the time of site plan review and shall require any additional building permits prior to installation.
- c. Plans shall be sealed by a registered engineer, or they shall conform to the city's standard design for screening walls.
- d. Such screen shall be constructed prior to the issuance of a certificate of occupancy for any building or portion thereof.
- e. The areas adjacent to the required screening wall, or areas adjacent to a public street or right-of-way, shall be maintained by the property owner in a clean and orderly condition, free of debris and trash in accordance with the applicable codes of the city.

D. SINGLE FAMILY RESIDENTIAL FENCING

(1) Applicability:

- a. These standards are applicable in all zoning districts, except the following:
 - 1. Planned Development and Mixed-Use zoning districts that have fence design standards established through development specific ordinances, and
 - 2. Downtown District
- b. Standards in Section 106.93(D) are applicable to replacement and new residential fences.

- (2) Residential Fencing Types: Residential fencing standards are divided into two main categories: perimeter fencing and privacy fencing. Perimeter fencing is required to be completely installed by the developer for the boundary of the approved final plat in the areas as set forth below, prior to the issuance of a building permit. Privacy fencing is an

option left up to the builder or homeowner, but if built it shall follow the standards listed below.

- a. *All fencing in AG and R-1 zoning districts:*
 1. Height: The height shall not exceed six feet measured from the highest adjacent grade within 10 feet of the fence.
 2. Approved Materials
 - i. Post and rail construction;
 - ii. Pipe and cable construction;
 - iii. Pipe rail; or
 - iv. Woven wire.
 3. Prohibited Materials
 - i. Chain-link fence;
 - ii. Barbed wire;
 - iii. Electric fence (may only be located interior of a fence of approved materials).
- b. *Subdivision Perimeter Fencing:* In the interest of public safety and privacy, perimeter fencing meeting the standards in this section shall be required on lots where the rear and/or side yards are adjacent to a highway frontage road, arterial, or collector as identified on the city's adopted Thoroughfare Plan. Along all other streets, perimeter fencing shall be optional, but if provided, standards in this section shall apply.
 1. Height: Six feet minimum and eight feet maximum as measured from the highest adjacent grade within 10 feet of the fence. In order to create variation in the design of the fence, at certain locations for no more than 10 percent of the total linear length of the fence, the height may be increased to 10 feet with approval from the Administrator.
 - i. Approved Materials: 100 percent masonry (brick, stone, concrete masonry unit [CMU]) with more than 30-year life expectancy to give a long lasting, aesthetically pleasing appearance. Materials should have a low maintenance factor and be complemented with landscaping, where appropriate. Ornamental metal rail fencing may be used to provide at least 75 percent transparency for the portions of the subdivision abutting an internal park/open space or to emphasize the landscaping at the entrance.
 - ii. Prohibited Materials: Chain link, vinyl, and wood fencing are prohibited.
 - iii. Design: Adjacent to major thoroughfares, the fence should be curved or angled at corner locations to accommodate appropriate visibility and add variety. Wall sections greater than 100 feet in length should incorporate at least one of the following design features that are proportionate to the fence length:
 - a. A minimum one foot change in a fence's horizontal plane and/or vertical height for at least 10 feet, after at least every 20 feet; or
 - b. Use of columns that are at least 12 inches wide and protrude a minimum of six inches from the wall plane at 35-foot intervals; or
 - c. Any other feature approved by the Administrator that provides adequate relief from the monotony of a continuous fence.

2. Construction Standard: It is intended that all fences erected pursuant to this section be constructed in such a manner to last 30 years with minimal maintenance required during said period. As such, all fences required by this section shall conform to the following minimum standards:
 - i. The Building Department shall have the authority to approve plans and specifications for fences and foundations. Such plans and specifications shall be submitted at the same time as construction plans for other subdivision infrastructure improvements are required.
 - ii. Fences shall be located on or within the private property and outside of the public right-of-way. Fences may be in an offset configuration as long as there is no encroachment into the right of way.
 - iii. The material, color, and design of fences shall be as specified within an approved preliminary plat, unless otherwise approved by the Administrator.
 - iv. All fences shall be placed outside any utility easements unless otherwise allowed by the utility company or franchise.
 - v. It shall be the responsibility of any person, firm, corporation, or other entity who shall own or occupy any lot or lots on which a fence was constructed pursuant to the terms of this section to adequately maintain the fence and to prevent it from becoming dilapidated or unsightly, unless otherwise specified as the responsibility of a mandatory homeowners' association or other entity.
- c. *Residential Privacy Fences on Single Family Residentially Zoned Lots:* This section applies to replacement of residential fences (50 percent or more) or construction of new fences. A permit shall be required for a new fence or replacement fence under this section.
 1. Height shall not exceed eight feet as measured from the highest adjacent grade within 10 feet of the fence.
 2. Approved Materials:
 - i. Masonry (brick, stone, reinforced cement concrete) or any other sustainable material with more than a 30-year life expectancy;
 - ii. Ornamental metal rail fencing;
 - iii. Cedar and redwood with metal posts;
 - iv. Composite fencing with metal posts; and
 - v. Other wooden picket fences, only if constructed with metal posts, metal brackets, and metal caps.
 3. Prohibited materials:
 - i. Chain link (unless replacing or repairing an existing chain link fence);
 - ii. Sheet, roll, or corrugated metal; and,
 - iii. Cast off, secondhand, or other items not originally intended to be used for constructing or maintaining a fence.
 4. Location of Fence: Privacy fences may be located along the property line with the following exceptions:
 - i. In the interest of public safety, fences shall not block any sight/visibility triangles on any corner lots.

- ii. Any fence that is more than two feet high shall be set back at least five feet from the side property line of a corner lot. In the case of a reverse corner lot, any fence that is more than two feet high shall be set back at least 7.5 feet from the side property line.
- 5. Orientation of Fence: When any fence or other screening device, whether required or not, is located on a lot adjacent to a public street, said fence or screening device shall orient the side with exposed posts or rails away from view from the adjacent public street.
- d. *Fencing Adjacent to Floodplains, Parkland, or Designated Open Space:* The following standards shall apply to all privacy fences where the rear and/or side yards share a common property line with a designated floodplain, parkland, or open space.
 - 1. Height shall not exceed eight feet as measured from the highest adjacent grade within 10 feet of the fence.
 - 2. Approved Materials:
 - i. Ornamental metal rail fencing with columns (brick or stone) or ornamental metal posts shall be used to provide at least 75 percent transparency.
 - ii. In the interest of privacy, homeowners may choose to plant vines or shrubs along the fence on their property.
 - 3. Prohibited Materials:
 - i. Chain link;
 - ii. Wood;
 - iii. Sheet, roll or corrugated metal; and
 - iv. Cast off, secondhand or other items not originally intended to be used for constructing or maintaining a fence.
- e. *Fences in the front yard shall not be permitted unless they are:*
 - 1. Permitted in the AG or R-1 zoning districts per Section 106.93(D)(2)(a) above.
 - 2. In all other zoning districts, a maximum of four feet in height, and materials shall be limited to open wood picket fences, vegetative, or ornamental metal fencing only.

E. RESIDENTIAL SCREENING OF UTILITY EQUIPMENT

- (1) A combination of trees and shrubs can be utilized to screen any residential utility equipment on residential lots from view along any adjacent street.
- (2) Trees and shrubs shall be planted at a spacing that provides adequate screening from the street.
- (3) The screen shall be located no closer to the street than the property line.
- (4) Any requirements concerning sight or visibility triangles at intersections shall be applicable to the screen where it is intersected by a street or driveway.

106.94 OPEN SPACE STANDARDS

A. PURPOSE

Common open spaces are set aside for the use and enjoyment of a development's residents, employees, or users. Common open space serves numerous purposes, including preservation of natural areas and resources, ensuring greater resident access to open areas and recreation, reducing the heat island effect, enhancing stormwater quality, and providing public health benefits.

B. APPLICABILITY

All development subject to this Article per Table 106.91-1 shall set aside the following minimum amounts of land area as common open space that meets the standards of this section unless alternative standards are established as part of a PD or MU development ordinance for a specific development.

- (1) For multifamily development with more than 40 units: at least five percent of the total gross site area.
- (2) For nonresidential and mixed-use buildings or developments with a gross floor area or cumulative building area greater than 40,000 square feet: five percent of total gross site area.

C. OPEN SPACE STANDARDS

(1) GENERAL: The following shall be credited toward the common open space requirement:

a. *Natural Features:*

1. Shall include any of the following:
 - i. Creeks, flood plains, buffer zones, and conveyance areas;
 - ii. Water features, including wetlands, and lakes;
 - iii. Retention/detention and drainage channels areas that are enhanced;
 - iv. Steep slopes of more than 15 percent slopes; however, no more than 25 percent of the open space provided shall have slopes greater than 15 percent;
 - v. Wildlife habitat areas for threatened and endangered species.
2. Design and Maintenance Requirements:
 - i. Where natural features exist, the developer or owner shall give priority to their preservation as common open space. Placement of a conservation easement over the protected natural feature areas is encouraged.
 - ii. In reviewing the proposed location of common open spaces, the Administrator shall use all applicable plans, maps, and reports to determine whether significant resources exist on a proposed site that should be protected.
 - iii. Maintenance of natural areas should be limited to a minimum removal and avoidance of hazards, nuisances, or unhealthy conditions.

b. *Active Recreational Areas:*

1. Shall include any of the following:
 - i. Mini-park/Playgrounds;

- ii. Sports Complex/Ball Fields/Tennis Courts;
 - iii. Trails and Pathways.
- 2. Design and Maintenance Requirements:
 - i. In no case shall active recreation constitute more than 25 percent of the total common open space area within a residential or mixed-use district.
 - ii. Land shall be compact and contiguous unless the land is used to link to an existing or planned open space resource.
 - iii. At least 50 percent of the perimeter of the site shall be adjacent to a public street. Landscaping shall be planned along all rights-of-way to provide a buffer to surrounding areas.
- c. *Plazas and Neighborhood Parks:*
 - 1. Includes any of the following:
 - i. Neighborhood Park;
 - ii. Playground (even if located with a school facility);
 - iii. Community Park;
 - iv. Private Park;
 - v. Squares, forecourts or plazas.
 - 2. Design and Maintenance Requirements:
 - i. Where provided, these features shall have a minimum size as follows: neighborhood parks: five acres; playgrounds: 900 square feet; community parks: over 20 acres; HOA/Private Park: two acres; squares, forecourts or plazas: 400 square feet.
 - ii. At least 50 percent of the perimeter of such features shall abut at least one direct-access road, public or private; the only exception being squares, forecourts or plazas that shall abut a public trail or sidewalk.
 - iii. Surrounding buildings shall be oriented toward the square, forecourt, or park when possible, and a connection shall be made to surrounding development.
- d. The following may not be credited toward the open space requirement:
 - 1. Property within the rear yard;
 - 2. Vehicular paving;
 - 3. Required parking lot tree islands;
 - 4. Building footprint;
 - 5. Utility yards;
 - 6. Required landscape buffers; or
 - 7. Retention/detention and drainage channels with no amenities associated.
- (2) General Design Standards for Common Open Space: Land set aside for required common open space shall meet the following standards:
 - a. *Location:* Where appropriate, open space shall be located to be readily accessible and useable by residents and users of the development. To the maximum practical extent, a portion of the open space should provide focal points for the development.
 - b. *Configuration:*

1. The lands shall be compact and contiguous unless the land is used as a link to an existing or planned adjacent open space resource or where specific natural or topographic features require a different configuration.
 2. Where open areas, trails, parks, or other open space resources are planned or exist adjacent to the development, the open space shall, to the maximum extent practical, be located to adjoin, extend, and enlarge the presently existing trail, park, or other open area land.
 - c. *Orientation of Adjacent Lots and Buildings:* Lots and buildings adjacent to required open space, not including perimeter landscape buffers, shall have at least one entrance facing the open space.
 - d. *Provision in Multi-Phase Developments:*
 1. Development proposed in phases shall be considered as a single development for the purposes of applying the open space requirements.
 2. Open space requirements and improvements shall also be phased proportionally with the development phases.
 3. Development shall not be phased in such a manner as to place the burden of all the open space provision to the last phase.
 - e. *Landscaping:* Section 106.92 shall apply unless an alternative landscaping plan has been approved in conjunction with a City -Council approved Concept Plan or Development Plan.
- (3) Detention or Retention Ponds and Drainage Ways:
- a. A detention pond, retention pond, or drainage way may count toward the open space requirement only if it meets the following:
 1. Ponds located between the building and the street or in the front yard of the development;
 2. Ponds viewable from public space or street;
 3. At least 60 percent of the slope of the pond area does not exceed a 5 (horizontal):1 (vertical) slope; and
 4. Ponds and drainage ways accessible to the public with trails and walkways.
 - b. Detention or retention ponds and drainage ways must include the following amenities to be considered toward the usable open space requirement:
 1. Seating area, public art, or fountain, trails/sidewalks; and
 2. One tree or planter at least 16 square feet for every 500 square feet of open space, and be located within or adjacent to the detention or retention pond or drainage way.

106.95 – 106.100: RESERVED

CITY OF CROWLEY, TEXAS: CHAPTER 106 - ZONING ORDINANCE

ARTICLE 9: NONCONFORMITIES

TABLE OF CONTENTS

106.101 APPLICABILITY..... 188

 A. PURPOSE AND GENERAL PROVISIONS188

106.102 NONCONFORMING USES 189

 A. GENERAL189

 B. CHANGE OF USE.....189

 C. ENLARGEMENT OR EXTENSION OF NONCONFORMING USE189

 D. LOSS OF LEGAL NONCONFORMITY STATUS190

106.103 NONCONFORMING LOTS 191

 A. NONCONFORMING LOTS OF RECORD191

 B. SINGLE FAMILY RESIDENTIAL LOTS191

106.104 NONCONFORMING STRUCTURES OR SITES 192

 A. GENERAL192

 B. CONTINUATION OF NONCONFORMING STRUCTURE OR SITE192

 C. MAINTENANCE AND MINOR REPAIR192

106.105 ENLARGEMENT AND EXPANSION 192

106.106 LOSS OF NONCONFORMING STATUS; DAMAGE OR DESTRUCTION 192

 A. CONTINUATION OF NONCONFORMING STRUCTURE OR SITE.....192

 B. ALTERATION OR ENLARGEMENT OF A NONCONFORMING STRUCTURE OR SITE.....193

 C. DAMAGE OR DESTRUCTION OF A NONCONFORMING STRUCTURE OR SITE193

 D. ACTION BY THE ZONING BOARD OF ADJUSTMENT193

106.107 AMORTIZATION OF NONCONFORMING USES, STRUCTURES, OR SITES 193

 A. INITIATION OF PROCEEDINGS193

 B. CONSIDERATION BY ZONING BOARD OF ADJUSTMENT193

106.108 ILLEGAL USES 194

 A. IMMEDIATE TERMINATION OF ILLEGAL USES194

106.109 – 106.114: RESERVED 195

CITY OF CROWLEY, TEXAS: CHAPTER 106 - ZONING ORDINANCE

ARTICLE 9: NONCONFORMITIES

106.101 APPLICABILITY

A. PURPOSE AND GENERAL PROVISIONS

- (1) Purpose: This Article governs uses, structures, lots, and other situations that came into existence legally prior to the effective date of this Ordinance or the effective date of future amendments to this Ordinance, but do not comply with or conform to one or more requirements of this Ordinance. All such situations are collectively referred to as “nonconformities”.
- (2) General Policy: Nonconformities are deemed to be incompatible with permitted uses and structures in the applicable zoning district and are contrary to the stated purposes of this Chapter. With due regard for the property rights of the persons affected when considered in light of the public welfare and in view of protecting the use and enjoyment of adjacent conforming properties, it is the declared purpose of this Article that nonconformities be eliminated and be required to conform to the regulations in this Chapter. Notwithstanding the above, such nonconformity may be continued, subject to the conditions and limitations set forth in this Article.
- (3) Continuation Permitted: Any nonconformity that legally exists on the adoption date of this Chapter, or that becomes nonconforming upon the adoption of any amendments to this Chapter, may be continued in accordance with the provisions of this Article.
- (4) Determination of Nonconformity Status: In all cases, the burden of establishing that any nonconformity is a legal nonconformity shall be solely upon the owner of such nonconformity.
- (5) Repairs and Maintenance: Incidental repairs and normal maintenance of nonconformities shall be permitted, per Section 106.104.
- (6) Tenancy and Ownership: The status of a nonconformity is not affected by changes of tenancy, ownership, or management.
- (7) Exception Due to Variance or Modification: This Article shall not apply to any development standard or feature that is the subject of a variance or modification granted by the Zoning Board of Adjustment. Where a variance or modification has been granted for a development standard that does not otherwise conform to the requirements of this Chapter, that development standard shall be deemed conforming.
- (8) Enforcement of Requirements: The city may withhold necessary permits, inspections, or other approvals to ensure compliance with this Article.
- (9) Nonconformity Due to Governmental Action: A lot, site, or structure conforming to city ordinances shall not be considered nonconforming in the event a governmental entity reduces the size of the lot on which the structure is located by widening an abutting street or through the exercise, or potential exercise, of the city, county, or state’s eminent domain power. Any status claimed under this subsection must be the result of city, county, or state action only and not otherwise result in a situation that jeopardizes the public health, safety, or welfare. Further, city, county, or state’s action must make

it impossible or highly impracticable for the structure, site, or lot to be brought into conformity with this Chapter. The right to rebuild or add-on shall not be given to properties described in this subsection. This subsection is intended to provide conforming status for the lot or structure immediately after such city, county, or state action, only with regard to the following requirements:

- (1) the amount of square footage removed from the structure's minimum required lot area by city, county, or state action;
- (2) the number of linear feet removed from the minimum required lot depth or width by city, county, or state's action;
- (3) the number of linear feet removed from the structure or lot's minimum required front setback, side setback, or rear setback by city, county, or state's action;
- (4) the number of then-existing properly-marked parking spaces removed from the structure's minimum required off-street parking by city, county, or state's action;
- (5) the increased percentage of lot coverage directly attributable to city, county, or state's action; and
- (6) the amount of landscaping removed from the existing property by city, county, or state's action.

106.102 NONCONFORMING USES

A. GENERAL

Any use of land that was legally in existence and nonconforming on the effective date of this Chapter and has been in regular and continuous use, but which does not conform to the use regulations prescribed by this Chapter, shall be deemed a nonconforming use. However, any single family use lawfully existing on the effective date of this Chapter shall be hereafter deemed a lawful use.

B. CHANGE OF USE

- (1) A nonconforming use may only be changed to a conforming use allowed in the zoning district in which it is located.
- (2) Once a nonconforming use is converted to a conforming use, it shall not be changed back to a nonconforming use.
- (3) A nonconforming use shall not be changed to another nonconforming use.

C. ENLARGEMENT OR EXTENSION OF NONCONFORMING USE

- (1) There shall be no increase in the floor area or the land area devoted to a nonconforming use or other enlargement or extension of a nonconforming use beyond the scope and area of its operation at the time the regulation that made the use nonconforming was adopted.
- (2) No such nonconforming use shall be moved, in whole or in part, to any portion of the same lot or parcel than that occupied by such use at the effective date of this Chapter.

D. LOSS OF LEGAL NONCONFORMITY STATUS

(1) Abandonment or Discontinuance

- a. Abandonment occurs when:
 1. The owner closes or ceases using a property; or
 2. The owner makes any act or statement that manifests an intent to make such closure or cessation permanent; and
 3. The closure or cessation of the uses lasts for a period of at least six months.
- b. Abandonment is conclusively deemed to have occurred if the Administrator has determined that:
 1. The structure is in an advanced state of dilapidation;
 2. The property owner has received notice that the structure or use is non-compliant with one or more health and safety codes such as the building, plumbing, electrical, and mechanical codes that govern the use of structures designed for human occupancy and has failed to obtain necessary permits and commence work to repair or remove the deficiencies within six months of the notice; or
 3. The structure or use is unsafe for the continuation of such use or occupancy.
- c. *Discontinuance*: Discontinuance occurs when there is a closure or cessation of a use or occupancy of a structure for a period of 180 consecutive days, irrespective of whether the owner has an intent to abandon the use. When land or a structure that is nonconforming has historically been used only on a seasonal basis, such use shall be deemed to have been discontinued if, irrespective of whether the owner has an intent to abandon the use, such property is not operated as a nonconforming use in a bona fide manner during the normal and customary season or period of operation during which such nonconforming use has historically operated.
- d. Once abandoned or discontinued, the legal nonconforming status shall be lost, the right to operate the nonconforming use shall cease, and re-establishment of the nonconforming use shall be prohibited. Any subsequent use of the property shall comply with the regulations of the zoning district in which it is located.
- e. If a nonconforming use is discontinued or ceases, but is re-established within 180 calendar days, then the nonconforming use may continue, provided the nature and degree of the nonconformity will not be changed or increased from that which existed before the nonconforming use was abandoned.

(2) Damage or Destruction:

- a. If the structure in which a nonconforming use is housed, operated, or maintained is destroyed by any means to the extent of more than 50 percent of its assessed value at the time of its destruction, the use may not be re-established except in compliance with all regulations applicable to the zoning district in which it is located.

- b. If the structure in which a nonconforming use is housed, operated, or maintained is partially destroyed, where the damage does not exceed 50 percent of its assessed value, the nonconforming use may be allowed to continue and the structure may be rebuilt but not enlarged upon approval of a building permit subject to Section 106.106(C)(2).
 - c. In all zoning districts, a nonconforming single family dwelling use that is involuntarily destroyed in whole or in part due to fire or other calamity may be continued and the structure may be rebuilt to its original condition but not enlarged upon approval of a building permit.
- (3) Action by the Zoning Board of Adjustment: The right to maintain or operate a nonconforming use shall be determined by the Zoning Board of Adjustment in accordance with the provisions of this Chapter outlined in **Article 2: Procedures and Administration**.

106.103 NONCONFORMING LOTS

A. NONCONFORMING LOTS OF RECORD

No use or structure shall be established on a lot of record that does not conform to the lot area, lot width, or lot depth requirements for the zoning district in which it is located established, except as otherwise provided for in this section.

B. SINGLE FAMILY RESIDENTIAL LOTS

- (1) Lot Size: If a lot of record created by a subdivision plat has less width or area than the minimum requirements of the district in which the lot is located, the standard for width or area shall not prohibit the erection of a detached single family dwelling or an accessory structure on the lot.
- (2) Setbacks: Single family dwellings with setbacks made nonconforming by the adoption of this Chapter are exempt from the requirements of this section if the following findings can be made for building additions or alterations:
 - a. The proposed addition or alteration will either meet current setback requirements or will not encroach any further into the required setback than the existing structure; and
 - b. The proposed alteration or addition is located on the side of the existing dwelling, and there is a minimum setback of five feet from the property line such that there is a minimum distance of 10 feet between the side of the existing structure and the nearest dwelling on the adjoining property.
- (3) ROW and Easements: Single family residential parcels with setbacks made nonconforming by the installation of roadways or other easements/property line adjustments created or enacted by a governmental entity are also exempt from the requirements of this section, and shall not be required to address the findings above.
- (4) Adjacent Lots in Single Ownership: If two or more adjacent and vacant nonconforming lots are in single ownership at any time, and such lots individually have less width or area than the minimum requirements of the district in which such lots are located, then such lots shall be considered in combination and treated as a single lot or several lots that meet the minimum requirements for the district in which they are located under

this Chapter. Any construction, replacement, or enlargement of a dwelling or building shall require a combination or replatting of all necessary lots in order to achieve compliance with the provisions of this Chapter.

106.104 NONCONFORMING STRUCTURES OR SITES

A. GENERAL

A nonconforming structure or site is a building or site with improvements, the size, dimension, design, or location of which was lawful prior to the adoption, revision, or amendment of this Chapter, but which fails to conform to the requirements of the development regulations applicable to the property by reasons of such adoption, revision, or amendment.

B. CONTINUATION OF NONCONFORMING STRUCTURE OR SITE

Except where prohibited by this Chapter or Article, a nonconforming structure or site may be used for any use allowed in the underlying zoning district, including a legal nonconforming use.

C. MAINTENANCE AND MINOR REPAIR

The maintenance or minor repair of a nonconforming structure is permitted, provided that the maintenance or minor repair does not extend or expand the nonconforming structure or exacerbate (make worse) any existing nonconformity. For the purposes of this subsection, “maintenance and minor repair” means:

- (1) Repairs that are necessary to maintain and to correct any damage or deterioration to the structural soundness or interior appearance of a building or structure without expanding or altering the building or structure;
- (2) Maintenance of land areas to protect against health hazards and promote the safety of surrounding land uses; and
- (3) Repairs that are required to remedy unsafe conditions that cause a threat to public safety.

106.105 ENLARGEMENT AND EXPANSION

A nonconforming structure in which only permitted uses are operated may be enlarged or expanded if the enlargement or expansion neither creates any new nonconformity nor increases the degree of the existing nonconformity of all or any part of such structure or site and the enlargement or expansion can be made in compliance with all of the provisions of this Chapter with respect to the district in which it is located. Such enlargement or expansion shall also be subject to all other applicable city ordinances.

106.106 LOSS OF NONCONFORMING STATUS; DAMAGE OR DESTRUCTION

A. CONTINUATION OF NONCONFORMING STRUCTURE OR SITE

The use of a nonconforming structure or site may be continued subsequent to the effective date of this Chapter, provided that such continuance is in accordance with the provisions of this Article and all other applicable codes of the city necessary to ensure adequate protection and safety of adjacent property and the users and occupants of such nonconforming structure or site.

B. ALTERATION OR ENLARGEMENT OF A NONCONFORMING STRUCTURE OR SITE

Any nonconforming structure or site that is altered beyond what is allowed under Section 106.105 above shall lose its nonconforming status and is subject to appeal to the Zoning Board of Adjustment.

C. DAMAGE OR DESTRUCTION OF A NONCONFORMING STRUCTURE OR SITE

- (1) If a nonconforming structure or site is allowed to deteriorate to a condition that the structure or site is rendered uninhabitable or nonconforming and is not repaired or restored within six months after written notice to the property owner that the structure or site is uninhabitable and nonconforming and the structure or site is voluntarily demolished or is required by law to be demolished, then the structure or site shall not be restored unless it complies with all the regulations of the zoning district in which it is located.
- (2) In addition to standards in Section 106.102(D)(2) if a nonconforming structure or site is involuntarily destroyed in whole or in part due to fire or other calamity less than 50 percent of its assessed value and the structure has not been abandoned, the structure may be restored to its original condition, provided such work is started within six months of such calamity, completed within 18 months of work commencement, and no prior nonconformity is increased.

D. ACTION BY THE ZONING BOARD OF ADJUSTMENT

The right to maintain or operate a nonconforming structure or site may be determined by the Zoning Board of Adjustment in accordance with the provisions of this Chapter.

106.107 AMORTIZATION OF NONCONFORMING USES, STRUCTURES, OR SITES**A. INITIATION OF PROCEEDINGS**

- (1) The City Council may initiate the process to amortize a nonconforming land use, structure, or lot by filing an application to the Zoning Board of Adjustment. All actions to discontinue a nonconforming use of land, structure, or lot shall be taken with due regard for the investment of the persons affected when considered in the light of the public welfare and the character of the area surrounding the designated nonconformity and the conservation and preservation of property.
- (2) Written notice of the hearing before the Zoning Board of Adjustment shall be mailed to the owner of the use and the owner of the property at least 30 days before the hearing.

B. CONSIDERATION BY ZONING BOARD OF ADJUSTMENT

- (1) The Zoning Board of Adjustment may require the discontinuance of nonconforming uses of land, structures, or lots under a plan whereby the full value of the structure and facilities can be amortized within a definite period of time, taking into consideration the general character of the neighborhood and the necessity for all property to conform to the regulations of this chapter, and any other factors the Zoning Board of Adjustment considers relevant. The compliance date for discontinuance of a nonconforming use, structure, or lot shall be prescribed by the Zoning Board of Adjustment at a public hearing, after hearing testimony from the owner, the operator, neighboring property owners, community organizations and other interested parties.

- (2) In prescribing a reasonable amortization period for the nonconformity and to give the property owner an opportunity to recover his/her investment from the time the nonconformity was established, as allowed by law, the Zoning Board of Adjustment shall consider the following factors:
 - a. The owner's capital investment in structures, fixed equipment and other assets (excluding the land and any inventory and other assets that may be feasibly transferred to another site) on the property before the time the nonconformity commenced. Any such investment made after the nonconformity commenced shall not be included;
 - b. Any costs that are directly attributable to the establishment of a compliance date, including demolition expenses, relocation expenses, termination of leases, and discharge of mortgages;
 - c. Any return on investment since establishment of the nonconformity, including net income and depreciation;
 - d. The anticipated annual recovery of investment, including net income and depreciation; and
 - e. Any other factors allowed by law.
- (3) If the Zoning Board of Adjustment establishes a termination date for a nonconforming use, the use must cease operations on that date and the owner may not operate it after that date unless it becomes a conforming use.
- (4) If the Zoning Board of Adjustment determines that there is no public necessity for establishing a compliance date, the Zoning Board of Adjustment shall request that the City Council initiate rezoning of the property to bring the said nonconformity into compliance with applicable zoning regulations.

106.108 ILLEGAL USES

A. IMMEDIATE TERMINATION OF ILLEGAL USES

- (1) The violation of any of the provisions of one or more of the following categories or ordinances or requirements shall cause the immediate termination of the right to operate such nonconforming use:
 - a. Constructing, maintaining, or operating a use conducted in, or associated with, a building or structure erected without a permit from the city;
 - b. Operating a use or occupying a building or structure without a valid Certificate of Occupancy from the city;
 - c. Operating a use in violation of a valid Certificate of Occupancy;
 - d. Unlawful expansion of a nonconforming use or nonconforming structure;
 - e. Unlawful outside display or storage in required parking spaces;
 - f. Violation of any provision of a federal or state statute with respect to a nonconforming use;
 - g. Violation of any provision of an ordinance of the city with respect to a nonconforming use.

- (2) It is the clear intent of this subsection that nonconforming uses that operate unlawfully shall be considered illegal uses. Illegal uses shall not be considered nonconforming regardless of remedial measures taken to resurrect nonconforming status.

106.109 – 106.114: RESERVED

CITY OF CROWLEY, TEXAS: CHAPTER 106 - ZONING ORDINANCE

ARTICLE 10: ANTENNAS

TABLE OF CONTENTS

106.111 PURPOSE..... 197

106.112 AMATEUR RADIO EQUIPMENT AND TV ANTENNAS IN RESIDENTIALLY ZONED DISTRICTS 197

 A. APPLICABILITY197

 B. STANDARDS197

 C. APPROVAL PROCESS198

106.113 AMATEUR RADIO EQUIPMENT AND TV ANTENNAS IN NONRESIDENTIAL DISTRICTS 199

 A. APPLICABILITY199

 B. SITING199

 C. COLOCATION STANDARDS.....199

 D. STANDARDS199

 E. APPROVAL PROCESS200

106.114 WRITTEN REPORT UPON DENIAL OF REQUEST 201

106.115 SATELLITE RECEIVE-ONLY ANTENNAS..... 201

 A. GENERALLY201

 B. SMALLER SIZED ANTENNAS201

 C. LARGER SIZED ANTENNAS.....201

106.116 SPECIFIC USE PERMIT STANDARDS FOR ANTENNAS 202

 A. GENERALLY202

106.117 – 106.120: RESERVED 204

CITY OF CROWLEY, TEXAS: CHAPTER 106 - ZONING ORDINANCE

ARTICLE 10: ANTENNAS

106.111 PURPOSE

Certain radio equipment used in transmitting and receiving signal energy is essential and is deemed to promote the health, safety, and general welfare of the citizens of the city. The placement of such equipment shall be located such that the health, safety, welfare, and aesthetic quality of the community shall not be compromised. Therefore, the regulations governing the location of such equipment shall consider the aesthetic quality of the community equal to the health, safety, and general welfare of the community. The antennas, masts, and towers hereinafter enumerated shall not be deemed violations of this chapter when made under the conditions provided in this Article.

106.112 AMATEUR RADIO EQUIPMENT AND TV ANTENNAS IN RESIDENTIALLY ZONED DISTRICTS

A. APPLICABILITY

Amateur radio equipment, including ham radio and CB equipment and personal use TV antennas, shall be allowed in the AG, R-1, R-2, R-3, R-4, MR, MF, and MH zoning districts if they comply with the following regulations.

B. STANDARDS

- (1) Antenna facilities may be building attached, monopoles or lattice towers;
- (2) Up to three antenna facilities may be located on a lot of record, collocation is encouraged;
- (3) An antenna facility, exclusive of the height of any antenna or mast, shall not exceed 35 feet in height; provided, however, that an antenna facility shall be permitted additional height at the ratio of one added foot in height for each additional foot of setback beyond the minimum setback required of an accessory building in the zoning district regulations (**Article 3**) and standards for Accessory Buildings in **Article 5** of this chapter. Regardless of the restriction set forth in this subsection, the maximum height for a tower permitted without a specific use permit in any residential district shall be 65 feet;
- (4) The height of an antenna, including the height of any antenna facility to which they may be fastened or attached shall not exceed 65 feet in height without a specific use permit;
- (5) An antenna not fastened to an antenna facility shall not exceed 50 feet without a specific use permit, except for an antenna which does not extend more than eight feet above a building on which it is mounted;
- (6) An antenna facility shall be limited to having the number and size of antennas attached to it that are allowed by the antenna facility manufacturer's designs and specifications for maximum wind load requirements;
- (7) Setbacks:
 - a. Antennas and antenna facilities shall not be permitted in front yards or in side yards visible from any public street. Guy wires are not permitted in front yards;
 - b. Guy wires are permitted in required side and rear yards; and

- c. Setback for antenna facilities shall be the same as is required for accessory buildings in residential districts;
- (8) Separation: There shall be no minimum or maximum separation requirements for antenna facilities from other structures on the same lot of record;
- (9) Antenna facilities shall not be permitted in any easement;
- (10) Lights: No auxiliary or outdoor lighting shall be allowed on antenna facilities located on residentially zoned property except such lights or lighting as may be required by the Federal Aviation Authority or the Federal Communications Commission;
- (11) Construction standards: A building permit must be obtained prior to the construction and/or installation of an antenna facility. Antenna facilities must be installed as per the manufacturer's recommendations or under the seal of a registered professional engineer of the state. Regardless of the above, all such antenna facilities must meet the Electronic Industries Association Standard EIA-222-D, structural standards for steel antenna towers and antenna supporting structures and the building code;
- (12) Maintenance: Antennas and/or antenna facilities obviously not in use or obviously in need of maintenance as determined by the building official, shall be removed or brought into compliance within 30 days following notice given by the building official. This shall not preclude immediate action by the building official to safeguard life, limb, health, property, and public welfare;
- (13) No part of an antenna facility or any attachment thereto may extend beyond the property lines of the owner of such antenna or antenna facility;
- (14) Owners of any antenna facility must sign a notarized statement that they acknowledge and accept that a minimum amount of \$300,000.00 liability insurance that covers the antenna or antenna facility must be maintained at all times and that proof of such insurance coverage can be demanded to be provided to the city upon three working days' notice to the owner. Such notarized statement and, if the antenna facility is capable of transmitting, a copy of their Federal Communications Commission license must be provided prior to the issuance of a building permit;
- (15) No permit shall be issued for the installation of an antenna facility on a multifamily structure or property unless a notarized statement of permission from the owner is presented to the building department;
- (16) All antenna facilities shall be subject to an inspection every five years by a qualified expert, such inspection to be conducted and charged for by the city in accordance with provisions in the building code.

C. APPROVAL PROCESS

- (1) Antennas that meet the standards in this section may be approved administratively.
- (2) An SUP (specific use permit) meeting the standards in Section 106.34(C) and Section 106.116 must be obtained for any antenna facility which does not comply with the regulations specified in this section.

106.113 AMATEUR RADIO EQUIPMENT AND TV ANTENNAS IN NONRESIDENTIAL DISTRICTS

A. APPLICABILITY

This section shall apply to all radio, television, microwave broadcast relay, receiving towers, transmission and retransmission facilities, satellite receiving only earth stations (home dish antenna), and any electronic emission equipment of a commercial nature to be allowed in all nonresidential zoning districts.

B. SITING

- (1) Siting of a wireless communication facility (as here in defined) shall be in accordance with the following in order of preference (from highest preference to lowest preference):
 - a. Co-location in an existing facility;
 - b. City-owned property or facility;
 - c. Attached wireless communication facility;
 - d. Replacement of existing antenna supporting structure;
 - e. Stealth wireless communication facility;
 - f. Non-stealth antenna supporting structure (monopole tower with internal antenna or antenna array).
- (2) Where a lower-ranked alternative is proposed, the applicant must file an affidavit demonstrating that higher ranked options are not feasible, despite diligent efforts to adhere to the established hierarchy within the geographic coverage area as attested by the written determination of a qualified radio frequency engineer.
- (3) If an SUP is required for the lower ranked alternative requested, the City Council will retain the discretion to deny or modify the application based on factors not related solely to the need for wireless communications, including factors related to other objectives in Section 106.34(C) and Section 106.116.

C. COLOCATION STANDARDS

Up to three antenna facilities may be located on a lot of record, collocation is encouraged.

D. STANDARDS

- (1) Antenna facilities shall be limited to building attached and monopoles only;
- (2) An antenna facility, exclusive of the height of any attached antenna, shall not exceed 35 feet in height; provided, however, that an antenna facility shall be permitted additional height at the ratio of one added foot in height for each additional foot of setback beyond the minimum setback required of an accessory building in the zoning district regulations contained in **Article 3** and Accessory Building Standards in **Article 5** of this chapter. Regardless of the restriction set forth in this subsection, the maximum height of an antenna, including the height of an antenna facility to which they may be fastened or attached, shall not exceed 65 feet in any nonresidential district without a specific use permit;
- (3) An antenna not fastened to an antenna facility shall not exceed 50 feet, except for an antenna which does not extend more than eight feet above a building on which it is attached;

- (4) An antenna facility shall be limited to having the number and size of antennas attached to it that are allowed by the antenna facility manufacturer's designs and specifications for maximum wind load requirements;
- (5) Setbacks:
 - a. Antennas and antenna facilities shall not be permitted in front or side yards; and
 - b. Antennas and antenna facilities shall be set back from residential districts a minimum distance equal to two times the height of the tower, but in no instance shall the setback be less than 200 feet from any residentially zoned district;
- (6) Separation: There shall be no minimum or maximum separation requirements for antenna facilities from other structures on the same lot of record. With the exception of structure mounted antenna, there shall be a separation of 1,500 feet from antenna facilities;
- (7) Antenna facilities shall not be permitted in any easement;
- (8) Lights: No auxiliary or outdoor lighting shall be allowed on antennas located on residentially zoned property except such lights or lighting as may be required by the Federal Aviation Authority or the Federal Communications Commission;
- (9) Construction standards: A building permit must be obtained prior to the construction and/or installation of a tower, antenna, or mast. Antenna facilities must be installed as per the manufacturer's recommendations or under the seal of a registered professional engineer of the state. Regardless of the above, all such antenna facility and antennas must meet the Electronic Industries Association Standard EIA-222-D, structural standards for steel antenna towers and antenna supporting structures and the building code;
- (10) Maintenance: Antenna facilities and antennas obviously not in use or obviously in need of maintenance as determined by the building official, shall be removed or brought into compliance within 30 days following notice given by the building official. This shall not preclude immediate action by the building official to safeguard life, limb, health, property, and public welfare;
- (11) No part of an antenna facility and antennas or any attachment thereto may extend beyond the property lines of the owner of such antenna or antenna facility;
- (12) Owners of any antenna or antenna facility must sign a notarized statement that they acknowledge and accept that a minimum amount of \$300,000.00 liability insurance that covers the antenna or antenna facility must be maintained at all times and that proof of such insurance coverage can be demanded to be provided to the city upon three working days' notice to the owner. Such notarized statement and, if the antenna, or antenna facility is capable of transmitting, a copy of their Federal Communications Commission license must be provided prior to the issuance of a building permit;
- (13) No permit shall be issued for the installation of an antenna or antenna facility on a multifamily structure or property unless a notarized statement of permission from the owner is presented to the building department;
- (14) All antennas or antenna facilities shall be subject to an inspection every five years by a qualified expert, such inspection to be conducted and charged for by the city in accordance with provisions in the building code.

E. APPROVAL PROCESS

- (1) Antennas that meet the standards in this section may be approved administratively.

- (2) An SUP (specific use permit) meeting the standards in Section 106.34(C). and Section 106.116 must be obtained for any antenna facility which does not comply with the regulations specified in this section.

106.114 WRITTEN REPORT UPON DENIAL OF REQUEST

The city shall document any denial of a request to place, construct, or modify personal wireless service facilities in writing. Such documentation shall be supported by evidence within the written record.

106.115 SATELLITE RECEIVE-ONLY ANTENNAS

A. GENERALLY

Satellite receive-only antennas assist individuals in the receipt of satellite transmitted television signals. Satellite receive-only antennas shall not be deemed violations of this Article when made under the conditions set forth in this section and Sections 106.115(B) and 106.115(C). Such conditions are hereby found to be reasonable and clearly defined health, safety, and aesthetic objectives.

B. SMALLER SIZED ANTENNAS

A satellite receive-only antenna shall be allowed if it complies with the following:

- (1) The satellite receive-only antenna is two meters or less in diameter and is located or proposed to be located in any area where commercial or industrial uses are generally permitted by nonfederal land use regulations; or
- (2) The satellite receive-only antenna is less than one meter in diameter in any residential zoning district.

C. LARGER SIZED ANTENNAS

Satellite receive-only antennas that are greater than one meter in diameter in residential districts or greater than two meters in diameter in nonresidential districts shall be allowed in any zoning district if they comply with the following regulations.

- (1) Only one satellite receive-only antenna per lot of record;
- (2) A satellite receive-only antenna shall not exceed 10 feet in height;
- (3) Setbacks:
 - a. Front and side: Satellite receive-only antennas shall not be permitted in front or side yards;
 - b. Rear: Satellite receive-only antennas shall be permitted in rear yards provided they meet the minimum setback as is required for accessory buildings in residential districts and as for all buildings in nonresidential districts;
- (4) Separation: There shall be no minimum or maximum separation requirements for satellite receive-only antennas from other structures on the same lot of record;
- (5) Satellite receive-only antennas shall not be permitted in easements;
- (6) Lights: No auxiliary or outdoor lighting shall be allowed on satellite receive-only antennas except such lights or lighting as may be required by the Federal Aviation Authority or the Federal Communications Commission;
- (7) Construction standards: A building permit must be obtained prior to the construction and/or installation of a satellite receive-only antenna. Satellite receive-only antennas

must be installed pursuant to the manufacturer's recommendations or under the seal of a registered professional engineer of the state;

- (8) Maintenance: Satellite receive-only antennas obviously not in use or obviously in need of maintenance as determined by the building official, shall be removed or brought into compliance within 30 days following notice given by the building official. This shall not preclude immediate action by the building official to safeguard life, limb, health, property, and public welfare;
- (9) No part of a satellite receive-only antenna or any attachment thereto may extend beyond the property lines of the owner of such satellite receive-only antenna;
- (10) No permit shall be issued for the installation of a satellite receive-only antenna on a multifamily structure or property unless a notarized statement of permission from the owner is presented to the building department;
- (11) All satellite receive-only antennas shall be screened from view from adjoining properties by fencing or evergreen plants. A satellite receive-only antenna located within a fence surrounding the yard in which the satellite receive-only antenna is located shall be considered to be screened; and
- (12) A specific use permit must be obtained for any satellite receive only antenna which does not comply with the regulations specified in this division.

106.116 SPECIFIC USE PERMIT STANDARDS FOR ANTENNAS

A. GENERALLY

A specific use permit must be obtained for any antenna, tower and/or satellite receive-only antenna which does not comply with the regulations specified in this Chapter. In addition to the considering the standards in Section 106.34(C) whether to grant a Specific Use Permit, the City Council shall also consider the following:

- (1) The effect on the value of the surrounding property;
- (2) The potential for interference with the enjoyment of the use of surrounding properties;
- (3) Aesthetics;
- (4) The necessity of the specific use permit for the public health, safety, and welfare of the citizens or for governmental purposes;
- (5) The zoning district and the adjoining zoning districts of the property for which the specific use permit is sought;
- (6) The provisions of 47 CFR 25.104 which preempt local zoning or other regulations that differentiate between satellite receive-only antennas and other types of antenna facilities unless such regulations:
 - a. Have a clearly defined health, safety or aesthetic objective; and
 - b. Further the stated health, safety, or aesthetic objective without unnecessarily burdening the federal interest in ensuring access to satellite services and in promoting fair and effective competition among competing communications service providers;
- (7) The unique conditions that govern reasonable reception on any given lot;
- (8) To properly evaluate all applications to locate commercial antennas or towers which do not comply with the regulations specified hereinabove the following information must be provided by the applicant:

- a. Describe the nature of the antenna site. Indicate whether the proposed structure is a monopole or mounted to a self-supporting structure. Indicate the proposed height;
- b. Provide photos or drawings of all equipment, structures and antenna;
- c. Describe why the antenna or tower is necessary;
- d. State the names of the telecommunications providers or other users of the antenna or tower and describe the use to be made by each user;
- e. Indicate if this antenna or tower site is to be connected to other sites; and if so, describe how it will be connected and who will be the backhaul provider;
- f. The applicant must address whether or not they have made an effort to collocate the facilities proposed for this antenna or tower on existing towers or facilities in the same general area. Please identify the location of these existing sites. If yes, please describe in detail these efforts and explain in detail why these existing sites were not feasible. Attach all studies or tests performed which demonstrate why the existing sites will not provide sufficient signal coverage. Provide written documentation from existing sites' owners and/or operators which confirm the statements provided. Indicate whether or not the existing sites allow/promote collocation and, if not, describe why not;
- g. Indicate whether or not collocation will be allowed to other telecommunications providers at the requested site. If they are not allowed, state every reason and the basis for each reason;
- h. If the requested location is in a residential district the applicant must address whether or not they have made an effort to locate the facility in a commercial or industrial district. Please identify the location of these commercial and or industrial district sites. Please describe in detail these efforts and explain in detail why these commercial or industrial district sites were not feasible. Attach all studies or tests performed which demonstrate why the commercial or industrial sites will not provide sufficient signal coverage. Provide written documentation from commercial or industrial district sites' owners and/or operators which confirm the statements provided;
- i. Indicate the proposed provider's current coverage area for the city. Attach maps showing the areas:
 1. The proposed provider's existing antenna currently cover;
 2. The applicant's existing sites and other existing sites would cover; and
 3. The applicant's existing sites and the requested site would cover;
- j. Describe the applicant's master antenna and tower plan for the city. Attach maps and other related documentation. Provide information indicating each phase of the plan;
- k. Describe the applicant's plan to minimize the number of telecommunications antenna and towers needed to cover the city. The City Council will approve a requested application subject to the finding that collocation of this facility with a nearby existing tower facility is technically not feasible and subject to the following conditions:
 1. Applicant will permit collocation of others at the site;
 2. Applicant will configure its antenna and other equipment to accommodate other providers;
 3. Applicant will identify its backhaul provider connecting antenna sites; and

4. Applicant will give notice to the city identifying any providers who collocates to the site and identify their backhaul provider.

106.117 – 106.120: RESERVED

CITY OF CROWLEY, TEXAS: CHAPTER 106 - ZONING ORDINANCE

ARTICLE 11: DEFINITIONS

TABLE OF CONTENTS

106.121	GENERAL RULES OF INTERPRETATION.....	207
A.	MEANINGS AND INTENT	207
B.	HEADINGS, ILLUSTRATIONS, AND TEXT	207
C.	LISTS AND EXAMPLES.....	207
D.	COMPUTATION OF TIME.....	207
E.	REFERENCES TO OTHER REGULATIONS/PUBLICATIONS	207
F.	DELEGATION OF AUTHORITY	207
G.	TECHNICAL AND NON-TECHNICAL TERMS	207
H.	PUBLIC OFFICIALS AND AGENCIES	207
I.	MANDATORY AND DISCRETIONARY TERMS.....	207
J.	SYNONYMOUS TERMS	208
K.	CONJUNCTIONS	208
L.	TENSES, PLURALS, AND GENDER.....	208
M.	UNDEFINED TERMS.....	208
106.122	INTERPRETATIONS	208
106.123	GENERAL LAND USE CATEGORIES AND SPECIFIC USE TYPES	208
A.	AGRICULTURE	208
B.	RESIDENTIAL USES	209
C.	PUBLIC SERVICE & EDUCATION.....	211
D.	COMMERCIAL USES	214
E.	INDUSTRIAL USES	220
106.124	ACCESSORY USES	226
A.	ACCESSORY BUILDINGS OR USE	226
B.	ACCESSORY DWELLING UNIT (SEPARATE STRUCTURE).....	226
C.	ACCESSORY DWELLING UNIT (PRIMARY STRUCTURE)	226
D.	CARPORT	226
E.	ELECTRIC VEHICLE CHARGING STATION	226
F.	FOOD TRUCK.....	226
G.	FOOD KIOSK OR CART	226
H.	HOME OCCUPATION	227
I.	OUTDOOR STORAGE.....	227
J.	RESIDENTIAL GARAGE (DETACHED).....	227
K.	SIDEWALK CAFÉ	227
L.	STORAGE SHED (RESIDENTIAL)	227
M.	SOLAR OR WIND ENERGY EQUIPMENT (BUILDING MOUNTED).....	227
N.	SOLAR OR WIND ENERGY EQUIPMENT (GROUND MOUNTED).....	227
106.125	TEMPORARY USES.....	228
A.	CONSTRUCTION OFFICE.....	228
B.	CONSTRUCTION RELATED STORAGE YARD	228
C.	FARMER'S MARKET.....	228
D.	FESTIVALS AND CIVIC EVENTS (INCLUDES CARNIVAL, CIRCUS, OR AMUSEMENT RIDES)	228
E.	GARAGE SALES.....	228
F.	OTHER TEMPORARY OUTSIDE DISPLAY AND SALES	228

G. SEASONAL SALES228

H. TEMPORARY REAL ESTATE SALES OFFICE.....228

I. MODEL HOME228

J. TEMPORARY STORAGE CONTAINERS228

K. ANY OTHER TEMPORARY USE OR STRUCTURE (OTHER THAN LISTED ABOVE).....228

106.126 GENERAL TERMS DEFINED 229

CITY OF CROWLEY, TEXAS: CHAPTER 106 - ZONING ORDINANCE

ARTICLE 11: DEFINITIONS

106.121 GENERAL RULES OF INTERPRETATION

Unless the context clearly indicates otherwise, the following rules shall apply in interpreting the terms and provisions of this Chapter.

- A. **MEANINGS AND INTENT**
All provisions, terms, phrases, and expressions contained in this Chapter shall be construed according to the general purposes set forth in **Article 1: General Provisions, Section 106.5, Purpose and Intent**, and the specific purpose statements set forth throughout this Chapter. When, in any specific section of this Chapter, a different meaning is given for a term defined for general purposes in this Article, the specific section's meaning and application of the term shall control.
- B. **HEADINGS, ILLUSTRATIONS, AND TEXT**
In the event of a conflict or inconsistency between the text of this Chapter and any heading, caption, figure, illustration, table, or map, the text shall control.
- C. **LISTS AND EXAMPLES**
Unless otherwise specifically indicated, lists of items or examples that use terms such as "for example," "including," and "such as," or similar language are intended to provide examples and are not exhaustive lists of all possibilities.
- D. **COMPUTATION OF TIME**
The time in which an act is to be done shall be computed by excluding the first day and including the last day. If a deadline or required date of action falls on a Saturday, Sunday, or holiday observed by the City, the deadline or required date of action shall be the next day that is not a Saturday, Sunday or holiday observed by the City. References to days are calendar days unless otherwise stated.
- E. **REFERENCES TO OTHER REGULATIONS/PUBLICATIONS**
Whenever reference is made to a resolution, ordinance, statute, regulation, or document, it shall be construed as a reference to the most recent edition, including amendments, of such regulation, resolution, ordinance, statute, regulation, or document, unless otherwise specifically stated.
- F. **DELEGATION OF AUTHORITY**
Any act authorized by this Chapter to be carried out by a specific official of the City may be carried out by a designee of such official.
- G. **TECHNICAL AND NON-TECHNICAL TERMS**
Words and phrases shall be construed according to the common and approved usage of the language, but technical words and phrases that may have acquired a peculiar and appropriate meaning in law shall be construed and understood according to such meaning.
- H. **PUBLIC OFFICIALS AND AGENCIES**
All public officials, bodies, and agencies to which references are made are those of the City of Crowley unless otherwise indicated.
- I. **MANDATORY AND DISCRETIONARY TERMS**
The words "shall," "must," and "will" are mandatory in nature, establishing an obligation or duty to comply with the particular provision. The words "may" and "should" are permissive in nature.

J. SYNONYMOUS TERMS

Unless otherwise specified:

- (1) The word “building” includes the word “structure” and the word “structure” includes the word “building”;
- (2) The word “lot” includes the words “building site,” “parcel,” “plot,” or “tract”; and
- (3) The phrase “used for” shall include the phrases “arranged for,” “designed for,” “intended for,” “maintained for,” and “occupied for.”

K. CONJUNCTIONS

Unless the context clearly suggests the contrary, conjunctions shall be interpreted as follows:

- (1) “And” indicates that all connected items, conditions, provisions, or events apply; and
- (2) “Or” indicates that one or more of the connected items, conditions, provisions, or events apply.

L. TENSES, PLURALS, AND GENDER

Words used in the present tense include the future tense. Words used in the singular number include the plural number and the plural number includes the singular number, unless the context of the particular usage clearly indicates otherwise. Words used in the masculine gender include the feminine gender, and vice versa.

M. UNDEFINED TERMS

For words not defined in this Article, refer to the online edition of Webster's Dictionary.

106.122 INTERPRETATIONS

The Administrator has final authority to determine the interpretation or usage of terms used in this Chapter per the standards established in **Article 2: Procedures and Administration**. Any person may request an interpretation of any term by submitting a written request to the Administrator, who shall respond in writing within 30 days. When interpreting and applying the provisions of this Chapter, such provisions shall be held to be the minimum requirements for the promotion of the public health, safety, convenience, comfort, and general welfare. Nothing in this Chapter shall be construed as repealing any existing ordinance regulating nuisances.

106.123 GENERAL LAND USE CATEGORIES AND SPECIFIC USE TYPES

This section defines the general use categories and use types listed in the Table of Allowed Uses, Accessory Uses, and Temporary Uses (Table 106.65-2) in **Article 5**.

A. AGRICULTURE

The use of land for purposes including farming, dairying, pasturage, horticulture, animal and poultry husbandry, and the necessary accessory uses for treating or storing of farm products and parking of equipment. Specific use types include:

- (1) General agriculture: This is a catch-all use type that includes a range of agricultural and crop production uses for commercial and non-commercial purposes. This category also includes necessary accessory uses for treating or storing of farm products and parking of equipment.
- (2) Commercial stables: A facility or area where horses, mules, or other domestic animals are kept, housed, boarded, lodged, fed, hired, trained, sold, or bred as a commercial

activity. The definition includes accessory uses such as riding lessons, clinics, and similar activities.

- (3) Greenhouse, nursery, floriculture: Establishments in this class grow nursery products, nursery stock, shrubbery, bulbs, fruit stock, sod, and so forth; or, grow short rotation woody trees with a growth and harvest cycle of 10 years or less for pulp or tree stock. These uses also include floriculture establishments that grow or produce floriculture or ornamental horticulture products (e.g., cut flowers and roses, cut cultivated greens, potted flowering and foliage plants, and flower seeds).
- (4) Agricultural livestock & cattle ranches: This category is intended for facilities or areas for raising animals (including fish and birds) and the development of animal products, such as meat, fur, or eggs, on a commercial basis or non-commercial basis. Typical uses include beef, horse, or sheep ranching; other cattle for meat production; poultry; dairy; and fish farming. Establishments keep, graze, breed, or feed animals in ranches, farms, or feedlots. This use does not include raising animals to sell as pets. This category shall not include slaughter houses.
- (5) Horse and equine farming: This use type comprises establishments raising horses, mules, donkeys, and other equines.
- (6) Veterinary clinic: A facility for the diagnosis, treatment, or hospitalization of animals. The incidental boarding or breeding of animals is included in this definition. Outdoor pens or runs must be permitted separately as an accessory use.
- (7) Pet and animal-related sales and services (including boarding, grooming, and care): These establishments provide animal and pet care services (except veterinary), such as boarding, grooming, sitting, and training. Outdoor pens or runs must be permitted separately as an accessory use.
- (8) Any animal-related sales and services with outdoor pens or runs: These establishments shall include any animal-related use that has fenced outdoor areas for animals associated with the primary use.

B. RESIDENTIAL USES

(1) Household Living

This use category is characterized by residential occupancy of a dwelling unit (DU) by a household. Tenancy is arranged on a month-to-month or longer basis (lodging where tenancy may be arranged for a period of less than 30 days is classified under the "Lodging Facilities" category). Common accessory uses include recreational activities, raising of pets, gardens, personal storage buildings, hobbies, and parking of the occupants' vehicles. This definition shall not include use of Recreational Vehicles for living (temporary or permanent). Uses types under this category include:

- a. *Dwelling, single family detached*: A detached dwelling having accommodations for and occupied by only one Family, and that is not attached to any other dwelling by any means, and is surrounded by open space or yards. This definition does not include mobile homes or manufactured homes. This definition includes Industrialized Housing as defined under Texas Occupations Code Chapter 1202.
- b. *Dwelling, duplex*: A residential building with two attached dwelling units (side by side or one above another) located on one lot designed for occupancy by two families living independently.

- c. *Dwelling, multifamily (4 DU/lot or fewer)*: A residential building designed for occupancy by four or fewer families living independently, with the number of families not to exceed the number of dwelling units.
- d. *Dwelling, multifamily (More than 4 DU/lot)*: A residential building designed for occupancy by more than four families living independently, with the number of families not to exceed the number of dwelling units.
- e. *Dwelling, townhome (single family attached)*: A building that has two or more single family dwelling units erected in a row as a single building on adjoining lots, each unit being separated from the adjoining unit(s) by a fire wall along the dividing lot line, and each such building being separated from any other building by space on all sides. Each unit is intended to be occupied by only one Family. Each individual townhome unit has individual front and rear access to the outside. Townhome units are typically surrounded by common areas owned and maintained by a property owners' association.
- f. *Dwelling, townhome (multifamily)*: A building that has at least two but no more than four individual dwelling units on a single lot. Each unit is intended to be occupied by only one Family. Each unit may or may not be separated by a fire wall and shall meet the standards for fire separation between units applicable to a multifamily building. Each individual townhome unit has individual front and rear access to the outside. This category is distinguished from the Dwelling, multifamily definition by allowing dwelling units to be located side by side and not one over another.
- g. *HUD-Code manufactured home*: A structure defined by and subject to the requirements of the Texas Manufactured Housing Standards Act, as amended. This definition includes the terms "manufactured home" and "manufactured housing." This definition shall not include "mobile homes" that are defined as pre-1976 units as defined by Texas Manufactured Housing Standards Act, as amended.
- h. *Live/work unit*: A structure or portion of a structure: (1) that combines a work activity with a residential living area; (2) where the work component is limited to the uses of professional offices, artists' workshops, studios, or other similar uses and is located on the street level and may be constructed either as separate units or as a single unit; and (3) where the 'live' component is intended to be occupied by the business operator and may be located on the street level behind the 'work' component or any other level of the building. Live/work is distinguished from a home occupation otherwise defined herein in that the work use is not required to be incidental to the dwelling unit, non-resident employees may be present on the premises, and customers may be served on site.
Live/Work Dwelling also means a dwelling unit that is also used for work purposes, provided that the 'work' component is restricted to the uses of professional office, artist's workshop, studio, or other similar uses and is located on the street level and constructed as separate units under a condominium regime or as a single unit. The 'live' component may be located on the street level (behind the work component) or any other level of the building. Live/work unit is distinguished from a home occupation otherwise defined by this Chapter in that the work use is not required to be incidental to the dwelling unit, non-resident employees may be present on the premises, and customers may be served on site.

(2) Group Living

This subcategory is characterized by residential occupancy of a structure by a group of people who do not meet the definition of "Household Living." Tenancy is arranged on a monthly or longer basis, and the size of the group may be larger than a family. Generally, Group Living facilities have a common eating area for residents. The residents may receive care, training, or treatment, and caregivers may or may not also reside at the site.

- a. *Senior living: Assisted Living Facility:* An establishment, licensed by the State of Texas, that furnishes, in one or more facilities, food and shelter to seven or more persons who are unrelated to the proprietor of the establishment, and provides personal care services as defined by the State of Texas.
- b. *Senior living: Independent Living Facility:* A facility containing dwelling units, accessory uses, and support services specifically designed for occupancy by persons 60 years of age or older. Such facilities may include accommodations for people who are fully ambulatory or who require no medical or personal assistance or supervision, as well as accommodations for people who require only limited or intermittent medical or personal assistance.
- c. *Community home:* A residence for not more than six persons with disabilities and two supervisors. Such entity must be licensed and comply with Chapter 123 of the Human Resources Code. Per Section 123.002, a "person with a disability" means a person whose ability to care for himself or herself, perform manual tasks, learn, work, walk, see, hear, speak, or breathe is substantially limited. This category also includes establishments, licensed by the State of Texas, that furnish, in one or more facilities, food and shelter to four or more persons but no more than six who are unrelated to the proprietor of the establishment, and provide personal care services as defined by the State of Texas. These establishments may be located in single family homes and share the house with the care giver. This category includes adult foster care homes and adult care group homes.

C. PUBLIC SERVICE & EDUCATION

(1) Civic & Cultural Facilities: Buildings, structures, or facilities owned, operated, or occupied by a governmental entity or nonprofit organization to provide a service to the public.

- a. *Art gallery, museum, or special purpose institution:* A facility or area that is open to the public and is intended for the acquisition, preservation, study, and exhibition of works of artistic, historical, cultural, or scientific value or recreational activity.
- b. *Civic, social, philanthropic, or fraternal organization:* Any organization operating under a nonprofit or similar charter, the activities of which are devoted exclusively to charitable, benevolent, patriotic, employment-related, recreational, or educational purposes not currently listed elsewhere in this Chapter. Such an establishment may include the preparation and service of food and/or drink for members and their guests only.
- c. *Business or professional organization:* Any organization promoting the business interests of their members, or of their profession as a whole. They may conduct research on new products and services; develop market statistics; sponsor quality and certification standards; lobby public officials; or publish newsletters, books, or

other materials for distribution to their members. Included in this category are chambers of commerce, professional organizations, and similar uses.

- d. *Assembly uses (includes civic or religious assembly) and Institutions:* A facility or area for people to gather together for public worship, religious training, or other religious activities including a church, temple, mosque, synagogue, convent, monastery, or other structure, together with its accessory structures, including a parsonage or rectory. This use does not include home meetings or other religious activities conducted in a privately occupied residence. Accessory uses may include meeting rooms and childcare provided for persons while they are attending assembly functions. Schools and other child care services are not accessory uses and shall require approval as separate principal uses.
- (2) **Parks and Recreation Facilities:** Parks, recreation, and open space uses or facilities focus on a range of space types including natural areas, large areas consisting mostly of vegetative landscaping, hardscaping, or outdoor recreation or a combination thereof, community gardens, public greens, public squares, sports playing fields, and public plazas.
- a. *Community Garden:* A facility for cultivation of fruits, flowers, vegetables, or ornamental plants by more than one person or family for personal consumption or donation.
 - b. *Parks, playgrounds, or other public outdoor gathering spaces:* A facility or area for recreational, cultural, or aesthetic use owned or operated by a public agency and available to the general public. This definition may include, but is not limited to, plazas, square, greens, lawns, decorative plantings, walkways, active and passive recreation areas, playgrounds, fountains, swimming pools, pavilions, wooded areas, and water courses.
 - c. *Recreation center:* A facility or area for sports or recreation open to the general public where the activity takes place within an enclosed structure or outside courts and pools. Examples include but are not limited to gymnasium or indoor arena; basketball, handball, and tennis courts; hockey rinks; swimming pools; and physical fitness centers. This category shall not include entertainment and amusement centers.
- (3) **Educational Service Establishments (public and private):** Public, private, and parochial institutions at the primary, elementary, middle, high school, or post-secondary level, or trade or business schools, that provide educational instruction to students. Accessory uses include play areas, cafeterias, recreational and sport facilities, auditoriums, and before- or after-school day care.
- a. *Child or adult daycare:* Child daycare establishments primarily care for more than six infants and preschool children and often may offer pre-kindergarten education programs. Some provide care services for older children. These facilities are licensed, certified, or registered by the State to provide their respective services. Adult day care establishments provide care during the day for six or more adults with disabilities or seniors.
 - b. *Nursery or preschool:* These facilities are appropriately licensed, certified, or registered by the State to provide daytime care, training, and education for more than six children. This definition may include after-school and summer programs

that coincide with the age brackets for public and private schools as provided in this Chapter.

- c. *Elementary and middle schools*: These are public or private educational facilities that provide the appropriate grade school education that satisfies the compulsory education laws of the State of Texas.
 - d. *Senior and high schools*: These are public or private educational facilities that provide the appropriate higher grade school education that satisfies the compulsory education laws of the State of Texas.
 - e. *Colleges and universities*: These are public or private junior colleges, colleges, universities, and professional schools. These establishments furnish academic or technical courses and grant degrees, certificates, or diplomas at the associate, baccalaureate, or graduate levels. The requirement for admission is at least a high school diploma or equivalent general academic training. This use may include a Seminary which is an institution for the training of candidates for the priesthood, ministry, or rabbinate.
 - f. *Technical, trade, and specialty schools*: Public or private institutions offer vocational and technical training in a variety of technical subjects and trades such as auto repair, welding, bricklaying, machinery operation, cosmetology, or other similar trades or crafts. The training often leads to job-specific certification.
- (4) Public and Other Governmental Functions: Local, state, or federal government services or similar functions, that are not otherwise classified. Typical uses include health departments, courthouses, city halls, etc.
- a. *Legislative and Executive Functions (local, state, and federal government offices)*: General government administration functions such as City Hall, County, or School District Administration functions.
 - b. *Courts (local, state, and federal)*: All judicial functions such as courthouses.
 - c. *Correctional institutions*: These government establishments manage and operate correctional institutions. Their facilities are generally designed for the confinement, correction, and rehabilitation of offenders sentenced by a court.
 - d. *Public safety facilities*: This category comprises government-owned or volunteer establishments providing fire and rescue, police, and emergency response services.
 - e. *Other government functions*: This category shall be utilized for any other government-owned and/or operated establishments not classified elsewhere in this Chapter.
- (5) Health and Human Services:
- a. *Clinics, labs, and urgent care center*: An establishment primarily engaged in furnishing medical and lab services included but not limited to chiropractic, dental, medical, surgical, medical imaging, or other services to individuals on an outpatient basis. This includes the offices of chiropractors, physicians, dentists, and other health practitioners, medical and dental laboratories, and outpatient care facilities. Patients are not kept overnight except under emergency conditions. This category shall include stand-alone emergency or urgent care centers. This category may include plasma donation and infusion centers, which shall meet additional standards for approval as established in **Article 5: Use Regulations**.

- b. *Nursing and other rehabilitative services*: An establishment that provides inpatient nursing and rehabilitative services and can accommodate five or more patients for extended care. These establishments have licensed health care staff serving patients and other support staff for continuous personal care services. Convalescent homes, convalescent hospitals, inpatient care hospices, nursing homes, and rest homes with nursing care are a few examples of services these establishments provide. This category also includes mental retardation services (not licensed hospital care) to people with mental illness, substance abuse problems, psychiatric convalescent needs, etc. The focus of these services may include health care, but the primary purpose is protective supervision and counseling. Other terms used to describe these services are: alcoholism or drug addiction rehabilitation, mental health halfway houses, group homes for the emotionally disturbed, and psychiatric convalescent homes. Other rehabilitation services establishments in this category include boot or disciplinary camps (except correctional), housing services for hearing or visually impaired, disabled, etc.
- c. *Hospital*: A facility or area for providing human-related health services primarily for in-patient medical or surgical care for the sick or injured and including related facilities such as laboratories, out-patient departments, emergency rooms, training facilities, central services facilities, food service establishments, retail stores, and staff offices that are an integral part of the facilities.
- d. *Social assistance and welfare services*: Social assistance and welfare services provide public or community related service or charity services directly to individuals. They do not offer residential or accommodation services.
- e. *Funeral homes and services (with or without cremation services)*: This category comprises establishments preparing the dead for burial or interment and conducting funerals (i.e., providing facilities for wakes, arranging transportation for the dead, selling caskets and related merchandise). Funeral homes combined with crematories may also be included in this category. If included, crematories are establishments that operate sites or structures reserved for the interment of human or animal remains.
- f. *Cemetery*: A facility or area used or intended to be used for the interment or burial of the dead, including graveyard, burial park, mausoleum, columbarium, or any other area containing one or more graves.

D. COMMERCIAL USES

- (1) Auto-related sales and service: This category includes a broad range of uses for the maintenance, sale, or rental of motor vehicles and related equipment. Accessory uses may include incidental repair, storage, and offices. Specific use types include:
 - a. *Automotive sales, leasing, or rental (new or used)*: A motor vehicle retail establishment or “car dealer” operated by a franchised dealer. A “franchised dealer” means a person who holds a franchised motor vehicle dealer’s license issued under the Texas Transportation Code, and is engaged in the business of buying, selling, or exchanging new motor vehicles and servicing or repairing motor vehicles under a manufacturer’s warranty at an established and permanent place of business under a franchise in effect with a manufacturer or distributor. For purposes of this definition, motor vehicles are not considered outside storage. Accessory uses may include the sale of used motor vehicles, auto service, and auto

repair activities, as defined elsewhere in this Chapter. This category also includes establishments operated by a non-franchised or independent dealer, and is engaged in the business of selling used motor vehicles. A “used motor vehicle” is a vehicle that has been sold to a retail customer for purposes other than resale. This category shall not include specialty vehicle sales (such as boats or jet-skis) or recreational vehicle sales.

- b. *Auto repair and service*: A facility or area for the servicing and repair of motor vehicles within enclosed service bays or stalls. Typical services include the retail sale and dispensing of lubricating oils, tires, filters, and other limited repair and maintenance work including the replacement of new or reconditioned parts in motorized vehicles. This category may include the overnight, outdoor storage of customer vehicles including the following:
 - 1. Reconditioning of any type of motorized vehicle, including any repairs made to vehicles over 10,000 pounds gross vehicle weight.
 - 2. Collision services, including body, frame, or fender straightening or repair.
 - 3. Painting of vehicles in a paint shop or paint booth.
 - 4. Dismantling of motorized vehicles in an enclosed structure.
 - c. *Car and truck wash*: A facility or area for the cleaning or steam cleaning, washing, polishing, or waxing of passenger vehicles by machine or hand-operated facilities. A car wash may be:
 - 1. A single unit type that has a single bay or a group of single bays with each bay to accommodate one vehicle only; or
 - 2. A tunnel type that allows washing of multiple vehicles in a tandem arrangement while moving through the structure.
 - d. *Auto-related parts and accessory sales*: Primarily comprising of automotive supply stores, these establishments retail new, used, or rebuilt automotive parts and accessories. They may also include repair and installation services. Examples include parts and supply stores, automotive stereo stores, speed shops, truck cap stores, and tires and tube shops.
 - e. *Any retail use with gasoline pumps*: A facility or area for the retail sale of motor vehicle fuel dispensed from pumps which typically includes the canopy, circulation, and stacking areas.
 - f. *Parking as a principal use*: Facilities with surface or structured parking where parking is the primary use on the lot. Parking may be provided for free or for a fee by public or private entities.
- (2) **Retail Sales**: Retail sales establishments sell merchandise directly to the general public from a fixed point-of-sale location. Retail establishments are designed to attract a high volume of walk-in customers, and they often have displays of merchandise and sell to the general public for personal or household consumption. Accessory uses may include offices, parking, primarily indoor storage of goods, and assembly, repackaging, or repair of goods for on-site sale.
- a. *General retail unless otherwise specified*: This category includes a range of retail uses including furniture and home furnishings; building materials, home and garden centers; swimming pool, spa, and accessory sales and service; department store, superstore, or warehouse club; electronics and appliances; durable

consumer goods sales; grocery store or supermarket; convenience store; pharmacy or drug store; cosmetics and beauty supplies; and similar uses. It shall not include the use types defined separately below.

- (3) **Restricted Commercial Uses:** This Use Category shall include uses that, due to their nature, have impacts on adjoining land uses and values and do not fall under the general Retail Sales category.
- a. *Firearm Sales:* A retail store used for the sale, vending, dealing, exchange, or transfer of firearms, with or without the sale of ammunition and/or firearm accessories.
 - b. *Pawn Shop:* A building or premises (other than a bank, savings and loan, or mortgage banking company) used for the business of lending money on the security of pledged goods, or for the business of the purchase of tangible personal property on condition that it may be redeemed or repurchased by the seller for a fixed price within a fixed period of time, and for the retail sale of pawned or repurchased items.
 - c. *Used Goods Sales:* Establishment for the sale of any goods, materials, or other articles of merchandise that are not new. This definition includes items that have been used or worn previously by another, consignment stores, antique malls, and “cash for gold” businesses.
 - d. *Specialty Retail and Paraphernalia Sales:* Establishment where the primary use of the building or lease space includes any one or any combination of the following: the sale of cigarette papers, e-cigarettes, vapors, bongs, or other smoking accessories. This definition shall include head shops and vapor shops.
 - e. *Beer and Wine Sales:* These include any retail sales (primary or accessory) establishment that also sells beer and wine for off-premises consumption only.
 - f. *Alternative financial institution:* Shall include payday advance/loan businesses and motor vehicle title loan businesses. An alternative financial institution does not include state or federally chartered banks, community development financial institutions, savings and loans, credit unions, or regulated lenders licensed in accordance with Chapter 342 of the Texas Finance Code. If a regulated lender licensed in accordance with Chapter 342 of the Texas Finance Code also offers services as a ‘credit service organization’ and/or a ‘credit access business’ under Chapter 393 of the Texas Finance Code, that business is an alternative financial establishment. This category shall include any financial institution that does not fall under the definition of a bank, investment, or financial institution that is licensed by the state or a federal agency.
 - g. *Any retail sales use with outdoor storage:* This category shall include any use under the Retail Sales category that includes outdoor storage of merchandise and equipment (with the exception of automobiles).
 - h. *Any retail sales use with drive-through facilities:* This category includes any use under the Retail Sales category that includes drive-through or drive-up facilities where customers are served without leaving their vehicles.
- (4) **Food and Beverage Services:**
- a. *Bar or drinking establishment:* An establishment, licensed by the State for the sale of alcoholic beverages, that derives more than 75 percent of the establishment's

gross revenue from the on-premises sale of alcoholic beverages for on-premises consumption.

- b. *Full-service restaurant*: Full-service restaurants provide food services to patrons who order and are served while seated (i.e., waiter/waitress service) and pay after eating. They may provide this service in combination with selling alcoholic beverages, providing takeout services, or presenting live nontheatrical entertainment. If alcoholic beverages are sold for on-premises consumption, such sales may not constitute more than 75 percent of the gross sales of the establishment.
 - c. *Mobile food court*: More than two mobile food businesses that congregate at an established private property location to offer food or beverages for sale to the public.
 - d. *Café, self-service, or specialty food restaurant (includes snack bar, coffee shop, ice cream parlor, etc.)*: These provide self-service food services where patrons order or select items and pay before eating. Food and drink may be consumed on premises, taken out, or delivered to customers' location. Some establishments in this category may provide food services in combination with selling alcoholic beverages as long as such sales constitute no more than 75 percent of the gross sales of the establishment. This category also includes establishments that prepare and serve specialty snacks, such as ice cream, frozen yogurt, cookies, or popcorn, or serve nonalcoholic beverages, such as coffee, juices, or sodas for consumption on or near the premises. These establishments may carry and sell a combination of snack, nonalcoholic beverage, and other related products (e.g., coffee beans, mugs, and coffee makers) but generally promote and sell a unique food or beverage item.
 - e. *Restaurant with take-out or delivery only*: A food establishment that is open to the public, where food and beverages are prepared primarily for carry-out by the consumer or delivery by the establishment and not for consumption on the premises. This classification may include pizza delivery, specialty food and beverage shops, or baked goods shops. This classification does not include mobile food establishments.
 - f. *Catering service*: A food establishment without on-site banquet facilities that provides, prepares, and/or serves food at off-site locations for groups, where all food and service expenses are paid by the group and not for individual sale.
 - g. *Any food and beverage establishment with drive-through facility*: This category shall include any food and beverage establishment with drive thru or drive-up facilities where customers are served without having to leave their vehicles.
- (5) *Business and Professional Services*: This category includes a range of office and business services and facilities that include executive, management, administrative, financial, medical, professional and business support services not specifically listed elsewhere in this Chapter, but not involving the sale of merchandise except as incidental to a permitted use. Accessory uses may include cafeterias, health facilities, parking, or other amenities primarily for the use of employees in the firm or building.
- a. *Offices for businesses, professional, administrative, or technical services*: This category includes offices for corporate, professional, scientific, and technical services for others. Such services require a high degree of expertise and training. This category includes call/customer service centers, offices for real estate,

insurance, property management, investment, employment, travel, advertising, law, architecture, design, engineering, accounting, research and development, and similar offices. Typical office establishments in any business area fall in this category. They may provide a variety of standard administrative services. These establishments are typically associated with white-collar workers. These may be independent establishments or part of conglomerates that serve one or more companies.

- b. *Banks, investment, or financial institution (with or without drive-through service):* An establishment, open to the public, for the deposit, custody, loan, exchange or issue of money, the extension of credit, and/or facilitating the transmission of funds and that is licensed by the appropriate state or federal agency as a bank, savings and loan association, or credit union. Accessory uses may include automatic teller machines, offices, and parking. This category excludes bail bonds, pawnshops, payday advance/loan businesses, and motor vehicle title loan businesses. Additionally, it excludes regulated lenders licensed in accordance with Chapter 342 of the Texas Finance Code that also offer services as credit access businesses under Chapter 393 of the Texas Finance Code.
 - c. *Services related to real estate and buildings (real estate, janitorial, landscaping, cleaning, etc.):* These establishments provide services, such as pest control, janitorial activities, landscaping, carpet and upholstery cleaning, and other services for buildings and dwellings. This category may also comprise of those that are in the business of selling or leasing real estate including residential, retail, office buildings, manufactured homes and sites, vacant lots, and acreage. This category also comprises establishments that manage real property for others. Management includes performing various services associated with overall operation of property, such as collecting rents, and overseeing services such as maintenance, security, and trash removal.
 - d. *Medical and dental offices:* These establishments include offices for medical, dental, and related professionals.
- (6) **Personal Services:** This category includes establishments that provide individual services related to personal needs directly to customers at the site of the business, or that receive goods from or return goods to the customer, which have been treated or processed at that location or another location.
- a. *General personal service:* An establishment, whether for compensation or not, that provides care, advice, aid, maintenance, repair, treatment, or assistance, not including the practice of a profession and the wholesale or retail sale of goods. Typical examples include barber/beauty shop, spa/salon, shoe repair, tailor, laundry or dry-cleaning services, handcrafted or instructional arts studio, photography studio, mailing, copying and reprographics, safe deposit boxes, travel bureau, house cleaning services, weight reduction centers, or florist (excluding greenhouses). This category shall not include the specific categories defined below.
 - b. *Bail bond service:* An establishment that solicits, negotiates, and executes bonds or other security to guarantee the appearance in court of a person accused of a crime.
 - c. *Massage Therapy:* Any building, room, place, or establishment other than where regularly licensed non-medical or non-surgical manipulative exercises or devices are practiced upon the human body manually or otherwise by a licensed massage

therapist, physician, surgeon, dentist, occupational or physical therapist, chiropractor, or osteopath, with or without the use of therapeutic, electrical, mechanical, or bathing devices.

- d. *Tattoo parlor or piercing studio*: An establishment whose principal business activity, either in terms of operation or as held out to the public, is the practice of one or more of the following: (1) placing of designs, letters, figures, symbols, or other marks upon or under the skin of any person, using ink or other substances that result in the permanent coloration of the skin, by means of the use of needles or other instruments designed to contact or puncture the skin; (2) creation of an opening in the body of a person for the purpose of inserting jewelry or other decoration.
- (7) **Lodging facilities**: This category includes for-profit establishments where lodging, meals, and the like are provided to transient visitors and guests for a defined period. Specific use types include:
- a. *Bed and breakfast establishments*: A bed and breakfast (B&B) establishment is a private residence that offers sleeping accommodations to lodgers in five or fewer rooms for rent, is the innkeeper's principal residence while renting rooms, and serves breakfast at no extra cost. A lodger is a person who rents a room in a B&B establishment for less than 30 days.
 - b. *Limited-service hotels/motels (including extended stay hotels)*: A building or group of buildings providing transient lodging accommodations to the general public for compensation, where each guest room may be accessed from an interior or exterior hallway. Accessory uses may include meeting rooms, clubhouse, and recreational facilities intended for the use of residents and their guests. This definition shall not include other dwelling units as defined by this Chapter.
 - c. *Full-service hotels*: A building or group of buildings providing transient lodging accommodations to the general public for compensation, where each guest room is accessed from an interior corridor, and that includes ancillary facilities and services such as restaurants, meeting rooms, personal services, recreational facilities, daily housekeeping service, and 24-hour front desk service.
- (8) **Recreation and Entertainment**: This category includes uses that provide recreation or entertainment activities inside and/or outside of an enclosed environment. Accessory uses may include concessions, snack bars, parking, and maintenance facilities. Specific use types include:
- a. *Conference center, banquet or meeting facility*: An establishment that is leased on a temporary basis before the day of the event by individuals or groups who reserve the facility to accommodate private functions, including, but not limited to, banquets, weddings, anniversaries, receptions, business and organizational meetings, and other similar functions, to which the general public is not admitted and for which no admission charge is imposed. Such establishments may include kitchen facilities for the preparation of food or catering of food and areas for dancing, dining, and other entertainment activities that customarily occur in association with banquets, weddings, or receptions.
 - b. *Indoor recreation facility*: These establishments operate fitness and recreational sports facilities or provide services for fitness or recreational sports teams, clubs, or individual activities within enclosed structures. The facilities/operating

establishments to be classified here include, but are not limited to: fitness clubs, gyms, enclosed arenas, and enclosed recreational ball parks and courts. This category also includes facilities for a wide variety of indoor sports, entertainment, games of skill, or recreation to the general public for a fee where the activity takes place within an enclosed structure. Examples include but are not limited to: bowling, billiards, darts, paintball, laser tag or similar activities; gymnasium or indoor arena; basketball, handball, soccer, and tennis courts; hockey rinks; swimming pools; physical fitness centers; and amusement devices. This category shall not include amusement devices that include gambling games.

- c. *Outdoor recreation facility*: This category shall include uses that provide a variety of outdoor activities for entertainment and recreation including amusement rides, basketball, baseball, batting cages, go-cart tracks, tennis courts, amusement and theme parks, water parks, marinas, water sports, and other activities not specifically listed under this general category. This category may include indoor arcade facilities and food and beverage sales as well.
 - d. *Golf course*: A tract of land laid out with a course having nine or more holes for the playing of golf, including any accessory clubhouse, driving range, offices, restaurant, concession stand, picnic tables, pro shop, maintenance facilities, or similar accessory uses or structures.
 - e. *Country club*: A facility or area laid out for recreational, athletic, and social purposes, with limited membership, and the use of which is primarily restricted to members and their guests. A golf course may be included as an additional principal use. Accessory uses may include retail sales, a clubhouse, and other recreational facilities.
- (9) *Other Uses: Sexually Oriented Businesses*: This category shall include any commercial enterprise in which the primary business is the offering of a service or the selling, renting, or exhibiting of devices or any other items intended to provide sexual stimulation or sexual gratification to the customers. This category shall include, but not be limited to, adult arcades, adult bookstores or adult video stores, adult cabarets, adult motels, adult motion picture theaters, or nude model studios.

E. INDUSTRIAL USES

- (1) *Manufacturing*: This category includes establishments involved in the manufacturing, processing, fabrication, packaging, or assembly of goods. Manufacturing establishments are located in plants, factories, or mills and employ power-driven machines and materials-handling equipment. Natural, constructed, raw, secondary, or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Custom industry is included, such as establishments primarily engaged in the on-site production of goods by hand manufacturing involving the use of hand tools and small-scale equipment. Goods are generally not displayed or sold on site, but if so, such activity is a subordinate part of sales. Relatively few customers come to the manufacturing site. Accessory activities may include retail sales, offices, cafeterias, parking, employee recreational facilities, warehouses, storage yards, repair facilities, truck fleets, and caretaker's quarters. Specific use types include:
 - a. *Food and beverage processing*: A facility or area in which food for human consumption in its final form, such as candy, baked goods, tortillas, soda, beer, and

ice cream is produced, and the food is distributed to retailers or wholesalers for resale on or off the premises.

- b. *Craft alcohol production (including microbrewery, micro distillery, winery)*: A microbrewery is a small-scale brewing facility designed for the production of malt liquors such as beer and ale, using grains such as oats, hops, rice, wheat, and barley, designed and managed to brew no more than 75,000 barrels of beer per year. A micro distillery is a small-scale facility designed for the manufacture, bottling, labeling, packaging, and sale of distilled spirits and other liquors. A winery is a facility designed for the manufacture, bottling, labeling, packaging, and sale of wine containing not more than 24 percent alcohol by volume.
 - c. *Paper and printing products*: Establishments in this category primarily manufacture paper and offer printing-related products. Excluded are photosensitive papers, which are classified in chemical and plastics. Printing establishments print products (e.g. newspapers, books, periodicals, and greeting cards) and perform support activities, such as bookbinding, plate making services, and data imaging. Clothing printers are included if their primary activity is printing, not clothing manufacturing (e.g., T-shirt printing is included, but fabric printing is not).
 - d. *Furniture and related products*: These establishments manufacture furniture and related articles, such as mattresses, window blinds, cabinets, fixtures, furniture parts, and frames. Processes include the cutting, bending, molding, laminating, and assembling of materials, such as wood, metal, glass, plastics, and rattan. Aesthetic and functional design also plays an important part in the production of furniture. Design services may be performed by the furniture establishment's work force or may be purchased from industrial designers.
 - e. *Machinery, appliance, electrical equipment, electronics, and components*: Establishments in this subcategory include a range of manufacturing activities. It includes establishments that make machinery for particular applications, such as agriculture, construction, mining, ventilation, industrial/commercial heating and cooling, and metalworking. It also includes establishments manufacturing electrical products, including motors and generators and manufacturers of household appliances, including heaters, refrigerators, and air conditioners.
 - f. *Transportation equipment and automobiles*: Establishments in this category produce equipment for transporting people and goods. Although transportation equipment is a type of machinery, assembly tends to be distinct from the production processes common in machinery manufacturing.
 - g. *Miscellaneous manufacturing*: This category includes all other manufacturing establishments not classified elsewhere. Some of these include jewelry, silverware, dolls, toys, games, musical instruments, office supplies, inks, and signs.
 - h. *Chemicals and metals manufacturing and heavy manufacturing*: Establishments in this category transform or refine chemicals or metals, and manufacture products from chemicals or metals. Establishments in this category include petroleum or coal products; chemical, plastics, or rubber products; or primary metal manufacturing.
- (2) **Wholesale Trade**: Wholesaling is an intermediate step in the distribution of merchandise. Wholesalers either sell or arrange the purchase of goods to other businesses and normally operate from a warehouse or office. They may be located in an

office building or a warehouse. Unlike retailers, their warehouses and offices have little or no display of merchandise. Whether the establishment is in a warehouse or an office building depends on a combination of activity and structure-type dimensions. Subcategories include durable and nondurable goods.

- a. *Durable goods*: Establishments in the durable goods subcategory sell or arrange the purchase or sale of capital or durable goods to other businesses. These establishments wholesale products, such as motor vehicles, furniture, construction materials, machinery and equipment (including household-type appliances), metals and minerals (except petroleum), sporting goods, toys and hobby goods, recyclable materials, and parts. Durable goods generally have a life expectancy of at least three years.
 - b. *Nondurable goods*: Establishments in the nondurable goods subcategory sell or arrange the purchase or sale of nondurable goods to other businesses. These establishments wholesale products, such as paper products, chemicals, drugs, textiles, apparel, footwear, groceries, farm products, petroleum products, alcoholic beverages, books, magazines, newspapers, flowers, and tobacco products. Nondurable goods generally have a life expectancy of less than three years.
- (3) *Warehouse and Storage*: These service establishments operate warehouse and storage facilities for wholesale trade, general merchandise, refrigerated goods, and other warehouse products. They provide the facilities to store goods but do not sell the goods they handle. They may also provide a range of services related to the distribution of goods, such as labeling, breaking bulk, inventory control and management, light assembly, order entry and fulfillment, packaging, pick and pack, price marking and ticketing, and transportation arrangement. This category also includes commercial mini-storage or self-storage facilities. There is little on-site sales activity with the customer present. Accessory uses may include offices, truck fleet parking, and maintenance areas.
- a. *Cold storage plant*: A facility or area where refrigerated or frozen materials are processed, sold, packaged, or kept in protective storage, such as food, furs, or other products.
 - b. *Distribution center or warehouse*: This category includes buildings or areas for storage, wholesale, and/or distribution of manufactured products, supplies, and equipment. This definition excludes the bulk storage of materials that are flammable or explosive or that create hazardous or commonly recognized offensive conditions.
 - c. *Self-storage or mini storage*: A facility or area where enclosed storage space, divided into separate smaller compartments, is provided for use by individuals to store personal items or by businesses to store materials for operation of a business establishment at another location. Related activities, such as retail sale of packing and moving materials and the rental of moving equipment, including vans and trucks, are allowed as incidental uses.
 - d. *Any outdoor storage related to an industrial use*: This category includes any use in the Industrial use category that provides outside (with or without roof) storage of equipment, inventory and materials, or finished products.
- (4) *Construction-related businesses*: These establishments either build buildings or structures, or perform additions, alterations, reconstruction, installation, and repairs. They may also provide building demolition or wrecking services. Establishments

engaged in blasting, test drilling, landfill, leveling, earthmoving, excavating, land drainage, and other land preparation are included as well. This category reflects the unique processes and site needs such as equipment and material storage, etc., of these establishments.

- a. *Machinery related contractors' yards and storage*: A facility or area for the outdoor storage of building materials, tools, heavy machinery, dump trucks, or commercial and heavy equipment used in relation to construction uses and related businesses.
 - b. *Specialty trade contractors*: Establishments in this category specialize in construction activities, such as plumbing, painting, and electrical work. Specialty trade contractors usually work at the job site, although they may have shops for storage, prefabrication, and other work. Specialty trade contractors include carpentry, floor, tile, roof, concrete, electrical, glass, glazing, masonry, drywall, painting, plumbing, HVAC, and similar activities.
 - c. *Asphalt or concrete batch plant*: A facility or area, which is not temporary in nature, for mixing concrete or asphalt.
 - d. *Excavation related services*: These establishments provide a range of excavation related services needed for development and building construction. Activities performed include shaft drilling, foundation digging, foundation drilling, and grading.
 - e. *Wrecking and demolition establishment (including junk yards)*: These establishments provide wrecking and demolition of buildings and structures; this includes underground tank removal and the dismantling of non-hazardous steel oil tanks. This category also includes establishments that provide wrecking or disassembling of automobiles, trucks, tractors, or machinery of any kind, or for the storing or leaving of worn out, wrecked, or abandoned automobiles, trucks, tractors, stoves, refrigerators, or machinery of any kind or of any of the parts thereof, or for the maintenance or operation of such place for the accumulation of rubbish of any description such as old iron, glass, paper, or other waste that may be used again in some form. Some of these establishments may sell materials derived from demolishing operations.
 - f. *Commercial and industrial machinery leasing and rental*: These establishments rent or lease: a) office machinery and equipment, such as computers, office furniture, duplicating machines (i.e., copiers), or facsimile machines; or b) heavy equipment without operators used for construction, mining, or forestry, such as bulldozers, earthmoving equipment, well-drilling machinery and equipment, or cranes; c) other non-consumer machinery and equipment, such as manufacturing equipment; metalworking, telecommunications, motion picture, or theatrical equipment; institutional (i.e., public building) furniture; or agricultural equipment without operators.
- (5) Transportation-related uses: Physical facilities involved in the movement of people or goods, which may include highways, flight-related facilities, rail transit lines, and other similar facilities comprise this category.
- a. *Air transportation related uses*: A facility or area for the landing and taking off of fixed or rotary wing aircraft. This use shall include any terminal, air traffic control towers, hangars, and other related facilities. It shall also include heliports for the landing and takeoff of helicopters.

- b. *Rail transportation related uses*: A facility or area for the maintenance, repair, or storage of bus, rail (including freight), or other transit vehicles.
 - c. *Other local, regional, intercity transportation uses (public and commercial)*: This category shall include all other transportation related activities and storage, including but not limited to: school bus transportation, rural and special needs transit operations, local transit, intercity bus, charter bus, and similar establishments.
 - d. *Taxi and limousine service*: These establishments provide passenger transportation by automobile or van, not over regular routes or regular schedules. Taxicab owner/operators, taxicab fleet operators, and taxicab organizations are included. Also included are limousine and luxury sedan establishments, which may provide an array of specialty and luxury passenger transportation services.
 - e. *Courier, messenger, and postal services*: Establishments in this category include courier and messenger services that provide air, surface, or combined courier delivery services of parcels and messages within or between metropolitan areas or urban centers. These establishments may form a network including local, and point-to point pick-up and delivery. This category also includes USPS establishments that perform one or more postal services, such as sorting, routing, and delivery on a contract basis. This category shall not include customer service and retail operations of such courier, messenger, or postal service. These shall be considered under the Business, Professional, and Technical Services category or Public or Governmental Functions (USPS).
 - f. *Truck and freight transportation services*: Establishments in the truck and freight transportation category provide over-the-road transportation of cargo using motor vehicles, such as trucks and tractor trailers. This category includes general freight trucking and specialized freight trucking. General freight transportation establishments handle a wide variety of commodities, generally palletized, and transported in a container or van trailer. Specialized freight transportation requires specialized equipment due to the size, weight, shape, or other inherent characteristics of the cargo. These establishments may be located in conjunction with Warehouse and Storage establishments.
- (6) *Utilities and Utility Services*: The use of land for lines and facilities related to the provision, distribution, collection, transmission, or disposal of water, storm and sanitary sewage, oil, gas, power, information, telecommunication and telephone cable, and facilities for the generation of electricity.
- a. *Utility lines, towers, or metering/pumping stations*: Local utilities such as electrical power, telephone, gas, water, and sewer drainage lines; air pollution monitoring stations; in-line facilities such as gas regulating stations and water wells or pumping stations; sewage pumping stations; telephone exchange, switching and transmitting equipment; and electrical transmission lines operated by a municipality or a franchised utility company.
 - b. *Sewer, solid waste, recycling, and related services*: Establishments in this category collect, treat, and recycle or dispose of waste materials. Establishments locally haul waste materials; operate materials recovery facilities (i.e., sort recyclable materials from trash); provide remediation services (i.e., the cleanup of contaminated sites);

operate sewer systems or sewage treatment facilities; or provide septic pumping or other miscellaneous waste management services.

- c. *Natural gas, petroleum, fuel related services (including drilling and extraction)*: This encompasses: (1) establishments operating fuel (gas or petroleum) distribution systems (e.g., mains, meters); (2) fuel marketers that buy fuel from the well and sell it to a distribution system; (3) fuel brokers or agents that arrange the sale of fuel over fuel distribution systems operated by others; (4) establishments that transmit and distribute fuel to final consumers; and (5) establishments that operate and develop oil and gas field properties. Activities include exploration for crude petroleum and natural gas; drilling, completing, and equipping wells; operation of separators, emulsion breakers, desilting equipment, and field gathering lines; and all other activities in the preparation of oil and gas until shipment. This category includes establishments that produce crude petroleum, that mine and extract oil from shale, that produce natural gas, and that recover hydrocarbon liquids from oil and gas field gases. Establishments may operate on their own account or for others on a contract or fee basis.
 - d. *Electric utility services (includes generating plants and substations)*: A facility or area that generates electricity from mechanical power produced by solar, gas, coal, wind, hydraulic power sources, or nuclear fission franchised by the state. This category also includes electric transmission lines, and substation facilities for transforming electricity for distribution to individual customers.
- (7) **Antennas** (Definitions related to **Article 10: Antennas**):
- a. *Antenna*: A device used in communications which transmits or receives radio signals.
 - b. *Antenna, building attached*: Antenna attached to existing structures in two general forms:
 - 1. Roof-mounted, in which antennas are placed on the roofs of buildings; or
 - 2. Building-mounted, in which antennas are mounted to the sides of buildings.
 These antennas can also be mounted on structures such as water tanks, electrical transmission towers, etc.
 - c. *Antenna Facility*: A building or independent support structure and the antennas mounted thereon, along with an associated and necessary equipment building.
 - d. *Antenna, microwave and dish*: A dish-shaped antenna used to link communications sites together by wireless transmission of voice or data, utilizing electromagnetic radiation frequencies from three GHz to 300 GHz; and using relatively low transmitter power levels when compared to other forms of transmission.
 - e. *Antenna, panel and directional*: An antenna or array of antennas designed to concentrate a radio signal in a particular area. Panel antennas are typically flat, rectangular devices approximately six square feet in size.
 - f. *Antenna, whip and omni-directional*: An antenna that is cylindrically-shaped. Whip antennas have diameters between two and six inches, and measure between one and 18 feet in height. They are used to emit signals in a 360-degree horizontal plane and a compressed vertical plane.
 - g. *Collocation*: The act of locating wireless communications equipment from more than one provider on a single antenna facility.

- h. *Equipment storage*: A small unmanned, single story equipment building less than 500 square feet in size used to house radio transmitters and related equipment.
- i. *Lattice tower*: A tower having three or four support steel legs and holding a variety of antennas. These towers range from 60 to 200 feet in height and can accommodate a variety of users.
- j. *Monopole*: An antenna facility composed of a single spire used to support communications equipment. No guy wires are used or permitted.
- k. *Satellite, receive-only antenna*: An antenna that enables the receipt of television signals transmitted directly from satellites to be viewed on a television monitor. Such antennas are commonly known as a satellite dish, television receive-only antenna, dish antenna, parabolic antenna, or satellite earth station antenna.

106.124 ACCESSORY USES

A. ACCESSORY BUILDINGS OR USE

Is a structure or use that:

- (1) Is clearly incidental to and customarily found in connection with a principal building or use and is located on the same lot as the principal building or use served;
- (2) Is subordinate to and serves a principal building or a principal use and is subordinate to the principal building or principal use served;
- (3) Contributes to the comfort, convenience, or necessity of occupants, business, or industry in the principal building or use served; and
- (4) When no more than 50 percent of the wall of an accessory building is a part of the wall of the principal building.

B. ACCESSORY DWELLING UNIT (SEPARATE STRUCTURE)

A second dwelling unit (also known as a granny flat) separate from the primary residence on a lot for use as an independent residential use. Such a unit may be constructed as part of a residential garage (attached or detached) or accessory structure on the lot.

C. ACCESSORY DWELLING UNIT (PRIMARY STRUCTURE)

A second dwelling unit (also known as a granny flat) separate from the primary residence on a lot for use as an independent residential use. Such a unit may be located in the primary structure and may have a separate outside entrance.

D. CARPORT

A roofed structure with two or more open sides used for vehicle shelter and parking. A carport may either be free standing or attached to the primary building.

E. ELECTRIC VEHICLE CHARGING STATION

A public or private surface parking space served by battery charging station equipment that has as its primary purpose the transfer of electric energy (by conductive or inductive means) to a battery in an electric vehicle.

F. FOOD TRUCK

Any vehicle (generally motorized or pulled by a vehicle) designed to be portable and not permanently attached to the ground from which food is peddled, vended, sold or given away. This category includes ice cream trucks and similar food vending vehicles but does not include vehicles that operate only on, in, and along public streets and sidewalks of the city, which are governed by city code Ch. 18 Article VI.

G. FOOD KIOSK OR CART

A small structure that may be portable or not on a permanent foundation from which food is peddled, vended, sold, or given away. This category includes vending from shipping containers, food stands, food carts, hotdog stands, snow cone stands, etc. Food kiosks or carts that operate only on, in, and along public streets and sidewalks of the city shall also be governed by city code Ch. 18 Article VI.

H. HOME OCCUPATION

A business or occupation, undertaken by a resident of the property that is customarily conducted in a residential dwelling unit and that is clearly incidental and secondary to the use of the dwelling.

I. OUTDOOR STORAGE

Any area (including maneuvering area) on a site used for the long term (more than 24 hours) retention of materials, machinery, equipment, and/or commodities, including raw, semi-finished, and finished materials, whether such materials, machinery, equipment, or commodities are to be bought, sold, repaired, stored, incinerated, or discarded. New or used motor vehicle sales and rental display and parking shall not be defined as outside storage.

J. RESIDENTIAL GARAGE (DETACHED)

An enclosed and detached structure that is accessory to the primary residence and designed for the parking and storage of vehicles by the occupants of the building, and with no facilities for mechanical service or repair of a commercial or public nature.

K. SIDEWALK CAFÉ

Any outdoor eating and/or drinking area located on or adjacent to a public plaza, square, sidewalk, or parkway and containing removable tables, chairs, planters, or related appurtenances.

L. STORAGE SHED (RESIDENTIAL):

A non-habitable structure on the lot for storage of household and related items.

M. SOLAR OR WIND ENERGY EQUIPMENT (BUILDING MOUNTED)

A set of photovoltaic cells or wind turbines that converts solar energy directly into electricity and is mounted atop a residential structure.

N. SOLAR OR WIND ENERGY EQUIPMENT (GROUND MOUNTED)

A set of photovoltaic cells or wind turbines that converts solar energy directly into electricity and is mounted on the ground.

106.125 TEMPORARY USES

- A. **CONSTRUCTION OFFICE**
A facility or area used as a temporary field construction office.
- B. **CONSTRUCTION RELATED STORAGE YARD**
A facility or area for the temporary outdoor storage of construction equipment and materials associated with an active permit to demolish or construct.
- C. **FARMER'S MARKET**
The seasonal selling or offering for sale at retail directly to the consumer of fresh fruits, vegetables, flowers, herbs, or plants, processed food stuffs and products such as jams, honey, pickled products, sauces, baked goods, crafts, and art, clothing and other goods, occurring in a pre-designated area, where the vendors are generally individuals who have raised the produce or have taken the same or other goods on consignment for retail sales.
- D. **FESTIVALS AND CIVIC EVENTS (INCLUDES CARNIVAL, CIRCUS, OR AMUSEMENT RIDES)**
A facility or area for a temporary traveling show or exhibition that has no permanent structure or installation, including but not limited to a carnival, circus, or riding device(s) operated for a fee.
- E. **GARAGE SALES**
The periodic sale of miscellaneous household goods, often held in the garage or front yard of someone's residence.
- F. **OTHER TEMPORARY OUTSIDE DISPLAY AND SALES**
All other temporary outside display and sales, including road side vending, not included in any other defined category.
- G. **SEASONAL SALES**
Temporary outside display and sales of products related to seasonal events including but not limited to fall, winter, spring, and summer events and holidays.
- H. **TEMPORARY REAL ESTATE SALES OFFICE**
A facility or area used as a temporary office to sell real estate within a specified area or subdivision.
- I. **MODEL HOME**
A house in a newly built development that is furnished and decorated to be shown to prospective buyers. A model home may also be used as a temporary real estate sales office.
- J. **TEMPORARY STORAGE CONTAINERS**
Purpose-built, box-like containers designed for temporary storage of goods and/or equipment typically used during moving or remodeling. Such containers are uniquely designed for ease of loading to and from a transport vehicle.
- K. **ANY OTHER TEMPORARY USE OR STRUCTURE (OTHER THAN LISTED ABOVE)**
All other temporary uses or structures not defined in this section.

106.126 GENERAL TERMS DEFINED

Abandoned

When a building, lot, or structure has become vacant or out of use for a period of 180 continuous days, or when the intention of the owner to permanently discontinue occupancy of the premises is apparent.

Accessible Parking

All parking that is provided to meet the requirements of the Americans with Disability Act (ADA) and/or Texas Accessibility Standards.

Accessory Use and/or Building/Structure

A use or structure that is subordinate in size and purpose to the principal use or structure of the same lot or parcel of ground and serving a purpose customarily incidental to the use of the principal structure or use of land. An accessory structure may be attached or detached.

A detached accessory structure or building is a structure that has no wall in common with the principal building or is not under an extension of the main roof of the principal building. Examples of detached accessory structures include, but are not limited to, garages, farm structures, accessory dwelling units, home workshops and tool houses, barns, carports, playhouses, sheds, private greenhouses, enclosed gazebos, storage buildings, boathouses and docks, wind-generating devices, and swimming pool pumphouses. Buildings connected by roofed breezeways are separate buildings.

See also “ACCESSORY BUILDINGS OR USE,” above.

Administrator

The person(s) appointed by the City Manager responsible for administering the different provisions of this Chapter. Different articles in this Chapter may be administered by different department heads but still under the umbrella of “Administrator.”

Aesthetics

Standards that address the outward appearance of buildings and sites.

Alley

A public right-of-way which is used primarily for secondary vehicular service access to the back or side of properties otherwise abutting on a street or highway.

Alterations, Building or Site

Any changes, additions, demolitions, or modifications made to the physical aspects of any building (interior or exterior) or site.

Amenities

Facilities or improvements that provide benefits to users or residents of a building, site, or development.

Annexation

The process whereby the city expands its boundaries by adding a specific geographic area into its corporate limits.

Arcade

A portion of the main façade of the building that is at or near the property line and a colonnade supports the upper floors of the building. Arcades are intended for buildings with ground floor commercial or retail uses, and the arcade may be one or two stories. The ground floor area within the arcade may be conditioned or non-conditioned space.

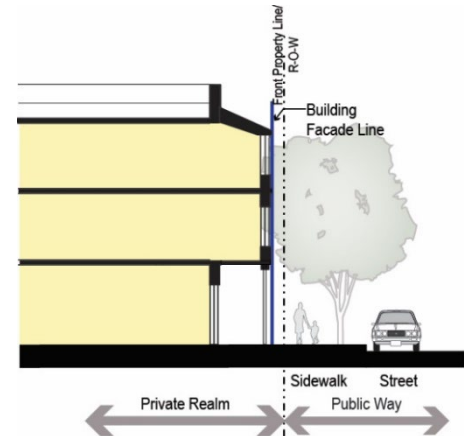


Figure 106.126-1 Illustration of an Arcade

Architecturally Finished

A finish characterized by a uniform appearance pertaining to materials, features, characteristics, or details most often specified for exposed surfaces used to build or ornament a structure.

Arterial Street or Roadway

As defined by the city's adopted Master Thoroughfare Plan.

Articulation, Building

Off-sets, projections, recessed walls, windows, doors, and similar features that provide variation to a building façade and its roof line.

Attic

The part of the building under the roof structure that may or may not be habitable. Attics less than seven feet in height shall not be counted towards the number of stories limitation.

Automobiles

Any vehicle propelled by mechanical power for general passenger use on the road, such as cars, vans, or passenger trucks. For purposes of this Chapter, this definition shall not include freight trucks (18 wheelers), campers, RVs, and recreational trailers, equipment such as construction equipment, forklifts, farm implements, and neighborhood electric vehicles or golf carts.

Auto-Oriented

All uses and elements of site design that relate to the use and ease of use of automobiles including uses such as car dealers, car washes, gas stations, etc., and site elements such as parking, loading, unloading, drive throughs, drive-up aisles, stacking lanes, etc.

Awning

A roof-like cover, often of fabric, metal, or glass, designed and intended for protection from the weather or as a decorative embellishment, and that projects from a wall or roof of a structure over a window, walk, or door.



Figure 106.126-2 Illustration of an Awning

Balcony

An unsupported or cantilevered platform that projects from the façade of a building and is enclosed by a parapet or railing.

Figure 106.126-3 Illustration of a Balcony

Banding Highlights

Narrow inlay of a color or grain which contrasts with the surface it decorates. Also refers to other long narrow ornamentation, such as painting or carving.



Figure 106.126-4: Architectural banding highlights around doors and windows.

Basement

A building story which is partly underground but having at least one-half of its height above the average level of the adjoining ground. A basement shall not be counted as a story in computing building height.

Bedroom

A habitable room that is used primarily for sleeping in any dwelling unit.

Berm

A mound of soil, either natural or man-made, used to screen and visually separate, in part or entirely, one area, site, or property from the view of another area.

Block

A tract of land bounded by streets or by a combination of streets and public parks, cemeteries, railroad right-of-way, airport boundaries, or corporate boundary lines of the city.

Block Face

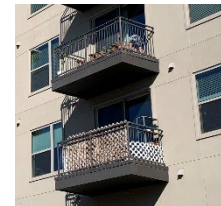
One side of a street, from one intersection to the next.

Block Perimeter

The sum total of all block face dimensions circumscribed by public or private streets or pedestrian facilities with public access easements.

Breezeway

A covered passage one story in height and six feet or more in width connecting a main structure and an accessory building. A breezeway shall be considered an accessory building.



Build

To erect, construct, convert, enlarge, reconstruct, restore, or alter a building, structure, or infrastructure.

Building or Structure

Any structure which is built for the support, shelter, or enclosure or partial enclosure of persons, animals, chattels, or movable property of any kind.

Building Frontage Build-out

The percentage of a building's front façade that is required to be located within the Build-to Zone (BTZ) as a proportion of the lot's width along the fronting public street. Required driveways, stairs to access entrances, parks, plazas, squares, improved forecourts, and pedestrian breezeway frontages shall count towards the required building frontage.

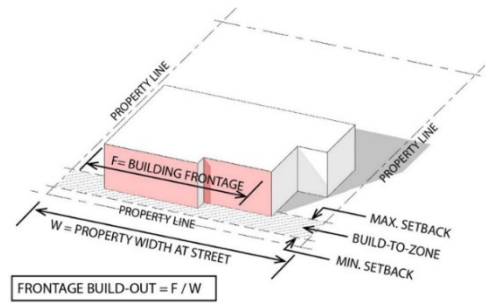


Figure 106.126-5 Image showing Building Frontage Build-out calculation

Building Lifecycle

The total time frame of a building over the course of its entire life from its construction to accommodate the original use to the ease of remodeling to accommodate changes in use as the building ages and markets change.

Building Line

A line parallel or approximately parallel to the street line at a specific distance therefrom marking the minimum distance from the property line that a building may be erected.

Building Modules

The distinct section of a building façade (typically 20' – 30') with the same organization of doors, windows, and façade elements and is repeated to create a rhythm that creates interest and vibrancy at the street level and reduces monotonous façades.

Building Official

The officer or other designated authority charged with the administration and enforcement of city ordinances related to construction, building, plumbing, electrical, or mechanical work.

Building Permit

An official certificate of permission issued by the city to a builder to construct, enlarge, or alter a building.

Building, Principal or Primary

The main building on a lot in which a principal use of the lot on which it is located is conducted.

Build-to Zone

An area between the minimum and maximum front setbacks within which the front façade of the building shall be located.

Caliper

The diameter of the trunk, measured at breast height (DBH), which is typically four and one-half feet above the ground.

Canopy

A roof-like cover or structure, including an awning or marquee, which projects from the wall of a building over a door, entrance, window, or sidewalk café area (same as awning).

Capital Improvements

Any major improvement to City facilities and infrastructure such as streets, utilities, etc.

Central Crowley Residential District

The boundary of a district established in the Crowley Comprehensive Plan 2045 that highlights the existing neighborhoods within walking distance of Downtown Crowley for complementary uses such as accessory dwelling units and live-work uses.

Certificate of Occupancy

A certificate issued by the city prior to using or occupying a structure or building.

Change of Use

Changing permitted uses between land use categories in the use tables in **Article 5: Use Standards**.

City Council

City Council or Council means the governing body of the City of Crowley.

City Staff

Any employee of the City of Crowley.

Cladding

The exterior building finish or material.

Collector Street

As defined by the city's adopted Master Thoroughfare Plan.

Commercial Use or Building

The use of land or building for commercial or business purposes as listed in **Article 5: Use Standards**.

Comprehensive Plan

The plan most recently adopted by the City Council as the official policy to guide development of the city and its extraterritorial jurisdiction. The Comprehensive Plan includes any applicable sub-area, neighborhood, sector, or district plans, and other supporting elements, studies, and documents as may be adopted by the City Council.

Column

An architectural support of definite proportions, usually cylindrical in shape, with shaft, capital, and sometimes a base. A column may be free-standing or attached to a wall.

Concept Plan

A framework plan that generally establishes the loose boundaries of the use or character areas (mixed-use districts or planned development sub-districts), and major street and open space networks. They shall provide adequate information on the scale, intensity, and character of the development to help inform the decision makers at the time of rezoning and subsequent development of the site through more detailed plans.

Corbel

A bracket or support that is provided under a building façade projection.

Cornice

The uppermost horizontal molded projection or other uppermost horizontal element located at the top of a building or portion of a building.

Courtyard

A landscaped open, unoccupied space bounded on three or more sides by the walls of a building. An inner courtyard is a court entirely surrounded by the exterior walls of a building. An outer courtyard is a court having one side open to a street, alley, yard, or other permanent space.

Cul-de-sac



*Figure 106.126-6
Image of a Corbel or
Bracket*

A dead-end street with an approved turnaround having only one common entry and exit.

DBH

An acronym for diameter at breast height, meaning four and one-half feet above the ground.

Decision-Making Body

The City Council or other legislative authority of the City of Crowley which includes the Planning and Zoning Commission or the Zoning Board of Adjustment.

Density

The number of dwelling units permitted per net acre of land. A net acre of land does not include portions of streets or alleys.

Development or to Develop

“Development” shall mean:

1. The construction of one or more new buildings or structures on one or more building lots;
2. The existence of a building on a building lot;
3. The use of open land for a new use;
4. Any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations, or storage of equipment or materials; or,
5. “To develop” shall mean to create a development.

Development Plan

A more detailed plan than a concept plan and less detail than a site plan and required for larger master planned developments under the MU and PD zoning districts. It shall generally include more than one lot but less than the entire master planned development. It is typically based on a previously approved concept plan and establishes the standards and specifications for all the critical elements of the built environment based on a specific development vision for mixed use or a planned development under this Chapter.

Display

The exhibition of goods, wares, or merchandise for retail sale, rental, or lease.

District

See Zoning District.

Dormers or Dormer Windows

A roofed structure, often containing a window that projects vertically beyond the plane of a pitched or sloped roof.

Duplex

A two-family dwelling unit with a common shared wall or shared floor located on the same lot or adjoining lots.

Dwelling Unit

A self-contained unit of accommodation of one or more rooms including kitchen designed as a residence for occupancy by one household for the purpose of cooking, living, and sleeping. This definition shall include single family dwellings, two-family dwellings, and multiple family dwellings but not hotels or motels.

Dwelling Unit, Accessory

See under Accessory Use Definitions Section 106.124.

Dwellings, Attached

A dwelling which is joined to another dwelling at one or more sides by a partial wall or walls.

Dwelling, Detached

A dwelling which is entirely surrounded by open space on its building lot.

Easement

A grant of one or more property rights by the owner to, or for the use by, the public, a corporation, or another person or entity without actual ownership of the land.

Easements, Shared or Cross Access

The coordination of private access easements and driveway access between adjoining properties with the goal of allowing users to travel across each other's lot to reach adjoining properties or street(s).

Encroachment

Any structural or non-structural element such as a sign, awning, canopy, terrace, or balcony that extends into a setback, into the public right-of-way, or above a height limit.

Entryway

The doorway into a building along with the architectural treatments that accompany it.

Exceptional Tree

A tree that is rare or exceptional by virtue of its size, species, condition, cultural/historic importance, or age. Exceptional trees include any non-invasive native tree that has a caliper size of - 24 inches.

Exterior Insulation and Finish System (EIFS)

A multi-layered exterior wall system typically consisting of insulation board that is secured to the exterior wall surface with a specially formulated adhesive and/or mechanical attachment; a durable, water-resistant base coat, which is applied on top of the insulation and reinforced with fiber glass mesh for added strength; and a durable finish coat which is both colorfast and crack-resistant.

Extra Territorial Jurisdiction (ETJ)

The area outside the city's incorporated limits where the city can legally exercise its planning authority.

Façade

Any exterior wall or face of a building that encloses or covers usable space. Multiple buildings on the same lot will each be deemed to have separate façades. A roof shall not be included in the definition of a façade.

Family

Individuals living together as a single housekeeping unit in which not more than four individuals are unrelated to the head of the household by blood, marriage, or adoption. The term expressly excludes residents of an assisted living facility, boarding house, fraternity or sorority house, private dorm, halfway house, or nursing home, as defined by this Chapter.

Fence or Wall

A barrier composed of posts connected by boards, rails, panels, wire, or even vegetation for the purpose of physically enclosing an area or separating parcels of land. The term "fence" does include retaining walls if such walls provide enclosure and/or separation of parcels.

Fenestration

Window treatment in a building or building façade. Also, a general term used to denote the pattern

or arrangement of openings, i.e., windows and doors, in a façade.

Fire Lane

The area within any public right-of-way, easement, or private property designated for fire trucks and other firefighting or emergency equipment to use, travel upon, and/or park.

Floodplain

Any land area susceptible to being inundated by water from any source.

Floor Area Ratio (FAR)

An indicated ratio between the number of square feet of total floor area in the main buildings on a lot and the total square footage of land in the lot. The term "floor area ratio" means the number resulting from dividing the main building floor area by the lot area.

Freeway or Highway

Any regional or interstate high speed roadway with controlled access.

Freeway or Highway Frontage Road

Frontage road (also known as an access road, service road, parallel road, etc.) is a local road running parallel to a freeway or a highway. A frontage road is often used to provide access to adjoining properties and development.

Forecourt

An open, unoccupied space, typically located in the front of a lot, bounded on more than one side by the walls of a building or buildings and used as a primary means of access to all or any part of said buildings.

Gable Roof or Sloped Roof

A gable roof consists of two roof sections sloping in opposite directions and placed such that the highest, horizontal edges meet to form the ridge of the roof.

Glare

A sensation of brightness within the visual field that causes annoyance, discomfort, or loss in visual performance and visibility.

Grade

The average of the finished ground surface elevations measured at the highest and lowest exterior corners of a structure.

Gross Floor Area (GFA)

When applied to a building, the area in square feet measured by taking outside dimensions of the building at each floor, excluding however, the floor area of basements or attics when not occupied or used.

Ground Cover

Plants and turfs that normally reach a height of less than two feet upon maturity, installed in such a manner so as to form a continuous cover over the ground.

Height, Building

The vertical distance measured from the average finished grade next to the building to (a) to the highest point of the roof surface or parapet, if a flat roof; (b) to the deck line of a mansard roof; or (c) to the mean height level between eaves and ridge for a gable, hip, or gambrel roof.

Hip or Hipped Roof

A hipped roof consists of all sides sloping downwards towards the walls of the structure it is covering.

Impervious Cover or Coverage

Any material that substantially reduces or prevents the infiltration of stormwater into previously undeveloped land.

Infrastructure

The essential facilities such as water lines, sewer lines, streets, highways, public utilities, libraries, parks, police and fire services, and other facilities related to the provision of public services and protection of the health, safety, and general welfare.

Industrial Uses

All manufacturing, assembly, warehouse, and waste management activities.

Institutional

Nonprofit or service organizations such as public schools, hospitals, religious institutions, and government facilities.

Irrigation System

A method of providing the proper amount of water for the particular type of plant material used.

iSWM Standards

Integrated Stormwater Management program by the North Central Texas Council of Governments (NCTCOG).

ITE's Designing Walkable Urban Thoroughfares Manual by Daisa, James M.

Designing walkable urban thoroughfares: A Context Sensitive Approach. Washington, DC: Institute of Transportation Engineers (2010).

Junk

Scrap iron, scrap tin, scrap brass, scrap copper, scrap lead, or scrap zinc and all other scrap metals and their alloys, and bones, rags, used cloth, used rubber, used rope, used tinfoil, used bottles, old cotton or used machinery, used tools, used appliances, used fixtures, used utensils, used boxes or crates, used pipe or pipe fittings, used automobile or airplane tires, and other manufactured goods that are so worn, deteriorated, or obsolete as to make them unusable in their existing condition, subject to being dismantled for junk.

Landscape Architect

A person licensed to practice landscape architecture pursuant to the laws of the State of Texas.

Landscape Area

An area which is covered by grass, ground cover, or other natural plant materials, including screening.

Landscape Setback

An area where landscaping is set back from any travel lane, parking space, or maneuvering areas.

Landscaping

Living plant material, including but not limited to grass, trees, shrubs, berms, water forms, and planters.

Loading space, off-street

Space logically and conveniently located and designated on a site for bulk pickups and deliveries, scaled to delivery vehicles expected to be used, and accessible to such vehicles when required off-street parking spaces are filled. Required off-street loading space is not to be included as off-street parking space in computation of required off-street parking space.

Lot

A platted parcel of land intended to be separately owned or developed, and that is recorded in the property records of Tarrant and/or Johnson County, Texas.

Lot, Adjoining or Adjacent

Any lot, parcel, or piece of land that shares a common lot line, alley, or any point of tangency with the lot under consideration.

Lot Area

That area of a horizontal plane bounded by the front, side, and rear lot lines, including any portion of an easement which may exist within such property lines and exclusive of approved rights-of-way for public street, private street, alley, or rail purposes.

Lot, Corner

A lot situated at the intersection of two or more streets.

Lot Coverage

The percentage of the lot area that is covered by a building or structure.

Lot Depth

The average horizontal distance between the front and rear lot lines.

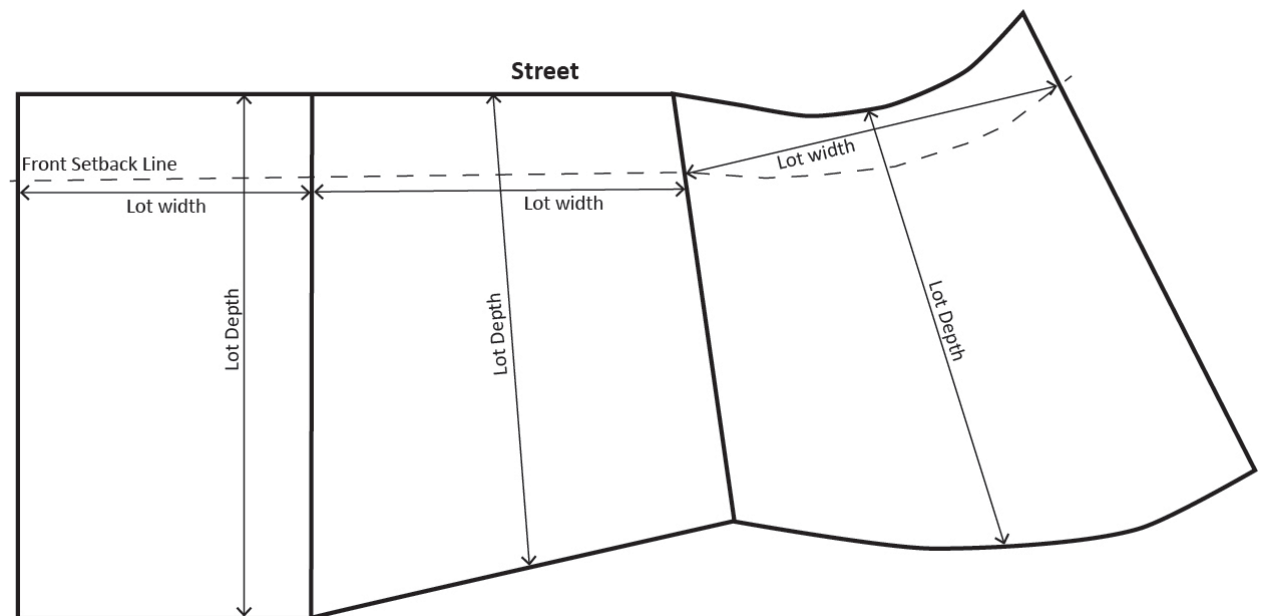


Figure 106.126-7
Measurement of Lot Width and Depth

Lot, Double Frontage or Through

A lot other than a corner lot with frontage on more than one street. Through lots abutting two streets may be referred to as double frontage lots. Such lots shall provide a front yard on each

street.

Lot, Reverse Corner

A corner lot where the back of one lot abuts the side of another lot.

Lot, Interior

A lot other than a corner lot.

Lot Line, Front

That boundary of a lot that abuts a public street, private street, or approved access easement. On corner lots, the front lot line shall be the shorter line abutting a public street, private street, or approved access easement.

Lot Line, Interior

A lot line which is common to two lots.

Lot Line, Rear

That boundary of a lot that is opposite the front lot line and that is most nearly parallel with the front lot line.

Lot Line, Side

That boundary that is not a front or rear lot line.

Lot of Record

An area of land designated as a lot on a plat of a subdivision recorded in the Plat Records of Tarrant and/or Johnson County, Texas, pursuant to statute, with the respective County Clerk.

Lot Width

The horizontal distance between side lot lines measured at the required front setback line.

Major Amendment

A requested amendment to an approved plan (Concept, Development, or Site Plan) that is substantially different from the originally approved plan as determined by the Administrator per this Chapter.

Masonry, Nonresidential

A combination of brick, ceramic block, stone decorative concrete block, or masonry materials installed in a craftsman-like manner that are a minimum of one inch thick and imbedded in a cementitious reinforced substrate. Building trim and accent areas shall not exceed 15 percent of any exterior wall area. Stucco, fiber reinforced cement board, reinforced exterior insulated finish systems, or simulated masonry systems approved by the building official may only be used for accent areas.

Masonry, Residential

A form of construction composed of brick, stone, concrete, glass block, or similar building units or materials or combination of these materials laid up unit by unit and set in mortar (masonry does not include exterior insulated finish systems (EIFS)).

Mass, Building

The external shape of a building and how it relates to or fits in with adjoining streets, sidewalks, and buildings.

Meandering

Taking a sinuous course with curves in alternate directions.

Minor Amendments

A requested amendment to an approved plan (Concept, Development, or Site Plan) that in nominal with no substantive changes to the development intensity or character.

Mixed-Use Development or Building

The development of a tract of land, building, or structure in a compact urban form with a residential use and a nonresidential use as permitted by the applicable zoning district from the land use categories listed in **Article 5: Use Standards**. The layout of a mixed-use development may be vertical or horizontal in design.

Multifamily Development

All multifamily buildings and associated uses and site amenities that are master planned together (even if they may be built in different phases). Such development could be on one lot or multiple lots or one building or multiple buildings.

NACTO's Urban Street Design Guide

Urban Street Design Guide. New York City: National Association of City Transportation Officials (2013).

Nonconforming Lot

A lot that does not conform to the lot area, width, or depth requirements of the zoning district in which it is located, and as further defined in **Article 9: Nonconformities**.

Nonconforming Building or Structure or Site

Any existing building, structure, or site improvement that was erected according to all applicable city ordinances at the time, but which does not now comply with all the regulations applicable to the district in which the structure or site is located, and as further defined in **Article 9: Nonconformities**.

Nonconforming Use

Generally, the use of an existing property or structure after the effective date of this Chapter, which does not comply with the use regulations applicable to the district in which the property is located, and as further defined in **Article 9: Nonconformities**.

Nonresidential

A catch-all land or building use category that includes all uses except residential (single and multifamily) uses.

Office

A range of commercial, nonprofit, or governmental activities that occur within buildings where employees and visitors are the primary users of the buildings and such uses are typically not related to direct retail trade with customers.

Open Space

Publicly accessible open land in the form of parks, courtyards, forecourts, plazas, greens, playgrounds, squares, etc. provided to meet the standards in of this Chapter. Open space may be privately or publicly owned and/or maintained.

Owner, Property or Proprietor

Each and every person or entity who is a record owner of a fee simple interest or an undivided fee simple interest in a parcel of land per the County Tax Records. If such parcel is subject to a condominium or other multi-ownership regime, the owners' association representing such multi-ownership regime, and not individual unit owners, shall be deemed the owner thereof.

Parapet

That portion of the wall which extends above the roof line.

Parking Lot

Paved surfaces used for the storage of vehicles in parking spaces for limited periods of time, including but not limited to: truck parking; motor vehicle display, loading, or storage areas; and/or boatsales.

Parking Lot Screen

A freestanding wall or living fence or combination fence built along any lot's street frontage in order to screen a parking lot or a loading/service area from view along that street.

Parking Space, Off-Street

For the purposes of this Chapter, an off-street parking space shall consist of a space adequate for parking an automobile with room for opening doors on both sides, together with properly related access to a public street or alley and maneuvering room. Required off-street parking areas for three or more automobiles shall have individual spaces marked, and shall be so designed, maintained and regulated that no parking or maneuvering incidental to parking shall be within any public street, alley, or right-of-way, and so that any automobile may be parked and unparked without moving another. Off-street parking requirements will be considered to be met only when actual spaces meeting the requirements in **Article 7** of this Chapter are provided, maintained, and improved in a manner appropriate to the circumstances of the case, and in accordance with all ordinances and regulations of the city. All required off-street parking spaces shall be provided and maintained wholly within private property lines and not within any public highway, street, or alley right-of-way.

Parkway

The area of right-of-way between the curb and the property line normally publicly owned and consisting of a variable width and may include the sidewalk and/or landscaping.

Pedestrian-Oriented Street

As identified within MU Districts, shall be designated as "Pedestrian" oriented. Pedestrian-oriented streets prioritize pedestrian safety and walkability and façades along Pedestrian-oriented streets shall be designed to a higher standard with more contiguous frontage build-out than other streets in the MU District.

Pedestrian-Oriented Development Frontage

The percentage of the linear street or block frontage within MU District that is designated as a Pedestrian-Oriented Street.

Pedestrian Scale

The proportional relationship of a particular building structure and its façade elements such as doors and windows to the normal dimensions of human form and function. Pedestrian scale relates the size and/or height of a structure to the height and mass of a person walking along the sidewalk or street adjacent to that structure or element.

Pediment

On façades, it is a low gable, typically triangular with a horizontal cornice and raking cornices, surmounting a colonnade, an end wall, or a major division of a façade. It could also be any imitation of this element used to crown an opening or to form part of a decorative scheme.

Pergola

An outdoor structure consisting of columns that support a roofing grid of beams and rafters. This roofing grid may be left open or covered so as to create an area sheltered from the elements. Pergolas may be freestanding or attached to a building.

Person

An individual, firm, partnership, corporation, company, association, joint stock association, or body politic, and includes a trustee, receiver, assignee, administrator, executor, guardian, or other representative.

Pilaster

A shallow rectangular feature projecting from a wall, having a capital and base and usually imitating the form of a column.

Planning and Zoning Commission

The planning and zoning commission of the City of Crowley.

Plat

A plan of a subdivision of land creating building lots or tracts and showing all essential dimensions and other information essential to comply with the subdivision standards of the city and subject to approval by the planning and zoning commission. Reference to a final plat in this chapter means an official plat of record which has been approved by the planning and zoning commission and filed in the plat records of Tarrant County and/or Johnson County, as applicable.

Playground

An outdoor area designed for unorganized recreational play. Playgrounds may consist of open space or informal play areas containing equipment such as swings, jungle gyms, seesaws, merry-go-rounds, backstops, goals, and similar equipment. Areas designed specifically for organized athletic events or containing buildings, bleachers, paved surfaces, field lights, or outdoor speakers, are not included within the definition of playground.

Plaza

A predominantly hard-surfaced space that is a portion of a block with a minimum of one side open to the street and other edges defined by buildings. Building edges should contain continuous retail, restaurant, or public uses at grade to animate and support the open space. Unlike intimate scale urban gardens, a plaza may contain a primary entrance to an adjacent building.

Porch

An exterior appendage to a building, forming a roofed approach or vestibule to a doorway, typically the front entryway.

Portico or Porte-Cochere

A roofed entrance similar to a porch, but usually much wider, often supported by columns or pillars but generally to accommodate a looped vehicular drop off. A porte-cochere may not have a roof structure over the circular or looped driveway.

Primary Entrance

The public entrance located along the front of a building facing a street or sidewalk and providing access from the public sidewalk to the building. It is different from a secondary entrance which may be located at the side or rear of a building providing private controlled access into the building from a sidewalk, parking area, or service area.

Private Drive or Street

An open, unoccupied space, other than a street or alley, permanently established, reserved, or dedicated in private ownership as the principal means of vehicular access to property abutting thereon. A private drive may be within an access easement.

Protected Tree

Any healthy, non-invasive native tree that has a caliper size greater than eight inches.

Protected Tree Stand

Four or more contiguous protected trees whose canopies are generally clustered together creating a contiguous drip line.

Recreational Area

An area devoted to facilities and equipment for recreational purposes, swimming pools, sports courts, playgrounds, community clubhouses, and other similar uses.

Relative

A person related by blood, marriage, or adoption.

Residential

Any use of the land or buildings for household living.

Right-of-Way

A public or private area that allows for the passage of people or goods. Right-of-way includes passageways such as freeways, streets, bike paths, alleys, and walkways. A public right-of-way is a right-of-way that is dedicated or deeded to the public for public use and under control of a public agency.

Right-of-Way Vacation

Abandonment of a street, alley, or other public way from public use and reversion to private ownership.

Row House

See Townhome.

Service Bay

A part of a building or structure used for providing maintenance, installation, or service to a single vehicle.

Screening or Screening Device

A barrier of stone, brick, pierced brick or block, uniformly colored wood, vegetation, or other permanent material of equal character, density, and design.

Screening Shrub

Shrubs which provide a dense, evergreen, opaque visual barrier.

Setback or Yard

An open space, other than a court, on a lot unoccupied and unobstructed from the ground upward, unless specifically otherwise permitted in this Chapter.

Setback, Rear or Rear Yard

A yard extending across the rear of a lot and being the minimum horizontal distance between the rear lot line and the rear façade of the principal building or any projections thereof other than steps, unenclosed balconies, or unenclosed porches.

Setback, Side (Interior) or Side Yard

A yard extending from the side lot line that is not adjacent to a street and being the minimum horizontal distance between any side façade of the primary building or projections thereof and the side lot line.

Setback, Street Side

A yard extending from the side lot line that is adjacent to a street and being the minimum horizontal distance between any side façade of the primary building including any enclosed projections and the side lot line.

Setback, Street Front

A yard extending along the primary street frontage of a lot and being the minimum horizontal distance between the street right-of-way line and main building façade (including any enclosed projections) with the primary building entrance.

Shared Parking

One or more parking facilities shared by multiple users on separate lots.

Sidewalk

A paved walkway along the side of a street.

Site

The total area of a lot or tract of land, from property line to property line, including any land subject to any easement or license. A site shall be a homogeneous parcel under single ownership or unified control.

Site Plan

An architectural plan, landscape architecture, engineering drawing, or other graphic depiction showing all proposed improvements (buildings, fences, parking, landscaping, utilities, etc.) on a given lot.

Site Plan, Type 1 or Administrative Site Plan

A site plan for development that meets all the standards of the specific zoning district it is located in and may be approved administratively.

Site Plan, Type 2

A site plan for development that does not meet all the standards of the specific zoning district it is located in and may only be approved by City Council after a recommendation by the Planning and Zoning Commission.

Specific Use Permit (SUP)

The use of any building, structure, or land not specifically allowed by district regulations, but permitted with a specific use permit (SUP) through City Council action in accordance with **Article 2: Procedures and Administration** of this Chapter.

Stoop

A small porch, platform, or staircase leading to the entrance of a building.

Story or Floor

That portion of a building, other than a basement, included between the surface of any floor and the surface of the next floor above it, or if there is no floor above it, then the space between the floor and the ceiling above the floor of such story. This includes any mezzanine or loft which may comprise only a portion of a full floor plate.

Street

A public way for vehicular traffic.

Street Frontage

The length of property along a street.

Streetscape

The area between the building and edge of the vehicular or parking lanes. The principal streetscape components are curbs, sidewalks, street trees, tree planters, bicycle racks, litter containers, benches, and street lights. Treatments may also include a range of provisions such as paving materials; street, pedestrian, and wayfinding signs; parking meters; utility boxes; public art; water features; bollards; informational signage; and other elements.

Street Tree

Trees planted within the Streetscape.

Structure

An object, including a mobile object, constructed or installed by man, including, but not limited to, buildings, poles, water towers, cranes, smokestacks, earth formations, and overhead transmission lines.

Subdivision Perimeter Fencing

The fencing along the external boundary of a subdivision or master planned development.

Tandem Parking

When two cars share one deep parking space in which they park one behind the other.

Telecommunications

The transmission, between or among points specified by the user, of audio and/or visual information of the user's choosing, without change in the form or content of the information as sent and received.

Telecommunications Service

The offering of telecommunications for a fee directly to the public, or to such classes of users as to be effectively available directly to the public, regardless of the facilities used.

Telecommunications Tower

Any structure that is designed and constructed primarily for the purpose of supporting one or more antennae that transmit information (audio, video, data) in the form of electromagnetic signals to one or more receivers without the use of a physical connection between the transmitting and receiving source. The term includes but is not limited to lattice towers, guyed towers, and monopole towers. The term does not include a clock tower, bell tower, steeple, light pole, power pole, water tower, or similar structure that incidentally supports antennae. Towers may be freestanding or building-mounted, and may be concealed or unconcealed. An auxiliary structure housing electronic communications equipment is permitted as part of this use.

Texture

The visual and especially tactile quality of the surface of a building with respect to the size, shape, arrangement, and finish of the exterior building material.

Thoroughfare

Those public streets designated on the city's Master Thoroughfare Plan as arterials or collectors.

Topography

The study and description of natural and man-made land and water features of an area.

Tower, Height

The distance measured from grade to the highest point of any and all components of the structure, including antennae, hazard lighting, and other appurtenances, if any.

Townhome

One of a row of houses joined by common sidewalls.

Tree, Shade or Canopy

A perennial woody plant, single or multiple trunk, with few if any branches on its lower part, which at maturity will obtain a minimum six inch caliper.

Tree, Ornamental

A perennial woody plant generally of 25 feet or less at maturity that may branch to the ground and has significant seasonal color, texture, or other ornamental characteristics

Tree, Protected

Any existing tree of at least six caliper inches that is indicated to be retained after development of the site.

Use

When applied to land or buildings, the purpose or activity for which such land or building thereon is designed, arranged, or intended, or for which it is occupied or maintained.

Variance

An adjustment in the application of the specific regulations of this Chapter to a particular piece of property, which, because of special circumstances uniquely applicable to it, is deprived of privileges commonly enjoyed by other properties in the same vicinity and zone, and which adjustment remedies disparity in privileges. A variance may be granted solely by the Zoning Board of Adjustment in accordance with the provision of **Article 2: Procedures and Administration**.

Xeriscape

A concept to conserve water through creative landscaping and use of native plants. The main principles of xeriscape are:

1. reduction of turf area;
2. use of drought-tolerant and native or adapted plant materials;
3. grouping of plants with similar water requirements; and
4. an irrigation system designed to meet plant needs.

Yard

The ground that immediately adjoins or surrounds a house, public building, or other structure. The front yard is the area between the structure and the main street that the building/s fronts on. The side yard is the area/s on the sides of the structure/s generally perpendicular to the front yard. The rear yard is the area behind the structure/s and on the opposite side of the main street.

Zoning District or District

An area designation for which the regulations governing the area, height, and use of buildings and land are uniform.

Zoning Map

The map or maps, either physical or electronic, incorporated into this Chapter as a part hereof by reference thereto that identify the different zoning districts established by this Chapter.