

ORDINANCE NO. 18-12-06-03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS, AMENDING VARIOUS SECTIONS OF CHAPTER 3, BUILDING REGULATIONS AND CHAPTER 14, THE ZONING ORDINANCE TO: EXCLUDE THE LI (“LIGHT INDUSTRIAL”) ZONING DISTRICT FROM THE EXTERIOR FINISH REQUIREMENTS APPLICABLE TO MOST OTHER MULTIFAMILY AND NONRESIDENTIAL ZONING DISTRICTS; TO ELIMINATE SUPERFICIAL ATTACHMENTS AS A MEANS TO AVOID REGULATIONS OTHERWISE APPLICABLE TO ACCESSORY STRUCTURES; AND TO BETTER DEFINE AND REGULATE THE LOCATIONS WHERE “INDUSTRIALIZED HOUSING” MAY BE USED FOR NEW RESIDENCES OR ADDITIONS; AND PROVIDING FOR RELATED MATTERS.

WHEREAS, the City of Lago Vista, Texas is a Home Rule City; and

WHEREAS, the City Council of the City of Lago Vista has previously established provisions within Chapter 3 and Chapter 14 of the Lago Vista Code of Ordinances that regulate various aspects of the construction and appearance of both principal and accessory buildings at all locations within the jurisdiction; and

WHEREAS, the Building Committee and the Planning and Zoning Commission of the City of Lago Vista have both undertaken an extensive review of those regulations; and

WHEREAS, the Building Committee and the Planning and Zoning Commission of the City of Lago Vista have both determined that changes to those requirements are needed for them to achieve the intended results in a manner consistent with the expectations of the community; and

WHEREAS, the Building Committee and the Planning and Zoning Commission of the City of Lago Vista have forwarded a recommendation to the City Council that would result in desired changes to those regulations and thereafter, the City Council has considered the request and hereby desires to modify those regulations within the Lago Vista Code of Ordinances as described below.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS, THAT:

SECTION 1. FINDINGS. All of the above and foregoing recitals are hereby found to be true and correct legislative findings of the City and are incorporated herein as findings of fact.

SECTION 2. MODIFICATION. The City Council of the City of Lago Vista, Texas, does hereby amend Articles 3.100, 3.1000 and 3.500 of Chapter 3 of the Code of Ordinances as shown in Exhibit “A” and Sections 2, 3, 4 and Table B of Chapter 14 of the Code of Ordinances as shown in Exhibit “B.”

SECTION 3. SAVINGS CLAUSE. All ordinances, orders or resolutions heretofore passed and adopted by the City Council of the City of Lago Vista, Texas, are hereby repealed to the extent said ordinances, orders or resolutions or parts thereof are in conflict herewith.

SECTION 4. SEVERABILITY CLAUSE. If any section, subsection, article, paragraph, sentence, clause, phrase or word in this Ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the City Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

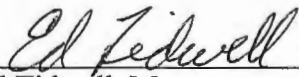
SECTION 5. EFFECTIVE DATE. This Ordinance shall take effect immediately upon its passage and publication in accordance with the provisions of the *Tex. Loc. Gov't. Code*.

SECTION 6. OPEN MEETINGS. It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

AND, IT IS SO ORDERED.

PASSED AND APPROVED this 6th day of December 2018.





Ed Tidwell, Mayor

ATTEST:



Sandra Barton, City Secretary

On a motion by Councilman Robbins, seconded by Councilman Williams, the above and foregoing ordinance was passed and approved.

EXHIBIT "A"

CHAPTER 3

BUILDING REGULATIONS

ARTICLE 3.100 BUILDING CODE

Sec. 3.104 Definitions

Definitions not supplied herein shall be obtained from adopted editions of the International Building Code, International Mechanical Code, International Plumbing Code, National Electrical Code, International Property Maintenance Code, International Fuel Gas Code, International Energy Conservation Code, the International Fire Code and Webster's Third New International Dictionary of the English language, unabridged.

Alterations. Any change, addition or modification in construction, any change in the structural members of the building, such as exterior walls, columns, beams or girders, the consummated act of which may be referred to herein as "altered" or "reconstructed."

Antenna Support Structures.

- (1) Monopole Antenna Structure. self-supporting, pole-type structure with no guy wire support, tapering from base to top and so designed to support fixtures which hold one or more antennas and related equipment for wireless telecommunication transmission.
- (2) Lattice Antenna Structure. A steel lattice, self-supporting structure with no guy wire support, so designed to support fixtures which hold one or more antennas and related equipment for wireless communication transmission.
- (3) Guyed Lattice Antenna Structure. steel lattice, guy wire supported structure, so designed to support fixtures which hold one or more antennas and related equipment for wireless communication transmission.

Apprentice Electrician. A person undertaking the learning of the electrical trade and doing electrical work under the direct, constant personal supervision and control of either a licensed master electrician or a journeyman electrician and who has been properly licensed by the state department of licensing and regulation.

Building. Any structure either temporary or permanent, having a roof or other covering and designed or used for the shelter or enclosure of any person, animal or property of any kind, including, but not limited to, tents, awnings or vehicles situated on private property and used for the purpose of a building.

Building Height. Building height is defined as follows:

- (1) The vertical distance measured from the highest natural contour of the applicable lot to the highest point of the coping of a flat roof or to the deck line of a mansard roof; or to the height of the highest gable of a pitched or hipped roof. Chimney height is excluded from total height considerations.
- (2) In those cases where an “on grade” foundation finish floor elevation of the first floor of a residential living unit would be below the elevation of the one percent (1%) annual chance flood boundary; then the city shall ensure that the first habitable floor elevation will be one (1) foot above the federally designated one percent (1%) annual chance flood height (called the base flood elevation). In these cases, the maximum roof height of the building may be measured from one (1) foot above the federally designated one percent (1%) annual chance flood height.

Building or Other Independent Support Structures. Buildings or other structures such as water towers, church steeples, utility poles and other creative locations.

Certificate of Occupancy. A certificate granting inhabitation of a structure issued by the city upon the satisfactory completion of all city ordinances, policies and regulations.

City. The word city as used in this article shall refer to the City of Lago Vista.

City Engineer. A person or entity so qualified according to state regulations to provide the required services.

Dwelling. Any building which contains one or more “dwelling units” or “guest rooms” used, intended or designed to be built, used, rented, leased, let or hired out to be occupied, or which are occupied for living purposes.

Dwelling Unit. A single unit providing complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking, and sanitation.

Electrical Wiring and Apparatus. All materials, devices, machinery, appliances, appurtenances or conductors used in connection with the production of electric lights, heat or power or the transmission of electrical signals.

Erosion. The process by which the ground surface is worn away by the action of wind and/or water and material therefrom is carried, or is likely to be carried, across any property line in significant quantities.

Excavation. Any breaking of ground on the site by mechanical means, but does not include operations in securing survey or geological data including necessary borings to ascertain subsurface conditions for foundations and septic systems.

Floor Area. The sum of the heated and air-conditioned horizontal areas of each story of a building measured from the exterior faces of the exterior structural walls for the purpose of computing the minimum allowable floor area in a residential dwelling unit.

Grading. Any act by which soil, rock, or mineral matter is cut into, dug, uncovered, removed, displaced or relocated; and includes the removal of vegetation, excavation and land balancing.

Graywater System. A graywater sewage system may consist only of wastewater from showers, tubs, lavatories, clothes washer, the non-garbage disposal side of a two-compartment sink and from a bar sink.

Impervious Cover. Any structure not permitting the absorption of water.

Industrialized Building. A commercial or residential structure or addition constructed using components, prefabrications, and methods that distinguish it from traditional site-built construction by the extent to which materials delivered to the construction site and incorporated into the building have been previously assembled. Unlike manufactured housing which includes mobile homes, industrialized buildings are required to be compliant with local building codes rather than standards of the U.S. Department of Housing and Urban Development (HUD). Industrialized buildings include, but are not limited to:

- (1) modular homes and buildings;
- (2) construction incorporating shipping containers; and
- (3) pre-engineered, or metal buildings with any standardized metal components, trim or assemblies other than a metal roof exposed on the exterior.

Industrialized Housing. Any type of industrialized building or building addition used as a residence or dwelling.

Journeyman Electrician. Except as otherwise provided, a person undertaking electrical work under the supervision, direction and control of a licensed master electrician and who has been properly licensed by the state department of licensing and regulations. The term "journeyman electrician," however, shall not include an apprentice electrician, and nothing in this article shall be construed as prohibiting an apprentice electrician from doing electrical work under the direct, constant, personal supervision and control of either a licensed master or journeyman electrician.

Master Electrician. A person skilled in the planning, supervision, installation, alteration or changing of electric wiring and apparatus and familiar with the rules, laws and regulations governing such and who has been licensed by the state department of licensing and regulations.

Manufactured Home. A prefabricated structure that is used as a residence or dwelling and is regulated by the U.S. Department of Housing and Urban Development (HUD), via the Federal National Manufactured Housing Construction and Safety Standards Act of 1974, rather than local building codes. A manufactured home is built in a factory on an attached chassis before being transported to a site. Manufactured homes include transportable factory-built housing units built prior to the Federal National Manufactured Housing and Safety Standards Act (HUD Code), also

known as mobile homes. Modular buildings and modular homes are not considered manufactured homes, and instead refer to a method of construction that is regulated by local building codes.

Mobile Home. See Manufactured Home.

Modular Building. See Industrialized Building.

Modular Home. See Industrialized Housing.

Multifamily. Any development having more than two residential dwelling units on a single lot.

Person. An individual, proprietorship, partnership, joint venture, private or public corporation, association, firm, public service company, cooperative, political subdivision, municipal corporation, government agency, public utility district, or any other entity, public or private, however organized.

Repair. The reconstruction, renovation or renewal of any part of an existing building for the purpose of its maintenance. Such term shall not apply to any change in construction, alteration, or addition to a building other than for the purpose of reconstruction, renovation or renewal.

Retaining Wall. A structure that is constructed between lands of different elevations to stabilize the surfaces, prevent erosion, and/or protect structures. Retaining walls not taller than 18 inches may also be used to identify property lines, driveways, etc. Retaining walls taller than 18 inches above the material being retained shall be considered regulated by the zoning ordinance as that ordinance addresses fences.

Seal. A device or insignia issued by the state or federal government to be affixed to manufactured homes and mobile homes to indicate compliance with the standards, rules, and regulations established by the state or the U.S. Department of Housing and Urban Development. The term also applies to any device or insignia issued by the Texas Industrialized Building Code Council relating to industrialized buildings, including modular homes. Any state seal shall remain the property of the state.

Site Preparation. Any clearing of trees and other vegetation and/or disturbing or grading the land with equipment such as “bobcats,” bulldozers, backhoes and graders. This definition does not include normal lot maintenance such as mowing, trimming and pruning. Also, this definition does not include efforts necessary for securing survey or geological data including necessary borings to ascertain subsurface conditions and percolation rates for planned septic fields.

Structure. Anything constructed or erected which requires location on the ground or is attached to anything having a location on or in the ground that is of a permanent nature and such is constructed; or an erected object that is positioned on private property or in a street right-of-way of the city posing a danger or threat to the safety and/or welfare of the public.

Swimming Pool. A body of water in an artificial or semi-artificial receptacle, structure or container located outdoors, either above ground or below ground, that contains water over 24 inches in depth, used or intended to be used for public, semipublic, or private swimming, and includes swimming pools used or intended to be used solely by the owner or others without payment of any fee.

Unmanned Equipment Building. An accessory building housing electronic and communication equipment as an associated and permitted part of a wireless communication system.

Wireless Communication System. Antennae and antenna support structures for mobile and land based telecommunications facilities including, but not limited to, whip antennas, panel antennas, microwave dishes and receive-only satellite dishes, cell enhancers and related equipment for wireless transmission from a sender to one or more receivers, such as for mobile cellular telephones, mobile radio systems facilities, commercial mobile radio service and radio or television (commercial only) broadcasting towers and transmitting stations. This definition is inclusive of the placement of the above referenced equipment on a monopole tower, guyed steel lattice tower and any communication tower which does or does not utilize guy wire support in addition to existing buildings or other independent support structures. This system shall also allow as one of its components an unmanned equipment shelter.

Zoning Districts. The zoning districts provided for in the city's zoning ordinance.

Sec. 3.123 Minimum Standards for All Single-Family and Two-Family Residential Buildings

(a) Every building, structure, or part thereof erected or altered, or used for residential use in the city containing one or more dwelling units shall conform to the provisions of this article.

(1) Exceptions. The following structures may be located within the front yard setback and in the side yard setbacks for corner lots:

- (A) Driveways, parking aprons and required culverts;
- (B) Mailbox structures;
- (C) Walkways and reasonable landscaping structures;
- (D) Retaining walls;
- (E) Driveway and walkway marking pillars and lightning supports;
- (F) Screened or buried solid waste container (multifamily only);
- (G) Buried septic system.

(2) Exceptions. The following structures may be located within side yard setbacks:

- (A) Walkways, golf cart paths, and reasonable landscaping structures;
- (B) Retaining walls;
- (C) Buried septic systems.

- (3) Exceptions. The following structures may be located within rear yard setbacks:
- (A) Retaining walls, providing ample provision is allowed for drainage structures should such be required;
 - (B) Drainage structures;
 - (C) Fences;
 - (D) Air-conditioning compressors, heat pumps and similar equipment and required screening;
 - (E) Screened solid waste containers;
 - (F) Boat docks;
 - (G) Decks and patios of wood or concrete are allowed, if they are not covered; and
 - (H) Swimming pools.
- (4) Construction Over Easements. Construction over easements is generally not allowed. The city manager or his designee may permit this. However, it shall be fully understood and agreed that construction of any type over dedicated utility or drainage easements may have to be removed at the owners' expense should the use of such easements be required by the entity benefiting from the easement or be required to provide adequate drainage or easements elsewhere.
- (b) Driveways, Off-Street Parking and Access to Public Streets. Each single-family dwelling unit in the city shall be on a lot abutting a public or platted private street. Multifamily dwellings, including patio homes, condominiums and townhouse projects, shall have access to a public street or a paved private street. The access must have and maintain an appropriate legal character or agreement which adequately provides for street repairs and maintenance. All structures and dwellings of any type shall be so located on lots so as to provide safe, convenient access for police and fire protection.
- (c) Exterior Lights. All outdoor or exterior lighting shall comply with the requirements of Article 3.800 in Chapter 3.
- (d) Swimming Pool Fences. Every outdoor swimming pool constructed or installed after the effective date of this article shall be completely enclosed by a fence, or a wall, or a combination thereof, which is not less than four (4) feet in height. The fence and/or wall shall be so constructed as not to have openings, holes, or gaps larger than four (4) inches in any dimension except for doors and gates. If a picket fence is erected or maintained, the horizontal spacing between pickets shall not exceed four (4) inches. The walls of a dwelling, house, or accessory building may be used as part of such enclosure. All gates and doors opening through an enclosure required shall be equipped with a self-closing device for keeping the gate or door securely closed at all times when not in actual use, provided that a door of any dwelling or accessory building which forms a part of the enclosure need not be so equipped. This section

shall be applicable to all existing swimming pools, other than indoor pools, effective April 15, 2003. No person in possession of land within the city, whether as owner, purchaser, lessee, or tenant that includes a swimming pool constructed or installed after the effective date of this article shall fail to provide and maintain a secure enclosure around such swimming pool. Persons owning pools on the effective date of this article may make application to the city council which may authorize modifications and variances in individual cases until October 15, 1999, upon a showing of good cause with respect to the height, nature or location of the fence, wall, gate or latch, or the necessity therefor, provided the minimum level of protection and security intended by this article is not reduced thereby. The city manager or his designee may permit other protective devices or structures to be used so long as the degree of protection afforded by the substitute devices or structures is not less than the protection afforded by the fence, gates, and latch required. The requirements of this subsection shall not apply to swimming pools that are constructed, operated, and maintained in conjunction with a motel or hotel which operates twenty-four (24) hours per day and which provides such pool for the use of its tenants and their guests, or that are covered by and subject to the state requirements governing pools for multiunit rental complexes and property associations set forth in Chapter 757 of Title 9 of the Texas Health and Safety Code.

State law references—Swimming pool enclosures, V.T.C.A., Local Government Code, sec. 214.101 et seq.

- (e) Fire Warning System. Each dwelling unit shall be provided with smoke detectors in conformance with the standards contained in the IBC, IRC and/or the IFC.
- (f) Floor Area. Each dwelling unit shall contain a minimum floor area as required by the zoning ordinance.
- (g) Garages and Carports. All single-family or duplex units in the city will be designed with a garage that is a minimum of four hundred (400) square feet in size. A carport, in addition to a garage, shall be designed with adequate storage compartments to prevent unsightly storage in public view. Enclosing an existing carport or garage into the living area shall not be approved unless a new garage is added and the floor level of the existing carport/garage is approved to meet building code criteria for a living area (see Section 7.20 of the zoning ordinance). All other dwelling units will have adequate enclosed storage of not less than twenty-five (25) square feet, in addition to the parking requirements of the city's zoning ordinance.
- (h) Manufactured Homes and Industrialized Housing. Manufactured Homes and Industrialized Housing, including additions to existing residential dwellings, shall be limited to the districts or locations specified in Chapter 14, the Lago Vista Zoning Ordinance.
 - (1) In locations permitted by the zoning ordinance, industrialized housing shall be placed on a permanent foundation and comply with all applicable local building codes and permit application requirements.
 - (2) In locations permitted by the zoning ordinance, manufactured homes (including mobile homes) shall comply with the following additional requirements:

- (A) All manufactured housing (including mobile homes) shall be installed by either the owner, after acquiring a temporary installer's certificate from the state, or an installer registered with the Texas Department of Labor Standards. If the owner intends to use a registered installer to transport and/or install a manufactured home, he must enter the name, address, phone number and the installer's state registration number on the building permit application.
- (B) The manufactured or mobile home structure shall be classified and treated in accordance with the criteria established by the federal and state statutes, regulations and consumer law, including the Federal National Manufactured Housing Construction and Safety Standards Act of 1974 and the state regulations referenced below.
- (C) Applications for a building permit for manufactured and mobile homes shall include the square footage, manufacturer's name, date of manufacture, serial number and exterior dimensions (not including the tongue).
- (D) No manufactured or mobile home older than five years or without the required federal or state inspection seals may be placed on any lot in the city.

State law references—Sanitation and health standards, V.T.C.A., Health and Safety Code, ch. 341; Manufactured Housing Standards Act, V.T.C.A., Occupations Code, ch. 1201; authority to prohibit installation of mobile homes used for residences, V.T.C.A., Occupations Code, sec. 1201.008.

- (i) Sewage Facilities. All plumbing fixtures shall be connected by adequate water and drainage lines to a licensed private sewage facility or to an approved, organized sewage disposal system.
- (j) Solar Systems. No roof-mounted solar panels will exceed the maximum approved roofline height. Ground-mounted solar panels will not be located within twenty-five feet (25') of a street or golf course.
- (k) Utility Connection. It shall be unlawful to connect any utility to a structure for permanent service until authorized by the public utility supplier.
- (l) Graywater Sewage Systems. Graywater systems must be equipped with a holding tank that may be installed below grade. A discharge pump will be required to empty this holding tank as required for approved use.

State law references—Graywater standards, V.T.C.A., Health and Safety Code, sec. 341.039; standards for control of graywater, V.T.C.A., Water Code, sec. 26.0311.

- (m) The city is authorized to take actions as appropriate to withhold or request removal of all utility connections to any residential or commercial unit where no action has been taken to correct deficiencies in the building code, or violations of this article.
- (n) Roofing for patios or covered porches shall match the roof on the primary structure.

Sec. 3.124 Minimum Standards for Multifamily and Nonresidential Buildings

(a) In addition to the requirements in the IBC, every building, structure, or part thereof, erected or altered, moved or relocated for nonresidential use in the city shall conform to the following standards, which are deemed to be minimum standards, necessary for the safety, health and general welfare of the residents of the community and to provide for the enhancement of the overall visual image of the city and to encourage some degree of design consistency, by requiring specific exterior materials for all nonresidential buildings.

(b) General Requirements.

(1) Driveways and Off-Street Parking. Each nonresidential building shall be on a lot abutting a public or private street, and all structures shall be located on lots to provide safe, convenient access for service by police and fire protection, and minimum off- street parking and loading areas as stated in the zoning ordinance.

(2) Exterior Lighting. All outdoor or exterior lighting shall comply with the requirements of Article 3.800 in Chapter 3.

(3) Exterior Compressors and Other Equipment. All exterior air-conditioning compressors, mechanical equipment, fuel tanks and devices shall be adequately screened from view from both public and private streets. In no case shall such equipment be located in the front setback area of any residence or commercial establishment, except liquefied petroleum gas containers that are buried in accordance with the general zoning ordinance.

(4) Height. All buildings shall conform to the building heights as listed in the zoning ordinance for the area in which the nonresidential building is to be located.

(5) Lot Coverage. Total impervious coverage shall comply with the zoning ordinance and subdivision ordinance.

(6) Industrialized Buildings.

(A) Permanent. Non-residential industrialized buildings or building additions which are securely fixed to a permanent foundation equal to the requirements for traditional construction are allowed for permanent use in accordance with Chapter 14, the Lago Vista Zoning Ordinance and all other applicable requirements.

(B) Temporary. Non-residential industrialized buildings shall be permitted to accommodate temporary uses as follows:

(i) Industrialized buildings may be used as a temporary construction office for a maximum of two years on non-residential projects provided the proper permits are obtained, shall be located within the development that it serves, and shall be removed upon completion of the project.

(ii) Industrialized buildings may be used as a temporary residential real estate sales office within residential zoning districts provided the proper permits are

obtained, and the sales are only for property within the same development. The temporary residential real estate sales office may be a separate structure or shared space within the temporary construction office. Permits for temporary sales office will expire within one year of issuance and are nonrenewable. Within one year of approval, a temporary sales office shall be relocated within a permanent structure, such as within a permitted model home. See Article 3.700 in Chapter 3.

- (7) Utilities Required. All nonresidential buildings, where plumbing is required, shall be connected to a private or public water system, and on-site sewage disposal system, licensed by LCRA, or a public sewer system.
- (8) Solid Waste Container Storage. Trash storage and recycling areas for attached dwellings and all businesses and industrial buildings or uses shall be accommodated within the structure, or adequate area shall be included on site and indicated on a site plan. All outdoor trash and recycling storage and containers shall be placed on hot mix asphalt, concrete, brick pavers or reinforced concrete and shall be screened from public view by a solid fence or wall of no more than six feet in height.
- (9) Utility Connection. It shall be unlawful to connect any public utility to any structure for service until authorized by both the city and the public utility supplier.
- (10) City Right-of-Way. No part of any structure shall intrude upon the city's right-of-way without the explicit permission of the city council.
- (11) Exterior Appearance. This subsection shall apply to all nonresidential and multifamily buildings except those in the C-4, airport district and the LI, light industrial district.
 - (A) 75% of the front wall and 75% of each sidewall of all commercial buildings shall consist of or be covered with the following acceptable materials:
 - (i) Fired bricks.
 - (ii) Natural or polished stone.
 - (iii) Textured masonry block.
 - (iv) Tilt wall concrete panels with architectural details or embedded textural materials.
 - (v) Applied stucco.
 - (vi) Tile, clay or ceramic.
 - (vii) Glass.
 - (viii) Split face concrete block.

Note: Painted corrugated sheet metal and concrete impregnated siding are not acceptable materials for meeting this requirement but may otherwise be used.

- (B) Stainless steel, chrome, standing seam and premium grade architectural metal may be used as an architectural accent, but shall not cover more than 10% of the front or any sidewall of the building.
- (C) Metal overhead doors shall not be located within the front wall or within the required 75% architectural sidewalls of a building. Exceptions: Businesses that require daily auto entrance.
- (D) Metal roofing shall be permitted provided it does not include a reflective or high gloss finish.

ARTICLE 3.1000 INDUSTRIALIZED HOUSING AND BUILDINGS

- (a) Industrialized housing and buildings shall be installed only in locations within the city specified in Chapter 14, the Lago Vista Zoning Ordinance and consistent with all other zoning, subdivision, landscaping, site plan requirements, and other applicable development standards including the following requirements:
 - (1) Interpretation of Provisions. Whenever a provision of this section and any other provision of this article, or any provision in any other law, ordinance, resolution, rule or regulation of any kind contains any restrictions covering any of the same subject matter, whichever restrictions are more restrictive or impose higher standards or requirements shall govern. Any provisions of this article that are in conflict with state law shall be governed by state law to the extent of the conflict only.
- (b) Definitions.
Code. Chapter 1200 of the Texas Occupation Code, as amended.
Industrialized Building. See Section 3.104 of Chapter 3.
Industrialized Housing. See Section 3.104 of Chapter 3.
- (c) Industrialized housing and industrialized buildings shall not be permitted to be installed or constructed within the city limits except in strict compliance with this article and Chapter 14, the Lago Vista Zoning Ordinance.
- (d) Foundation Required. Except for temporary uses specifically identified in Section 3.124 of Chapter 3, industrialized homes and buildings shall be securely fixed to a permanent foundation of the type required for a site built building with modifications to accommodate the connection and installation requirements of an industrialized building.

(e) Permit and Inspection Requirements:

- (1) Before an industrialized home or building may be installed or constructed on a property in the city limits, the property owner must submit an application for the appropriate permits as provided in Article 3.100, Section 3.110 and additionally submit:
 - (A) A complete set of designs, plans, and specifications bearing the stamp of approval required in the code;
 - (B) Verification that the building or home has not been altered, modified or remodeled since receiving approval as required in the code, or, if such changes have occurred, an explanation of the extent of alteration, modification or remodeling; and
 - (C) Verification that any appropriate seal has been affixed to the building or home.
- (2) Inspection of the industrialized home or building prior to connection to utilities shall be required to ensure compliance with all applicable building codes and ordinances.
- (3) The owner of an industrialized building or home that has been modified or altered since any applicable seal was affixed shall be required to bring the building or home into compliance with the building codes as provided in Section 1202.1535 of the Texas Occupation Code. If issues arise on the sufficiency of compliance, code equivalency or alternative material authorized for use in the industrial building codes, the building official shall contact the appropriate state agency for determination as provided in Section 1202.156.

**ARTICLE 3.500 MOBILE HOME, RECREATIONAL VEHICLE, AND CAMPGROUND
PARK REGULATIONS**

Division 1. General Provisions

Sec. 3.502 Definitions

The following terms, phrases and words, as used in this article, have the following meanings:

Agent. Any person authorized by the licensee of a mobile home park to operate or maintain such park under the provisions of this article.

Annual Operating License. A license issued by the city after a mobile home or recreational vehicle or campground park has been inspected and found to be in compliance with this article. (See Section 3.505)

Building Official. A person, or his representative, authorized by the city council to perform the inspection duties prescribed by the provisions of this article.

Campground. Any parcel or tract of land under the control of any person, organization, or governmental entity wherein sites are offered for the use by the public for the establishment of temporary living sites for two or more recreational vehicles or camping units. Campgrounds may be one of the following types:

- (1) Primitive Campground. A campground accessible only by walk-in, pack-in, or equestrian campers where no facilities are provided for the comfort or convenience of the campers.
- (2) Semi-Primitive Campground. A campground accessible only by walk-in or equestrian campers, or motorized trail vehicles where rudimentary facilities (privies and/or fireplaces) may be provided for the comfort and convenience of the campers.
- (3) Semi-Developed Campground. A campground with two or more recreational unit sites, accessible by vehicular traffic. Roads and facilities (toilets and/or privies) are provided.
- (4) Developed Campground. A campground with two or more recreational unit sites accessible by vehicular traffic where sites are fully developed and tables, refuse containers, flush toilets, bathing facilities, and water are provided.
- (5) Fully-Developed Campground. A campground with two or more recreational unit sites accessible by vehicular traffic and provided with one or more service buildings. These sites may have individual water, sewer, and electrical connections.

Camping Trailer. A vehicular unit mounted on wheels and constructed with collapsible partial side walls that fold for towing by another vehicle and unfold at the camp site to provide temporary living quarters for recreation, camping, or travel use. (See definition of recreational vehicle.)

Camping Unit. A tent or other type of portable shelter intended, designed, or used for temporary human occupancy.

Camping Unit Site. A specific area within a campground or recreational vehicle park that is set aside for use as a temporary living site by a camping unit. [See also definitions of recreational vehicle site (including note thereto) and recreational unit site].

City. Shall mean the City of Lago Vista.

City/County Health Officer. The legally designated head of the city/county health department or his authorized representative.

City Engineer. The duly appointed city engineer of this city and if a city engineer has not been appointed, "city engineer" shall be construed to mean the manager or administrator of this city.

City Manager or City Administrator. A person appointed by the city council to serve as manager or administrator of the city, or the mayor, or the mayor's designee.

City Official. The legally designated head of a city department or his authorized representative when acting in an official capacity.

Certificate of Occupancy. A certificate issued by the building official for the use of a building, structure, or land when it is determined by him that said building, structure, or land complies with the provisions of all applicable city ordinances and regulations.

Commission. Planning and zoning commission of the City of Lago Vista, Texas.

CBS. The building committee of the City of Lago Vista, Texas.

Common Access Street. A private street which affords the principal means of access to individual recreational vehicle and/or mobile home spaces.

Driveway. A minor entranceway, off the common access street within the mobile home park, into an off-street parking area servicing one or more recreational vehicle and/or mobile homes.

Floodplain Administrator. A person designated by the city council and charged with the administration and implementation of the flood regulations.

Flood-Prone Area. That area of land in the floodplain subject to a one percent (1%) or greater chance of flooding in any given year.

Licensee. A person to whom a license for construction and/or operation and maintenance of a mobile home recreational vehicle or campground park has been issued.

Manufactured Home or Mobile Home. See section 3.104 of Chapter 3.

Mobile Home Park. A unified development of mobile home spaces for rent or lease arranged on a tract of land.

Mobile Home Space. The ground area within the park which is designed for or designated as the location for one (1) mobile home.

Mobile Home Stand. The portion of a mobile home space upon which the mobile home is placed.

Motor Home. A vehicular unit designed to provide temporary living quarters for recreational, camping or travel use built on or permanently attached to a self-propelled motor vehicle chassis or on a chassis cab or van which is an integral part of the completed vehicle. (See definition of recreational vehicle.)

Park. Pertains to mobile home park, recreational vehicle park, or campground.

Permit. A written permit or certification issued by the building official permitting the construction, alteration, extension, or nonconforming use of a mobile home recreational vehicle and/or campground park, under the provisions of this article.

Person. Any individual, firm, association, organization, company, proprietorship, partnership, or trust.

Plat. The plan, map, drawing or chart on which subdivider's plan for a subdivision or resubdivision is presented.

Recreational Unit Site. Either a recreational vehicle site or a camping unit site. [See definitions of recreational vehicle site (including note thereto) and camping unit site.]

Recreational Vehicle. A vehicular unit for human habitation and primarily designed as temporary living quarters for recreational, camping, or travel use, which either has its own motive power or is mounted on or towed by another vehicle. The basic entities are: travel trailer, camping trailer, truck camper and motor home.

Recreational Vehicle Park. A plot of land upon which two or more recreational vehicle sites are located, established or constructed to provide for occupancy by recreational vehicles owned or operated by the general public as temporary living quarters for recreational or vacation purposes.

Recreational Vehicle Site. A plot of land within a recreational vehicle park set aside for the accommodation of a recreational vehicle on a temporary basis. It shall be permitted to be used as either a recreational vehicle site or as a camping unit site. (See definition of camping unit site.)

Recreational Vehicle Stand. That area of a recreational vehicle site intended for the placement of a recreational vehicle.

Recreational Unit Site. Either a recreational vehicle site or a camping unit site. [See definitions of recreational vehicle site (including note thereto) and camping unit site.]

Recreational Vehicle. A vehicular-type unit for human habitation and primarily designed as temporary living quarters for recreational, camping, or travel use, which either has its own motive power or is mounted on or towed by another vehicle. The basic entities are: travel trailer, camping trailer, truck camper and motor home.

Recreational Vehicle Park. A plot of land upon which two or more recreational vehicle sites are located, established or constructed to provide for occupancy by recreational vehicles owned or operated by the general public as temporary living quarters for recreational or vacation purposes.

Recreational Vehicle Site. A plot of land within a recreational vehicle park set aside for the accommodation of a recreational vehicle on a temporary basis. It shall be permitted to be used as either a recreational vehicle site or as a camping unit site. (See definition of camping unit site).

Recreational Vehicle Stand. That area of a recreational vehicle site intended for the placement of a recreational vehicle.

Replacement. The act of moving one (1) mobile home or recreational vehicle from its existing stand and replacing it with another.

Service Building. A structure housing toilet, lavatory, and such other facilities as may be required by this article.

Sewer Connection. The connection consisting of all pipes, fittings, and appurtenances from the drain outlet of a mobile home to the inlet of the corresponding sewer service riser pipe of the sewage system serving the mobile home or recreational vehicle park.

Sewer Service Riser Pipe. That portion of a sewer service which extends vertically to the ground elevation and terminates at a mobile home or recreational vehicle space.

Travel Trailer. A vehicular unit, mounted on wheels, designed to provide temporary living quarters for recreational, camping, or travel use of such size or weight as not to require special highway movement permits when towed by a motorized vehicle, and of gross trailer area less than 320 sq. ft. (See definition of recreational vehicle).

Truck Camper. A portable unit constructed to provide temporary living quarters for recreational, travel, or camping use, consisting of a roof, floor, and sides designed to be loaded onto and unloaded from the bed of a pickup truck. (See definition of recreational vehicle).

Utilities. Services provided to a mobile home, recreational vehicle or campground park including water, sewer, electric, gas, and telephone.

Yards.

- (1) Front yards are yards which immediately face a public street or a common access street.
- (2) Rear yards are yards which immediately face the property line of an adjoining property owner.
- (3) Side yards are yards which share the common boundary between adjoining mobile home or recreational vehicle spaces.
- (4) All other yard configurations shall be considered nonconforming.

Water Connection. The connection consisting of all pipes, fittings, and appurtenances from the water service riser pipe to the water inlet pipe of the distribution system within a mobile home or recreational vehicle.

Water Service Riser Pipe. That portion of the water service system which extends vertically to the ground elevation and terminates at a mobile home or recreational vehicle space.

EXHIBIT "B"

CHAPTER 14

ZONING ORDINANCE

PART II. DEFINITIONS

Section 2 Definitions

2.10 Definitions: The words used in this chapter and not defined in this section shall have their ordinarily accepted meaning. For the purposes of this chapter the following words and phrases shall have the meaning respectively ascribed to them herein:

ABUTTING: Adjacent, joining at a boundary.

ACCESSORY BUILDING: A building detached from the principal building and customarily incidental and subordinate to the principal building or use. A structure will be considered a detached accessory building rather than an addition or part of the principal building unless an intervening attachment consists of a fully enclosed, conditioned living space that is more than a mere corridor or hallway.

PART III. ZONING DISTRICTS

Section 3 Establishment of Districts

3.10 Classification of Districts. The City of Lago Vista is hereby divided into the following zoning districts:

ABBREVIATED
DESIGNATION

ZONING DISTRICT

R-0	Single-family, Zero Lot Line
R-1A through G	Single-Family Residential
R-1LL	Single-Family Residential, Large Lot

R-1M	Manufactured Home and Industrialized Housing
R-1T	Single-Family, Tall
R-2	Two-Family Residential
R-4	Multifamily Residential (Apartments, Townhouses and Single Family)
RR-A	Restricted Single Family With Aircraft
C-1A and C-1C	Professional, Business Office, Low Density Retail
C-2	Commercial; Large Scale
C-3	Commercial, Marina
C-4	Commercial, Airport
C-6	Commercial, Large Commercial/Retail
CR	Commercial Resort
U-1	Utility, Governmental, Educational, and Institutional
P, P-1A, P-1B, P-1C, P-2	Park District
G-1	Golf Courses & Supporting Facilities
LI	Light Industrial
PDD	Planned Development District
TR-1	Temporary Restricted zoning designation to be used upon property annexation.

Section 4 Use Regulations and Physical Restrictions

4.20 R-1A through R-1G-Single-Family Residential Districts.

- (A) Purpose. These districts are intended to include lands being used, or intended to be used, for single-family residential purposes and associated uses. The district is designed to provide sufficient, suitable residential neighborhoods, protected from incompatible uses, and provided with necessary facilities and service.
- (B) Permitted Uses. The permitted uses are specified in Table B, Table of Allowed Uses for Zoning. In addition, “Industrialized Housing” as defined in Section 3.104 of Chapter 3 and meeting the following requirements shall be permitted in any of these residential districts:
- (1) Meets all the requirements of the Texas Industrialized Building Code Council including the placement of a decal or seal issued by that agency on each transportable modular section or modular component indicating compliance with mandatory building codes;

- (2) Meets or exceeds the development standards of any single-family dwelling within five hundred feet of the proposed industrialized housing location and the applicable development standards specified in Table A, Table of Development Standards; and
 - (3) Has a value, as documented by a Texas licensed appraiser, of both the proposed location and industrialized housing, that equals or exceeds the median taxable value for each single-family residence located within five hundred feet, as determined by the most certified tax appraisal roll for Travis County. Whenever only vacant lots are within five hundred feet of the proposed location, the appraisal shall be required to meet or exceed the value of the nearest single-family residence.
- (C) **Development Standards.** The Maximum Building Height, Minimum Yard Requirements, and the Minimum Area of Dwelling shall be as specified in Table A, Table of Development Standards. All single-family residences shall have a garage with a minimum of four hundred (400) square feet in area. All single-family residences must have twenty-five percent (25%) masonry on the exterior of the structure. For purposes of this calculation, the exterior shall not include the area of roofs or door or window openings.
- R-1C. All residences in the R-1C district shall require not less than the minimum number of square feet of floor area and garage.
- (D) **Parking Area.** Each dwelling shall include, off-street parking in accordance with Section 7, herein.

4.22 R-1LL Single-Family Residential District, Large Lot.

- (A) **Purpose.** This district is intended to include lands being used, or intended to be used, for low density single-family residential purposes and associated uses. The district is designed to provide sufficient, suitable residential neighborhoods, protected from incompatible uses, and provided with necessary facilities and service, preservation of rural character and environmentally sensitive land.
- (B) **Permitted Uses.** The permitted uses are specified in Table B, Table of Allowed Uses for Zoning. In addition, “Industrialized Housing” as defined in Section 3.104 of Chapter 3 and meeting the following requirements shall be permitted in this residential district:
- (1) Meets all the requirements of the Texas Industrialized Building Code Council including the placement of a decal or seal issued by that agency on each transportable modular section or modular component indicating compliance with mandatory building codes;
 - (2) Meets or exceeds the development standards of any single-family dwelling within five hundred feet of the proposed industrialized housing location and the applicable development standards specified in Table A, Table of Development Standards; and
 - (3) Has a value, as documented by a Texas licensed appraiser, of both the proposed location and industrialized housing, that equals or exceeds the median taxable value

for each single-family residence located within five hundred feet, as determined by the most certified tax appraisal roll for Travis County. Whenever only vacant lots are within five hundred feet of the proposed location, the appraisal shall be required to meet or exceed the value of the nearest single-family residence.

- (C) Development Standards. The Maximum Building Height, Minimum Yard Requirements, and the Minimum Area of Dwelling shall be as specified in Table A, Table of Development Standards. All single-family residences shall have a garage with a minimum of four hundred (400) square feet in area. All single-family residences must have twenty-five percent (25%) masonry on the exterior of the structure. For purposes of this calculation, the exterior shall not include the area of roofs or door or window openings.
- (D) Parking Area. Each dwelling shall include, off-street parking in accordance with Section 7, herein.
- (E) Minimum lot size, width and depth. Minimum lot size shall be one acre. Minimum lot width measured at the front building setback line as shown on a plat or 25 feet, whichever is greater, shall be 130 feet. Minimum lot depth shall be 200 feet.

4.25 R-1M, Manufactured Home and Industrialized Housing District.

- (A) Purpose. This district is intended to include lands, within the corporate limits of the City which are used, or intended to be used, for single-family, manufactured home and industrialized housing units.
- (B) Permitted Uses. The permitted uses are specified in Table B, Table of Allowed Uses for Zoning.
- (C) Development Standards. The Maximum Building Height, Minimum Yard Requirements, and the Minimum Area of Dwelling shall be as specified in the Table A, Table of Development Standard.
- (D) Parking Area. Each dwelling shall include at least one (1) off-street parking space in accordance with Section 7, herein. Garages are not required and carports are permitted.
- (E) Additional Restrictions. The following additional restrictions shall apply to all manufactured homes or industrialized housing placed in this district:
 - (1) No manufactured home or industrialized housing may be placed on any lot or parcel of land until approved by the city manager or his/her designee as to size, condition, appearance, and placement.
 - (2) A small utility closet not larger than seven feet (7) by nine feet (9) in floor area and conforming in general appearance to the manufactured home may be added to the manufactured home.
 - (3) All manufactured or modular homes shall be securely tied down, blocked and skirted within ninety (90) days from the date the unit was moved onto the lot.

- (4) Skirting between manufactured or modular homes and ground or slab must be enclosed with matching metal, masonry or other appropriate materials.

4.27 R-1T Single-Family Residential, Tall

- (A) Purpose. This district is intended to include lands being used, or intended to be used, for tall home single-family residential purposes and associated uses. The district is designed to provide sufficient, suitable residential neighborhoods, protected from incompatible uses, and provided with necessary facilities and service, preservation of rural character and environmentally sensitive land.
- (B) Permitted Uses. The permitted uses are specified in Table B, Table of Allowed Uses for Zoning. In addition, "Industrialized Housing" as defined in Section 3.104 of Chapter 3 and meeting the following requirements shall be permitted in this residential district:
 - (1) Meets all the requirements of the Texas Industrialized Building Code Council including the placement of a decal or seal issued by that agency on each transportable modular section or modular component indicating compliance with mandatory building codes;
 - (2) Meets or exceeds the development standards of any single-family dwelling within five hundred feet of the proposed industrialized housing location and the applicable development standards specified in Table A, Table of Development Standards; and
 - (3) Has a value, as documented by a Texas licensed appraiser, of both the proposed location and industrialized housing, that equals or exceeds the median taxable value for each single-family residence located within five hundred feet, as determined by the most certified tax appraisal roll for Travis County. Whenever only vacant lots are within five hundred feet of the proposed location, the appraisal shall be required to meet or exceed the value of the nearest single-family residence.
- (C) Development Standards. The Maximum Building Height, Minimum Yard Requirements, and the Minimum Area of Dwelling shall be as specified in Table A, Table of Development Standards. All single-family residences shall have a garage with a minimum of four hundred (400) square feet in area. All single-family residences must have twenty-five percent (25%) masonry on the exterior of the structure. For purposes of this calculation, the exterior shall not include the area of roofs or door or window openings.
- (D) Parking Area. Each dwelling shall include, off-street parking in accordance with Section 7, herein.

4.30 R-2 Two-Family Residential District.

- (A) Purpose. This district is intended to include lands within the corporate limits of the City being used or intended to be used for duplex dwellings. This district is at moderate densities. It may be used as a transitional zone between low density residential and multifamily or commercial uses.

- (B) Permitted Uses. The permitted uses are specified in Table B, Table of Allowed Uses for Zoning. In addition, “Industrialized Housing” as defined in Section 3.104 of Chapter 3 and meeting the following requirements shall be permitted in this residential district:
- (1) Meets all the requirements of the Texas Industrialized Building Code Council including the placement of a decal or seal issued by that agency on each transportable modular section or modular component indicating compliance with mandatory building codes;
 - (2) Meets or exceeds the development standards of any single-family dwelling within five hundred feet of the proposed industrialized housing location and the applicable development standards specified in Table A, Table of Development Standards; and
 - (3) Has a value, as documented by a Texas licensed appraiser, of both the proposed location and industrialized housing, that equals or exceeds the median taxable value for each single-family residence located within five hundred feet, as determined by the most certified tax appraisal roll for Travis County. Whenever only vacant lots are within five hundred feet of the proposed location, the appraisal shall be required to meet or exceed the value of the nearest single-family residence.
- (C) Development Standards. The Maximum Building Height, Minimum Yard Requirements, and the Minimum Area of Dwelling shall be as specified in Table A, Table of Development Standards. All two-family residences must have twenty-five percent (25%) masonry on the exterior of the structure. For purposes of this calculation, the exterior shall not include the area of roofs or door or window openings.
- (D) Parking Area. Each dwelling shall include off-street parking in accordance with Section 7 herein.

4.35 R-4 [Multifamily] Residential District

- (A) Purpose. This district is intended to include lands within the corporate limits of the City used, or intended to be used, for apartment houses, townhouses, single-family, and for three or more dwelling units of any type on a single lot. It may be used as a transitional zone between low density residential and commercial uses.
- (B) Permitted Uses. The permitted uses are specified in Table B, Table of Allowed Uses for Zoning. In addition, “Industrialized Housing” as defined in Section 3.104 of Chapter 3 and meeting the following requirements shall be permitted in this residential district:
- (1) Meets all the requirements of the Texas Industrialized Building Code Council including the placement of a decal or seal issued by that agency on each transportable modular section or modular component indicating compliance with mandatory building codes;

- (2) Meets or exceeds the development standards of any single-family dwelling within five hundred feet of the proposed industrialized housing location and the applicable development standards specified in Table A, Table of Development Standards; and
 - (3) Has a value, as documented by a Texas licensed appraiser, of both the proposed location and industrialized housing, that equals or exceeds the median taxable value for each single-family residence located within five hundred feet, as determined by the most certified tax appraisal roll for Travis County. Whenever only vacant lots are within five hundred feet of the proposed location, the appraisal shall be required to meet or exceed the value of the nearest single-family residence.
- (C) Development Standards. The Maximum Building Height, Minimum Yard Requirements, and the Minimum Area of Dwelling shall be as specified in Table A, Table of Development Standards.
- (D) Minimum Parking Area. Each dwelling unit shall have off-street parking in accordance with Section 7, herein.

TABLE B
TABLE OF ALLOWED USES FOR ZONING

New and unlisted uses. The city manager or his designee may permit a use in a district that is not listed on Table B if the use is reasonably similar, comparable, and compatible with other uses permitted in the district or he may seek an amendment to Table B to add the unlisted use in the same manner as amendment to this chapter.

STRUCTURE/USE	R-0	R-1	R-2	R-4	R-1M	RR-A	C-1	C-2	C-3	C-4	G-1	U-1	P1	CR2	C-6	LI
Accessory Building or Use	V	V	V	V	V	V	V	V	V	V	V	V		V	V	V
Aircraft hangar, servicing, repair										V						
Amphitheater							V	V						V	V	V
Amusement arcade								V							V	V
Amusement Park								V							V	V
Antique shop							V	V							V	V
Apartments				V										V		
Apartment Hotel with Commercial							V	V						V	V	
Arboretums																
Arcades							SUP	SUP						SUP	SUP	SUP
Asphalt and concrete production																V
Assisted Living				V												
Auditorium								V							V	V
Auto sales and service								V							V	V
Auto wash, tune-up, repair							V	V							V	V
Bakery							V	V							V	V
Bank, Savings and Loan							V	V							V	V
Barber, Beauty Shop							V	V							V	V

V is allowed provided it is for the primary use of tenants, customers or persons associated with a primary use.

¹ For permitted uses in P-1A, P-1B, P-1C and P-2, see Section 4.70.

² All uses must be in accordance with the City Council approved CR Master Plan.

SUP Permitted by special use permit only.

STRUCTURE/USE	R-0	R-1	R-2	R-4	R-1M	RR-A	C-1	C-2	C-3	C-4	G-1	U-1	P1	CR2	C-6	LI
Bars, Nightclubs and Taverns								V			V			V	V	V
Bed and Breakfast Establishment		SUP	SUP	V			V	V						V		
Beverage Bottling or distribution								V							V	V
Bike/motorbike sales & service								V							V	V
Billiard/Pool Rooms								V						V	V	V
Boat storage (outside)								V	V					V		V
Boat Sales or Service								V	V							V
Boat slips/day slips									V					V		
Boat Ramp, Commercial							V	V	V				SUP	V		
Book/stationary shop							V	V							V	V
Bowling alley establishment								V							V	V
Building material sales								V							V	V
Bus depot								V							V	V
Cabinet shop/commercial								V		V						V
Cafeterias							V	V							V	V
Camera store							V	V							V	V
Canvas goods fabrication								V		V						V
Carpentry shop							V	V		V						V
Carpet, rug cleaners							V	V								V
Carting, hauling, storage warehouse								V							V	V
Catering establishments							V	V								V
Cemetery								V				V				
V	is allowed provided it is for the primary use of tenants, customers or persons associated with a primary use.															
1	For permitted uses in P-1A, P-1B, P-1C and P-2, see Section 4.70.															
2	All uses must be in accordance with the City Council approved CR Master Plan.															
SUP	Permitted by special use permit only.															

STRUCTURE/USE	R-0	R-1	R-2	R-4	R-1M	RR-A	C-1	C-2	C-3	C-4	G-1	U-1	P1	CR2	C-6	LI
Chapel							V	V				V		V		
Child care institution							V	V						V		
Churches, Temples	V	V	V	V	V		V	V				V		V	V	
Clinics (medical)							V	V				V			V	V
Clothing store-men's and/or women's							V	V							V	V
Club, not nightclub							V	V					V	V	V	V
Coal, sand, soil, and gravel yards							SUP									V
College or university								V				V			V	
Community Home	V	V	V	V	V	V										
Community Center							V	V				V	V	V	V	
Condominiums														V		
Convalescent home/Nursing home				V			V									
Cottage				V										V		
Country club							V	V			V			V		
Craft, hobby shop							V	V							V	V
Dance halls								V								V
Dept. store, sporting goods, novelty, toys							V	V							V	V
Dog and cat grooming							V	V								V
Drug store, tobacco, candy shops							V	V							V	V
Dry cleaning							V	V						V	V	V
Dwelling-manufactured home / industrialized housing ⁸					V											

V is allowed provided it is for the primary use of tenants, customers or persons associated with a primary use.

¹ For permitted uses in P-1A, P-1B, P-1C and P-2, see Section 4.70.

² All uses must be in accordance with the City Council approved CR Master Plan.

⁸ Also see permitted uses in other zoning districts where single-family or two-family residences are allowed.

SUP Permitted by special use permit only.