

ORDINANCE NO. 1482
(Case 2025-008)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BONHAM, TEXAS AMENDING EXHIBIT 14A (ZONING ORDINANCE) WITHIN THE BONHAM CODE OF ORDINANCES IN ORDER TO CREATE A NEW NONRESIDENTIAL ZONING DISTRICT, CORRIDOR COMMERCIAL DISTRICT (CC), AND ASSOCIATED AREA, SETBACK, AND HEIGHT REGULATIONS; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR A PENALTY CLAUSE; AND, PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the City Council of the City of Bonham, Texas (the "City Council") has previously adopted ordinances, rules and regulations governing the zoning in the City; and

WHEREAS, this Ordinance contains regulations consistent with good zoning and planning practices enhancing the city's zoning ordinance, improve economic development and employment opportunities, and increase the staff's ability to provide clear direction; and

WHEREAS, the Planning and Zoning Commission of the City and the City Council have given the requisite notices and have held the public hearings as required by law and afforded a full and fair hearing to all persons interested in and situated in the affected area and in the vicinity thereof, the City Council has concluded that the Exhibit 14A Zoning Ordinance of the City should be amended as set forth below.

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

SECTION 1. RECITALS INCORPORATED. The above recitals are incorporated herein by reference for all purposes

SECTION 2. AMENDMENT TO THE BONHAM CODE. In accordance with Chapter 1, Article 1.01 of the Bonham Code of Ordinances ("Bonham Code"), the new amendments/sections to Exhibit 14A (Zoning Ordinance) are hereby amended as follows.

1. Zoning Ordinance 14A, ARTICLE 2 ZONING DISTRICTS ESTABLISHED, is hereby amended by adding the following term and description to read entirely as follows:

§ 2.20 Corridor Commercial District (CC)

The purpose of the Corridor Commercial District is to provide for retail, service, and office uses along major regional transportation corridors. The regulations and standards of this district are reflective of the high traffic volumes and high visibility of these regional highways.

2. Zoning Ordinance 14A Attachment 1, APPENDIX 1 SCHEDULE OF USES is hereby amended to add "CC" as a district under Tables 1 – 7 with the designation of "Y" and "S" under the TYPE OF USE column for only the following uses as illustrated below:

TYPE OF USE	Note	AG	R	D	A-1	A-2	MH-1	MH-2	CBD	LR	LB	B	THOR	LI	HI	HC	FP	CC
Accessory bldg.																		Y
Construction Yard, temp																		Y
Garage, community																		Y
Hotel, motel																		Y
Kennel (no outside pens)																		Y
Art gallery																		Y
Church, rectory, place of worship																		Y
Civic center																		Y
Clinic, medical or dental																		Y
																		Y
College or university																		Y
Heath club, gymnasium																		Y
Hospital																		Y
Park, playgnd, or rec. ctr. (public)																		Y
Public safety building																		Y
Water storage, elevated or ground																		Y
Automobile parts sales (indoors)																		Y
Amusement, indoor commercial																		Y
Antique shop																		Y
Arts, crafts shop (indoor sales)																		Y
Bakery or confectionary, retail and commercial																		Y
Bank, savings, & loan, credit union																		Y
Bowling alley																		Y
Bldg. materials, hardware (indoor storage)																		Y
Business services																		Y
Cleaning & pressing, small shop & pick-up																		Y
Clinic, medical or dental																		Y
Convenience store*																		Y
Custom personal service shop																		Y
Discount, variety, or department store																		Y
Food store, grocery store																		Y
Furniture/appliance store																		Y
General merchandise store																		Y
Florist																		Y
Barber & Beauty Shop																		Y
Gymnastic or Dance Studio																		Y

TYPE OF USE	Note	AG	R	D	A-1	A-2	MH-1	MH-2	CBD	LR	LB	B	THOR	LI	HI	HC	FP	CC
Office center																		Y
Office, prof. or general administrative																		Y
Office/showroom																		Y
Personal service shop																		Y
Pet shop																		Y
Pharmacy																		Y
Restaurant (all)																		Y
Retail shops other than listed																		Y
Shopping center																		Y
Theater (indoor)																		Y
Veterinary clinic (no outside pens)																		Y
Bed & Breakfast Inn																		S
Multifamily residence																		S
Residence hotel																		S
Continuing care facility																		S
Greenhouse or nursery, commercial																		S
Kennel (outside pens)																		S
Park, playgrnd, or rec. ctr. (commercial)																		S
Personal care facility																		S
Heliport or helistop																		S
Tire dealer (no outside storage)																		S
Amusement, outdoor commercial																		S
Bldg. materials, hardware (outdoor storage)																		S
Secondhand store, furniture/clothing																		S
Veterinary clinic (outside pens)																		S
Mini-storage warehouse; self-storage																		S
Car Wash																		S
Medical supplies, sales & services																		S
Plumbing / HVAC Business																		S

3. Zoning Ordinance 14A Attachment 3, APPENDIX 3-4 MULTIFAMILY DWELLING AND TOWNHOUSE AREA, SETBACK, AND HEIGHT REGULATIONS and APPENDIX 3-6 NONRESIDENTIAL USES AREA, SETBACK, AND HEIGHT REGULATIONS are hereby amended to add "CC" as a Zoning Dist. along with the following area, setback, and height regulations as illustrated below:

Zoning Dist.	Min. lot area	Min. lot width	Min. lot depth	Front setback	Side setback	Rear setback	Hgt. Limit	Max. Percent of coverage
CC	None	None	None	50' SH 121 25' SH 56	10	10	35**	50

**The height limit in the CC district may be increased upon approval of a preliminary site plan or site plan by the City Council.

SECTION 3. SAVINGS/REPEALING. All ordinances or parts of ordinances in force when the provisions of this Ordinance become effective that are consistent and do not conflict with the terms and provisions of this Ordinance are hereby ratified to the extent of such consistency and lack of conflict and all provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portion of conflicting ordinances shall remain in full force and effect.

SECTION 4. PENALTY PROVISION. Any person or corporation who shall violate any of the provisions of this Ordinance or fail to comply therewith or with any of the requirements thereof, shall be guilty of a misdemeanor, and shall be subject to fine of not more than two thousand (\$2,000.00) dollars, and each day such violation shall be permitted to continue shall constitute a separate offense. The owner or owners of any building or premises or part thereof, where anything in violation of the ordinance shall be placed, or shall exist, and any architect, builder, contractor, agent, person or corporation employed in connection therewith and who may have assisted in the commission of any such violation, shall be guilty of a separate offense and upon conviction thereof shall be fined as above provided. The City of Bonham retains all legal rights and remedies available to it pursuant to local, state and federal law.

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

SECTION 6. EFFECTIVE DATE. This Ordinance shall become effective upon its passage and publication as required by the City Charter and by law.

SECTION 7. PROPER NOTICE AND MEETINGS. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time, place and purpose of said meetings was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

PASSED AND APPROVED on its first reading this the 1st day of December 2025.

H.L. Compton
H.L. Compton, Mayor

ATTEST:

Heather Stockton
Heather Stockton, City Secretary

