



City of Willow Park
Planning & Zoning Commission
Regular Meeting
516 Ranch House Rd, Willow Park, TX 76087
Tuesday, October 20th, 2020, 2020 6:00 pm
Agenda

Call to Order

Determination of Quorum

Approval of Meeting Minutes for September 15th, 2020.

Items to be considered and acted upon

I. PUBLIC HEARING to consider and act on text amendments to the City of Willow Park Zoning Ordinance;

1. Sec.14.03.005 – Fire Protection Access

Fire lanes and access easements shall be a minimum 24' wide and concrete surface.

2. Sec.14.06.010 – “R-5” Single Family Medium Density

(9) Two car attached garage. Front entrance garages are permitted.

(10) Required screening. Wooden screening shall be built with steel reinforced concrete footer which shall be 4 inches in depth and a minimum 6 inches wide.

Fences shall be a minimum of 6' and maximum of 8' in height.

(14) (c) Reversal of a building plan (delete).

3. Sec. 14.06.005 – “R-1” Single Family District

(c)(2) Manufactured Homes (delete).

4. Sec. 14.06.008 – “R-3” Multifamily District

(b)(1)(A) Maximum apartment units contained in multifamily 18 units per acre.

(c)(5) All multifamily dwellings must have a fire suppression sprinkler system installed per the currently adopted International Building Code and International Fire Code.

(c)(6) New certificate of occupancy required for each apartment unit prior to leasing to a new occupant (delete).

5. Sec. 14.10.001 – New Development Site Plan

(a) Development within a Commercial, Local Retail, Office, or Residential – 3 District must be approved through the site planning process (delete).

6. Sec. 14.12 – Off Street Parking and Loading Requirements

All parking spaces, driveways, display areas, and off-street loading spaces shall be concrete pavement.



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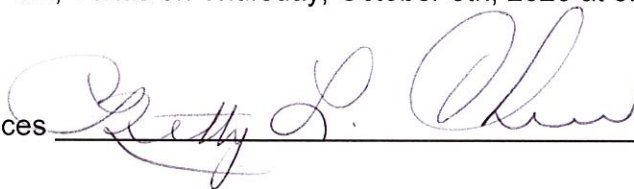
7. Sec.14.06.002 – Sec.14.06.015

Public Municipal, State and/or Federal Owned Facilities or Uses are permitted in all districts.

Installations owned and operated by the City of Willow Park, Parker County, the State of Texas or public utility companies, which installations are necessary for the public safety, governmental services or the furnishing of utility services including communications equipment towers are permitted in all zoning districts.

I certify that the above notice of this meeting was posted on the bulletin board at the municipal complex of the City of Willow Park, Texas on Thursday, October 8th, 2020 at 5:00 pm.

Director of Development Services



If you plan to attend this public meeting and you have a disability that requires special arrangements at this meeting, please contact Betty Chew, at (817) 441-7108 or by fax (817) 441-6900 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.



City of Willow Park
Planning & Zoning Commission
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516 Ranch House Rd Willow Park, TX 76087
Tuesday, September 15, 2020 6:00 PM
Minutes

Call to Order

The Meeting was called to order at 6:00 pm.

Determination of Quorum

Present:

Chairman Jared Fowler
Commissioner Rodney Wilkins, Billy Weikert, Joe Lane
Commissioner Alternate Scott Smith

Absent:

Commissioner Sharon Bruton

Also, Present:
Betty Chew

Approval of Meeting Minutes for August 18, 2020.

Commissioner Wilkins made a motion to approve the minutes of the August 18, 2020 Planning and Zoning Commission Meeting.

Seconded by Commissioner Weikert.

Motion passed with a vote of 5-0.

Items to be considered and acted upon

1. Consider and Act on a Final Plat of a Replat of Lot 3, Block A, Crown Bluff Addition, City of Willow Park, Parker County, Texas.

Betty Chew addressed the Commission stating the owner proposes to replat Lot 3, Block A, Crown Bluff Addition into two lots. Lot 3R1 will be a 1.48 acre lot for future development. Lot 3R2 will be a 2.57 acre lot to be developed with "Extra Space Storage". Both lots will be served from a single 24 foot entrance/exit, which is shared with Texas First Rentals. Lot 3R2 also has frontage on Bankhead Hwy. The lots will be served by City water. Private on-site sewage systems will serve each lot.

The Final Plat of a Replat of Lot 3, Block A, Crown Bluff Addition meets the requirements of the Subdivision ordinance.

Jared Earney, Kimley Horn, addressed the Commission to answer questions.



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Sarah Norman, WP I-20 Investments, addressed the Commission to answer questions.

Motion made by Commissioner Lane to recommend approval of the Final Plat of a Replat of Lot 3, Block A, Crown Bluff Addition, as presented.

Seconded by Commissioner Wilkins.

Aye Votes: Chairman Fowler, Commissioners Wilkins, Weikert, Lane and Smith.

Motion passed with a vote of 5-0.

2. Consider and Act on a Site Plan for a Climate Controlled Self Storage Facility on Lot 3R2, Block A, Crown Bluff Addition, located in the 4600 Block of E. IH20 Service Road South.

Betty Chew addressed the Commission stating the property is proposed for development with a self-contained storage facility with offices. The developer proposes to construct a 96,600 square foot self-contained storage facility with a leasing office. The 3 story building will be 40 feet tall. A shared access entrance on the IH 20 Service Road will service both lots. A secondary access will be on Bankhead Highway. The drive on the west side if the property is 26 feet wide and will serve as a fire access lane.

Water service will be provided from an existing 12 inch water main located in the IH 20 Service Road. Both domestic water service and fire hydrants will be installed by the developer. An automatic fire sprinkler system will be installed in the building. An on-site sewage system will be installed by the developer. The stormwater drainage study has been submitted. A landscape barrier is proposed on the east side of the property adjacent to the residential zoned, undeveloped property. The landscape barrier will also screen the detention pond.

All parking and loading spaces are on the west side of the property. There are 14 parking spaces provided for the leasing office as well as parking and loading area for the storage spaces.

Jared Earney, Kimley Horn, addressed the Commission to answer questions.

Sharon Norman, WP I-20 Investments, addressed the Commission to answer questions.

Motion made by Commissioner Lane to recommend approval of the Site Plan for a climate controlled self-storage facility on Lot 3R2, Block A, Crown Bluff Addition, as presented.

Seconded by Commissioner Weikert.

Aye Votes: Chairman Fowler, Commissioners Wilkins, Weikert, Lane and Smith.

Motion passed with a vote of 5-0.



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3. Consider and Act on a revised Site Plan for Recreational Vehicle Sales and Service on Lot 1R1, Block A, Crown Bluff Addition, City of Willow Park, Parker County, Texas, located at 4400 E IH 20 Service Road South.

Betty Chew addressed the Commission stating this is a revised site plan for a recreational vehicle sales office and service shop located on Lot 1R1, Block A, Crown Bluff Addition. The owner is proposing to change the 16,000 square foot display area at the front of the property to asphalt pavement. The drive around the building and parking spaces are also proposed to be changed to asphalt pavement. A 24 foot fire lane which is the driveway on the east side of the building has been modified and approved by the Fire Department. The exterior lighting plan will be submitted with the building permit.

Micky Thomas, MJ Thomas Engineering LLC, addressed the Commission to explain the request to modify the paving materials. Mr. Thomas clarified the paving would be 6 inch flex base material and 6 inches of asphalt.

Motion made by Commissioner Smith to approve the revised site plan for recreational vehicle sales and service on Lot 1R1, Block A, Crown Bluff Addition with asphalt pavement (6" Flex Base and 6" Asphalt) and an exterior lighting plan.

Seconded by Commissioner Weikert.

Aye Votes: Chairman Fowler, Commissioners Wilkins, Weikert, Lane and Smith.

Motion passed with a vote of 5-0.

Chairman Fowler adjourned the meeting at 6:45 pm.

APPROVED:

Jared Fowler, Chairman Planning and Zoning Commission



P&Z AGENDA ITEM BRIEFING SHEET

Meeting Date: October 20, 2020	Department: Development Services	Presented By: Betty Chew
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AGENDA ITEM: 1

Consider text amendments to the City of Willow Park Zoning Ordinance.

BACKGROUND:

Attached are the proposed Zoning Ordinance text amendments. Additions are noted in yellow and deletions are noted by strikes. The ordinance pages are in chronological order. The list is by Section Numbers.

Please review prior to the Commission Meeting and also please contact me if you have any questions.

STAFF/BOARD/COMMISSION RECOMMENDATION:

Approval of text amendments.

EXHIBITS:

List of Zoning Amendments
Ordinance Changes

ADDITIONAL INFO:	FINANCIAL INFO:	
	Cost	N/A
	Source of Funding	N/A

ZONING ORDINANCE AMENDMENTS

1. Sec.14.03.005 – Fire Protection Access – Pg. 1
Fire lanes and access easements shall be a minimum 24’ wide and concrete surface.
2. Sec.14.06.010 – “R-5” Single Family Medium Density
 - (9) Two car attached garage. Front entrance garages are permitted. – Pg. 21
 - (10) Required screening. Wooden screening shall be built with steel reinforced concrete footer which shall be 4 inches in depth and a minimum 6 inches wide. Fences shall be a minimum of 6’ and maximum of 8’ in height. – Pg. 21
 - (14)(c) Reversal of a building plan (delete). – Pg. 22-23
3. Sec. 14.06.005 – “R-1” Single Family District
 - (c)(2) Manufactured Homes (delete). – Pg. 14
4. Sec. 14.06.008 – “R-3” Multifamily District
 - (b)(1)(A) Maximum apartment units contained in multifamily 18 units per acre. – Pg. 17
 - (c)(5) All multifamily dwellings must have a fire suppression sprinkler system installed per the currently adopted International Building Code and International Fire Code. – Pg. 20
 - (c)(6) New certificate of occupancy required for each apartment unit prior to leasing to a new occupant (delete). – Pg. 20
5. Sec. 14.10.001 – New Development Site Plan
 - (a) Development within a Commercial, Local Retail, Office, or Residential – 3 District must be approved through the site planning process (delete). – Pg. 8,10,20,28,30,32,34,35
6. Sec. 14.12 – Off Street Parking and Loading Requirements
All parking spaces, driveways, display areas, and off-street loading spaces shall be concrete pavement. – Pg. 5,36
7. Sec.14.06.002 – Sec.14.06.015
Public Municipal, State and/or Federal Owned Facilities or Uses are permitted in all districts.
Installations owned and operated by the City of Willow Park, Parker County, the State of Texas or public utility companies, which installations are necessary for the public safety, governmental services or the furnishing of utility services including communications equipment towers are permitted in all zoning districts. – Pg. 7,9,11,13,15,16,17,21,25,27,30,32,34

Sec. 14.03.005 Fire protection access

(a) No building except single-family dwellings shall be constructed in such a way that any part of the structure may be erected at a greater distance than the one hundred fifty (150) feet, if the owner thereof dedicates, constructs and maintains a fire lane or access easement having a minimum width of ~~twenty (20)~~ **twenty-four (24)** feet and a minimum height clearance of fourteen (14) feet terminating within one hundred (100) feet of the farthest point of the structure.

(b) Any such fire lane or access easement more than one hundred fifty (150) feet long shall either connect at both ends to a dedicated street or be provided with a turn-around having a minimum radius of fifty (50) feet.

(c) All fire lanes or access easements dedicated to the City of Willow Park for such use, shall be of ~~hard~~ **concrete** surface for the entire width thereof and maintained and kept in a state of good repair at all times by the owner of the premises, and the City of Willow Park shall not be responsible for the maintenance thereof. Such fire lanes shall be permanently marked as fire lanes and the owner of the property shall insure that the same such markings are kept and obviously displayed.

(Ordinance 414-97, ex. C, sec. 12.206, adopted 12/16/97)

Sec. 14.04.001 Definitions

For the purposes of this chapter, certain terms and words are hereby defined. Words used in the present tense shall include the future; the singular number shall include the plural, and the plural shall include the singular; the word "building" shall include the word "structure," the word "shall" is mandatory and not directive, the word "lot" includes the word "plot"; the term "used for" includes the meaning "designed for" or "intended for." Said words and terms are as follows:

Accessory building or use. A subordinate building having a use customarily incident to and located on the lot occupied by the main building; or a use customarily incident to the main use of the property. A building housing an accessory use is considered an integral part of the main building when it has any part of a wall in common with the main building, or is under an extension of the main roof and designed as an integral part of the main building.

Alley. A minor way which is used primarily for vehicular service access to the back or side of properties otherwise abutting on a street.

Apartment. A room or suite of rooms in an apartment house arranged, designed, or occupied as the residence by a single family, individual, or group of individuals.

Apartment house. Any building, or portion thereof, which is designed, built, rented, leased, let or hired out to be occupied as three or more apartments or which is occupied as the home or residence of three or more families living independently of each other maintaining separate cooking facilities.

Area of the lot. The area of the lot shall be the net area of the lot and shall not include portions of public streets or alleys.

Automobile sales area. An open area or lot used for the display or sale of automobiles, where no repair work is done except minor reconditioning of the cars to be displayed and sold on the premises, and no dismantling of cars or sale or keeping of used car parts or junk on the premises.

Barber and beauty shops/associated services. An establishment permitted by the Texas Department of Licensing and Regulation (TDLR) to cut, trim, wash, color or dye hair and mustaches. Associated services shall include all cosmetology services, permanent make-up and micro blading, etc.

Basement. A story below the first story is [as] defined under "story" counted as a story for height regulations if subdivided and used for dwelling purposes other than by a janitor or watchman employed on the premises.

Block. A piece or parcel of land entirely surrounded by public highways or streets, other than alleys. In cases where the platting is incomplete or disconnected, the building official shall determine the outline of the block.

Boarding house. A building, other than a hotel or motel, where lodging and meals for five or more persons are served for compensation.

Breezeway. A covered passage one (1) story in height and six (6) feet or more in width connecting a main structure and an accessory building.

Building. Any structure built for the support, shelter, and enclosure of persons, animals, chattels or movable property of any kind.

Building line. A line on a lot parallel to the street right-of-way line beyond which a building may not be erected. This shall be the building setback as required by this chapter or the building line as platted and filed of record; whichever is more restrictive shall control.

Business. Includes a local retail, and commercial/industrial uses and districts as herein defined.

Cabana. An accessory building adjacent to a swimming pool used as a changing area and for storage of pool-related equipment.

Clinic. Offices for one or more physicians, surgeons, or dentists engaged in treating the sick or injured, but not including rooms for the abiding of patients overnight.

Community center. A building dedicated to social or recreational activities serving the city or a neighborhood and owned and operated by the city, or by a nonprofit organization dedicated to promoting the health, safety, morals or general welfare of the city.

Convalescent home. Any structure used for or occupied by persons recovering from illness or suffering from the infirmities of old age.

Court. An open unoccupied space other than a yard, on the same lot with a building and which is bounded on three (3) or more sides by the building.

Customary home occupations. A customary home occupation is an occupation customarily carried on in the home by a member of the occupant's family without the installation of machinery or additional equipment, without the employment of additional persons, without the use of a sign to advertise the occupation and which does not cause

the generation of additional traffic in the street, or provision of customer parking, and shall not include beauty culture schools, beauty parlors, or doctor's offices for treatment of patients.

Day care center. Any place, home or institution which cares for five or more children under the age of sixteen (16) years old apart from their parents, guardians, or custodians for regular periods of time for compensation; provided, however, that the term shall not apply to bona fide schools, custody fixed by a court or children related by blood or marriage.

Depth of lot. The mean horizontal distance between the front and rear lot lines.

Depth of rear yard. The mean horizontal distance between the front and rear line of a building other than an accessory building and the rear lot line except as modified in the text of any section of this chapter.

District. A section of the City of Willow Park for which the regulations governing the area, height, or use of buildings are uniform for each type and class of structure.

Dwelling, mobile home. A detached residential dwelling unit designed for transportation after fabrication on streets or highways on its own wheels, which arrives at the site where it is to be occupied, complete and ready for occupancy other than for or incidental unpacking and assembly operation, location on jacks or other temporary or permanent foundations and connection to utilities.

Dwelling, multifamily. A building or portion thereof, arranged, intended, or designed for occupancy by three or more families, including tri-plexes, four-plexes, townhouses, condominiums and garden apartments.

Dwelling, one-family. A detached building arranged, intended, or designed for occupancy by one family.

Dwelling, two-family. A detached building arranged, intended, or designed for occupancy by two families.

Efficient apartment. An apartment having a combination living and bedroom (no separate bedroom).

Family. One (1) or more persons who are related by blood or marriage, living together and occupying a single housekeeping unit with single kitchen facilities, or a group of not more than five (5) (excluding servants) living together by joint agreement and occupying a single housekeeping unit with single kitchen facilities, on a nonprofit cost-sharing basis.

Farm or ranch. A tract of land consisting of a minimum of ten (10) acres if livestock is kept on premises.

Field offices (temporary). Shall mean and include structures conforming to the Uniform Building Code used in conjunction with construction work, accessory and incidental to the construction of a permanent structure which said permanent structure conforms to the code and all other laws of the City of Willow Park, the State of Texas and the United States of America. Said temporary structure may be permitted by the building official at the time [a permit] is granted for the permanent structure and said temporary structure shall be completely removed at the time of occupancy of the permanent structure.

Floor area ratio. A numerical value obtained by dividing: (i) the sum of the gross horizontal area of all floors of a building, including interior balconies and mezzanines, measured to the exterior faces of walls, by (ii) the total area of the lot, excluding streets, alleys, and dedicated drainageways.

Floor space per dwelling unit. The total number of square feet of habitable floor spaces contained within the dwelling unit exclusive of porches, breezeways, carports, garages, and storage areas not directly accessible from within the dwelling unit.

Front yard. An open, unoccupied space on a lot facing a street between a building and a street line. If no building exists, a front yard is an open unoccupied space facing a street and adjacent thereto.

Garage, auto repair. An "auto repair garage" is a building or portion thereof whose principal use is for the repair, servicing, equipping, or maintenance of motor vehicles or motor vehicle components, including engines, radiators, starters, transmissions, brakes, tires and wheels, seats, and similar components.

Garage, private. An accessory building for storage only of motor vehicles.

Garage, public. A building or portion thereof, designed or used for the storage, sale, hiring, care or repair of motor vehicles, which is operated for commercial purposes.

Garage, storage. A building or portion thereof, other than a private garage, used exclusively for parking or storage of self-propelled vehicles, but with no other services provided except for washing and normal maintenance.

Grade.

(1) For buildings having walls adjoining one street only, it is the elevation of the sidewalk at the center of the wall adjoining the street;

(2) For buildings having walls adjoining more than one street, it is the average of the elevation of the

sidewalk at the center of all walls adjoining the street;

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

Gross floor area. The gross floor space of an apartment house shall be measured by taking the outside dimension of the apartment building at each floor level, excluding, however, the floor area of basements or attics not used for residential purposes.

Height of buildings. The vertical distance measured from the highest of the following three levels:

- (1) From the street curb level;
- (2) From the established or mean street grade in case the curb has not been constructed;
- (3) From the average finished ground level adjoining the building if it sets back from the street line;

to the highest point of the roof beams of flat roofs or roof including not more than one (1) inch to the foot, or to the mean height level.

Hobby shop. An accessory use housed in a dwelling or in an accessory building in which the residents of the premises engage in recreational activities, none of which shall disturb the neighbors on either side or in the rear thereof, and from which no revenue may be derived, and in which no goods may be publicly displayed, offered for sale, or advertised for sale, nor may any sign be used in connection therewith.

Hospital. An institution or place where sick or injured inpatients are given medical or surgical care and provision is made for patients to abide overnight.

Hotel. A hotel is a building containing rooms intended or designed to be used or which are used, rented, or hired out to be occupied by guests and where only a general kitchen and dining room are provided within the building or in an accessory building.

Junk. The term "junk" is defined to mean and shall include 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 vehicular 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.

Kenel. Any lot or premises on which four (4) or more dogs, cats, or other domestic animals at least four (4) months of age, are housed or accepted for boarding, trimming, grooming and/or bathing for which remuneration is received.

Kindergarten. A school for children of pre-school age in which constructive endeavors, object lessons, and helpful games are prominent features of the curriculum.

Legal nonconforming use, building or yard. A use, building or yard existing legally at the time of the passage of this chapter which does not by reason of design, use, or dimensions conform to the regulation of the district in which it is situated. A use, building or yard established after the passage of this chapter which does not conform to regulations of the district in which it is situated shall be considered an illegal nonconforming use.

Lot. A parcel of land occupied or to be occupied by one building, or unit group of buildings, and the accessory buildings or uses customarily incident thereto, including such open spaces as are required under this chapter, and having its principal frontage upon a public street or place.

Lot, corner. A lot abutting upon two or more streets at their intersection. A corner lot shall be deemed to front on that street on which it has its least dimension, unless otherwise specified by the building official.

Lot depth. The mean horizontal distance from the front street line to the rear lot line.

Lot, double frontage. A lot having frontage on two or more dedicated streets other than a corner lot.

Lot, interior. A lot whose side lines do not abut upon any street.

Lot line, front. The boundary between a lot and the street on which it fronts.

Lot line, rear. The boundary which is opposite and most distant from the front street line; except that in the case of uncertainty the building official shall determine the rear line.

Lot line, side. Any lot boundary line not a front or rear line thereof. A side line may be a party lot line, a line bordering on an alley or side street line.

Lot of record. A lot which is part of a subdivision, a map of which has been recorded in the office of the county clerk

of Parker County.

Lot width. The horizontal distance between side lines, measured at the front building line, as established by the minimum front yard requirements of this chapter.

Masonry coverage. Brick, stone, stucco, block and concrete walls are considered masonry (also see decorative masonry), and the method of calculation of masonry coverage shall be the percentage of the total exterior wall surface below the first top plate line, excluding doors and windows.

Mobile home. A vehicle used for living or sleeping purposes and standing on wheels or rigid supports, but which when properly equipped and situated can be towed behind a motor vehicle. A trailer coach is a mobile home.

Modular home. A factory-built dwelling unit, attached or detached, which is wholly or partially constructed away from its building site or lot and moved to a building lot where it is affixed to a permanent foundation or situated as a permanent building. A modular home is a residential use. A mobile home shall not be construed as a modular home.

Motel, motor hotel, or tourist court. Any establishment offering to the transient public the use of guest rooms or sleeping accommodations for compensation. Such an establishment consists of a group of attached or detached guest rooms or sleeping accommodations the majority of which have private and direct access from parking areas not through common entrance and lobby. The establishment furnishes customary hotel services and may contain a restaurant, club, lounge, banquet hall, and/or meeting rooms. A motel is a nonresidential use.

Off-street loading space. A concrete surfaced space located outside of a public street or alley for the discharge of passengers or a space directly accessible to the building it serves for bulk pickup and deliveries by delivery vehicles.

Off-street parking place. A concrete or asphalt surface located outside of the right-of-way of a public street or alley 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 without backing into a public street.

Open space. Area included in any side, rear, or front yard or any unoccupied space on the lot that is open and unobstructed to the sky except for the ordinary projection of cornices, eaves, or porches.

Residence. A building occupied as the abiding place of one or more persons in which the use and management of sleeping quarters, all appliances for cooking, ventilating, heating or lighting are under one control and which shall include single-family dwellings, which shall be the principal building on any lot in residential districts.

Restaurant or cafe. A building or portion of a building, not operated as a dining room in connection with a hotel or boarding house, where food is served for pay and for consumption in the building, and where provisions may be made for serving food on the premises outside the building.

Screening device. A barrier of stone, brick, pierced brick or block, uniformly colored wood, or other permanent material of equal character, density, and acceptable type and of a density that will not permit through passage, or an acceptable combination of these materials. Such screening device shall be continuously maintained, and shall be constructed along the rear lot line and side lot lines between "R-3", "O", "LR", and "C" districts and "R-1" and "R-2" districts.

Servant's quarters. An accessory building located on the same lot or grounds with the main building, and used as living quarters, for servants employed on the premises, and not rented or otherwise used as a separate domicile.

Setback. The minimum horizontal distance between the front wall of any projection of the building, excluding steps and unenclosed porch and the street line.

Story. That part of a building included between the surface of one floor and the surface of the floor above, or if there be no floor above, that part of the building which is above the surface of the highest floor thereof. A top story attic is a half-story when the main line of the eaves is not above the middle of the interior height of such story. The first story is the highest story having its interior floor surface, not more than four feet above the curb level, established or mean street grade, or average ground level, as mentioned in "Height of buildings" in this section.

Street. A public thoroughfare which affords primary access to abutting property.

Street right-of-way line. The dividing line between the street and the abutting property.

Structure. Anything constructed or erected, which requires location on the ground or attached to something having a location on the ground, including, but not limited to, buildings, advertising signs, and billboards, but exclusive of customary fences or boundary or retaining walls.

Subdivision developer's sales office. Shall mean and include structures conforming to the Uniform Building Code used for the purpose of selling residential structures within the immediate proximity of the sales office. Said subdivision developer sales office shall be completely removed or put to a use permitted by the City of Willow Park, Texas, zoning ordinance after all residential structures in the immediate proximity have been sold.

Terminal, motor freight. The use of property or buildings for the temporary parking of motor vehicles or trucks of common carriers during loading and unloading and between trips, including necessary warehouse space for

storage of transitory freight.

Townhome. A single-family dwelling which is attached to one or more similar dwellings by a common fire wall or fire walls, and which in combination with the attached dwellings constitute an architectural whole, located on a separate lot, and having its principal frontage on a street. Such dwelling units when so constructed may be under separate ownership.

Used car lot. A lot or portion thereof to be used only for the display and sale of automobiles that are in condition to be driven on or off the lot. A used car lot shall not be used for the storage of wrecked automobiles, or the storage of automobile parts.

Variance. A modification or variation of the provisions of this chapter, as applied to a specific piece of property, as distinct from rezoning.

Yard. An open space at grade between a building and the adjoining lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward except as otherwise provided. In measuring a yard for the purpose of determining width of a side yard, the depth of a front yard or the depth of a rear yard, the least horizontal distance between the lot line and the main building shall be used.

Yard, front. A yard across the full width of the lot extending from the front line of the main building to the front line of the lot.

Yard, rear. A yard between the rear lot line and the rear line of the main building and the side lot lines.

Yard, side. A yard between the building and the side line of the lot and extending from the front yard to the required minimum rear yard.

(Ordinance 335-93 adopted 2/16/93; 1993 Code, ch. 12, ex. A, sec. 3.00; Ordinance 414-97 adopted 12/16/97; Ordinance 747-17, sec. 2, adopted 3/14/17; Ordinance 763-18 adopted 1/9/18)

Sec. 14.06.002 Class I - Special purpose: "AG" Agricultural District

(a) Use regulations. The "AG" Agricultural District will be limited to the following uses:

(1) Farms or ranches, orchards, truck gardens, nurseries for the growing of plants and similar agrarian activities involving the growing of plants, or raising and pasturing of livestock.

(2) Single-family dwellings clearly incidental to the operation of the above-listed activities, including dwellings on the same farm or ranch used exclusively for the housing of employees living on the premises; provided that tracts in the "AG" district which have less than ten (10) contiguous acres in separate ownership shall be limited to one (1) principal dwelling provided that such principal dwelling shall have an allowable area of not less than allowed in a "R-1" district.

(3) Accessory buildings and structures clearly incidental to the above operations, including but not limited to barns, stables, equipment sheds, poultry houses, granaries, pump houses, water tanks, silos, and noncommercial feeding pens.

(4) ~~Installations owned and operated by the City of Willow Park, Parker County, the State of Texas or a public utility company, which installations are necessary for the public safety, governmental services, or the furnishing of utilities through the "AG" district.~~ Installations owned and operated by the City of Willow Park, Parker County, the State of Texas or public utility companies, which installations are necessary for the public safety, governmental services or the furnishing of the utility services including communications equipment towers are permitted in all zoning districts.

(5) Public and parochial schools, universities and colleges, not including correctional institutions, trade or commercial business schools.

(6) Museums, libraries, parks, playgrounds, community centers, or recreational areas owned and operated by the City of Willow Park, Parker County, or the State of Texas, or owned by such agencies and operated under their control and supervision.

(7) Churches.

(8) Storage yards, junkyards, and motor vehicle junkyards upon recommendation by the planning and zoning commission and approval by the city council; subject to approval of the special use process as outlined in article 14.13 of this chapter.

(b) Zoning standards. Are set accordingly unless specified otherwise in this chapter (the more stringent applying).

(1) Maximum height: Three (3) stories, but not to exceed forty (40) feet.

(2) Minimum lot area: Ten (10) acres.

(3) Minimum gross living area: Fifteen hundred (1,500) square feet.

(4) Minimum lot width: Not applicable.

(5) Minimum lot depth: Not applicable.

- (6) Front yard setback: Thirty (30) feet.
 - (7) Rear yard setback: Twenty-five (25) feet.
 - (8) Side yard setback: Twenty-five (25) feet.
 - (9) Maximum lot coverage by structure: Compliance with the established setbacks.
 - (10) Required parking: Two (2) car garage for land uses described in [section 14.06.002\(a\)\(2\)](#) of this chapter; all other uses will conform to [article 14.12](#) of this chapter and the UBC.
 - (11) Required screening:
 - (A) All uses other than those described in [section 14.06.002\(a\)\(1\)](#), (2), (3), and (4) will have a six (6) foot masonry or wooden screening in compliance with [article 14.09](#) of this chapter when abutting all residential districts, or as determined through the new development site plan review process.
 - (B) Land uses described in [section 14.06.002\(a\)\(8\)](#) will have a stockade variety fence (non-transparent) around the perimeter of the property.
 - (12) Minimum masonry coverage: Seventy-five percent (75%) first floor.
 - (13) Accessory building or use setback: Ten (10) feet minimums.
 - (c) Special regulations.
 - (1) ~~All uses in the "AG" district will require a new development site plan under the provisions of [section 14.10.007](#) of this chapter except for those described in [section 14.06.002\(a\)\(1\)](#), (2) and (3) of this chapter.~~
 - (2) Restrictions for the special use permit should include the following:
 - (A) First approval is not to exceed five (5) years.
 - (B) First extension not to exceed three (3) years.
 - (C) Each subsequent extension is not to exceed two (2) years, and will follow the same procedures as the original approval.
- (Ordinance 414-97, ex. E, sec. 12.501, adopted 12/16/97)

Sec. 14.06.003 Class I - Special purpose: "FP" Flood Plain District

(a) Use regulations. The "FP" Flood Plain District will be limited to the following uses:

- (1) Those uses described in [section 14.06.002\(a\)\(1\), \(3\), and \(4\)](#) of this chapter.
- (2) Structures, installations and facilities installed, operated and maintained by public agencies for flood control purposes.
- (3) Public service structures, including railways and highway bridges, provided that the location thereof shall first be recommended by the planning and zoning commission and approved by the city council.
- (4) Mining of soil, sand, gravel and minerals after recommendation by the planning and zoning commission and approval by the city council.
- (5) Irrigation intakes and pumps.
- (6) Industrial compressor water intake and outlet works.
- (7) Sumps.
- (8) Wildlife sanctuaries, woodland preserves, arboretums.
- (9) Public or private reserve space.
- (10) Hunting or fishing preserves.
- (11) Boat rental, boat sales.
- (12) Bridle, bicycle and nature trails.
- (13) Country clubs and recreation centers, excluding principal buildings.
- (14) Golf courses, driving ranges, archery ranges.
- (15) Christmas tree sales.
- (16) Roads, driveways.
- (17) Temporary buildings and structures accessory to the above uses, to be used for limited periods of time in accordance with all applicable ordinances and regulations.
- (18) Parks, playgrounds or recreational areas owned and operated by the city.
- (19) Installations owned and operated by the City of Willow Park, Parker County, the State of Texas or public utility companies, which installations are necessary for the public safety, governmental services or the furnishing of the utility services including communications equipment towers are permitted in all zoning districts.

(b) Zoning standards. Are set accordingly unless specified otherwise in this chapter (the more stringent applying).

- (1) Maximum height: Three (3) stories, but not to exceed forty (40) feet.

- (2) Minimum lot area: Forty thousand (40,000) square feet.
 - (3) Minimum gross living area: Not applicable.
 - (4) Minimum lot width: One hundred twenty (120) feet.
 - (5) Minimum lot depth: One hundred seventy-five (175) feet.
 - (6) Front yard setback: Not applicable.
 - (7) Rear yard setback: Not applicable.
 - (8) Side yard setback: Not applicable.
 - (9) Maximum lot coverage by structure: Not applicable.
 - (10) Required parking: All uses will conform to [article 14.12](#) of this chapter and the UBC.
 - (11) Required screening: All uses other than those described in [section 14.06.003\(a\)\(1\), \(2\), and \(3\)](#) of this chapter will have a six (6) foot masonry or wooden screening in compliance with [article 14.09](#) of this chapter when abutting all residential districts, or as determined through the new development site plan review process.
 - (12) Minimum masonry coverage: Not applicable.
 - (13) Accessory building or use setback: Ten (10) feet minimums.
- (c) Special regulations.
- (1) A thirty (30) foot setback is required from any right-of-way.
 - (2) ~~All uses in the "FP" district will require a new development site plan under the provisions of [section 14.10.007](#) of this chapter.~~
 - (3) All uses in the "FP" district will comply with the FEMA Flood Damage Ordinance No. 399-96 [[article 3.05, division 2](#)].
 - (4) The fact that land or property is not classified as being within the "FP" Flood Plain District shall not constitute assurance that said land or property is not subject to local flooding and the designation of a "FP" district.
- (Ordinance 414-97, ex. E, sec. 12.502, adopted 12/16/97)

Sec. 14.06.004 Class I - Special purpose: "PD" Planned Development District

(a) Use regulations.

(1) The "PD" Planned Development District is a specialized zoning concept which has two specific uses:

(A) To set aside large parcels of land to be used for the development of mixed uses or special uses which will require approval of the planning and zoning commission and city council.

(B) To produce an overlay district to be used in conjunction with an existing base zoning district regardless of size, for the purpose of land uses which may require special controls to avoid interference with existing or planned uses.

(2) Such uses which have already been zoned or have the potential of being zoned as a "PD" Planned Development District include but are not limited to the following:

(A) Industrial/business centers or parks.

(B) Horse racing track and associated facilities.

(C) Truck stop/terminal or motor freight terminal.

(D) RV parks.

(E) Water/sewer/waste treatment and utility facilities.

(F) Outside storage yards.

(G) Any land use regardless of existing zoning classification, but only in combination with another zoning district or districts which shall be known as the base zoning district.

(H) Installations owned and operated by the City of Willow Park, Parker County, the State of Texas or public utility companies, which installations are necessary for the public safety, governmental services or the furnishing of the utility services including communications equipment towers are permitted in all zoning districts.

(3) All uses in the "PD" Planned Development District will require a new development site plan under the provisions of [section 14.10.007](#) of this chapter.

(b) Standards. Are set accordingly or as determined through the new development site plan review process unless specified otherwise in this chapter (the more stringent applying).

(1) Maximum height: Three (3) stories, but not to exceed forty (40) feet.

(2) Minimum lot area: Forty thousand (40,000) square feet.

(3) Minimum gross living area: Fifteen hundred (1500) square feet.

(4) Minimum lot width: One hundred twenty (120) feet.

(5) Minimum lot depth: One hundred seventy-five (175) feet.

(6) Front yard setback: Twenty-five (25) feet.

- (7) Rear yard setback: Twenty-five (25) feet.
- (8) Side yard setback: Ten (10) feet, or twenty-five (25) feet if adjacent to any residential district.
- (9) Maximum lot coverage by structure: Forty percent (40%) or compliance with the more stringent base zoning district standards, or as determined through the site plan review process.
- (10) Required parking: Compliance with [article 14.12](#) of this chapter and the UBC or as determined through the new development site plan review process.
- (11) Required screening: Compliance with [article 14.09](#) of this chapter or as determined through the new development site plan review process.
- (12) Minimum masonry coverage: Fifty percent (50%) or compliance with the more stringent base zoning district standards, or as determined through the new development site plan review process.
- (13) Accessory building or use setback: Ten (10) feet minimums.
- (c) Special regulations.

(1) All uses in the “PD” Planned Development District will require a new development site plan under the provisions of [section 14.10.007](#) of this chapter.

(2) Property classified under the “PD” district which are overlaid over another zoning district must comply with the standards and special regulations of the more stringent base zoning district, or as determined through the new development site plan review process.

(3) Property classified under the “PD” district which are overlaid over another zoning district will revert back to base zoning district restrictions when the requested land use is discontinued, or as determined through the new development site plan review process.

(Ordinance 414-97, ex. E, sec. 12.503, adopted 12/16/97)

Sec. 14.06.005 Class II - Residential: "R-1" Single-Family District

(a) Use regulations. The "R-1" Single-Family District will be limited to the following uses:

- (1) Single-family dwellings.
- (2) Churches.
- (3) Foster child care homes (maximum of six children includes those of the resident parents).
- (4) Libraries, museums, parks and playgrounds, community centers and governmental facilities (excluding care facilities, or under the control for the city or other governmental jurisdiction. [sic])
- (5) Golf courses (except commercially operated miniature golf courses and/or driving ranges).
- (6) Customary home occupations (as defined in [section 14.04.001](#), Definitions, of this chapter).
- (7) Public elementary and secondary schools.
- (8) Accessory buildings or uses.
- (9) Special exception uses after recommendation by the planning and zoning commission and approval by the city council.

(10) Installations owned and operated by the City of Willow Park, Parker County, the State of Texas or public utility companies, which installations are necessary for the public safety, governmental services or the furnishing of the utility services including communications equipment towers are permitted in all zoning districts.

(b) Zoning standards. Are set accordingly unless specified otherwise in this chapter (the more stringent applying).

- (1) Maximum height: Two (2) stories, but not to exceed thirty (30) feet.
- (2) Minimum lot area: Forty thousand (40,000) square feet.
- (3) Minimum gross living area: Fifteen hundred (1,500) square feet.
- (4) Minimum lot width: One hundred twenty (120) feet.
- (5) Minimum lot depth: One hundred seventy-five (175) feet.
- (6) Front yard setback: Thirty (30) feet.
- (7) Rear yard setback: Twenty-five (25) feet.
- (8) Side yard setback: Twenty-five (25) feet.
- (9) Maximum lot coverage by structure: Forty percent (40%).
- (10) Required parking: Two (2) car attached garage. Garage type openings shall not be less than 45 degrees to the frontal street.
- (11) Required screening: Six (6) foot masonry or wooden screening in compliance with [article 14.09](#) of this chapter.

(12) Minimum masonry coverage: Seventy-five percent (75%) first floor.

(13) Accessory building or use setback: Shall be located no closer to the front property line than the primary use structure and have a minimum of ten (10) foot setback from all side and rear property lines.

(c) Special regulations.

(1) Dish satellite antennas shall be considered an accessory use in the "R-1" district, provided such antennas shall be located in the rear yard. Front or side yard locations are permitted provided an approved screening device is used.

~~(2) All manufactured homes located in this district shall meet all of the standard requirements of this chapter; and in addition, shall meet all of the special regulations required in [section 14.06.009\(c\)](#) (manufactured home district).~~

(3) Portable trailers may be used as offices or storage trailers located within a new sub-development subject to the following provisions:

(A) No more than one (1) trailer per platted subdivision.

(B) Trailer must be located at least one hundred fifty (150) feet from any occupied residence.

(C) A time limit of one (1) year.

(Ordinance 414-97, ex. E, sec. 12.504, adopted 12/16/97; Ordinance 745-17, sec. 2(A), adopted 4/11/17; Ordinance 746-17, sec. 2(A), adopted 4/11/17)

Sec. 14.06.006 Class II - Residential: "R-1/s" Single-Family District with sewer

(a) Use regulations. The "R-1/s" Single-Family District with sewer will be limited to the following uses:

(1) Any use permitted in [section 14.06.005](#) (R-1 Residential District).

(2) Special exception uses after recommendation by the planning and zoning commission and approval by the city council.

(3) Installations owned and operated by the City of Willow Park, Parker County, the State of Texas or public utility companies, which installations are necessary for the public safety, governmental services or the furnishing of the utility services including communications equipment towers are permitted in all zoning districts.

(b) Zoning standards. Are set accordingly unless specified otherwise in this chapter (the more stringent applying).

(1) Maximum height: Two (2) stories, but not to exceed thirty (30) feet.

(2) Minimum lot area: Twenty thousand (20,000) square feet.

(3) Minimum gross living area: Eighteen hundred (1,800) square feet.

(4) Minimum lot width: One hundred twenty (120) feet.

(5) Minimum lot depth: One hundred seventy-five (175) feet.

(6) Front yard setback: Thirty (30) feet.

(7) Rear yard setback: Twenty-five (25) feet.

(8) Side yard setback: Twenty-five (25) feet.

(9) Maximum lot coverage by structure: Forty percent (40%).

(10) Required parking: Two (2) car attached garage. Garage type openings shall not be less than 45 degrees to the frontal street.

(11) Required screening: Six (6) foot masonry or wooden screening in compliance with [article 14.09](#) of this chapter.

(12) Minimum masonry coverage: Seventy-five percent (75%).

(13) Accessory building or use setback: Shall be located no closer to the front property line than the primary use structure and have a minimum of ten (10) foot setback from all side and rear property lines.

(c) Special regulations.

(1) Special regulations [section 14.06.005\(c\)\(1\)](#), (2), and (3) shall apply to this district.

(2) Every property located within this district shall have access to the city wastewater system. If said property is improved for any type of use that requires a sanitation system, such property shall connect to and utilize the city wastewater system.

(3) Septic systems of all types are strictly prohibited within this district.

Sec. 14.06.007 Class II - Residential: "R-2" Single-Family/Duplex District

(a) Use regulations. The "R-2" Single-Family/Duplex District will be limited to the following uses:

- (1) Any use permitted in [section 14.06.005](#) (R-1 Residential District).
- (2) Duplex family dwellings.
- (3) Special exception uses after recommendation by the planning and zoning commission and approval by the city council.

(4) Installations owned and operated by the City of Willow Park, Parker County, the State of Texas or public utility companies, which installations are necessary for the public safety, governmental services or the furnishing of the utility services including communications equipment towers are permitted in all zoning districts.

(b) Zoning standards. Are set accordingly unless specified otherwise in this chapter (the more stringent applying).

- (1) Maximum height: Two (2) stories, but not to exceed thirty (30) feet.
 - (2) Minimum lot area: Forty thousand (40,000) square feet.
 - (3) Maximum family dwelling units: Two (2) dwelling units per acre.
 - (4) Minimum gross living area: Fifteen hundred (1,500) square feet per dwelling unit.
 - (5) Minimum lot width: One hundred (100) feet.
 - (6) Minimum lot depth: One hundred fifty (150) feet.
 - (7) Front yard setback: Twenty-five (25) feet.
 - (8) Rear yard setback: Twenty-five (25) feet.
 - (9) Side yard setback: Twenty-five (25) feet.
 - (10) Maximum lot coverage by structure: Forty percent (40%).
 - (11) Required parking: Two (2) car attached garage. Garage type openings shall not be less than 45 degrees to the frontal street.
 - (12) Required screening: Six (6) foot masonry or wooden screening in compliance with [article 14.09](#) of this chapter.
 - (13) Minimum masonry coverage: Seventy-five percent (75%) first floor.
 - (14) Accessory building or use setback: Shall be located no closer to the front property line than the primary use structure and have a minimum of ten (10) foot setback from all side and rear property lines.
- (c) Special regulations. Special regulations [section 14.06.005\(c\)](#), (1), (2), and (3) shall apply to this district.

Sec. 14.06.008 Class II - Residential: "R-3" Multifamily District

(a) Use regulations. The R-3 Multifamily District will be limited to the following uses:

- (1) Any use permitted in R-2 Residential District.
- (2) Tri-plexes, four-plexes, condominiums, and apartments.
- (3) Accessory uses and buildings.
- (4) Special exemption uses after recommendation by the planning and zoning commission and approval by the city council.

(5) Installations owned and operated by the City of Willow Park, Parker County, the State of Texas or public utility companies, which installations are necessary for the public safety, governmental services or the furnishing of the utility services including communications equipment towers are permitted in all zoning districts.

(b) Zoning standards.

(1) Density:

(A) Maximum apartments contained in multifamily dwelling unit: ~~8~~ 18 per acre.

(B) Occupancy may not exceed 2 people per bedroom.

(2) Height regulations:

(A) Main building maximum height: 2 stories, not to exceed 30 feet, except within the I-20 Overlay, which height restrictions shall apply to buildings within the I-20 Overlay.

(B) Cooling towers are not permitted.

(3) Area regulations:

(A) Minimum project size: 5 acres.

(B) Minimum lot area: 15,000 square feet.

(C) Maximum lot coverage by structure: 45%.

(D) Minimum lot width: 100 feet.

(E) Minimum lot depth: 150 feet.

(F) Minimum building separation: 1 story - 20 feet, 2 stories - 25 feet.

(G) Minimum separation to accessory buildings: 10 feet.

(H) Minimum front (and street) yard setback: 35 feet for a 1-story building, 40 feet for a 2-story building and 50 feet for a 3-story building. Eaves and roof extensions may project into the required front yard setback by no more than 4 feet. Building subsurface structure, platforms and/or slabs may not project [may project] into the front yard area by a height less than 2 feet above the average grade of the yard.

(I) Minimum side and back yard setbacks: 25 feet.

- (J) Minimum gross living area: 1 bedroom (BR) - 725 square feet, 2 BR - 875 square feet, add 125 square feet for each additional over 2 BR. Only the indoor space shall be used to calculate the square footage. Balconies and exterior storage shall not be considered in the calculation.
- (K) Every apartment shall have at least one (1) habitable room which shall have not less than one hundred twenty (120) square feet of floor area.
- (L) Bedrooms may not be less than eight feet (8') in any floor dimension.
- (4) Exterior construction and design regulations.
- (A) Minimum standard masonry construction: 85% of exterior cladding of the structure. Masonry construction shall include all construction of a minimum of two different coordinated stone and/or brick materials, defined as follows:
- (i) Stone material. Masonry construction using stone material may consist of granite, marble, limestone, slate, river rock or other hard and durable naturally occurring all-weather stone. Cut stone and dimensioned stone techniques are acceptable.
- (ii) Brick material. Brick material used for masonry construction shall be hard fired (kiln fired) clay or slate material which meets the latest version of ASTM standard C216, Standard Specifications for Face Brick (Solid Masonry Unit Made of Clay or Shale) and be Severe Weather (SW) grade and type FBA or FBS or better. Unfired or underfired clay, sand or shale brick are not allowed.
- (B) Facade articulation (offsets) of not less than 4 feet in depth are required for every 40 feet in building surface length.
- (C) All patios shall not protrude more than 1 foot from surrounding building exterior.
- (D) Maximum multifamily dwelling width: 200 feet.
- (E) All exterior stairways must be recessed within the building line.
- (F) All multifamily dwellings shall provide signage that clearly identifies the building number(s) of the apartments located within. The marking should be visible from entrances and from vehicular drive lanes.
- (5) Parking regulations.
- (A) Minimum parking spaces per multifamily dwelling:
- (i) One and one-half spaces for each one-bedroom apartment;
- (ii) Two and one-half spaces for each two-bedroom apartment; and
- (iii) Three and one-half spaces for each three-bedroom apartment.
- (B) A minimum of 10% of apartments shall have a garage, which shall count towards the covered parking requirements set forth in subsection (A) above.
- (C) Total parking spaces shall be rounded up to the nearest whole number.
- (D) Minimum garage parking space size: 10 feet x 20 feet, minimum nine (9) foot wide door with

lighted door opener.

(E) Perimeter of parking lots (and associated facility driveways) shall have concrete curbs or other means to control traffic flow.

(F) Parking spaces shall be at least 6 feet from buildings and 2 feet from side or rear lot lines.

(G) Parking spaces shall not be used for overnight storage of boats, campers, trailers, semi-trucks and motor home type vehicles. Parking spaces shall not be used for repair, storage, dismantling, or servicing (other than normal maintenance of a private vehicle) of vehicles or equipment, or for the storage of materials or supplies, or for any other use that conflicts with the intended use of parking.

(H) Parking spaces adjacent to public streets shall be screened from view. Screening shall be in the form of live plants, berms, wrought iron fencing, or low masonry walls matching exterior finish of the main buildings or any combination of the above.

(I) It is the responsibility of the multifamily dwelling owner to monitor and maintain all off-street parking areas keeping them free of litter, vehicle repair operations, and unauthorized advertising materials.

(J) All parking areas shall have appropriate lighting positioned in such a way as to not illuminate adjacent residential areas.

(6) Fencing, walls, and screening regulations.

(A) Unless otherwise stated in this section, [article 14.09](#) shall control.

(i) Wooden fences are not permitted.

(ii) Chain-link fencing is not permitted.

(iii) Screening shall be constructed of masonry, brick, stone, reinforced concrete, wrought iron or some other suitable material that does not contain pass-through openings. All pass-through openings shall be equipped with a gate of similar height and similar screening characteristics of the wall or fence.

(7) Landscaping regulations.

(A) Unless otherwise specified all landscaping must comply with [section 14.09.002](#).

(8) Driveway and parking regulations.

(A) Unless otherwise specified all drive and parking areas must comply with [article 14.12](#).

(9) Irrigation regulations. Unless otherwise specified all irrigation must comply with section 12.204 [sic].

Editor's note—Subsection (b)(9), as adopted by Ord. 628-10, refers to section 12.204. Section 12.204 was reserved in the zoning regulations as adopted by Ord. 414-97.

(10) Supplemental regulations.

(A) Designated refuse storage facilities shall be provided within 250 feet of each multifamily dwelling. Refuse containers shall not be placed within 30 feet of a property line.

(B) Each refuse facility shall be located to facilitate collection by service providers and to minimize

parking lot wear and tear.

(C) Refuse facilities shall be constructed on three sides of material which matches the main building to screen facility from direct view.

(D) A screened swimming pool shall be provided for multifamily developments with 50 or more apartments. All pools shall comply with the Texas Health and Safety Code.

(E) A playground shall be provided when the number of apartments not designated as senior living exceeds 30 units.

(F) All multifamily dwellings must be connected to parking areas and accessory areas by concrete sidewalks. Sidewalks shall connect multifamily dwellings to parking areas and accessory buildings. All sidewalks shall be at least 4 feet in width. Sidewalks adjacent to parking lots width shall be widened to 6 feet to account for car overhang, if applicable.

(c) Special regulations.

(1) Special regulations [section 14.06.005](#)(c)(1) and (c)(3) shall apply in this district.

~~(2) All multifamily dwelling units in this district will require a new development site plan under the provisions of [section 14.10.007](#) of this chapter.~~

(3) All utilities must be independently metered except water.

(4) A reduced pressure zone backflow preventer shall be installed at the junction between the city water supply and the multifamily dwelling at the owner's expense.

(5) All multifamily dwellings and apartments contained therein must have a fire suppression sprinkler system installed per [the currently adopted](#) International Building Code (IBC) 2003, section 903.2.7 Group R, and International Fire Code (IFC) 2003, section 903.2.7 Group R.

~~(6) Each apartment must be certified for a certificate of occupancy (CO) by the Willow Park building inspector prior to leasing to a new occupant. The cost of the inspection shall be paid by the owner in an amount set by the city council.~~

(7) No on-premises banner signs or other outdoor advertising is permitted on the dwellings or fencing associated therewith.

(d) Penalties. Violations and penalties, are pursuant to [article 14.22](#).

(Ordinance 414-97, ex. E, sec. 12.506, adopted 12/16/97; Ordinance 628-10 adopted 12/13/10; Ordinance 673-13 adopted 8/13/13)

Sec. 14.06.010 Class II - Residential: "R-5" Single-Family Medium Density District

(a) Use regulations. The "R-5" Single-Family Medium Density District will be limited to the following uses:

(1) Application to large parcels of land to be used for the development of single-family residential uses which require approval of the planning and zoning commissions and city council.

(2) All homes shall be site-built homes only.

(3) Installations owned and operated by the City of Willow Park, Parker County, the State of Texas or public utility companies, which installations are necessary for the public safety, governmental services or the furnishing of the utility services including communications equipment towers are permitted in all zoning districts.

(b) Zoning standards: Are set accordingly unless specified otherwise in this chapter (the more stringent applying).

(1) Maximum height. Two (2) stories, but not to exceed thirty (30) feet.

(2) Minimum lot area. Nine thousand (9,000) square feet.

(3) Maximum family dwelling units. Six (6) dwelling units per acre.

(4) Minimum gross living area. The following ranges must be followed per each defined subdivision: 50% 1700 - 2000 square feet; 50% greater than 2000 square feet.

(5) Front yard setback. Twenty-five (25) feet, from the edge of the sidewalk closest to the residence.

(6) Rear yard setback. Ten (10) feet.

(7) Side yard setback. Ten (10) feet.

(8) Maximum lot coverage by structure. Forty-five percent (45%).

(9) Required parking. Two (2) car attached garage per dwelling unit. Front entrance garages require divided garage doors are permitted. Detached garages with alley access are permitted on lots larger than 1/4 acre.

(10) Required screening. Rear and rear-side yards shall be enclosed with six (6) feet masonry or wooden screening. Fences shall be a minimum of 6' and a maximum of 8' in height. Wooden screening shall be built with steel reinforced concrete footer which shall be four (4) inches above-grade, four (4) inches below-grade in depth and a minimum six (6) inches wide. Footer shall have drainage holes as necessary. Screening poles shall be metal. All screening shall be uniform throughout individual subdivisions. Developments done in phases shall ensure that screening is complimentary in style and colors.

(11) Minimum masonry coverage. One hundred percent (100%) below highest top plate. Fireplaces and chimneys must be 100% masonry.

(12) Landscape requirements. Front and front side yards shall be sodded. The front yard shall have

minimum of two (2) trees with minimum three (3) inch trunk diameter as measured twelve (12) inches above the ground and a minimum of six (6) shrubs. Said shrubs shall be a minimum of five (5) gallons at the time of planting. At time of planting, trees shall not be placed nearer than six (6) feet on center.

(13) Architectural relief required. The outside shape of a dwelling unit shall contain a minimum of five (5) outside corners with a minimum wall length of two (2) feet.

(14) Repetition of building form.

(A) Repetition of facade. No front building elevation or plan for a primary structure shall be repeated within any three contiguous lots along a street or streets.

(i) "Block Face" means lots taking access from a street that are contiguous to each other and that are not separated by a street.

(ii) The three hundred (300) foot distance along a street shall be measured from the centerline of the street on which the proposed structure faces at a point perpendicular to a the center point of the lot to contain the structure, thence along the centerline of such street or along an intersecting street for a distance of three hundred (300) feet.

(B) Criteria for determining difference in elevation. A front building elevation or elevation plan shall be considered repeated if it is not visually different from another front building elevation or elevation plan. A front building elevation or elevation plan shall be considered visually different if any three (3) of the following five (5) criteria are met:

(i) "Block face" means lots taking access from a street that are contiguous to each other and that are not separated by a street.

(ii) There is a difference in roof pitch of two (2) inches per twelve (12) inches or greater;

(iii) Articulations in the front facade, i.e., the planes that advance or recede from the line of the main facade by three (3) or more feet, vary in height or width by a minimum of fifteen (15) percent;

(iv) The articulation of windows shall vary a minimum of two (2) of the following methods:

a. The aggregate area of windows on the front facade varies by at least fifteen (15) percent;

b. The distance between two (2) or more windows varies by at least ten (10) percent; or

c. The shape of two (2) or more windows varies in width or height or radius by at least fifteen (15) percent.

(v) The size and shape, or mix, or [of] masonry units (i.e. individual bricks or blocks of stone) are noticeably different. "Noticeably different" as specified herein shall mean at least a fifteen (15) percent variance in size, shape or mix.

~~(C) Reversal of a building plan. A front building elevation plan may be reversed once within a block face (including both sides of the street) or within three hundred (300) feet along a street or streets in order to meet the criteria as specified in (2)(a) and (2)(b) [subsections (a)(14)(B)(ii) and (iii)] of this section:~~

~~provided that in such event, criteria (2)(c) and (2)(d) [subsections (a)(14)(B)(iv) and (v)] must also be satisfied.~~

(D) Variations not considered. Variations in the following characteristics shall not be considered in determining whether a building elevation for a primary structure is dissimilar:

- (i) Color, or
- (ii) Roofing materials.

(E) Determination by building official.

(i) The building official shall have discretion to approve minor variations in the requirements of this section, so long as those variations are consistent with the overall intent of this section.

(ii) The following process shall be used to approve a front building elevation plan:

a. The applicant shall submit a dimensioned rendering of the front building elevation to the building official.

b. The building official shall determine the elevation plan's compliance with this section and issue an elevation plan approval letter or disapproval letter to the applicant.

c. The applicant shall prepare and submit construction plans to the building official, who shall process the plans in accordance with city ordinances and policies.

d. The elevation plan approval letter, if issued, shall remain in effect until the completion of the construction plan approval process and the issuance of the building permit for the proposed structure.

e. Complete construction plans shall be submitted to the building official within thirty (30) calendar days of the date of the approval letter. If construction plans are not submitted within such period, the elevation plan approval expires.

f. Construction plans shall be consistent with the approved elevation plan. If construction plans are inconsistent, consistent plans shall be submitted or a new elevation plan must be approved for the construction plans under the criteria of this section.

(F) Minimum roof pitch required. A minimum 7:12 roof pitch is required for each primary structure.

(G) Minimum overhang required. Each primary structure must be constructed with a roof overhang of not less than twelve (12) inches as measured from the finished exterior building facade to the soffit.

(H) Roofing system required. Installed roofing shingles must consist of dimensional shingles with a minimum manufacturer's rating of twenty (20) years. Roofing systems or materials exceeding the standards established herein may be used pursuant to approval by the building official or his designee.

(c) Special regulations.

(1) Portable trailers may be used as offices or storage trailers located within a new sub-development subject to the following provisions:

(A) No more than one (1) trailer per platted subdivision[;]

- (B) Trailer must be located at least one hundred fifty (150) feet from any occupied residence[;]
- (C) A time limit of one (1) year[.]
- (2) All streets shall be constructed of concrete, with curb and gutter and adjacent sidewalks.
- (3) Connectivity to adjacent subdivisions or commercial areas must be provided.
- (4) Amenity provisions[;]
- (A) Pocket parks or subdivision specific green space[;]
- (B) Benches in common areas[;]
- (C) Enhanced landscaping[;]
- (D) Enhanced lighting, where appropriate[;]
- (E) Trees planted along streets or roadways[;]
- (F) Home owner association shall maintain all common area or common to all amenities[;]
- (G) All utilities shall be buried underground[.]

(Ordinance 513-004 adopted 4/20/04; Ordinance 703-15 adopted 1/13/15)

Sec. 14.06.011 Class II - Residential "TH" Townhome District

(a) Use regulations.

- (1) Townhome.
- (2) Churches.
- (3) Libraries, museums, parks and playgrounds, community centers and governmental facilities.
- (4) Golf courses.
- (5) Customary home occupations.
- (6) Public elementary and secondary schools.
- (7) Installations owned and operated by the City of Willow Park, Parker County, the State of Texas or public utility companies, which installations are necessary for the public safety, governmental services or the furnishing of the utility services including communications equipment towers are permitted in all zoning districts.

(b) Zoning standards.

- (1) Maximum height: Two (2) stories, but not to exceed thirty (30) feet.
 - (2) Minimum lot area: Three thousand five hundred (3,500) square feet.
 - (3) Minimum living area: One thousand two hundred (1,200) square feet.
 - (4) Minimum lot width: Thirty-five (35) feet.
 - (5) Minimum lot depth: One hundred (100) feet.
 - (6) Front yard setback: Twenty (20) foot minimum or twenty-five (25) foot minimum if a sidewalk is adjacent to property line.
 - (7) Rear yard setback: Twenty (20) foot minimum. If more than one story or adjacent to Single Family District forty (40) foot minimum.
 - (8) Side yard setback: Interior lot fifteen (15) feet. Street lot twenty (20) feet or [twenty-five] (25) feet minimum if a sidewalk is adjacent to property line.
 - (9) Maximum lot coverage by structure: Fifty-five (55) percent of lot area.
 - (10) Required parking: Two (2) car attached garage.
 - (11) Required screening: Six (6) foot wood or masonry fence side and rear yard.
 - (12) Minimum masonry coverage: Eighty-five percent (85%) of the total exterior walls above grade level excluding doors and windows. Masonry for the 'TH' District is defined as brick or stone.
 - (13) Accessory building: Eighty (80) square foot maximum located in rear yard. Maximum height may not exceed the height of the fence.
- (c) Site plan requirement. An application for a change in zoning to the 'TH' Townhouse District shall be

accompanied with a site plan that clearly illustrates the development concept of the land being rezoned. Any property zoned 'TH' that has not had a site plan approved at the time of zoning shall have a site plan approved by the city council upon recommendation of the planning and zoning commission, prior to issuing any building permit for construction.

(Ordinance 747-17, sec. 3, adopted 3/14/17)

Sec. 14.06.012 Class III - Business: "O" Office District

(a) Use regulations. The "O" Office District will be limited to the following uses, residential uses are not permitted in this district:

- (1) Banks, financial institutions.
- (2) Blueprinting or photostating (not greater than 2,500 square feet).
- (3) Caterer or wedding service (no on-site food preparation).
- (4) Real estate offices.
- (5) Professional offices (architectural, drafting, engineering, accounting, legal, insurance, medical and dental clinics).
- (6) Artist's studios.
- (7) Museums, libraries, fine art centers, and similar cultural facilities.
- (8) Special exception uses after recommendation by the planning and zoning commission and approval by the city council.
- (9) Installations owned and operated by the City of Willow Park, Parker County, the State of Texas or public utility companies, which installations are necessary for the public safety, governmental services or the furnishing of the utility services including communications equipment towers are permitted in all zoning districts.

(b) Zoning standards. Are set accordingly unless specified otherwise in this chapter (the more stringent applying).

- (1) Maximum height: Two (2) stories, but not to exceed thirty (30) feet.
- (2) Minimum lot area: Not applicable.
- (3) Minimum gross living area: Not applicable.
- (4) Minimum lot width: One hundred (100) feet.
- (5) Minimum lot depth: One hundred (100) feet.
- (6) Front yard setback: Twenty-five (25) feet.
- (7) Rear yard setback: Twenty-five (25) feet.
- (8) Side yard setback: Ten (10) feet, or twenty-five (25) feet if adjacent to any residential district.
- (9) Maximum lot coverage by structure: Sixty percent (60%).
- (10) Required parking: Compliance with [article 14.12](#) of this chapter and the UBC or as determined through the new development site plan review process.
- (11) Required screening: Compliance with [article 14.09](#) of this chapter or as determined through the new development site plan review process.

(12) Minimum masonry coverage: Seventy-five percent (75%) first floor.

(13) Accessory building or use setback: Ten (10) feet minimums.

(c) Special regulations.

(1) — All uses in the “O” district will require a new development site plan under the provisions of section 14.10.007 of this chapter.

(Ordinance 414-97, ex. E, sec. 12.508, adopted 12/16/97)

Sec. 14.06.013 Class III - Business: "LR" Local Retail District

(a) Use regulations. The "LR" Local Retail District will be for retail sales only and limited to the following uses, residential uses are not permitted in this district:

- (1) Any uses permitted in [section 14.06.012](#) (Office District).
- (2) Antique shops.
- (3) Barber and beauty shops.
- (4) Book and stationery stores, newsstands.
- (5) Cleaning, pressing and laundry collection offices.
- (6) Custom dressmaking or millinery shops.
- (7) Day care nursery or schools.
- (8) Express offices.
- (9) Service stations (no repair work).
- (10) Health and medical products for personal use.
- (11) Grocery stores, vegetable and meat markets.
- (12) Photograph, portrait, camera shops and photofinishing.
- (13) Bakeries.
- (14) Caterer or wedding service.
- (15) Cigar or tobacco stores.
- (16) Confectionery stores.
- (17) Restaurants, cafes, cafeterias, delicatessen shops.
- (18) Drugstores, health stores.
- (19) Dry goods, variety, and notions stores.
- (20) Florist, jewelry, and gift shops.
- (21) Shoeshine parlors.
- (22) Radio and television sales and servicing.
- (23) Tailor, clothing or wearing apparel shops.
- (24) Mortuary, funeral homes and undertaker.
- (25) Accessory buildings and uses customarily incident to any of the above uses. No accessory use shall be construed as allowing articles or material to be in the open or on the outside of the building.
- (26) Special exception uses after recommendation by the planning and zoning commission and approval by the city council.

(27) Installations owned and operated by the City of Willow Park, Parker County, the State of Texas or public utility companies, which installations are necessary for the public safety, governmental services or the furnishing of the utility services including communications equipment towers are permitted in all zoning districts.

(b) Zoning standards. Are set accordingly unless specified otherwise in this chapter (the more stringent applying).

(1) Maximum height: Two (2) stories, but not to exceed thirty (30) feet.

(2) Minimum lot area: Not applicable.

(3) Minimum gross living area: Not applicable.

(4) Minimum lot width: One hundred (100) feet.

(5) Minimum lot depth: One hundred (100) feet.

(6) Front yard setback: Twenty-five (25) feet.

(7) Rear yard setback: Twenty-five (25) feet.

(8) Side yard setback: Ten (10) feet, or twenty-five (25) feet if adjacent to any residential district.

(9) Maximum lot coverage by structure: Sixty percent (60%).

(10) Required parking: Compliance with [article 14.12](#) of this chapter and the UBC or as determined through the new development site plan review process.

(11) Required screening: Compliance with [article 14.09](#) of this chapter or as determined through the new development site plan review process.

(12) Minimum masonry coverage: Seventy-five percent (75%) first floor.

(13) Accessory building or use setback: Ten (10) feet minimums.

(c) Special regulations.

(1) —All uses in the “LR” district will require a new development site plan under the provisions of [section 14.10.007](#) of this chapter.

(2) All retail shops will not exceed 7,200 square feet.

(Ordinance 414-97, ex. E, sec. 12.509, adopted 12/16/97)

Sec. 14.06.014 Class III - Business: "C" Commercial District

- (a) Use regulations. The "C" Commercial District will be limited to the following uses, residential uses are not permitted in this district:
- (1) Any use permitted in [section 14.06.013](#) (Local Retail District).
 - (2) Auditoriums, theaters, moving picture shows, having a seating capacity for not more than one thousand five hundred (1,500) people.
 - (3) Turkish baths and similar massage and health treatment facilities.
 - (4) Bicycles sales and repair shops.
 - (5) Aquariums, bird stores, pet shops, and taxidermist's shops.
 - (6) Car washing facilities.
 - (7) Cleaning, dying and pressing works; laundry and washateria.
 - (8) Commercial parking areas.
 - (9) Business colleges and private schools operated as a commercial enterprise.
 - (10) Department stores.
 - (11) Small animal hospitals having no outside kennels.
 - (12) Electrical, gas, heating, plumbing appliances and supply sales, repair and installation services when limited to small shops, the principal business of which is a neighborhood service.
 - (13) Hardware, paint and wallpaper, interior decorating stores.
 - (14) Household and office furniture, furnishings and appliances.
 - (15) Hotel and motels.
 - (16) Golf courses including miniature, driving tees, driving ranges, and "Pitch n' Putt" courses.
 - (17) Lodges and civic clubs.
 - (18) Nursery yards or buildings, provided that all incidental equipment and supplies including fertilizer and empty containers are kept within a building.
 - (19) Pawnshops.
 - (20) Musical instrument sales and supplies.
 - (21) Climate-controlled, self-contained public storage.
 - (22) Accessory buildings and incidental uses. No accessory use shall be construed as allowing articles or material to be in the open or on the outside of the building.
 - (23) Diagnostic or treatment health care facility or assisted living facility.
 - (24) Special exception uses after recommendation by the planning and zoning commission and approval by the city council.

(25) Installations owned and operated by the City of Willow Park, Parker County, the State of Texas or public utility companies, which installations are necessary for the public safety, governmental services or the furnishing of the utility services including communications equipment towers are permitted in all zoning districts.

(b) Zoning standards. Are set accordingly unless specified otherwise in this chapter (the more stringent applying).

(1) Maximum height: Not to exceed forty (40) feet.

(2) Minimum lot area: Not applicable.

(3) Minimum gross living area: Not applicable.

(4) Minimum lot width: One hundred (100) feet.

(5) Minimum lot depth: One hundred (100) feet.

(6) Front yard setback: Twenty-five (25) feet.

(7) Rear yard setback: Twenty-five (25) feet.

(8) Side yard setback: Ten (10) feet, or twenty-five (25) feet if adjacent to any residential district.

(9) Required parking: Compliance with [article 14.12](#) of this chapter and the UBC or as determined through the new development site plan review process.

(10) Required screening: Compliance with [article 14.09](#) of this chapter or as determined through the new development site plan review process.

(11) Maximum lot coverage by structure: Sixty (60) percent.

(12) Minimum masonry coverage: Fifty percent (50%).

(13) Accessory building or use setback: Ten (10) feet minimums.

(c) Special regulations.

(1) —All uses in the “C” district will require a new development site plan under the provisions of [section 14.10.007](#) of this chapter.

(2) Temporary and/or seasonal outside storage and sale of retail merchandise that is customary and incidental to the related business is permitted.

(Ordinance 414-97, ex. E, sec. 12.510, adopted 12/16/97; Ordinance 650-12 adopted 6/12/12; Ordinance 665-13 adopted 5/14/13; Ordinance 712-15 adopted 4/14/15)

Sec. 14.06.015 Class IV - Industrial: "LI" Light Industrial District

(a) Use regulations. The "LI" Light Industrial District will be limited to the following uses, residential uses are not permitted in this district:

- (1) All uses permitted in [section 14.06.014](#) (Commercial District).
- (2) Single-family dwelling when a part of a business approved for this district.
- (3) Amusement or baseball parks.
- (4) Automobile, truck and heavy equipment laundry and steam cleaning.
- (5) Automated vending machines for recycling cans, bottles, etc.
- (6) Blemishing, horseshoeing or wagon shop.
- (7) Body and fender work for automobiles and trailers.
- (8) Storage yards, sales only.
- (9) Dog and cat hospitals and outside kennels, when not less than one hundred (100) feet from residential districts ([sections 14.06.005](#) through [14.06.010](#)).
- (10) Firewood sales when displayed and conducted entirely outdoors.
- (11) Cabinet and furniture manufacturing and repair.
- (12) Machine shops, provided power does not exceed thirty (30) horsepower in the operation of any one machine.
- (13) Manufacture of products from aluminum, brass, bronze, copper, steel, tin or other metals and from bone, leather, paper, rubber, shell, wire, or wood.
- (14) Manufacture of pharmaceuticals, artificial flowers, ornaments, boats (small) twenty-eight (28) feet less in length, brooms or brushes, buttons and novelties, canvas products, clothing for wholesale trade, gas or electric fixtures, signs (including electric) provided power is not in excess of thirty (30) horsepower in the operation of any one machine.
- (15) Monument or marble working (finishing or carving only).
- (16) Pattern shops.
- (17) Printing, lithographing, bookbinding, newspapers and publishing.
- (18) Sheetmetal shops using sheetmetal of sixteen (16) gauge, or thinner.
- (19) Spray painting or paint mixing.
- (20) Storage in bulk of, or warehouses for, commodities and materials enumerated in other districts.
- (21) Welding shop and custom work, not including structural welding.
- (22) Electric power substation.
- (23) Manufacture of "high-tech" devices.

(24) Special exception uses after recommendation by the planning and zoning commission and approval by the city council.

(25) Installations owned and operated by the City of Willow Park, Parker County, the State of Texas or public utility companies, which installations are necessary for the public safety, governmental services or the furnishing of the utility services including communications equipment towers are permitted in all zoning districts.

(b) Zoning standards. Are set accordingly unless specified otherwise in this chapter (the more stringent applying).

(1) Maximum height: Not to exceed forty (40) feet.

(2) Minimum lot area: Not applicable.

(3) Maximum floor space area: Ten thousand (10,000) square feet not including offices for administrative purposes.

(4) Minimum lot width: One hundred (100) feet.

(5) Minimum lot depth: One hundred (100) feet.

(6) Front yard setback: Twenty-five (25) feet.

(7) Rear yard setback: Twenty-five (25) feet.

(8) Side yard setback: Ten (10) feet, or twenty-five (25) feet if adjacent to any residential district.

(9) Maximum lot coverage by structure: Fifty percent (50%).

(10) Required parking: Compliance with [article 14.12](#) of this chapter and the UBC or as determined through the new development site plan review process.

(11) Required screening: Compliance with [article 14.09](#) of this chapter or as determined through the new development site plan review process.

(12) Minimum masonry coverage: Fifty percent (50%).

(13) Accessory building or use setback: Ten (10) feet minimums.

(c) Special regulations.

(1) ~~All uses in the "LI" district will require a new development site plan under the provisions of [section 14.10.007](#) of this chapter.~~

(Ordinance 414-97, ex. E, sec. 12.511, adopted 12/16/97)

Sec. 14.10.001 Intent of "PD" Planned Development District

(a) The "PD" (Planned Development) District is intended to be used for the development of large or mixed use parcels of land and for smaller parcels where dissimilar uses may require special controls to avoid interference with existing or planned uses. ~~Development within a Commercial, Local Retail, Office, or Residential-3 District must be approved through the site planning process.~~ Commercial development may be allowed under temporary zoning controls (see article 14.13 of this chapter) with the approval of the city council; however, the approval of a specific use permit must be based on and accompanied by approval of a preliminary site plan as described in this article.

(b) The "PD" district, through the site planning process, gives the city council control over densities, placement and other attributes of the proposed development and permits modification of certain standard district controls, such as yards or unique commercial uses, in order to produce large area development arranged to better serve community needs, reduce demands on community facilities, and create larger areas of open space than that generated under standard district controls and ensure compatibility with surrounding uses. Property may be classified under the "PD" Planned Development District only in combination with another district or districts (which shall be known as the base district) and shall be so designated by the letter "PD" affixed to the code letters of the base district or districts (e.g. "R-3 PD"). Such "PD" designation does not permit development until a site plan has been approved for the area proposed to be developed. Property may be planned for any use permitted for the base district or for uses permitted only with the "PD" designation.

(c) The "PD" district may also be applied to Commercial, Local Retail, Office, or Agricultural districts which have been permitted and established under the temporary controls of a specific use permit (see article 14.13 of this code). The purpose of this application is to replace the temporary or interim use allowance with permanent zoning.

(Ordinance 335-93 adopted 2/16/93; 1993 Code, ch. 12, ex. A, sec. 9.01; Ordinance 414-97 adopted 12/16/97)

Sec. 14.12.001 Parking requirements based on use

In all districts there shall be provided at the time any building or structure is erected or structurally altered (except as provided in [section 14.12.002](#)), off-street parking spaces in accordance with the following requirements:

All parking spaces, driveways, display areas, and off-street loading spaces shall be concrete pavement.

- (1) Bowling alley: Six (6) parking spaces for each alley.
- (2) Business or professional office, studio, bank, medical or dental clinic: Three (3) parking spaces plus one (1) parking space for each two hundred (200) square feet of floor area over five hundred (500) [square] feet.
- (3) Church or other place of worship: One (1) parking space for each three (3) seats in the main audience.
- (4) Community center, library, museum, or art gallery: Ten (10) parking spaces plus one (1) additional space for each three hundred (300) square feet of floor area in excess of two thousand (2000) square feet. If an auditorium is included as a part of the building, its floor area shall be deducted from the total and additional parking provided on the basis of one (1) space for each four (4) seats that it contains.
- (5) Dance hall, assembly, or exhibition hall without fixed seats: One (1) parking space for each one hundred (100) square feet of floor area used thereof.
- (6) Dwellings, single-family: Two (2) covered parking spaces for each dwelling unit.
- (7) Dwellings, multifamily: Two (2) covered parking spaces for each dwelling unit.
- (8) Fraternity, sorority, or dormitory: One (1) parking space for each two (2) beds.
- (9) Furniture or appliance store, hardware store, wholesale establishments, machinery or equipment sales and service, clothing or shoe repair or service: Two (2) parking spaces plus one (1) additional parking space for each three hundred (300) square feet of floor area over one thousand (1,000).
- (10) Hospital: One (1) space per employee on the largest shift, plus one (1) space for each bed.
- (11) Hotel: One (1) parking space for each two (2) sleeping rooms or suites plus one (1) space for each two hundred (200) square feet of commercial floor area contained therein.
- (12) Manufacturing or industrial establishment, research or testing laboratory, creamery, bottling plant, warehouse, printing or plumbing shop or similar establishment: One and one-half (1-1/2) parking space for each employee on the maximum working shift plus space to accommodate all trucks and other vehicles used in connection therewith, but not less than one (1) parking space for each one thousand (1,000) square feet of floor area.
- (13) Mobile home park: One (1) space for each mobile home plus additional spaces as required herein for accessory uses.
- (14) Mortuary or funeral homes: One (1) parking space for each fifty (50) square feet of floor space in visitation rooms, parlors, or individual funeral service rooms.

- (15) Motel: One (1) parking space for each sleeping room or suite plus one (1) space for each two hundred (200) square feet of commercial floor area contained therein.
- (16) Motor vehicle salesrooms and used car lots: One (1) parking space for each one hundred fifty (150) square feet of sales floor for indoor uses, or one (1) parking space for each square feet [sic] of lot area for outdoor uses.
- (17) Private club, lodge, country club or golf club: One (1) parking space for each one hundred fifty (150) square feet of floor area or for every five (5) members, whichever is greater.
- (18) Retail store or personnel [personal] service establishment, except as otherwise specified herein: One (1) parking space for each one hundred (100) square feet of floor area.
- (19) Restaurant, nightclub, cafe, or similar recreation or amusement establishment: One (1) parking space for each one hundred (100) square feet of floor area.
- (20) Rooming or boarding house: One (1) parking space for each two (2) sleeping rooms.
- (21) Sanitarium, convalescent home, home for the aged or similar institution: One (1) parking space for each six (6) beds.
- (22) School, elementary: One (1) parking space for each five (5) seats in the auditorium or main assembly room, or one (1) space for each classroom, whichever is greater.
- (23) School, secondary or college: One (1) parking space for each four (4) seats in the main auditorium or eight (8) spaces for each classroom, whichever is greater.
- (24) Theater, auditorium (except school), sports arena, stadium, or gymnasium: One (1) parking space for each four (4) seats or bench seating spaces.

(Ordinance 335-93 adopted 2/16/93; 1993 Code, ch. 12, ex. A, sec. 11.01; Ordinance 414-97 adopted 12/16/97)